LAKE COUNTRY
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Public Hearing
Relevant Information

Tuesday, July 7, 2026, 5:30 p.m.
Carr's Landing Room, Municipal Hall
10150 Bottom Wood Lake Road
Lake Country, British Columbia V4V 2M1

Pages

1. Official Community Plan | OCP00064

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Official Community Plan 1st and 2nd Reading

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Consideration of Second Reading of Official Community Plan (2026-2046) Bylaw 1330, 2026

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OCP Review and Update

b. April 15, 2025 - Strategy Session 1276
OCP

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Engagement Summary-Round 3

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Draft OCP - First and Second Reading

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Draft OCP - Second Reading

c. Bylaw(s) Proposed

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Report to Council

District of Lake Country

To:	Mayor and Council	**Meeting Date**:	March 4, 2025
From:	Paul Gipps, CAO	**Meeting Type**:	**Strategy Session**

Prepared by: **Brian Zurek, Manager of Long Range Planning**
Department: **Planning and Development**

Title: Official Community Plan Review and Update 2025 - 2026
Description: Draft Strategic Policy Development and Workplan

STRATEGY SESSION OBJECTIVE
Receive feedback from Council on the draft Official Community Plan review and update program.

EXECUTIVE SUMMARY
The Official Community Plan (OCP) sets the overall framework for land use planning and community development within the District of Lake Country. The plan is a product of public engagement and belongs to the entire community.

Following direction from Council, staff have begun the process to review and update the OCP. Staff propose the following guiding principles to direct the development of the OCP:

1. Build on successful policies in the existing OCP and other strategic documents,
2. Reduce, modify, or remove existing policies where appropriate,
3. Incorporate themes of Council's 2025 Strategic Plan and other District priorities,
4. Generate strong community engagement in the OCP review process, and
5. Develop a clear and coordinated vision to guide community building in the District over the next 25 years.

Council will act as the Steering Committee for the review. Staff has developed a workplan for the project which is scheduled to occur over approximately 18 months. Council will receive staff reports at key milestones of the project during each project phase. The formal adoption of the draft OCP is anticipated in July 2026. Council's draft 2025 budget includes $250,000 in funding for the OCP review and update.

Staff have begun to develop a public engagement plan to inform the OCP review and update. Council will be asked to review the draft engagement plan at an upcoming meeting.

In addition to the general review and update, the District is required by the province through recent legislative updates (Bill 44) to ensure that the current OCP can accommodate the 20 year need for housing in the community. Staff have begun to evaluate the existing OCP, and anticipate bringing forward an amendment bylaw for Council's consideration in June 2025.

BACKGROUND
<u>The Official Community Plan</u>
The OCP sets the overall framework for community development, including land use planning, parks and recreation, arts and culture, mobility networking, and infrastructure servicing within the District. The document provides strategic guidance (goals, objectives, and policies) for Council and staff in departments throughout the organization. The document is a product of public engagement, including visioning, consultation, and dialogue: the OCP belongs to the entire community, including residents and stakeholders.

As noted above, the OCP provides policy guidance. It is neither a regulatory document nor does it obligate Council to complete projects described in the Plan; however, the Local Government Act requires bylaws enacted by Council to be consistent with the OCP.

Council adopted the current OCP in 2019, which captured the vison for the growth and development of the community over 20 years (2018 – 2038). The current OCP includes the following guiding principles:

1. Preserve our rural and agricultural character.
2. Create a vibrant town centre.
3. Promote development in existing neighbourhoods.
4. Achieve sustainable development through smart growth.
5. Protect and enhance our natural environment.
6. Facilitate an active, healthy, inclusive community.
7. Maintain high-quality municipal services.

Why Review and Update the Plan?

The District has made progress toward many of its guiding principles. In keeping with best practice, there is a need to review the OCP to determine how effective the current polices have been, and if changes are needed to reflect current conditions and priorities.

The current OCP includes the current topic areas:

Environment & Sustainability	Infrastructure, Services and Utilities
Growth	Community & Social Considerations
Neighbourhood Planning	Urban Design, Form & Character
Economic Development	Future Land Use
Housing	Development Permit Areas & Approval Information
Transportation	Financing & Implementation

Council has directed staff to begin a general OCP review in 2025. The OCP review will allow the District to evaluate the existing policies in the context of the change experienced in the community since 2018 (population growth, increased development, housing affordability, environmental hazards, etc.) and associated key priorities (development approvals, provision of municipal services, economic diversification, community safety, etc.).

Staff proposes the general OCP update would build on the policies of the existing OCP, and focus on the following:

1. Review and evaluate existing policies and guidelines (for example, urban containment boundaries, future land use designations, Development Permit Areas),
2. Update the OCP to include the specific policy documents created since 2018 (for example, Water Master Plan, Liquid Waste Management Plan, Transportation Master Plan),
3. Fill information gaps with data generated through updated population demographic projections, housing needs assessments, and land capacity analyses,
4. Include new priorities into the District's strategic policy fabric (for example, Council's 2025 strategic priorities), and
5. Monitor progress towards the updated policy guidance.

In addition to the general review, the District must update the OCP in 2025 to comply with the Local Government Act (Bill 44) legislation. The Bill 44 update of the OCP will be limited to: ensuring that the 20 year need for housing can be accommodated by the future land use designations supporting residential housing, and including housing policies for each class of housing need described in the District 2024 Interim Housing Needs Report. Staff anticipate that the OCP amendments required to comply with Bill 44 legislation will be presented for Council's consideration this summer (2025).

DISCUSSION/ANALYSIS

Guiding Principles

Staff have prepared a set of draft guiding principles to direct the strategic policy review. The draft principles are listed below:

1. Build on successful policies in the existing OCP and other strategic documents,
2. Reduce, modify, or remove existing policies where appropriate,
3. Incorporate themes of Council's 2025 Strategic Plan and other District priorities,
4. Generate strong community engagement in the OCP review process, and
5. Develop a clear and coordinated vision to guide community building in the District over the next 25 years.

Subject to direction from Council, staff will further develop the guiding principles in the background phase of the workplan.

Project Workplan

Staff have drafted a workplan for the OCP review and update (Attachment A). The workplan divides the project into five phases occurring over approximately 18 months as described below:

1. Background + Visioning: January – September 2025,
2. Community Development Options: October – December 2025,
3. Developing the Plan: January – March 2026,
4. Refining the Plan: April - June 2026, and
5. Adopting the Plan: July 2026.

Staff recognize that the target timeline may need adjustment due to unanticipated challenges or unscheduled events; however, Council will be provided with regular progress updates, results at key milestones, and recommendations on workplan changes, if required.

Role for Council

Council will act as the Steering Committee for the OCP review and update. Staff will request Council endorsement of a terms of reference for the project and other key process documents, including the public engagement plan. Council can expect to receive a staff report at key milestones of the project, including the kickoff to or completion of each stage of the workplan. At the conclusion of the OCP review and update process, staff will return to Council to begin the formal adoption of the draft OCP anticipated in July 2026.

Project Team

The review and update of the OCP will be led by Planning Department staff and overseen by the Senior Leadership Team. Both the Planning Department staff and the Senior Leadership Team will meet throughout the process to manage each phase of the workplan.

Staff have already begun the background stage of the OCP review and update process. Activities completed or underway include meetings with interdepartmental staff, discussions with external consultants regarding background document preparation (public engagement, land capacity analysis, etc.), coordinating grant funding applications, and project research.

Project Budget

The District's draft 2025 budget includes $250,000 for the OCP review and update. As noted previously, staff are seeking additional funding through project grants where available. Staff will provide updates to Council throughout the OCP review and update process regarding project resources and budgeting.

Public Engagement

Public engagement is key to developing effective strategic guidance for the District. Strong public engagement is a guiding principle for the OCP review and update process. The District will complete the following to develop the engagement plan:

- Contract an engagement consultant to help define and support the process,

- Include interdepartmental staff with experience engaging with community partners to develop the plan,
- Create a process that is thoughtful, comprehensive, and effective,
- Incorporate District staff into the delivery of the plan to strengthen community connections and manage project expenses, and
- Review the engagement plan with Council prior to project kickoff.

Staff are in discussions with engagement consultants to develop a plan for public engagement. Council will have opportunity to review the draft plan during an upcoming Council meeting.

Bill 44 OCP Update Required December 31, 2025

Council adopted the District's 2024 Interim Housing Needs Report on December 17, 2024. The Interim Report estimates housing need along the housing continuum. The District is required to review and update the OCP to ensure that the 20 year need for housing can be accommodated in the community.

The District is also required to incorporate housing policies into the OCP to promote the delivery of each class of housing identified in the interim report:

A. Extreme Core Housing Need
B. Persons Experiencing Homelessness
C. Suppressed Household Formation
D. Anticipated Growth
E. Rental Vancy Rate Adjustment
F. Additional Local Demand

The province requires municipal governments to complete this work by December 31, 2025.

Staff have begun evaluating the OCP in the context of the 20 year need for housing. Preliminary results indicate that the District has sufficient land designated for residential development (High Density Residential, Urban Residential, Rural Residential, Mixed Use Commercial) to accommodate 5,162 housing units with current land use designations.

Staff anticipate bringing forward an associated OCP amendment bylaw for Council's consideration in the summer (2025). Staff will provide Council with an update on draft Bill 44 OCP amendments prior to introduction of a forthcoming amendment bylaw.

Respectfully Submitted,
Brian Zurek, Manager of Long Range Planning

Report Approval Details

Document Title:	Official Community Plan Review and Update .docx
Attachments:	- ATTACHMENT A - Lake Country 2025 Workplan.pdf
Final Approval Date:	Feb 27, 2025

This report and all of its attachments were approved and signed as outlined below:

Jeremy Frick, Director of Development Approvals - Feb 26, 2025 - 3:50 PM

Reyna Seabrook, Director of Corporate Services - Feb 27, 2025 - 8:56 AM

Task assigned to Paul Gipps, Chief Administrative Officer was completed by workflow administrator Reyna Seabrook, Director of Corporate Services

Paul Gipps, Chief Administrative Officer - Feb 27, 2025 - 10:47 AM

Makayla Ablitt, Legislative & FOI Coordinator - Feb 27, 2025 - 11:27 AM

OCP 2050 - Workplan

Project Phase	2025				2026			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	Project Scopping + Background Research + Community Visioning			Community Devel. Options	Developing the Plan: Draft 1	Refining the Plan: Draft 2	Adopting the Plan	Celebrating the Plan
Background + Visioning								
Issue RFP(s) + Select Consultants(s)								
Background Information Preparation								
Council - Strategy 1 - Overview								
Develop Engagement Plan								
Formal Project Kick-off - **Targeted Public Engagement**								
Visioning - Develop Process + Engagement Workplan								
Council - Strategy 2 - Review Visioning Workplan								
Visioning - Complete **Public Engagement**								
Visioning - Analysis + Conclusions								
Council - Strategy 3 - Visioning Summary								
Community Development Options								
Develop Land Use Scenarios + Policy Options								
Council - Strategy 4 - Review Draft Scenarios and Options								
Options - Complete **Public Engagement**								
Options - Analysis + Conclusions								
Council - Strategy 5 - Options Summary								
Developing the Plan: Draft 1								
Draft 1 - Develop Land Use + Policy								
Council - Strategy 6 - Review Draft Land Use + Policy								
Draft 1- Complete **Public Engagement**								
Draft 1 - Analysis + Conclusions								
Council - Strategy 7 - Draft 1 Summary								
Refining the Plan: Draft 2								
Draft 2 - Refine Land Use + Policy								
Draft 2 - Complete **Targeted Public Engagement** + External Referrals								
Council - Strategy 8 - Draft 2 Summary								
Formal Adoption Process								
Finalize OCP								
Bylaw Adoption Process + **Public Hearing**								
Celebrate OCP Update - **Public Engagement**								

Report to Council

District of Lake Country

To:	Mayor and Council	**Meeting Date**:	April 15, 2025
From:	Paul Gipps, CAO	**Meeting Type**:	**Strategy Session**

Prepared by: **Brian Zurek, Manager of Long Range Planning**
Department: **Planning and Development**

Title: Official Community Plan Update Process and Workplan: 2025-2026 (Session 2)
Description: Draft Terms of Reference and Engagement Plan

STRATEGY SESSION OBJECTIVE
Receive feedback from Council on the draft Terms of Reference and draft Engagement Plan for the Official Community Plan update program.

EXECUTIVE SUMMARY
The District has begun the process to review and update the Official Community Plan (OCP). The project is in its first phase, Background and Visioning.

The purpose of this report and strategy session is to provide Council with an opportunity to review two key process documents: the draft Terms of Reference (TOR) for the OCP review and update (Attachment A), and the draft Engagement Plan (Attachment B).

The report includes additional general project updates on the process for Council's information.

BACKGROUND
At Council's strategy session on March 4, 2025, staff introduced the workplan (Attachment C) for the OCP review and update. Background work on the project has begun and the updated OCP is anticipated to be ready for Council's consideration of formal adoption in July 2026.

As noted in the previous strategy session, Council will act as the Steering Committee for the OCP review and update. Council will be provided with regular process updates and results at key milestones, and opportunities to provide feedback and direction on the OCP update and review.

Council provided feedback to staff on the draft workplan, including the guiding principles for the OCP review and update, and the measures of success. This report and associated strategy session is an opportunity for Council to review the new and updated information.

DISCUSSION/ANALYSIS
Terms of Reference
Staff have developed a terms of reference (TOR) for the proposed OCP review and update (Attachment A). The draft TOR is based on the information presented to Council in the strategy session on March 4th, and on feedback received from Council during the associated discussion. The TOR outlines the:

- purpose, goals and objectives of the review,
- guiding principles,
- project background,
- overall process and timeline,

- public engagement plan, and
- administrative information and resources.

The TOR provides a general overview of the OCP review and update process, and would be used to guide the District's future project work.

Guiding Principles

Based on Council feedback from March 4th, the guiding principles have been updated to highlight community engagement and strategic policy development. The updated principles are included below:

- Generate strong community engagement in the OCP review process.
- Develop a clear and coordinated vision to guide community development in the District over the next 25 years.
- Build on successful policies in the existing OCP and other strategic documents.
- Update, modify, or remove policies inconsistent with the community vision, where appropriate.
- Incorporate themes of Council's 2025 Strategic Plan and other District priorities.

The TOR and the guiding principles both highlight the intention to develop a strong public engagement plan that generates community interest, encourages participation, and supports the development of a document that the public can support and understand.

Engagement Plan

The District has developed an engagement plan for the OCP review and update (Attachment B). The draft engagement plan includes the following purpose statement:

> *An engagement plan provides a structured approach to involving the community and stakeholders in meaningful and effective ways. It outlines how, when, and why engagement will occur, ensuring that the process is transparent, inclusive, and aligned with project goals.*

As noted during Council's discussion of the OCP workplan on March 4th, engagement and communication will be key to developing a planning document that is informed by strong public participation and developed to be clear and meaningful.

The engagement plan was drafted with support from a planning consultant. The draft plan follows the structure of the workplan for the OCP review and update. The engagement plan includes the following information:

- goals, objectives, and indicators of success,
- project timeline,
- summary and detailed engagement activities,
- identified stakeholders,
- key issues, risks, and mitigation strategies, and
- plan for communications.

The public engagement plan will drive the development of each phase of the workplan to review and update the OCP, and to meet the overall goals and objectives of the project.

Measuring Project Success

In addition to overall project guidance included in the TOR, the engagement plan includes goals, objectives, and potential indicators to evaluate the success of the program. The project team will monitor the results of public engagement throughout the process. Each future phase of the project will be informed by the cumulative results

from completed phases of engagement with the goal of continuous improvement. Council will be provided with summaries of engagement activities throughout the OCP review and update.

General Process Updates

Staff are completing background work to prepare for future OCP development phases and engagement activities. The following summary provides additional information:

OCP REVIEW AND UPATE PHASE 1: BACKGROUND AND VISIONING		
Topic	**Description**	**Council Engagement / Update**
Project Management: Internal Project Team	Staff have developed an inter-departmental team to meet throughout the OCP review and update process to guide the work of the project team.	Updates ongoing
Project Management: Planning Consultant (General and Engagement Support)	Staff are working with consultant team to coordinate upcoming project and engagement activities. Work will continue as part of Phase 1, Background and Visioning.	Updates ongoing
Background Research: Land Inventory and Capacity Analysis	Staff are working with consultants to develop a land inventory and capacity analysis to inform future land use planning exercises. Draft report expected June 2025.	Report to Council June – July 2025
Public Engagement: Project Branding	Staff will develop project name and image to be used on OCP review and update materials.	Report to Council June – July 2025
Public Engagement: Project Kickoff and Visioning	Staff are working with consultant team to develop first phase of public engagement. Activities scheduled to occur June – September 2025.	Report to Council June – July 2025
Public Engagement: Phase 1 Engagement Summary	Staff will develop summary of community Visioning.	Report to Council Oct. – Nov. 2025

Respectfully Submitted,
Brian Zurek, Manager of Long Range Planning

Report Approval Details

Document Title:	OCP Update 2025-2026 - Terms of Reference and Engagement Plan - Session 2.docx
Attachments:	- ATTACHMENT A - Terms of Reference.pdf - ATTACHMENT B - Engagement Plan .pdf - ATTACHMENT C - Lake Country 2025 Workplan.pdf
Final Approval Date:	Apr 10, 2025

This report and all of its attachments were approved and signed as outlined below:

Jeremy Frick, Director of Development Approvals - Apr 10, 2025 - 10:17 AM

Reyna Seabrook, Director of Corporate Services - Apr 10, 2025 - 11:33 AM

Paul Gipps, Chief Administrative Officer - Apr 10, 2025 - 1:58 PM

Makayla Ablitt, Legislative & FOI Coordinator - Apr 10, 2025 - 2:19 PM

TERMS OF REFERENCE: OCP Review and Update 2025 - 2026

Introduction

The District has begun a general OCP review and update. The review will allow the District to evaluate the existing policies in the context of the change experienced in the community since 2018 (population growth, increased development, housing affordability, environmental hazards, etc.) and associated key priorities (development approvals, provision of municipal services, economic diversification, community safety, etc.). The updated OCP is anticipated to be ready for Council's consideration of formal adoption in July 2026.

In addition to the general review and update, the District is required by the province through recent legislative updates (Bill 44) to ensure that the current OCP can accommodate the 20 year need for housing in the community. Staff have begun to evaluate the existing OCP and anticipate bringing forward an amendment bylaw for Council's **consideration to meet provincial requirements**.

Purpose

- Develop an Official Community Plan, informed by feedback from the community, that reflects the current and anticipated priorities for the District of Lake Country.
- Create a document with clear links between feedback received through the public engagement process and the guiding policies.
- Develop a plan for the future of the District that the community supports and understands.

Goals and Objectives

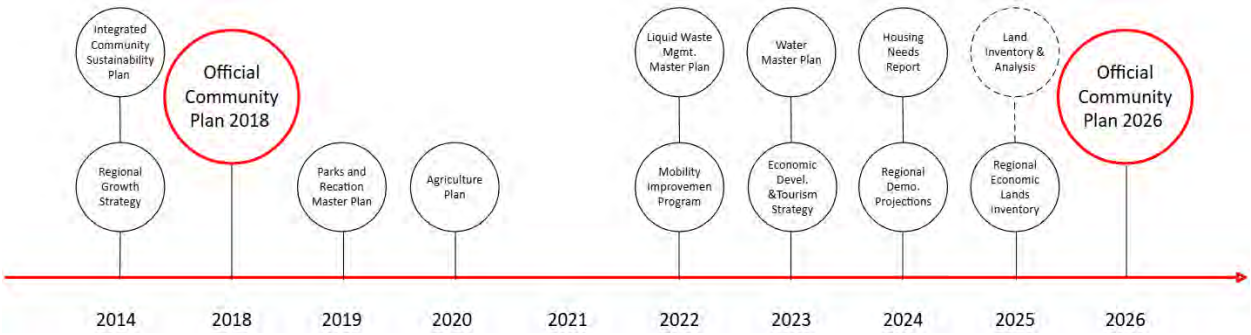
Goals

1. Design and implement a coordinated planning and engagement process that informs the review and update of the OCP.
2. Develop an updated OCP for council's consideration by July 2026.

Objectives

1. Review and evaluate existing policies and guidelines (for example, urban containment boundaries, future land use designations, Development Permit Areas),
2. Update the OCP to include the specific policy documents created since 2018 (for example, Water Master Plan, Liquid Waste Management Plan, Transportation Master Plan),
3. Fill information gaps with data generated through updated population demographic projections, housing needs assessments, and land capacity analyses,
4. Include new priorities into the District's strategic policy fabric (for example, Council's 2025 strategic priorities), and
5. Monitor progress towards the updated policy guidance.

The following graphic illustrates the existing and strategic background information that will inform the OCP review and update (Objective 2).



Guiding Principles

The following guiding principles have been developed to inform the OCP review and update:

- Generate strong community engagement in the OCP review process.
- Develop a clear and coordinated vision to guide community development in the District over the next 25 years.
- Build on successful policies in the existing OCP and other strategic documents.
- Update, modify, or remove policies **inconsistent** with the community vision, where appropriate.
- Incorporate themes of Council's 2025 Strategic Plan and other District priorities.

Background

The OCP sets the overall framework for community development, including land use planning, parks and recreation, arts and culture, mobility networking, and infrastructure servicing within the District. The document provides strategic guidance (goals, objectives, and policies) for Council and staff in departments throughout the organization. The document is a product of public engagement, including visioning, consultation, and dialogue: the OCP belongs to the entire community, including residents and stakeholders.

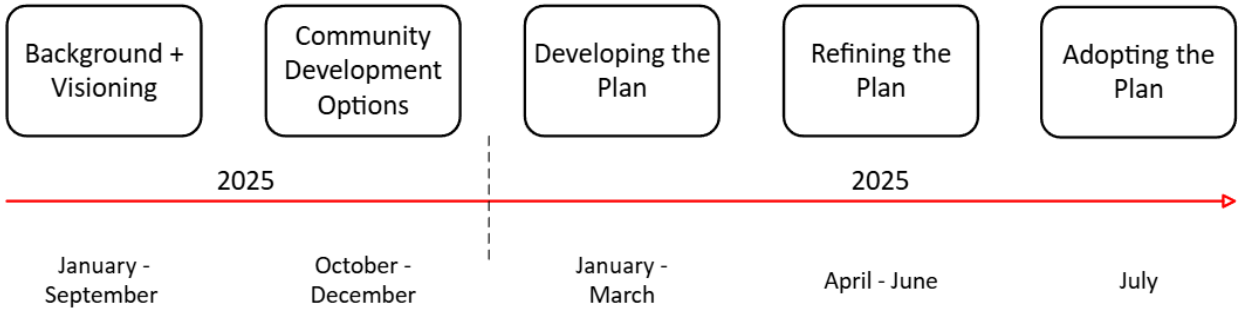
As noted above, the OCP provides policy guidance. It is neither a regulatory document nor does it obligate Council to complete projects described in the Plan; however, the Local Government Act requires bylaws enacted by Council to be consistent with the OCP.

Process and Timeline

The District has drafted a workplan for the OCP review and update. The workplan divides the project into five phases occurring over approximately 18 months as described below:

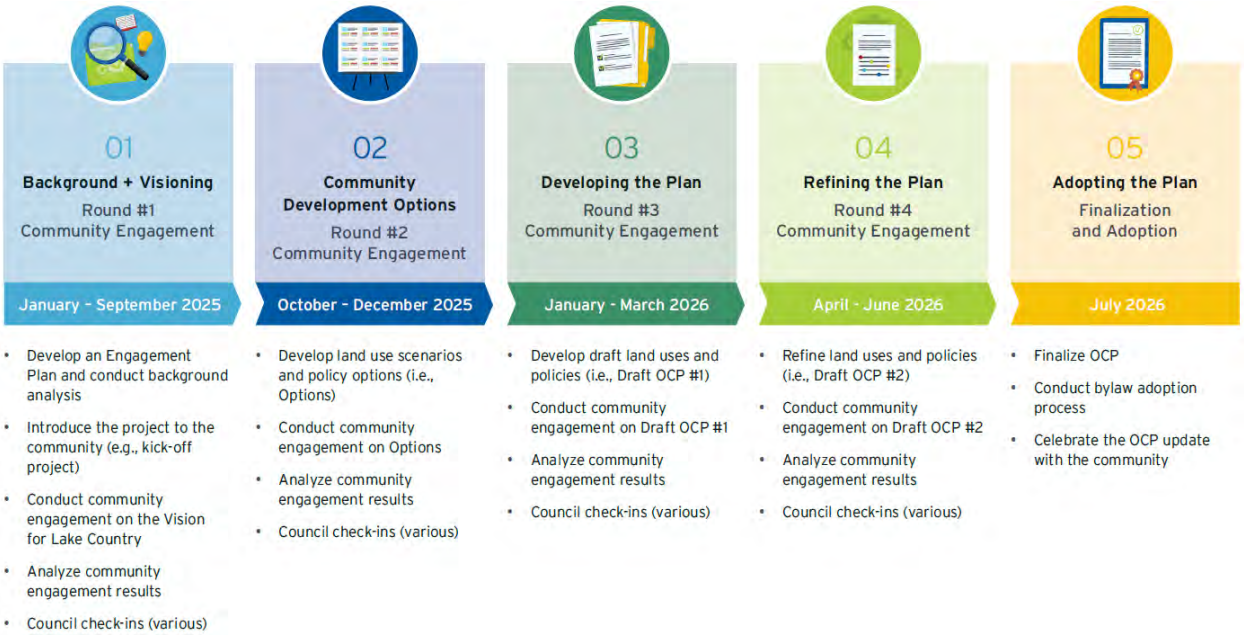
1. Background + Visioning: January – September 2025,
2. Community Development Options: October – December 2025,
3. Developing the Plan: January – March 2026,
4. Refining the Plan: April - June 2026, and
5. Adopting the Plan: July 2026.

The graphic below illustrates the general process and timeline for the OCP review and update.



Public Engagement

The District has developed an engagement plan for the OCP review and update that achieves the International Association of Public Participation (IAP2) *consult* and *involve* levels of community engagement, and that respects Council's decision-making authority to adopt the plan. Engagement and communication will be key to developing a planning document that is informed by strong public participation and developed to be clear and meaningful. The engagement plan follows the structure of the workplan for the OCP review and update. The public engagement plan will drive the development of each phase of the workplan to review and update the OCP, and to meet the overall goals and objectives of the project.



Steering Committee and Project Management

Council will act as the Steering Committee for the OCP review and update. Council can expect to receive reports at key milestones of the project, including the kickoff to or completion of each stage of the workplan. At the conclusion of the OCP review and update process, staff will return to Council to begin the formal adoption of the draft OCP anticipated in July 2026.

Resources

The District's 2025 budget includes $250,000 for the OCP review and update. Staff are seeking project grants where available. Staff will provide updates to Council throughout the OCP review and update process regarding project resources and budgeting.

Project Workplan

The general project workplan for the OCP review and update process is included on the following page.

OCP 2050 - Workplan

Project Phase	2025				2026			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	Project Scopping + Background Research + Community Visioning			Community Devel. Options	Developing the Plan: Draft 1	Refining the Plan: Draft 2	Adopting the Plan	Celebrating the Plan
Background + Visioning								
Issue RFP(s) + Select Consultants(s)								
Background Information Preparation								
Council - Strategy 1 - Overview								
Develop Engagement Plan								
Formal Project Kick-off - **Targeted Public Engagement**								
Visioning - Develop Process + Engagement Workplan								
Council - Strategy 2 - Review Visioning Workplan								
Visioning - Complete **Public Engagement**								
Visioning - Analysis + Conclusions								
Council - Strategy 3 - Visioning Summary								
Community Development Options								
Develop Land Use Scenarios + Policy Options								
Council - Strategy 4 - Review Draft Scenarios and Options								
Options - Complete **Public Engagement**								
Options - Analysis + Conclusions								
Council - Strategy 5 - Options Summary								
Developing the Plan: Draft 1								
Draft 1 - Develop Land Use + Policy								
Council - Strategy 6 - Review Draft Land Use + Policy								
Draft 1- Complete **Public Engagement**								
Draft 1 - Analysis + Conclusions								
Council - Strategy 7 - Draft 1 Summary								
Refining the Plan: Draft 2								
Draft 2 - Refine Land Use + Policy								
Draft 2 - Complete **Targeted Public Engagement** + External Referrals								
Council - Strategy 8 - Draft 2 Summary								
Formal Adoption Process								
Finalize OCP								
Bylaw Adoption Process + **Public Hearing**								
Celebrate OCP Update - **Public Engagement**								



Official Community Plan Update

Engagement Plan

District of Lake Country

DRAFT - APRIL 2025

LAKE COUNTRY
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01 Introduction

The Official Community Plan (OCP) sets the overall framework for community development, including land use planning, parks and recreation, arts and culture, mobility networking, and infrastructure servicing within the District. The document provides strategic guidance (goals, objectives, and policies) for Council and staff in departments throughout the organization. The document is a product of public engagement, including visioning, consultation, and dialogue: **the OCP belongs to the entire community, including residents and stakeholders**.

As noted above, the OCP provides policy guidance. It is neither a regulatory document nor does it obligate Council to complete projects described in the Plan; however, the *Local Government Act* requires bylaws enacted by Council to be consistent with the OCP. Council adopted the current OCP in 2019, which captured the vision for the growth and development of the community over 20 years (2018 – 2038). The current OCP includes the following guiding principles:

1. Preserve our rural and agricultural character.
2. Create a vibrant town centre.
3. Promote development in existing neighbourhoods.
4. Achieve sustainable development through smart growth.
5. Protect and enhance our natural environment.
6. Facilitate an active, healthy, inclusive community.
7. Maintain high-quality municipal services.

Staff propose the following guiding principles to direct the development of the OCP Update:

1. Generate strong community engagement in the OCP review process.
2. Develop a clear and coordinated vision to guide community development in the District over the next 25 years.
3. Build on successful policies in the existing OCP and other strategic documents.
4. Update, modify, or remove policies not aligned with the community vision, where appropriate.
5. Incorporate themes of Council's 2025 Strategic Plan and other District priorities.

1.1. Purpose of an Engagement Plan

An engagement plan provides a structured approach to involving the community and stakeholders in meaningful and effective ways. It outlines how, when, and why engagement will occur, ensuring that the process is transparent, inclusive, and aligned with project goals.

02 Engagement Framework

The engagement framework outlines the approach to involving the community and stakeholders in the OCP process. It sets clear goals and objectives for engagement, identifies strategies and methods to achieve them, and establishes measurable outcomes to evaluate success. The engagement goals and objectives included are informed by established engagement frameworks like the IAP2 (International Association for Public Participation) Spectrum of Public Participation.

2.1. Goals

1. Inclusivity
Ensure broad, diverse, and equitable participation from all community members, including underrepresented and marginalized groups.

2. Transparency
Provide clear and accessible information about the OCP process, timelines, and opportunities for involvement.

3. Collaboration
Build partnerships with community organizations, businesses, and stakeholders to enhance engagement, reach and effectiveness.

4. Trust-Building
Establish and maintain trust with the community by being open, responsive, and consistent in communications.

5. Capacity Building
Educate and empower the community to understand concepts, processes, and how they can contribute meaningfully.

6. Meaningful Input
Gather meaningful and diverse input from the community and stakeholders to ensure the OCP update is informed by local perspectives, values, and priorities and to support evidence-based decision-making throughout the planning process.

2.2. Objectives

1. Inform
Share relevant information about the OCP, including background, scope, and progress, through various channels (e.g., website, social media).

2. Consult
Gather input from the community through surveys, workshops, open houses, and other feedback mechanisms to inform the OCP's development.

3. Involve
Create opportunities for active participation in working groups, committee meetings, and targeted consultations to involve key stakeholders and technical experts in the OCP's development.

4. Collaborate
Collaborate with Council and internal stakeholder to integrate diverse and comprehensive perspectives into planning decisions.

5. Evaluate
Assess engagement activities and adapt approaches to maintain momentum and address community needs.

6. Empower
Enable the community to make decisions on key issues by providing the tools, information, and support needed to lead informed and inclusive action.

2.3. Indicators of Success & Measurable Outcomes

Measurable outcomes and indicators of success are critical for evaluating the effectiveness of an engagement process in an OCP process. These metrics help ensure that engagement goals are met and provide insight for future improvement.

Key Measurable Outcomes

1. Participation Metrics

- **Number of Participants:** Total count of individuals engaged through surveys, workshops, open houses, etc.
- **Diversity of Participants:** Representation from different demographics (e.g., age, gender, cultural backgrounds) and geographical areas (e.g., different areas of Lake Country) measured through demographic questions and compared to census metrics.
- **Engagement Reach:** Metrics on digital engagement (e.g., website visits, social media interactions).

2. Engagement Quality:

- **Depth of Input:** Quality and thoughtfulness of feedback received (e.g., detailed comments, suggestions, and ideas v.s. off-topic feedback).
- **Engagement Activity:** Level of interaction in participatory activities (e.g., attendance at events, active participation in discussions).

3. Satisfaction and Trust:

- **Participant Satisfaction:** Survey results indicating how participants felt about the engagement process (e.g., fairness, clarity, transparency, measured through final/'exit' questions or follow-up surveys).
- **Trust Building:** Improvement in public perception of municipal transparency and responsiveness, measured through follow-up surveys or sentiment analysis.

4. Influence on Decision-Making:

- **Impact of Input on OCP Outcomes:** The extent to which community felt their input is reflected in the final OCP document.
- **Reporting Outcomes:** A clear summary of how feedback was considered and incorporated (e.g., through a 'What We Heard' report).

5. Process Efficiency:

- **Timeliness:** Adherence to the engagement schedule and achievement of milestones (E.g., Draft OCP #1).
- **Resource Use:** Efficient use of budget, time, and staff resources in engagement activities.

Examples of Specific Indicators of Success:

Quantitative Indicators:

- > 500 survey responses received.
- > 80% of event attendees report feeling their voice was heard.
- Increase in engagement from underrepresented groups.
- Social media reach exceeding 10,000 impressions (e.g., when a user sees an advertisement) per campaign.
- Balanced representation from different demographics (age, gender, cultural backgrounds) and representation from all Lake Country neighbourhoods (e.g., Oyama, Winfield, Okanagan Centre, Carr's Landing) as compared to key census metrics.

Qualitative Indicators:

- Positive feedback from community members in engagement surveys.
- Examples of community ideas integrated into planning policies.
- Testimonials or stories highlighting meaningful engagement experiences.

03 Project Timeline



01

Background + Visioning

Round #1
Community Engagement

January – September 2025

- Develop an Engagement Plan and conduct background analysis
- Introduce the project to the community (e.g., kick-off project)
- Conduct community engagement on the Vision for Lake Country
- Analyze community engagement results
- Council check-ins (various)



02

Community Development Options

Round #2
Community Engagement

October – December 2025

- Develop land use scenarios and policy options (i.e., Options)
- Conduct community engagement on Options
- Analyze community engagement results
- Council check-ins (various)



03

Developing the Plan

Round #3
Community Engagement

January - March 2026

- Develop draft land uses and policies (i.e., Draft OCP #1)
- Conduct community engagement on Draft OCP #1
- Analyze community engagement results
- Council check-ins (various)



04

Refining the Plan

Round #4
Community Engagement

April - June 2026

- Refine land uses and policies (i.e., Draft OCP #2)
- Conduct community engagement on Draft OCP #2
- Analyze community engagement results
- Council check-ins (various)



05

Adopting the Plan

Finalization
and Adoption

July 2026

- Finalize OCP
- Conduct bylaw adoption process
- Celebrate the OCP update with the community

04 Engagement Plan

4.1. Summary Table

Phase	Timeline	Purpose	Audiences
01 Background + Visioning Round #1 Community Engagement	January - September 2025	Establish a strong foundation for the OCP update by gathering community input on the community's vision, opportunities, and challenges. Build awareness and engagement early in the process.	• Community • Council • Stakeholders
02 Community Development Options Round #2 Community Engagement	October - December 2025	Present and gather feedback on draft land use scenarios and policy options. Refine options based on community and stakeholder input to ensure alignment with shared priorities and needs.	
03 Developing the Plan Round #3 Community Engagement	January - March 2026	Share the first draft of the OCP with the community and stakeholders, collecting targeted feedback to ensure the plan reflects community vision and values, and addresses identified needs.	
04 Refining the Plan Round #4 Community Engagement	April - June 2026	Fine-tune the draft OCP by conducting targeted engagement and referrals to address any outstanding issues or concerns. Prepare the plan for Council adoption.	
05 Adopting the Plan Finalization and Adoption	July 2026	Celebrate the adoption of the updated OCP with the community, emphasizing accomplishments and setting the stage for implementation.	

4.2. Engagement Plan Table

The following tables provide a general outline of planned engagement. The plan may be modified to reflect project needs.

Phase 01 Background + Visioning							
	Event / Task	**Tool(s)**	**Level of Engagement**	**Description**	**Audience**	**Timeline**	**Roles**
A	**Develop Materials & Approach for Round #1 Engagement (Visioning) – and Launch Project**	• Let's Talk - Lake Country! (E.g., project information, online engagement) • Event plans and agendas • Display Boards • Survey (e.g., online, physical) • Advertisements (e.g., posters, handouts, online)	Inform / Consult	• Set up logistics, venues/ platforms, and resources needed for Round# 1 of public engagement • Prepare materials to support public engagement on the community's vision, opportunities and challenges.	**Primary** • Community **Secondary** • Stakeholders	March - June 2025	**District Staff** • Organize the logistics and venues **Consultant Role** • Develop engagement materials and tools
B	**Council Check-in #1 - Review Visioning Engagement**	• Presentation to Council	Inform / Consult / Collaborate	• Present and discuss approach and materials for Round #1 of Engagement • Revise materials and approach based on Council direction	**Primary** • Council **Secondary** • Community • Stakeholders	July 2025	**District Staff** • Develop and deliver Council presentation on engagement materials and approach

Phase 01 Background + Visioning							
	Event / Task	**Tool(s)**	**Level of Engagement**	**Description**	**Audience**	**Timeline**	**Roles**
C	**Community Consultation (Visioning)**	• Online engagement (e.g., online surveys) • In-person engagement: » Community Open House » Stakeholder Workshop(s) » (Optional) Pop-ups, ideas include: | **Fridays, July & August 2025:** Farmers' Market and Live! In Lake Country Performances at Swalwell Park (3-9pm) | **July 1, 2025:** Canada Day Celebration by Rotary Club at Swalwell Park | **September 6-7, 2025:** ArtWalk (Weekend after Labour Day) | **Tuesdays:** Seniors Activity Centre Lunch (Over 55+ demographic) | (Optional) Focus Groups	Inform / Consult	• Surveys (online and physical) • Display Boards (e.g., information and interactive) • Workshops • Mapping activities (online and physical)	**Primary** • Community • First Nations • Stakeholders	July - September 2025	**District Staff** • Facilitate online and in-person Community Engagement • Facilitate online and in-person Community Engagement
D	**Develop Engagement Report #1**	• Engagement Report • Let's Talk - Lake Country! (notification)	Inform	• Compile a detailed summary of findings, insights, and community feedback gathered during Round #1 Engagement. • Make the report publicly available	**Primary** • Community • Council **Secondary** • Stakeholders	September 2025	**Consultant Role** • Develop Engagement Report
E	**Council Check-in #2 - Review Phase 1 Engagement Summary** **Could be combined with #3*	• Presentation to Council	Inform / Consult / Collaborate	• Present and discuss Round #1 Engagement Outcomes	**Primary** • Council **Secondary** • Community • Stakeholders	September 2025	**District Staff** • Develop and deliver Council presentation on the Engagement Outcomes **Consultant Role** • Support development of presentation

Phase 02 Community Development Options							
	Event / Task	**Tool(s)**	**Level of Engagement**	**Description**	**Audience**	**Timeline**	**Roles**
A	**Develop Materials for Round 2 Engagement (Land Use Scenarios and Options)**	• Let's Talk - Lake Country! (E.g., project information, key documents, engagement) • Event plans and agendas • Display Boards • Survey (e.g., online, physical) • Advertisements (e.g., posters, handouts, online)	Inform / Consult	• Set up logistics, venues/ platforms, and resources needed for Round #2 of community engagement • Prepare materials to support public engagement on land use scenarios and options	**Primary** • Community **Secondary** • Stakeholders	September - November 2025	**District** Staff • Organize the logistics and venues **Consultant Role** • Develop engagement materials and tools
B	**Council Check-in #3 - Review Land Use Scenarios Options Engagement**	• Presentation to Council	Inform / Consult / Collaborate	• Present and discuss draft land use scenarios and options • Revise materials and approach based on Council direction	**Primary** • Council **Secondary** • Community • Stakeholders	October 2025	**District Staff** • Develop and deliver Council presentation on engagement materials and approach **Consultant Role** • Support development of presentation

Phase 02 Community Development Options							
	Event / Task	**Tool(s)**	**Level of Engagement**	**Description**	**Audience**	**Timeline**	**Roles**
C	**Community Consultation (Options)**	• Online engagement (e.g., online surveys) • In-person engagement: » Community Open House » (Optional) Stakeholder Workshops » (Optional) Pop-ups, ideas include: | **October 31, 2025:** Halloween Bonfire and Fireworks at Beasley Park | **Tuesdays:** Senior Activity Centre Lunch (Over 55+ demographic) | (Optional) Focus Groups | Engagement Report | Let's Talk - Lake Country! (notification)	Inform / Consult	• Surveys (online and physical) • Display Boards (e.g., information and interactive) • Workshops • Mapping activities (online and physical)	**Primary** • Community • Stakeholders	November 2025	**District Staff** • Facilitate online and in-person Community Engagement **Consultant Role** • Facilitate online and in-person Community Engagement
D	**Develop Engagement Report**	• Engagement Report • Let's Talk - Lake Country! (notification)	Inform / Consult	• Compile a detailed summary of findings, insights, and community feedback gathered during Round #2 Engagement. • Make the report publicly available	**Primary** • Council **Secondary** • Community • Stakeholders	December 2025	**Consultant Role** • Develop Engagement Report
E	**Council Check-in #4 - Review Options Engagement Summary** **Could be combined with #5*	• Presentation to Council	Inform / Consult / Collaborate	• Present and discuss Round #2 Engagement Outcomes	**Primary** • Community **Secondary** • Stakeholders	December 2025	**District Staff** • Develop and deliver Council presentation on the Engagement Outcomes **Consultant Role** • Support development of presentation

Phase 03 Developing the Plan							
	Event / Task	**Tool(s)**	**Level of Engagement**	**Description**	**Audience**	**Timeline**	**Roles**
A	**Develop Materials for Round #3 Engagement Materials (Draft OCP #1)**	• Let's Talk - Lake Country! (E.g., project information, online engagement) • Display Boards • Survey (e.g., online, physical) • Advertisements (e.g., posters, handouts, online)	Inform / Consult	• Set up logistics, venues/ platforms, and resources needed for Round #3 of community engagement • Prepare materials to support public engagement on the Draft OCP	**Primary** • Community **Secondary** • Stakeholders	January - February 2026	**District Staff** • Organize the logistics and venues **Consultant Role** • Develop engagement materials and tools
B	**Council Check-in #5 - Review Draft OCP #1** **This could be removed*	• Presentation to Council	Inform / Consult / Collaborate	• Present and discuss Draft OCP #1 • Revise draft based on Council direction	**Primary** • Council **Secondary** • Community • Stakeholders	February 2026	**District Staff** • Develop and deliver Council presentation on engagement materials and approach **Consultant Role** • Support development of presentation
C	**Community Consultation (Draft OCP #1)**	• Online engagement (e.g., online surveys) • In-person engagement: » Community Open House » (Optional) Stakeholder Workshops » (Optional) Pop-ups » (Optional) Focus Groups	Inform / Consult	• Surveys (online and physical) • Display Boards (e.g., information and interactive) • Workshops • Mapping activities (online and physical)	**Primary** • Community • First Nations • Stakeholders	February - March 2026	**District Staff** • Facilitate online and in-person Community Engagement **Consultant Role** • Facilitate online and in-person Community Engagement
D	**Develop Engagement Report**	• Engagement Report • Let's Talk - Lake Country! (notification)	Inform	• Compile a detailed summary of findings, insights, and community feedback gathered during Round #3 Engagement. • Make the report publicly available	**Primary** • Community • Council **Secondary** • Stakeholders	March 2026	**Consultant Role** • Develop Engagement Report

Phase 03 Developing the Plan							
	Event / Task	**Tool(s)**	**Level of Engagement**	**Description**	**Audience**	**Timeline**	**Roles**
E	**Council Check-in #6 - Review Draft OCP #1 Engagement Summary**	• Presentation to Council	Inform / Consult / Collaborate	• Present and discuss Round #3 Engagement Outcomes	**Primary** • Council **Secondary** • Community • Stakeholders	March 2026	**District Staff** • Develop and deliver Council presentation on the Engagement Outcomes **Consultant Role** • Support development of presentation

Phase 04 Refining the Plan							
	Event / Task	**Tool(s)**	**Level of Engagement**	**Description**	**Audience**	**Timeline**	**Roles**
A	**Develop Materials for Round #4 Engagement (Draft OCP #2)**	• Online engagement (e.g., online surveys) • Optional In-person engagement: » Community Open House » Stakeholder Workshops » Pop-ups » Focus Groups	Inform / Consult	• Prepare materials to support public engagement on the Draft OCP	**Primary** • Community • Stakeholders	April 2026	**Consultant Role** • Develop engagement materials and tools
B	**Targeted Community Consultation + External Referrals**	• Virtual and in-person engagement.	Inform / Consult	• Targeted Community Consultation • On-line engagement • External referrals	**Primary** • Community • Stakeholders	April - May	**District Staff** • Facilitate targeted community consultation, online engagement, and external referrals **Consultant Roles** • Facilitate online and in-person Community Engagement

Phase 04 Refining the Plan							
	Event / Task	**Tool(s)**	**Level of Engagement**	**Description**	**Audience**	**Timeline**	**Roles**
C	**Council Check-in #7 - Review Draft OCP #2 Engagement** **Optional*	» Presentation to Council	Inform / Consult / Collaborate	• Present and discuss Round #4 Engagement Outcomes	**Primary** • Council **Secondary** • Community • Stakeholders	June 2026	**District Staff** • Develop and deliver Council presentation on the engagement outcomes **Consultant Role** • Develop engagement report

Phase 05 Adopting the Plan							
	Event / Task	**Tool(s)**	**Level of Engagement**	**Description**	**Audience**	**Timeline**	**Roles**
A	Community Engagement - Celebrate OCP Update	• In-person community celebration	Inform	• Celebrate the updated OCP with the community	**Primary** • Community **Secondary** • Stakeholders	July - September 2026	**District Staff** • Develop and deliver a community celebration

4.3. Stakeholder List

The list of stakeholders can be updated to include community groups, organizations, or agencies, as required.

	Group Name	Level of Engagement
1	**Lake Country Community** • Residents • Property/business owners • Youth and student groups • Senior groups (e.g., Senior Activity Centre) • Families and parent groups	Inform and Consult
2	**Community Organizations** • Lake Country Chamber of Commerce • Tourism Lake Country • Local service clubs (e.g., Rotary, Lions Club) • Local Community Halls (e.g., Oyama Community Hall, Okanagan Centre, Community Hall, Winfield Memorial Hall) • Urban Development Institute • Canadian Home Builders Association Central Okanagan • Farmers Institute • Walk Around Lake Country • Lake Country Health	Inform and Consult
3	**Okanagan Indian Band (OKIB)** Part of the Syilx (Okanagan) Nation	Inform and Consult
4	**Regional Government and Agencies** • Regional District of Central Okanagan (RDCO) • City of Kelowna • City of Vernon • Regional District of North Okanagan (RDNO) • School District 23 (Central Okanagan)	Inform and Consult

	Group Name	Level of Engagement
5	**Provincial Government & Agencies** • Province of British Columbia • Ministry of Transportation and Transit (MOTT) • Agricultural Land Commission (ALC) • Ministry of Agriculture • Interior Health • BC Transit • Ministry of Housing and Municipal Affairs • Okanagan Basin Water Board (OBWB)	Inform and Consult
6	**District of Lake Country**	
	a. Council – Project Steering Committee	Inform, Consult, Involve, Collaborate, and Empower
	b. Senior Leadership Team – Project Oversight	Inform, Consult, Involve, and Collaborate
	c. Planning Department – Project Management	
	d. Committees and Commissions • Accessibility Committee • Agriculture Advisory Committee • Parks and Recreation Advisory Committee • Public Art Advisory Commission • Water Service Advisory Committee	Inform and Consult

05 Key Issues, Risks, and Mitigation Strategies

Competing Visions for the Future of Lake Country

Risk

Stakeholders may have competing ideas about growth, development, and land use priorities, leading to challenges in building consensus.

Mitigation Strategies

- Define decision-makers and their roles early in the OCP process.
- Establish shared objectives with Council, staff, and key stakeholders from the outset.
- Engage early and regularly with community organizations, and residents to build a foundation of trust and transparency.
- Facilitate ongoing relationship-building to enhance understanding and collaboration between decision-makers, partners, stakeholders, and the project team.
- Guide discussions around trade-offs within the context of shared objectives and earned trust.

Managing Community Expectations

Risk

If the community does not understand how their input will influence the OCP, it could lead to disengagement and decreased trust in the process.

Mitigation Strategies

- Clearly articulate how community input will influence the OCP development and decision-making process.
- Demonstrate how the OCP aligns with and supports other Lake Country plans, strategies, and initiatives.
- Highlight opportunities for engagement feedback to shape not only the OCP but also related initiatives in the broader region.

Misinformation and Miscommunication

Risk

Inaccurate or unclear information about the OCP process could spread, leading to confusion or distrust.

Mitigation Strategies

- Provide clear, consistent messaging across all communications and engagement materials.
- Develop a communications plan that includes regular updates through multiple channels (e.g., website, social media).
- Quickly address misinformation by providing accurate and transparent responses through the same channels.

Limited Reach and Participation

Risk

Certain groups (e.g., youth, seniors, Indigenous communities) may be underrepresented in the engagement process.

Mitigation Strategies

- Develop targeted outreach strategies to connect with specific groups through trusted channels (e.g., schools, senior centres, community events).
- Partner with local organizations to access existing networks and build trust.
- Offer multiple ways to participate, including digital and in-person opportunities, to reduce barriers to engagement.

Engagement Fatigue

Risk

The community may experience fatigue if they feel over-engaged or if previous engagement processes did not result in visible change.

Mitigation Strategies

- Coordinate with other municipal and regional engagement initiatives to avoid overlap and reduce participant burden.
- Be transparent about how past and current feedback is being used, demonstrating the tangible impact of engagement.
- Use varied and dynamic engagement methods (e.g., pop-up events, digital tools, short surveys) to keep the process fresh and accessible.
- Offer incentives, contests, and community-focused rewards to encourage participation, including gift cards, prizes, and event-specific draws.

Resistance to Change

Risk

Some community members may resist new ideas or changes proposed in the OCP, particularly if they perceive potential impacts on their lifestyle or property.

Mitigation Strategies

- Present data and case studies to show the benefits of proposed changes.
- Facilitate open and respectful dialogue, providing opportunities to address concerns and answer questions.
- Highlight how the OCP balances growth and change with preserving Lake Country's character and values.

Timing and Capacity

Risk

Engagement activities may be less effective during holiday seasons, summer breaks, or other busy times.

Mitigation Strategies

- Plan engagement activities strategically, avoiding low-participation periods where possible.
- Extend engagement windows or offer flexible options (e.g., online engagement) to accommodate varying schedules.
- Monitor participation levels and adapt strategies if engagement is lower than expected.

06 Communications Strategy

6.1. Project Purpose

The Lake Country OCP update will guide growth, development, and community priorities over the next 25 years. The updated OCP will reflect the community's vision for a sustainable, vibrant, and inclusive future while balancing housing, infrastructure, environment, and quality of life.

6.1.1. OCP Guiding Principles

Staff propose the following guiding principles to direct the development of the OCP:

1. Generate strong community engagement in the OCP review process.
2. Develop a clear and coordinated vision to guide community development in the District over the next 25 years.
3. Build on successful policies in the existing OCP and other strategic documents.
4. Update, modify, or remove policies not aligned with the community vision, where appropriate.
5. Incorporate themes of Council's 2025 Strategic Plan and other District priorities.

6.1.2. Why Review and Update the Plan?

The District has made progress toward many of its guiding principles. In keeping with best practice, there is a need to review the OCP to determine how effective the current policies have been, and if changes are needed to reflect current conditions and priorities.

Council has directed staff to begin a general OCP review in 2025. The OCP review will allow the District to evaluate the existing policies in the context of the change experienced in the community since 2018 (population growth, increased development, housing affordability, environmental hazards, etc.) and associated key priorities (development approvals, provision of municipal services, economic diversification, community safety, etc.).

In addition to the general review, the District must update the OCP in 2025 to comply with the *Local Government Act* (Bill 44) legislation. The Bill 44 update of the OCP will be limited to: ensuring that the 20-year need for housing can be accommodated by the future land use designations supporting residential housing and including housing policies for each class of housing need described in the District 2024 Interim Housing Needs Report. Staff anticipate that the OCP amendments required to comply with Bill 44 legislation will be presented for Council's consideration this summer (2025).

6.2. Communications Objectives

1. Increase awareness of the OCP update process and its importance to Lake Country's future.
2. Encourage broad and diverse community participation in engagement activities.
3. Build trust and transparency by clearly showing how public input influences decision-making.
4. Share project milestones, progress updates, and opportunities to get involved.

6.3. Key Messages

1. **Help Shape Lake Country's Future**
   Your input will directly influence the policies and plans that guide our community.
2. **Your Voice Matters**
   Whether you live, work, or play in Lake Country, your perspective is important to creating an OCP that meets everyone's needs.
3. **Be Informed, Be Involved**
   Stay updated on project progress, upcoming events, and ways to participate.
4. **Planning for Growth**
   The OCP will address housing, transportation, parks, and more to ensure a balanced and sustainable future for current and future generations.
5. **Transparency and Trust**
   We're committed to showing how your feedback is used in the planning process.

6.4. Potential Project Taglines

- *"Our Lake Country, Our Future"*
- *"Imagine Lake Country: Shaping Tomorrow, Today"*
- *"Your Voice, Your Community Plan"*
- *"Together for Tomorrow: Lake Country OCP"*
- *"Planning Lake Country's Future, One Voice at a Time"*
- *"Imagine Lake Country"*
- *"Reimagine Lake Country"*
- *"Imagine Lake Country 2day and 2morrow"*

6.5. Communications Tools and Tactics

Digital

- Project webpage (Let's Talk - Lake Country!), social media (Facebook, Instagram, LinkedIn, YouTube), and interactive online engagement tools.

Traditional Media

- Press releases, mail-outs, advertisements (e.g., local paper/LED digital display boards), and articles in local newspapers/other physical media

Engagement Materials

- Posters, brochures, postcards, and informational displays at community gathering places
- Surveys (e.g., written, physical), online forums, interactive boards, mapping activities (e.g., in-person and online)

Events

- Pop-up engagement, workshops, open houses, and presentations to community groups.

Feedback Loops

- "What We Heard" reports demonstrate how public input is being used.

OCP 2050 - Workplan

Project Phase	2025				2026			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	Project Scopping + Background Research + Community Visioning			Community Devel. Options	Developing the Plan: Draft 1	Refining the Plan: Draft 2	Adopting the Plan	Celebrating the Plan
Background + Visioning								
Issue RFP(s) + Select Consultants(s)								
Background Information Preparation								
Council - Strategy 1 - Overview								
Develop Engagement Plan								
Formal Project Kick-off - **Targeted Public Engagement**								
Visioning - Develop Process + Engagement Workplan								
Council - Strategy 2 - Review Visioning Workplan								
Visioning - Complete **Public Engagement**								
Visioning - Analysis + Conclusions								
Council - Strategy 3 - Visioning Summary								
Community Development Options								
Develop Land Use Scenarios + Policy Options								
Council - Strategy 4 - Review Draft Scenarios and Options								
Options - Complete **Public Engagement**								
Options - Analysis + Conclusions								
Council - Strategy 5 - Options Summary								
Developing the Plan: Draft 1								
Draft 1 - Develop Land Use + Policy								
Council - Strategy 6 - Review Draft Land Use + Policy								
Draft 1- Complete **Public Engagement**								
Draft 1 - Analysis + Conclusions								
Council - Strategy 7 - Draft 1 Summary								
Refining the Plan: Draft 2								
Draft 2 - Refine Land Use + Policy								
Draft 2 - Complete **Targeted Public Engagement** + External Referrals								
Council - Strategy 8 - Draft 2 Summary								
Formal Adoption Process								
Finalize OCP								
Bylaw Adoption Process + **Public Hearing**								
Celebrate OCP Update - **Public Engagement**								

Report to Council

District of Lake Country

To:	Mayor and Council	**Meeting Date**:	August 19, 2025
From:	Paul Gipps, CAO	**Meeting Type**:	**Committee of the Whole**

Prepared by: **Brian Zurek, Manager of Long Range Planning**
Department: **Planning and Development**

Title: Official Community Plan Review and Update | August 2025

DESCRIPTION
Update Council on planned public engagement for the first phase (community visioning) of the Official Community Plan (OCP) review and update.

EXECUTIVE SUMMARY
The purpose of this report is to update Council on planned public engagement on the first phase (community visioning) of the OCP review and update. The project team is developing background material and a plan for public engagement following the Terms of Reference (TOR) and Engagement Plan.

The report provides a general overview of work completed on the project, including engagement resources and planned activities. Additional information will be provided to Council during the staff presentation to the Committee of the Whole.

BACKGROUND
At the strategy session on April 15, 2025, Council reviewed the terms of reference (TOR) and the Engagement Plan for the Official Community Plan (OCP) review and update. Staff incorporated feedback from Council into the final versions of each document.

The TOR separates the OCP review and update into five phases:

1. Background and Visioning,
2. Community Development Options,
3. Developing the Plan,
4. Refining the Plan, and
5. Adopting the Plan.

As per the TOR, staff have begun to develop background material to inform the OCP review and update. Developing background materials includes planning for public engagement. Staff have followed the Engagement Plan to develop a process to encourage and collect public feedback from a broad cross section of the community.

The report provides additional information on the first project phase, including planned engagement activities for community visioning.

DISCUSSION/ANALYSIS
<u>General Project Updates</u>
Work completed in the first phase of the project includes hiring a consultant to support the project team; designing project branding; and developing background studies, including a land capacity analysis.

The project team has begun initial public engagement on the OCP review and update. To date, associated public engagement activities have included developing a project website and attending the Farmers Market / Live! In Lake Country events in July and August.

As per the Engagement Plan, focused engagement will occur throughout the month of September. Planned activities will be varied and comprehensive to allow the public opportunities to share their ideas, values, needs, and vision for the community.

From the Engagement Plan, the purpose of the community visioning phase of the project:

> Establish a strong foundation for the OCP update by gathering community input on the community's vision, opportunities, and challenges. Build awareness and engagement early in the process.

Identifying a clear vision for the continued development of Lake Country over the next 20 years will help guide future phases of the OCP review and update, and result in policy updates to the OCP that reflect the input and aspirations of the community.

Engagement Resources

The planned activities for the first phase of public engagement will include opportunities for digital and in-person participation. The District's website (letsgrowlakecountry.ca) will be the principal resource of project information. The website will be updated with background information, reports to Council, engagement opportunities, and other project information.

In addition to the website, project outreach will occur through the District's social media channels, promotional materials (handouts and public displays), and mailouts to community members. The project team is exploring additional digital and print-media outreach materials as the project continues.

Project backgrounders will identify and summarize key topics in Lake Country today, highlighting trends, issues, and opportunities that can serve as a starting point for discussions. Backgrounders will be displayed digitally (project website) and in materials available at in-person engagement events.

Engagement Activities

The project team is planning a workshop with Council to collect feedback on Council's vision for the growth and development of Lake Country over the next 20 years. The project team will provide Council with additional details in September.

A traditional open house is a typical activity to encourage public engagement. The project team will host an open house as part of in-person public engagement activities. Other opportunities for in-person engagement will include pop-up tents at community events in locations throughout the community to "meet people where they are."

The project team is planning to connect with members of the public engaged in existing community networks. Based on the stakeholders identified in the Engagement Plan, community members will be invited to participate in workshops with the goal of raising project awareness, encouraging broad-based involvement, facilitating active participation, and generating focused discussion. Subject to community interest, the project team is expecting to host between two to four themed (e.g. environment, transportation, etc.). workshops.

The project team will develop a public survey to allow members of the public to provide input into the process. Input received from the questionnaire will provide foundational information during the community visioning process. The online survey will be open throughout the month of September and accessed via the project website.

First Nations Involvement

The project team has engaged with the Okanagan Indian Band and the Westbank First Nation to invite their representatives to participate in the OCP review and update.

Next Steps

The project team will continue to develop the engagement plan as part of the first phase of community engagement of the OCP review and update.

Respectfully Submitted,
Brian Zurek, Manager Long Range Planning

Report Approval Details

Document Title:	Official Community Plan Review and Update - August 2025.docx
Attachments:	
Final Approval Date:	Aug 13, 2025

This report and all of its attachments were approved and signed as outlined below:

Reyna Seabrook, Director of Corporate Services - Aug 12, 2025 - 12:38 PM

Paul Gipps, Chief Administrative Officer - Aug 13, 2025 - 7:30 AM

Makayla Ablitt, Legislative & FOI Coordinator - Aug 13, 2025 - 11:18 AM

Report to Council

District of Lake Country

To:	Mayor and Council	**Meeting Date**:	November 4, 2025
From:	Paul Gipps, CAO	**Meeting Type**:	**Committee of the Whole**

Prepared by: **Brian Zurek, Manager of Long Range Planning**
Department: **Planning and Development**

Title: OCP Review and Update | Land Capacity Analysis | Phase I Engagement Results Summary

DESCRIPTION
Provide Council with a summary of both the land capacity analysis, and the results of the first phase (community visioning) of the Official Community Plan (OCP) review and update.

EXECUTIVE SUMMARY
Land Capacity Analysis
The District assessed the community's land base to evaluate its capacity to accommodate the future growth needs of Lake Country residents and the local economy. The resulting report summarizes the analysis of Lake Country's residential, commercial, industrial, and agricultural sectors and their ability to meet the District's needs for the next 25 years.

The report concludes that, based on the demand projections for population growth and economic development, the District can accommodate the future needs of the community subject to recommendations for land use policy and regulation.

Phase I Community Visioning
The first phase of public engagement generated strong participation from local residents. Engagement opportunities included an online survey, pop-up events, open houses, community workshops, and email submissions.

Participants expressed pride in Lake Country's rural beauty, agricultural roots, and community spirit. Feedback included a clear desire for thoughtful, well-managed growth that protects the qualities of the community. To move the community forward respondents suggested that Lake Country must balance livability and sustainability, invest in infrastructure, expand amenities, support a resilient local economy, and maintain transparency and trust between the District and it residents.

Next Steps: Phase II Community Development Options
Staff are planning engagement activities for the second phase of the OCP review and update (community development options).

BACKGROUND
Land Capacity Analysis
The Terms of Reference (TOR) for the OCP review and update included the following objective: Fill information gaps with data generated through updated population demographic projections, housing needs assessments, and *land capacity analyses.*

In July, the District hired a consultant to complete a land capacity analysis that would answer the following questions:

- How is the district's population, labour force, and economy expected to grow between 2025 and 2050?
- How much Capacity does the district land base have to accommodate projected demand?
- How could the OCP be updated to address potential land capacity constraints?

The District received the report in October 2025.

Phase I Community Visioning

Described in the TOR, the first phase of the OCP review and update is background and visioning. From the Engagement Plan, the purpose of the community visioning phase of the project: Establish a strong foundation for the OCP update by gathering community input on the community's vision, opportunities, and challenges. Build awareness and engagement early in the process.

At the Committee of the Whole meeting on August 19, 2025, Council reviewed planned public engagement for the first phase of the project.

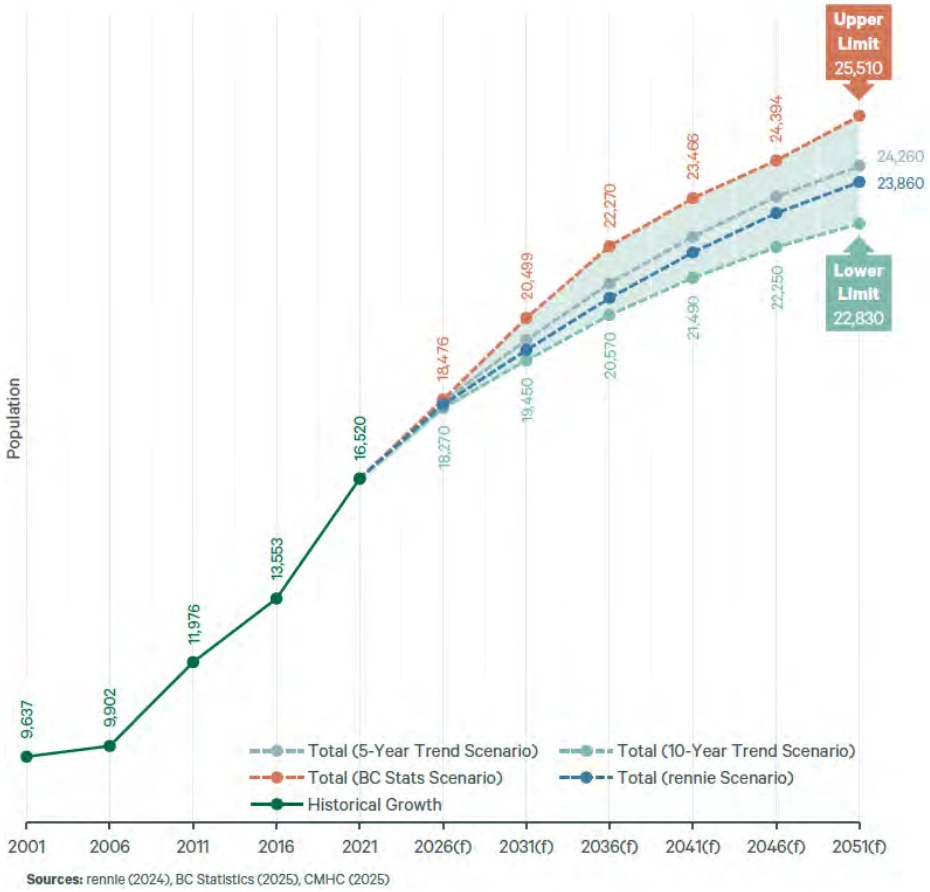
Staff conducted public engagement events in the community from July to October 2025.

DISCUSSION/ANALYSIS

Land Capacity Analysis: Summary of Results

Population and Economy

Lake Country's population is projected to display consistent growth to 2051, adding between 4,720 and 7,400 residents over the assessment period.



As the population grows, the District will be required to consider the future needs of its residents regarding the type and location of new housing, the provision of services and amenities, and the design of new mixed-use and employment areas.

The District of Lake Country has experienced strong resident employment growth in construction, health care, professional services, public administration, and agriculture; however, most local businesses are concentrated in retail, professional services, and food services. A significant number of residents are commuting to larger employment centres. The District could consider protecting and enhancing the use of existing employment lands to attract a more diverse mix of employers.

Residential Land Use
Steady, long-term demand for new residential units is expected, with a shift towards higher-density formats and away from single family homes. The District's land supply is expected to be sufficient to meet projected demand provided that new developments trend to higher-density formats than historic development patterns. The District could consider focusing development in serviced areas, encouraging missing middle formats (duplexes, triplexes, fourplexes, townhomes, etc.) examining the financial feasibility of below-market units, and ensuring that growth is coordinated with infrastructure capacity.

Commercial Land Use
Growth in the commercial sector is expected in the following categories: grocery stores, restaurants, health services, and personal care businesses serving local residents. These sectors are best served in walkable, mixed-use formats. The District can further accommodate development by incorporating commercial uses into growing residential neighbourhoods to capture increased demand and to provide more local amenities. The District also has opportunity to expand tourism-related retail, including cafes, boutique shops, and recreational retailers in high-traffic locations. The District's supply of land is expected to meet the demand for commercial development over the next 25 years.

The District could consider maintaining a flexible land use framework that enables mixed-use commercial development, supports emerging trends, and targets walkable growth areas serving the entire community.

Industrial Land Use
Lake Country's industrial sector is expected to grow at a moderate pace over the next 25 years, supporting the addition of an estimated 480 to 670 new jobs. The District land supply is expected to meet the need of forecasted industrial growth. Industrial demand is expected to be strongest within the Lake Country Business Park and near Beaver Lake Road. Preserving the industrial land base to safeguard against conversion to alternative uses is recommended to maintain long-term employment capacity in Lake Country.

The District could consider advancing infrastructure servicing in high-priority areas, supporting diverse industrial business formats (through zoning), and ensuring that local strategies remain aligned with regional economic development priorities.

Agricultural Land Use
Trends in the agricultural sector reflect a transition toward fewer, larger, and more technologically advanced operations. Additional market shifts towards high-value crops, on-site processing, agritourism, and direct-to-consumer sales are also underway. The District land supply can accommodate the expansion of the industry through a combination of intensified operations on existing farms and the expansion of agricultural uses on vacant, constrained, or underutilized parcels.

<u>Results of Public Engagement: Phase I Community Visioning</u>
Overview
The District's phase I engagement generated significant community participation and feedback with 604 survey responses, and strong participation in engagement activities including nine pop-up events, two open houses, and four community workshops. The District gathered feedback under the following themes:

- Lake Country Now. – current conditions
- Lake Country Wow! – visioning the future
- Lake Country How? – identifying actions

Participants: Demographic Highlights
The survey revealed important demographic trends among respondents:

- 92% of respondents were full-time residents, with nearly half indicating that they resided in Winfield.
- 57% identified as female, 38% identified as male, 4% preferred not to answer.
- Homeowners and adults 35 and older were over-represented
- Renters; children, youth and younger adults were under-represented.

Lake Country Now – Current Community Values
Participants expressed strong attachment to Lake Country's:

- Natural setting, lakes, rural and agricultural roots.
- Small-town character.
- Friendly, family-oriented community.
- Safety.
- Access to outdoor recreation.
- Transparent and efficient municipal government.

Lake Country Now – Current Community Challenges
Participants identified challenges with:

- Traffic and infrastructure, especially along Glenmore Road and Highway 97.
- Rapid growth outpacing infrastructure and threatening rural character.
- Housing affordability and limited options for families, workers, and seniors.
- Narrow tax base and need to diversify the local economy.

Lake Country Wow! – Aspirations for Lake Country's Future
Community members envision a future defined by:

- A Vibrant in walkable town centre with restaurants, shops, and gathering spaces.
- Safe and connected transportation, including improved intersections, sidewalks, bike lanes, and public transit.
- Expanded recreation and cultural amenities, such as a pool, multi use recreation centre, and event spaces.
- Protection of lakes, farmland, and natural landscapes, with compact growth focused in the town centre.
- Diversified local economy that supports local jobs and reduces reliance on residential taxes.
- Opportunities for arts, culture, and agri-tourism were identified as key to future growth.

Lake Country How? – Strategies for Implementation and Action
To achieve the community's vision, participants suggested practical strategies for responsible growth:

- Managing growth responsibly, focusing density in serviced urban areas while protecting sensitive and agricultural lands.
- Investing in core infrastructure before approving further development, including water, sewer, and transportation upgrades.
- Expanding housing diversity through attainable, multi generational, and missing middle housing options.
- Strengthening community engagement in governance transparency, ensuring residents can see how their input informs decisions.
- Building community amenities in public spaces that foster belonging, including a recreation centre, improved parks, and cultural hubs.
- Environmental stewardship, emphasizing clean lakes, fire resilience, and climate adaptation.

Civic Engagement and Community Input
Ongoing engagement and transparency in decision-making were noted as crucial for fostering community trust and collaboration:

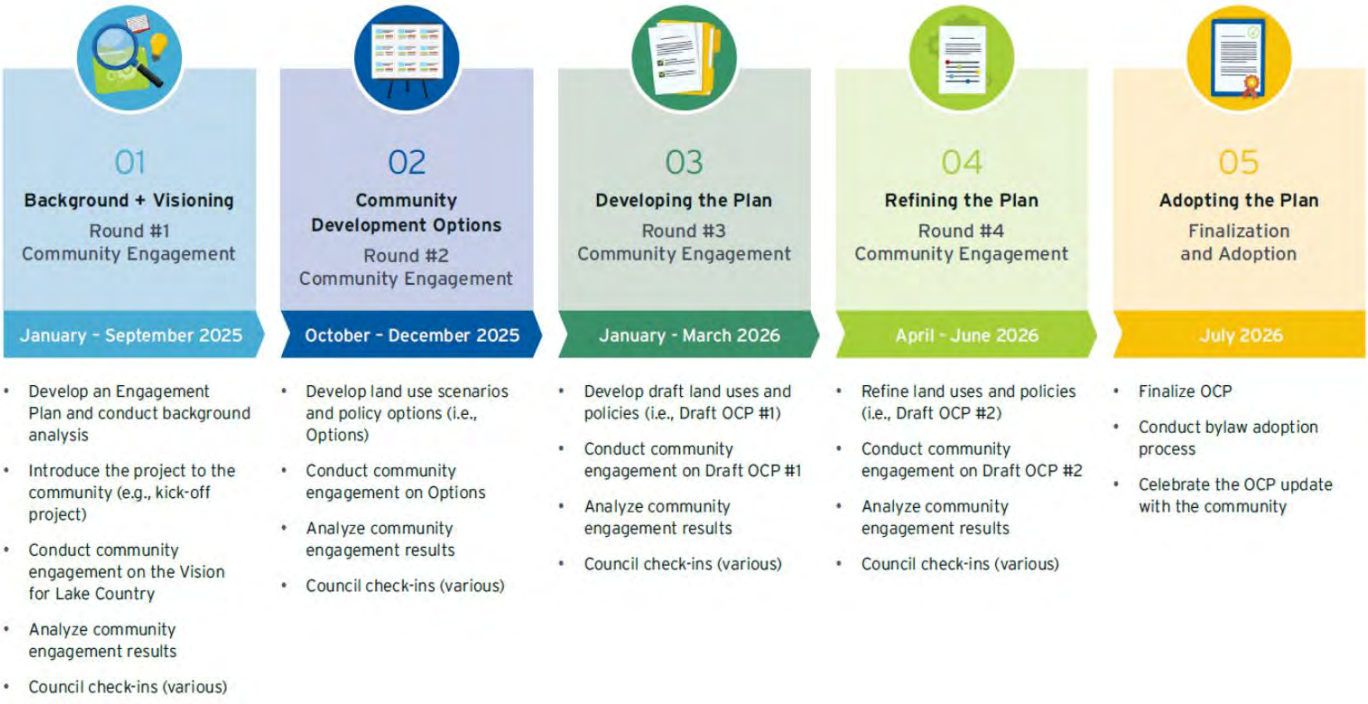
- Participants encouraged improved communication from the District and a focus on community-driven decision-making.
- Many felt they could express their ideas and values during the engagement process.

- Suggestions for future surveys include better accessibility, transparency about how input is used, and more frequent engagement opportunities.

Next Steps: Update on Phase II Community Development Options

Building off the existing OCP policy and based on background information including the results of the land capacity analysis, OCP phase I (community visioning) feedback, and Housing Needs Reports, staff have begun to develop materials for phase II of the OCP review and update: community development options.

From the project Engagement Plan, the purpose of the second phase of the project: Present and gather feedback on draft land use scenarios and policy options. Refine options based on community and stakeholder input to ensure alignment with shared priorities and needs.



Similar to phase I, the planned engagement activities, including digital and in-person events, will be varied and comprehensive to allow the public opportunities to share their feedback on the options for the future development of Lake Country. Building off the participation and success of phase I engagement activities, the project team is again connecting with members of the public engaged in existing community groups, clubs, and networks to encourage public feedback.

The project team is planning a workshop with Council to collect feedback on the OCP review. Initially planned for phase I, staff rescheduled the workshop in response to availability of Council and the project team.

The project website letsgrowlakecountry.ca will continue to be the principal resource for the OCP update and review.

The second phase of the OCP review and update is scheduled from October to December 2025.

Respectfully Submitted,
Brian Zurek, Manager Long Range Planning

Report Approval Details

Document Title:	OCP Update and Review-November 2025.docx
Attachments:	- COW - Attachment A - Land Capacity Analysis 2025.pdf - COW - Attachment B - Phase I Engagement Summary 2025.pdf
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Reyna Seabrook, Director of Corporate Services - Oct 30, 2025 - 9:36 AM

Paul Gipps, Chief Administrative Officer - Oct 30, 2025 - 10:08 AM

Makayla Ablitt, Manager of Corporate Administration - Oct 30, 2025 - 10:46 AM

CBRE

District of Lake Country
Land Capacity Analysis

Real estate growth projections and gap analysis with a focus on examining the capacity of the District of Lake Country's land base to meet the current and future needs of its residents and economy.



LAKE COUNTRY
Life. The Okanagan Way.

CBRE Development Strategy & Consulting Final Report for District of Lake Country
September 30, 2025

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INTRODUCTION

This report seeks to provide the District of Lake Country with a clear understanding of the capacity of its land base to meet future demand for residential, commercial, industrial, and agricultural growth between 2025 and 2051.

Study Objectives

CBRE Development Strategy and Consulting Group ("CBRE") was engaged by the District of Lake Country to prepare real estate growth projections and conduct a comprehensive land use gap analysis, with an emphasis on evaluating the capacity of the District's land base to accommodate the current and future needs of its residents and economy. This report provides data-driven insights and analysis across the residential, commercial, industrial, and agricultural sectors to support an evidence-based update of the District's Official Community Plan (OCP) in alignment with evolving market conditions.

The research, findings, and recommendations presented herein are intended to equip the District with the information necessary to assess whether its existing land base is sufficient to meet long-term growth objectives. While the principal purpose of this study is to inform the update of the 2018 OCP, it is anticipated that the conclusions may also serve to support future economic development initiatives.

Methodology and Limitations

This study draws upon a broad range of data sources, including but not limited to CBRE, Statistics Canada, BC Statistics, the District of Lake Country, the Regional District of Central Okanagan, the Conference Board of Canada, Oxford Economics, Sitewise, Environics, and The Centre for Spatial Economics. While every effort has been made to utilize the most current and reliable market intelligence available, the quality and accuracy of the underlying assumptions within these datasets place inherent limitations on the study's findings. CBRE has exercised diligence in basing its assumptions on reputable and up-to-date sources; however, should market conditions shift materially, the data and conclusions outlined in this report should be revisited.

Given the 25-year planning horizon of this study, forward-looking demand projections are subject to change in response to unforeseen economic and demographic factors—including, for example, the potential imposition of U.S. trade tariffs announced in March 2025. It is recommended that the findings be periodically monitored and recalibrated as new data becomes available, particularly following the release of the 2026 Statistics Canada Census.

EXECUTIVE SUMMARY

Lake Country's strong growth, high incomes, and shifting housing trends signal sustained residential demand through 2051, with a need for 5,000+ new units, while underscoring the importance of expanding local jobs and commercial options.

1 | District of Lake Country Profile

- Lake Country's strong growth trajectory, high average incomes, and family-oriented demographics position it well for continued residential development and local economic diversification.
- The District ranks among the highest in the region for average household size, income levels, and homeownership, factors that support stable housing demand and sustained community investment.
- Between 2025 and 2051, Lake Country's population is projected to increase by approximately 4,700 to 7,400 residents, reaching between 22,830 and 25,510. Most of this growth will occur among residents aged 25 to 64, reinforcing the need for retail and commercial services, and housing options aligned with working-age households.
- While local employment has increased in step with population growth, a significant share of residents continue to commute out of the community, highlighting the importance of supporting more local jobs where possible.
- Expanding the District's commercial and employment base will be key to reducing out-commuting, strengthening fiscal sustainability, and supporting more complete communities.

2 | Residential Assessment

- Lake Country has approximately 1,675 ha of land designated for residential use, with an estimated 6,930 existing housing units as of May 2025, of which 89% are ground-oriented and 11% are apartments.
- The housing market has shown a shift toward higher-density formats: apartment units accounted for 76.2% of all residential absorptions year-to-date (June 2025), despite the District's historical focus on single-family homes. Annual residential absorption has averaged 132 units (5-year) to 153 units (10-year), underscoring steady long-term demand.
- The current residential development pipeline includes approximately 4,110 new units, comprised of 2,796 apartments and 1,314 ground-oriented homes. Upon completion, this will bring the District's total housing stock to an estimated 11,040 units.
- CBRE projects that Lake Country will require 4,367 to 5,642 additional housing units by 2051 to meet forecasted growth. This equates to the need for up to approximately 1,468 market apartment units, 437 below-market apartment units, and 3,737 ground-oriented market units, assuming modest shifts in housing format preferences towards slightly higher density formats.
- Based on projected demand and the shortfall between future needs and existing or planned supply, CBRE estimates that the District may require up to 25.5 ha of additional residential land to accommodate growth.

EXECUTIVE SUMMARY

Lake Country's growth could likely be supported by existing land supply, but better alignment of housing formats and mixed-use commercial in serviced areas like Winfield is needed to meet demand and enhance livability.

2 | Residential Assessment (cont.)

- The District currently has 213 ha of land suitable for future residential development, including approximately 52 ha that are either vacant or underutilized with no active development plans.
- When examining capacity under both current zoning and OCP designations, this indicates that the District's land supply is sufficient to meet projected land demand of up to 25.5 ha, provided that future development emphasizes compact, slightly higher-density formats than historically observed in the area.
- Over 75% of upcoming and underutilized residential land is located within Urban Residential areas, with Winfield and Okanagan Centre offering the greatest near-term capacity to accommodate growth. In contrast, Carr's Landing and Oyama face infrastructure and topographical constraints that may limit their development potential in the medium term.
- To align housing supply with demand and maintain affordability, the OCP should focus on enabling development in serviced areas, encouraging missing middle formats[1], examining the financial feasibility of below-market housing units, and ensuring growth is coordinated with infrastructure capacity.

[1]*Dwellings that can seamlessly be integrated into single family neighbourhoods, including duplexes, triplexes, fourplexes, townhomes, rowhomes, etc.*

3 | Commercial Assessment

- Lake Country currently has approximately 90 ha of land designated for commercial uses, including 8.7 ha of vacant or underutilized parcels that are well positioned to accommodate near-term growth.
- Commercial land absorption through 2051 is projected to require 69,000 to 130,000 square feet of new floorspace on top of upcoming supply, equivalent to approximately 1.3 to 3.4 ha, primarily for local-serving uses such as groceries, restaurants, health services, and personal care.
- These commercial needs are best accommodated through mixed-use formats and modest, walkable centres. Strategic integration of commercial uses into residential growth areas will be key to capturing demand and improving amenity access.
- Winfield holds the largest share of future commercial development potential, representing approximately 84% of all designated, vacant, or underutilized commercial lands with development viability.
- The local retail market is relatively small but consistently strong, supported by high per capita retail spending and a tenant mix focused on daily-needs categories. Vacancy rates are low, and recent absorption has been healthy—particularly in grocery-anchored centres.

EXECUTIVE SUMMARY

Retail and office growth in Lake Country should focus on mixed-use, walkable formats that support daily needs, tourism, and small-scale professional uses, while flexible planning policies will be key to enabling financially viable, adaptable development.

3 | Commercial Assessment (cont.)

- Retail categories showing the strongest recent performance include food services, wellness providers, and other experience-based sectors. These align well with Lake Country's demographics, lifestyle preferences, and tourism profile.
- With projected growth in both population and visitor traffic, there is also an opportunity to expand tourism-aligned retail formats, such as cafés, boutique shops, and recreational retailers, especially in scenic or high-traffic locations.
- New development should be focused primarily in Winfield, along Main Street and near Woodsdale Road, where population density and road access already support higher-density, mixed-use formats. Further, there may be the demand for a small scale of convenience-oriented retail supply closer to Lakestone due to the notable population expected to be introduced by this growing community.
- Office demand in Lake Country remains modest and population-serving, with limited standalone development potential. Future office space should focus on small-scale, flexible formats integrated into mixed-use buildings, supporting health services, professional firms, and co-working hubs.
- Given limited commercial lease rates relative to nearby urban markets, financial feasibility will depend on enabling higher-density, mixed-use developments that integrate residential and commercial uses on shared infrastructure.
- The District's OCP should maintain a flexible commercial land use framework that enables mixed-use formats, supports emerging retail trends and pop-up retail, and prioritizes amenity-rich, walkable growth areas to serve the growing economy.

4 | Industrial Assessment

- Lake Country's industrial sector is expected to grow at a moderate pace over the next 25 years. This growth will likely be shaped by increasing regional demand, the tightening supply of industrial land in Kelowna, and Lake Country's strong locational advantages, particularly its proximity to Kelowna International Airport and the fast-developing Beaver Lake Road industrial area.
- Between 2025 and 2051, the District is projected to have the potential to support the addition of an estimated 480 to 670 new industrial jobs. Based on an average employment density of 700 sf per light industrial job, this could generate demand for as much as 470,000 sf of new industrial floorspace. Depending on the density of new development, this would likely require between 6.9 and 12.4 ha of serviced land.
- CBRE estimates that Lake Country has approximately 83.6 ha of industrial-designated land available to support this growth. This includes roughly 50.0 ha within the planned Lake Country Business Park, as well as 12.9 ha in the District's portion of the larger 80.9 ha Bubna Road Industrial Park along the Kelowna–Lake Country boundary. Combined, these areas provide the scale, location, and development potential likely needed to accommodate future industrial demand.

EXECUTIVE SUMMARY

The District of Lake Country appears to have a sufficient amount of land designated for industrial development to meet forecasted demand by 2051, indicating that the 50 ha Lake Country Business Park will play a key role in the economy moving forward.

4 | Industrial Assessment (cont.)

- A consolidated growth strategy focused near the Beaver Lake Road area is recommended, as this area is already seeing significant market interest and infrastructure investment. Redirecting industrial development much further north could result in fragmented supply and decreased land-use efficiency.
- Industrial demand is expected to be strongest within Lake Country Business Park and near Beaver Lake Road. Copper Hill industrial land could see demand as well, as it is adjacent / near existing and upcoming industrial activity. The competitive advantages of airport proximity will decline for sites further north along Highway 97. Recommendation is to ensure high utilization of industrial lands near the southern end of Winfield.
- While Lake Country appears to likely have sufficient land to meet projected needs through 2051, preserving its industrial land base remains critical. Avoiding premature conversion to residential or commercial uses will help safeguard long-term employment capacity and provide flexibility if demand exceeds current forecasts due to limited additional supply brought to market in Kelowna over the planning horizon.
- Key planning actions could include: advancing infrastructure servicing in high-potential areas; updating zoning bylaws to support diverse industrial formats and tenant types; and ensuring local strategies remain aligned with City of Kelowna and RDCO regional economic development priorities, particularly around employment growth, and targeted industrial development nodes.

5 | Agricultural Assessment

- Lake Country contains over 8,900 ha of agriculturally designated land; however, a significant portion is constrained by slope, soil quality, or lack of servicing, limiting its near-term suitability for active production.
- Across B.C., agricultural revenues have grown over the past decade, but farm counts and employment have declined—reflecting a transition toward fewer, larger, and more technologically advanced operations. These trends are mirrored locally. Lake Country's agricultural future is increasingly tied to specialized, high-value crops, on-site processing, agritourism, and direct-to-consumer sales.
- CBRE projects that accommodating an estimated additional 128 agricultural jobs by 2051 could require between 320 and 640 net new ha of land, depending on whether operations follow a traditional or intensified model.
- A substantial portion of this demand may be met through intensification of existing farms—via greenhouses, climate-controlled infrastructure, and diversified land uses—reducing reliance on greenfield expansion.
- Further, approximately 362 ha of land were identified as having potential to support future agricultural growth, including vacant, partially constrained, and underutilized parcels, primarily concentrated in Winfield.

District of Lake Country Profile

1 | DISTRICT PROFILE

Several demographic and economic considerations observed historically, and projected forward are expected to impact forecasted land use requirements throughout the District.

1.1 | Introduction and Methodology

Demographic and Economic Considerations

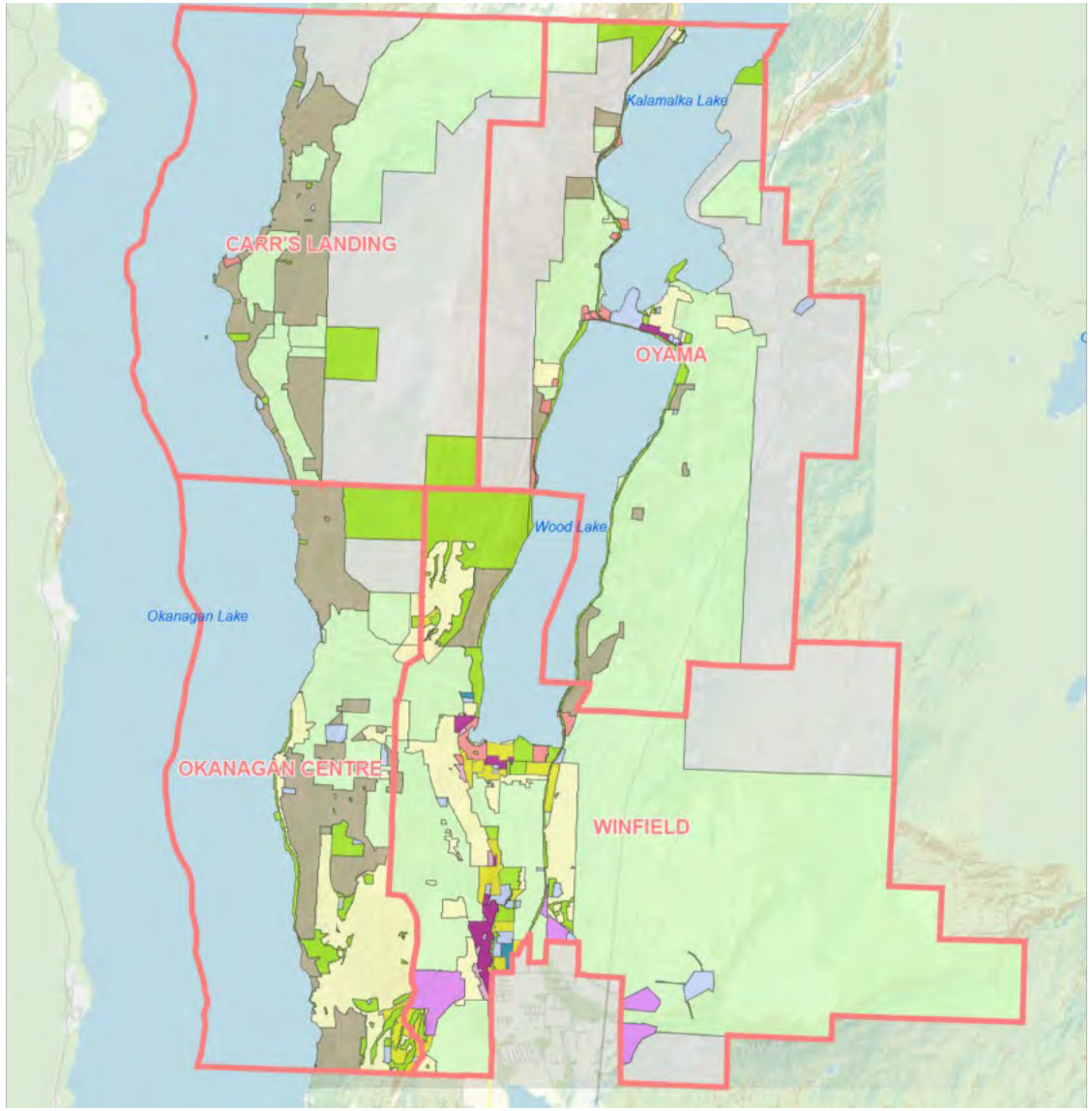
The District of Lake Country is the only municipality in British Columbia to use the ward system, resulting in 4 distinct neighbourhoods with differing capacity to accommodate future demand. On the following pages, CBRE examines a wide range of demographic, economic, and planning factors observed throughout the District that may impact future demand for residential, retail, tourist commercial, office, industrial, and agricultural development between 2025 and 2051, including:

- **Demographic Composition (2025)**
- **Historical Population Growth (2001 – 2025)**
- **Age Specific Population Projections (2025 – 2051)**
- **Employment Growth by Industry (2016 – 2021)**
- **Employment Projections by Industry (2021 – 2051)**
- **Non-Home-Based Business Licenses (2025)**
- **Current Official Community Plan Designations (2018)**

Data Sources and Implications

Data sources used for this analysis include the District of Lake Country, Statistics Canada, BC Stats, Deloitte, rennie, and additional publicly available data and analysis. CBRE has supplemented and updated this data where required. The data, analysis, and implications from this chapter inform the land use demand projections throughout this report, along with recommendations regarding updates to the District's Official Community Plan.

FIGURE 1 – CURRENT OCP **| This study seeks to provide guidance regarding updates to the District's Official Community Plan, as displayed below.**



Source: District of Lake Country (2025),

Lake Country's combination of sustained population growth, high incomes, and a strong family presence positions it as an attractive location for consistent development and diversification.

1.2 | Demographic Composition

Recent Population Growth

The District of Lake Country has experienced strong recent population growth, with a 9.6% increase between 2021 and 2025, rising from 16,520 to 18,110 residents. While this growth rate trails slightly behind Kelowna (11.9%) and the broader Regional District (11.4%), it remains substantial for a smaller community. This ongoing growth reflects the area's appeal as both a residential destination and visitation draw within the Okanagan region.

Age Composition

Lake Country's average age (42.8) is lower than the Regional District (44.2) and just below Kelowna (43.4). The community has a relatively high proportion of families, with notable shares in the 0–14 (16.0%), 35–44 (14.3%), and 45–54 (12.3%) age groups. The strong presence of both young families and middle-aged residents, coupled with a smaller 85+ segment, suggests ongoing demand for family-oriented amenities, schools, and recreation, as well as active adult and retiree services.

Household Composition

Ownership rates in Lake Country are among the highest in the region (78.0%), far outpacing Kelowna (63.2%) and the Regional District average (69.4%). The average family and household sizes (2.9 and 2.7, respectively) are also higher than neighbouring areas, further highlighting its appeal to families and those seeking larger living arrangements. The proportion of couples with children (29.8%) is notably above Kelowna and the Regional District, reinforcing demand for family-focused retail and community services.

FIGURE 2 – DEMOGRAPHICS **| Lake Country's average incomes, average household size, and home ownership rates are among the highest in the region.**

Statistic	District of Lake Country	City of Kelowna	City of West Kelowna	Regional District
2021 Population	16,520	151,460	37,560	232,070
2025 Estimate	18,110	169,420	41,670	258,550
2021 - 2025 Annual Growth	1.9%	2.4%	2.2%	2.3%
Age Composition				
Ages 0 to 14	16.0%	13.3%	16.1%	13.5%
Ages 15 to 24	10.0%	12.8%	10.5%	11.6%
Ages 25 to 34	12.3%	15.5%	12.2%	14.1%
Ages 35 to 44	14.3%	13.0%	13.5%	12.8%
Ages 45 to 54	12.3%	11.7%	12.6%	11.8%
Ages 55 to 64	17.0%	13.2%	14.5%	14.5%
Ages 65 to 74	11.6%	10.9%	12.0%	12.2%
Ages 65 to 84	5.1%	6.5%	6.2%	6.7%
Ages 85+	1.3%	3.1%	2.3%	2.8%
Avg. Age	42.8	43.4	42.4	44.2
Household Composition				
Couples w Children	29.8%	22.3%	29.8%	23.1%
Lone-Parent Families	7.8%	8.4%	8.4%	8.4%
Avg. Family Size	2.9	2.8	2.9	2.8
Avg. Household Size	2.7	2.4	2.6	2.4
Owned Dwellings	78.0%	63.2%	81.5%	69.4%
Rented Dwellings	22.0%	36.8%	18.5%	30.4%
Household Income and Education Composition				
Avg. Income	$161,860	$125,051	$146,824	$128,339
< Bachelor Degree	77.2%	72.5%	79.7%	75.4%
> Bachelor Degree	22.8%	27.5%	20.3%	24.6%

Sources: Statistics Canada (2021), Sitewise (2025), Environics (2025)

The District of Lake Country is expected to grow from its current 2025 estimated population of 18,110 to a target range of 22,830 to 25,510 by 2051, resulting in a gain of 4,720 to 7,400 residents.

1.3 | Population Projections (2025 - 2051)

Methodology

CBRE examined population projections provided by rennie in the 2024 Regional Population and Housing Projections report along with implications of completions occurring between 2021 and 2025 to provide a range of likely population growth between 2025 and 2051. The scenarios include the 5-year trend, 10-year trend, “rennie” scenario, and a scenario based on the recently updated BC Statistics projections, which supersede earlier data presented in the rennie report. See Appendix 2 for detailed methodology.

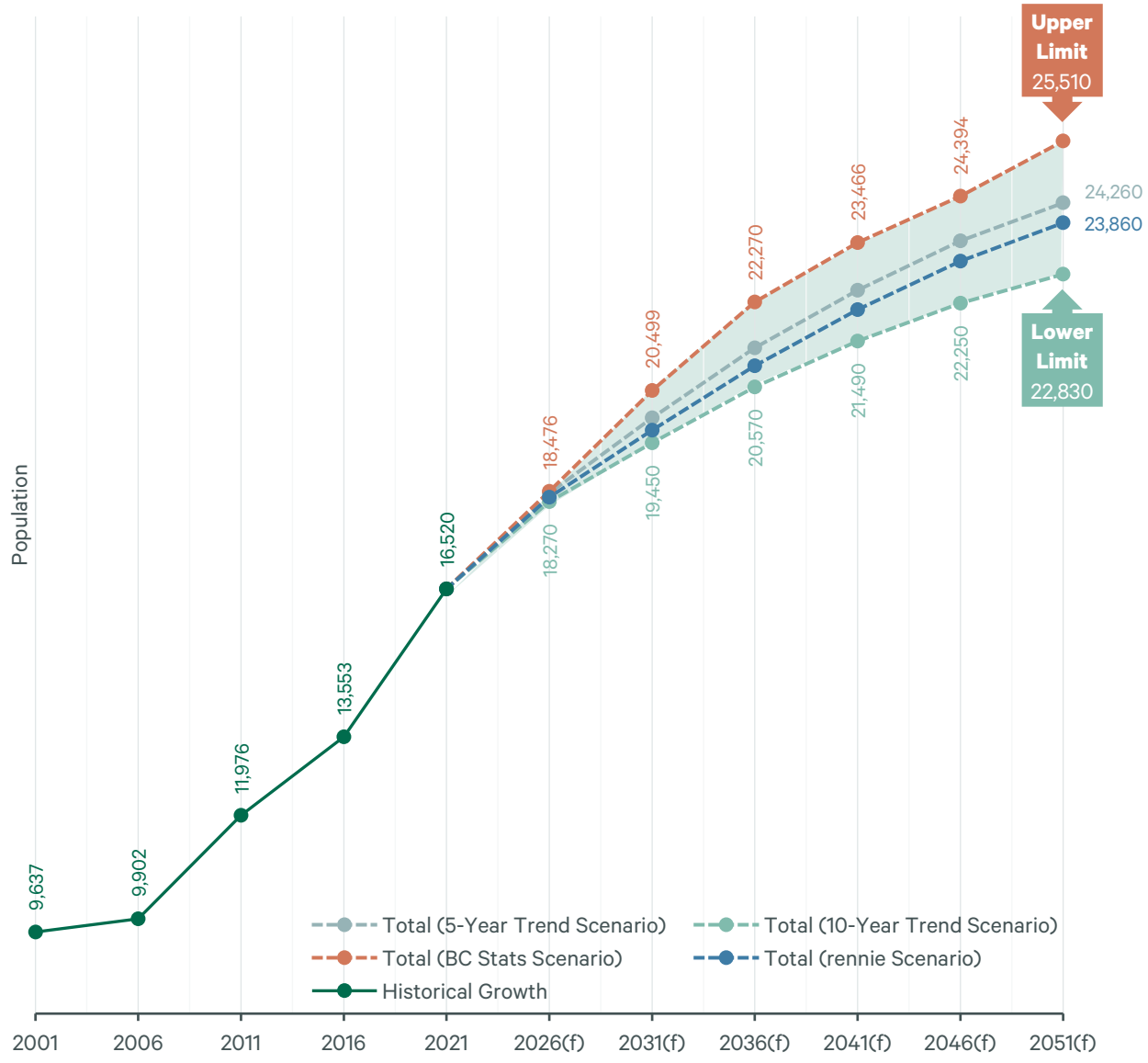
Projection Ranges and Scenarios

Under these various growth scenarios, Lake Country’s population is projected to reach between approximately 22,830 (lower limit) and 25,510 (upper limit) by 2051. The upper limit reflects the updated, optimistic BC Statistics projection, while the lower and mid-range projections are consistent with historical trends. All scenarios anticipate continued steady growth, though the pace varies based on assumptions about migration, fertility, and economic factors affecting the Central Okanagan.

Planning Implications

While there are differences between projection methodologies, all scenarios indicate that Lake Country is positioned for ongoing expansion over the next 25 years. For the demand projections outlined in the latter sections of this report, CBRE will provide three scenarios: low growth (based on the 10-year trend projection) and high growth (based on the BC Statistics projection), and the mid-point between both.

FIGURE 3 – POPULATION PROJECTIONS **| Lake Country is exected to continue experiencing notable population growth between 2025 and 2051.**



Sources: rennie (2024), BC Statistics (2025), CMHC (2025)

1 | DISTRICT PROFILE

Accounting for demographic aging, reduced federal immigration targets, and related influences, CBRE forecasts population growth in the District to ease to 1.3%–1.8% over the next 30 years, below the peak growth rate of 4.4% observed in the past decade.

FIGURE 4 – POPULATION PROJECTIONS **| The District of Lake Country is expected to experience annual growth of between 1.3% to 1.8% between 2021 and 2051.**

Population Projections	2001	2006	2011	2016	2021	2026 (f)	2031 (f)	2036 (f)	2041 (f)	2046 (f)	2051 (f)	2021 – 51
Total (5-Year Trend Scenario)	9,637	9,902	11,976	13,553	16,520	18,440	19,950	21,350	22,510	23,500	24,260	**7,740**
Total (10-Year Trend Scenario)	9,637	9,902	11,976	13,553	16,520	18,270	19,450	20,570	21,490	22,250	22,830	**6,310**
Total (rennie Scenario)	9,637	9,902	11,976	13,553	16,520	18,360	19,700	20,990	22,120	23,090	23,860	**7,340**
Total (BC Stats Scenario)	9,637	9,902	11,976	13,553	16,520	18,476	20,499	22,270	23,466	24,394	25,510	**8,990**
Annual Growth Estimates		**2001-06**	**2006-11**	**2011-16**	**2016-21**	**2021-26**	**2026-31**	**2031-36**	**2036-41**	**2041-46**	**2046-51**	**2021 – 51**
Total (5-Year Trend Scenario)		0.5%	4.2%	2.6%	4.4%	2.3%	1.6%	1.4%	1.1%	0.9%	0.6%	**1.6%**
Total (10-Year Trend Scenario)		0.5%	4.2%	2.6%	4.4%	2.1%	1.3%	1.2%	0.9%	0.7%	0.5%	**1.3%**
Total (rennie Scenario)		0.5%	4.2%	2.6%	4.4%	2.2%	1.5%	1.3%	1.1%	0.9%	0.7%	**1.5%**
Total (BC Stats Scenario)		0.5%	4.2%	2.6%	4.4%	2.4%	2.2%	1.7%	1.1%	0.8%	0.9%	**1.8%**

Sources: rennie (2024), BC Statistics (2025), CMHC (2025)

Approximately 78% of the Disrict's total projected population growth between 2025 and 2051 is expected among those aging into their prime employment years (25 to 64).

1.4 | Age Dynamics (2025 - 2051)

Overview

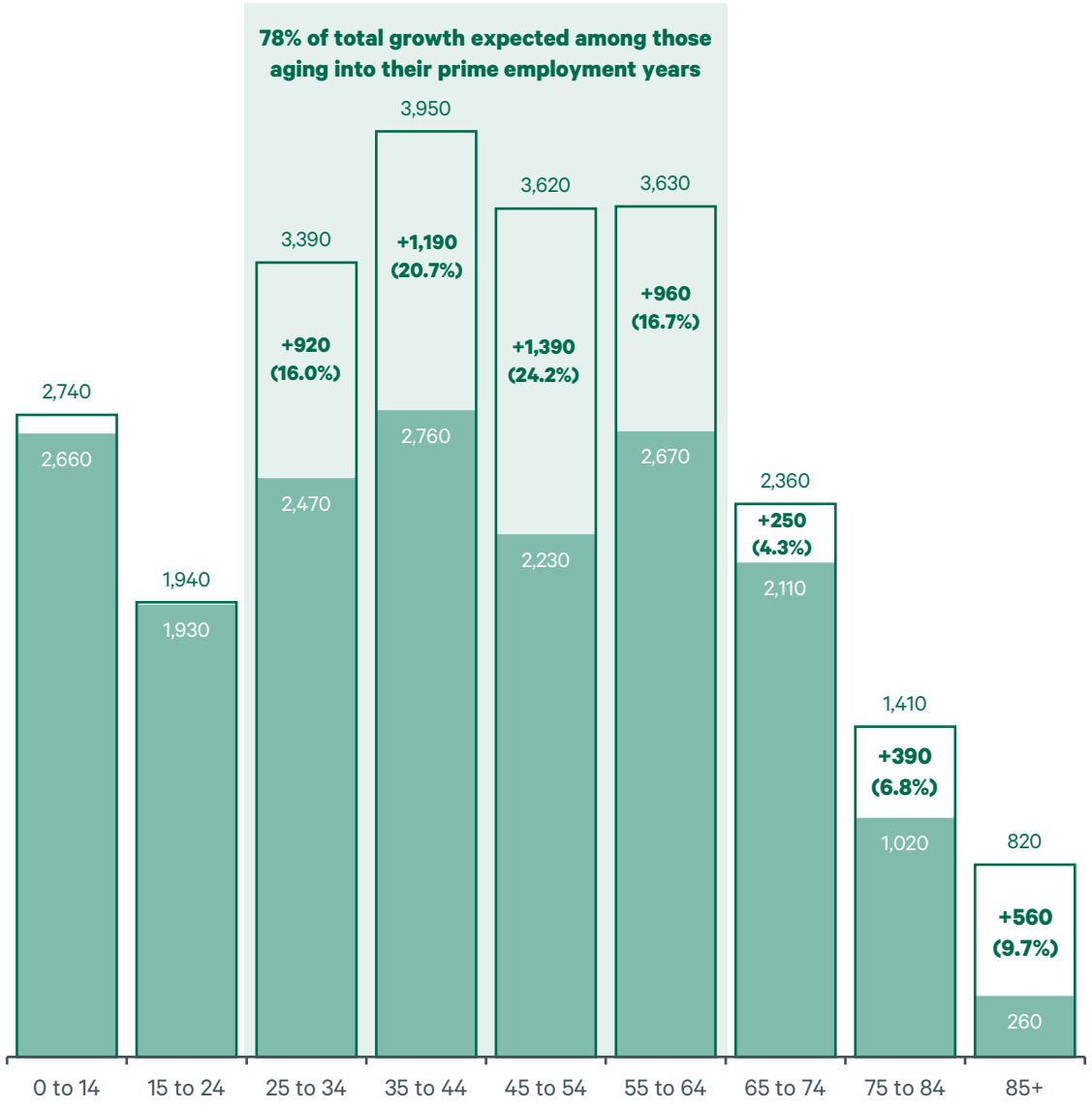
While the District is expected to see growth among most age groups through 2051, the most significant increases are projected among residents aged 45 to 54 (24.2% of total growth) and 35 to 44 (20.7% of total growth). Much of this change will result from both natural aging and ongoing in-migration. Residents in these age groups are likely to drive demand for a range of housing types, including single family homes, larger ground-oriented formats, and mixed-use developments with significant family-oriented community amenities and retail services.

Consistent with broader provincial trends, the senior population in Lake Country is also set to expand, with the 75 to 84 and 85+ cohorts projected to add nearly 950 residents by 2051. The 85+ group alone is expected to more than triple, growing by over 550 residents (a 9.7% increase in share). This pattern suggests an increasing need for seniors' housing options, including both independent and assisted living, as well as demand for accessible, age-friendly community infrastructure.

Planning Implications

As the population grows, there will be implications for the type and location of new housing, the provision of services and amenities, and the design of future mixed-use and employment areas. Accommodating an aging but still economically active population, while also planning for the needs of growing senior and youth populations, will be key considerations in the District's updated OCP.

FIGURE 5 – 2025 - 2051 POPULATION GROWTH BY AGE **| The implications of age-specific population projections are examined throughout this report.**



Sources: rennie (2024), BC Statistics (2024)

Lake Country's resident employment is consistently growing, but most jobs are located outside the District, underscoring the need to examine local business opportunities and employment lands.

1.5 | Employment Composition

Historical Employment Growth

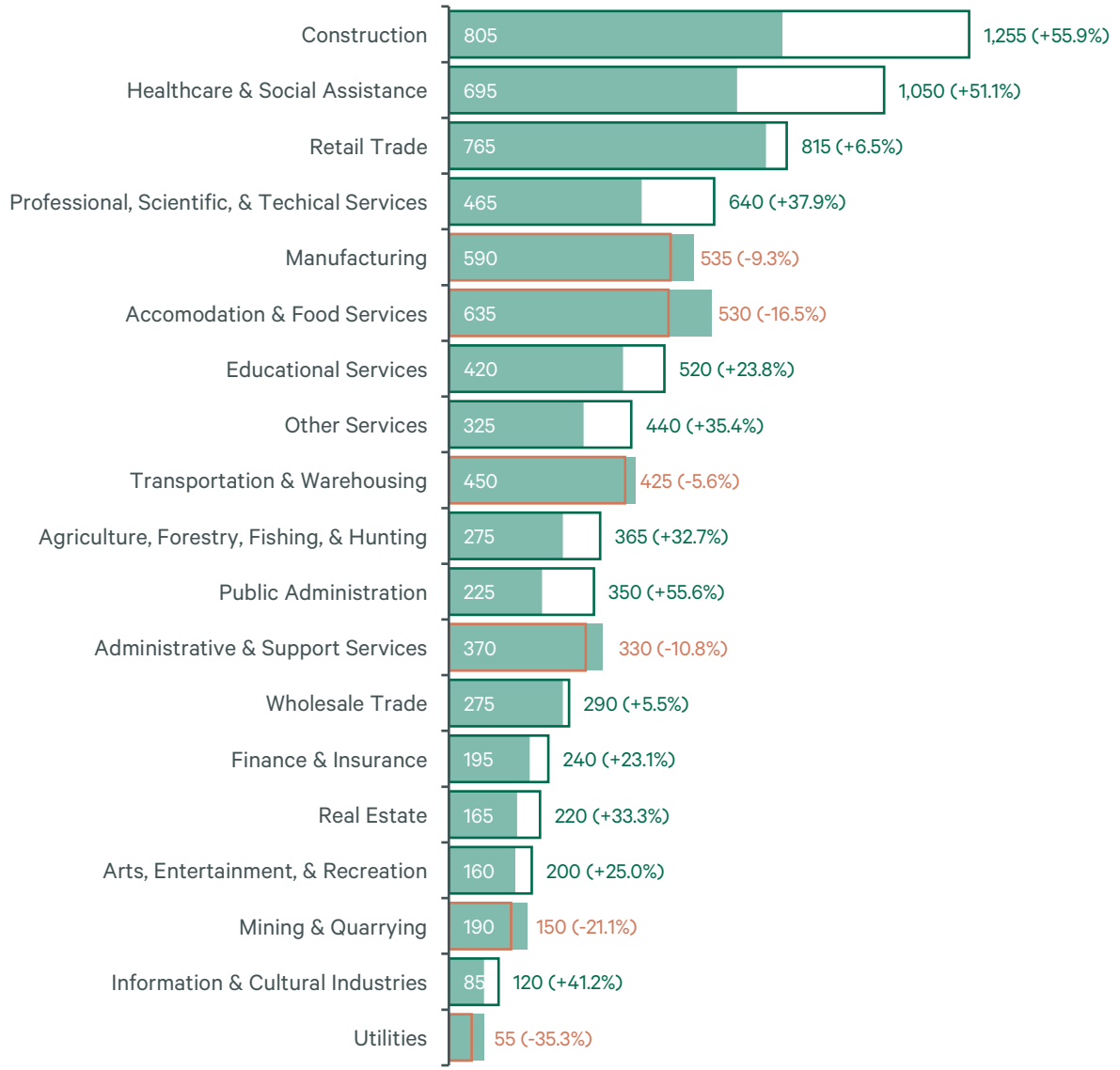
The District of Lake Country has experienced strong resident employment growth in recent years, particularly in construction (+55.9%), health care (+51.1%), professional services (+37.9%), public administration (+55.6%), and agriculture (+32.7%) between 2016 and 2021. These trends reflect both the broader regional economy and Lake Country's growing popularity as a place to live within the Okanagan. However, as of 2025, there are just 244 non-home-based businesses operating locally, with most concentrated in retail, professional services, and food services.

Comparing the sectors where resident employment is growing with the local business mix reveals a clear disconnect as many of the fastest-growing fields for Lake Country residents aren't strongly represented among local employers. This highlights the fact that a significant number of residents are commuting to jobs in larger nearby employment centres. Compared to Kelowna and the RDCO as a whole, Lake Country relies more heavily on out-commuting and has a greater focus on small, service-based businesses.

Planning Implications

As Lake Country's population and workforce continue to grow, there may be a need to protect and make better use of existing employment lands, and to look for ways to attract a more diverse mix of employers. The next chapters of this report will explore future demand for employment uses and evaluate how well the District's land base can support this growth through 2051, with the goal of informing OCP updates and land use policy.

FIGURE 6 – LAKE COUNTRY EMPLOYMENT GROWTH (2016 – 2021) **| The District has experienced employment growth in line with overall population growth**



Source: District of Lake Country (2025)

1.6 | Planning Context

The District of Lake Country's Official Community Plan is built around seven guiding principles: preserving rural and agricultural character, fostering a vibrant town centre, encouraging growth within existing neighbourhoods, advancing sustainable development through smart growth, protecting and enhancing the natural environment, supporting an active, healthy, and inclusive community, and maintaining high-quality municipal services.

Official Community Plan (2018 - 2038)

Overview

The District of Lake Country's Official Community Plan (OCP) was last updated in 2018, with the goal of guiding growth in the area while reflecting the values and goals of the community. As the District is in the process of updating the OCP, this report will examine implications regarding the following land uses:

- **Residential**
- **Retail**
- **Tourist Commercial**
- **Office**
- **Industrial**
- **Agricultural**

Rural Residential

Lands located in less developed areas of the community, often with limited infrastructure services. Major development in this area is not supported by the District.

Urban Residential

Most residents live within Urban Residential areas, with the District focusing on the establishment of livable and diverse places on these lands. New development could include single-unit dwellings, duplexes, townhouses, and single mobile homes.

Limited neighbourhood commercial, home-based businesses, bed and breakfasts, and minor care centres may also be permitted as identified by zoning.

High Density Residential

About one third of the District's residents live within multiple unit developments, with High Density Residential lands focused on the creation of compact, walkable communities.

Residential development in these areas should be located in close proximity to commercial and institutional services within townhouses, mobile home parks, apartments, condominiums, congregate housing, group homes, and seniors homes.

Similar to the Urban Residential designation, where appropriately zoned, a limited amount of neighbourhood commercial uses may be permitted.

Mixed Use Commercial

The District's Main Street area is envisioned as a vibrant, welcoming gathering place with a wide range of smaller scale retail and commercial offerings. Subject to development controls, projects occurring in the Mixed-Use Commercial areas should be of high-quality design and appearance, providing significant contributions to the community.

Highway Commercial

As the District is committed to avoiding strip plazas along Highway 97, whenever possible, parking will be limited to the rear of the building with extensive landscaping in front. Potential uses could include service stations, convenience stores, drive-throughs, motels, and hotels.

1.6 | Planning Context

Within this report, CBRE seeks to provide guidance regarding how the District's OCP could be updated to ensure that it continues to work towards overall goas outlined within the seven guiding principles.

With a focus on the District's future residential, retail, tourist commercial, office, industrial, and agricultural land use designations, CBRE examines the capacity of the District's land base to accommodate projected demand between 2025 and 2051.

Official Community Plan (2018 - 2038)

Service Commercial

Lands designated as Service Commercial are intended to accommodate uses that are not suitable for the Town Centre or mixed-use areas. This could include equipment rental businesses, building suppliers, warehouse operations, and similar uses.

Tourist Commercial

As the District is expected to continue attracting tourists due to its significant environmental and agricultural amenities, Tourist Commercial land will be an important focus of this study. Tourist Commercial developments are located on sites less than five hectares in size, and could include camping, tourist accommodation, retail, and recreational uses.

Neighbourhood Commercial

Neighbourhood Commercial areas are envisioned as smaller scale developments serving the convenience needs of nearby residents, with the goal of reducing the number and frequency of vehicle trips to more established commercial nodes.

Located within Urban Residential, Resort, and Rural Residential Areas, Neighbourhood Commercial land uses could include uses such as a convenience store, hairdresser, boutique fitness studio, coffee shop, and similar offerings. Ideally, residents can achieve a high proportion of their daily convenience retail needs within a 5-to-10-minute walk from their home.

Town Centre Commercial

As the core of the community, the District's Town Centre is a critical development area. The goal is to support the creation of a dense and vibrant core, with significant residential growth supporting the viability of increased retail floorspace on Main Street. Although not directly displayed within the OCP maps, the Town Centre Area is focused within the core of Winfield.

Industrial

Industrial Lands are envisioned with a focus on light industrial uses in order to not impact the rural character of the District. Potential uses could include business parks, light manufacturing, and other forms of clean industry.

Agricultural

Generally comprised of lands within the Agricultural Land Reserve, required to comply with applicable Provincial Legislation including the Agricultural Land Commission Act and Farm Practices Protection Act. Future uses could include farming of land, plans, and animals, along with housing required for employment on these lands.

Urban Containment Boundary

Within this analysis, CBRE has considered the District's Urban Containment Boundary (UCB), with the goal of examining the capacity of the land within the UCB to accommodate forecasted growth. This is a key consideration throughout the report.

2

Residential Analysis

2 | RESIDENTIAL ANALYSIS

As outlined in this chapter, future land requirements for residential development will be driven by population growth, evolving housing needs, and long-range demand projections between 2025 – 2051.

2.1 | Introduction

Overview

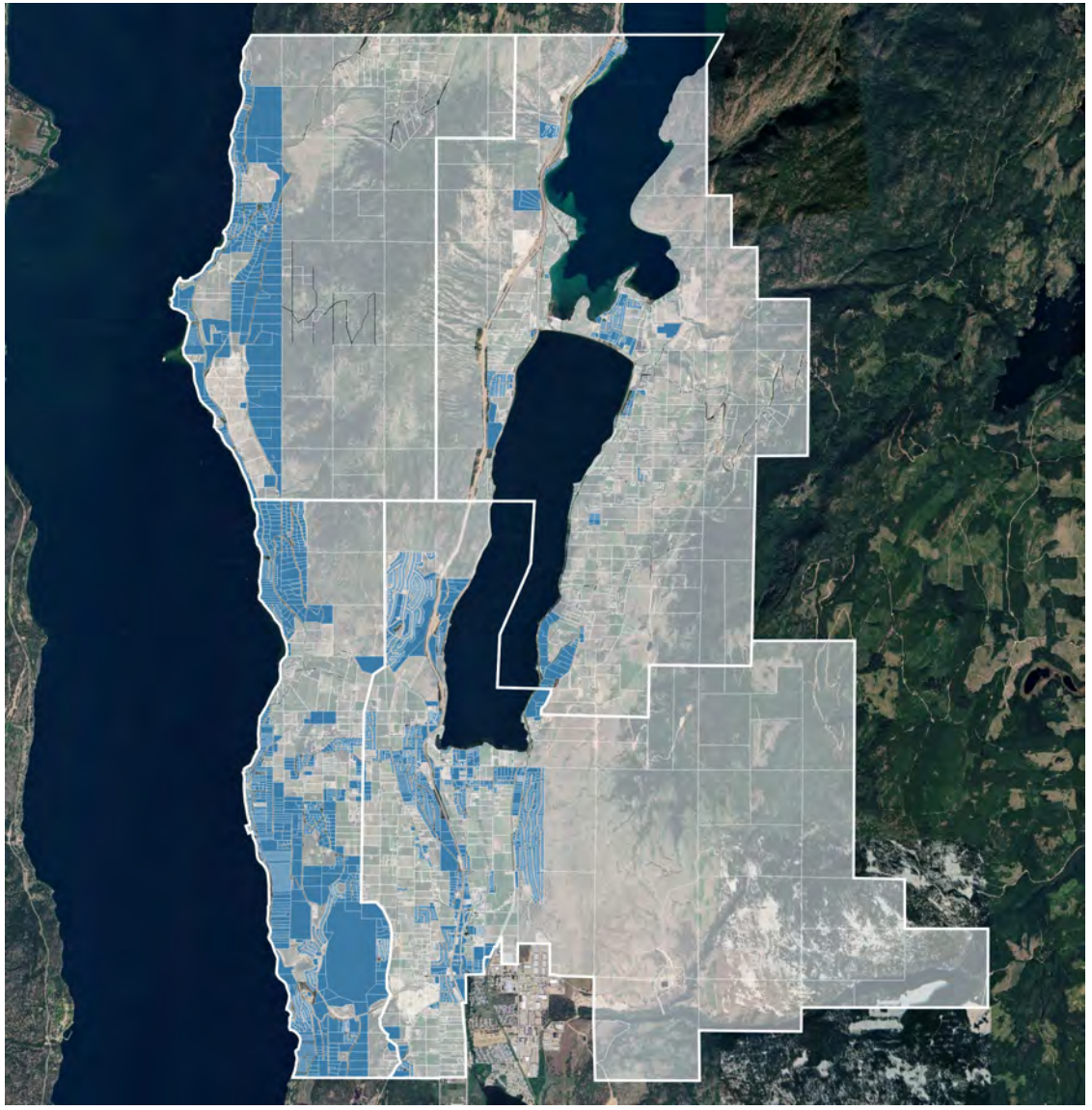
This chapter evaluates the suitability of the 1,675 ha of land currently designated for residential use within the District of Lake Country to meet projected housing demand through 2051. It assesses whether the gap between anticipated demand and current or forthcoming supply is adequate to accommodate future growth. The following pages outline key factors that may influence updates to the OCP, including the District's:

- **Housing Market Dynamics (2010 – 2025 May YTD)**
- **Inventory of Existing, Under Construction, and Planned Supply (as of July 2025)**
- **Housing Demand Projections (2025 May YTD – 2051)**
- **Forecasted Gap Between Housing Demand and Supply (2051)**
- **Assessment of Vacant and Underutilized Land (as of July 2025)**
- **Implications and Recommendations**

Methodology

Our approach incorporates updates of recent population projections (Section 1.3), residential demand forecasts, housing needs assessments, market absorption trends, and development pipeline data for the District. In addition, we have analyzed and expanded upon the vacant lands GIS inventory provided by the Regional District of Central Okanagan through the 2025 Regional Employment Lands Inventory & Gap Analysis. This methodology enables us to quantify the projected residential shortfall by 2051 and assess the capacity of the District's land use base to accommodate future housing needs.

FIGURE 7 – RESIDENTIAL LAND AREAS **| Lake Country currently has approximately 1,675 ha of land designated for residential land uses.**



Source: District of Lake Country (2025), CBRE (2025)

Although historically characterized by single-family housing, the District of Lake Country has experienced a notable shift toward higher-density forms, with apartment completions and absorptions accounting for 76.2% of all absorbed residential units year-to-date as of May 2025.

2.2 | Housing Market Dynamics (2010 - May 2025 YTD)

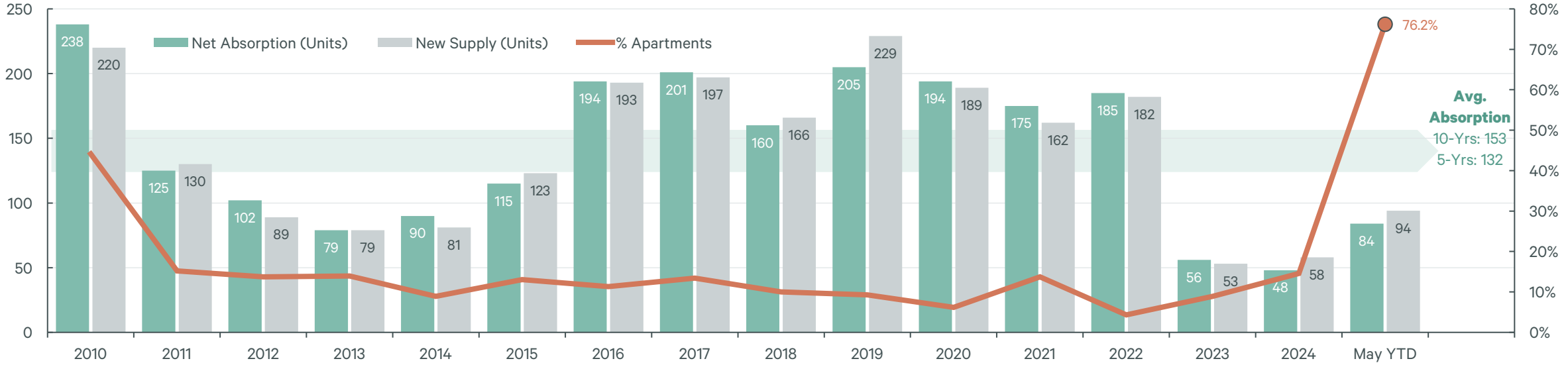
Historical Housing Market Dynamics

Despite a brief slowdown in 2023 and 2024, the District's housing market has demonstrated steady long-term growth, with five- and ten-year average annual absorption rates of 132 and 153 units, respectively. As illustrated below, new housing supply and unit absorptions through May 2025 YTD have already surpassed the total recorded in 2024, signaling sustained demand for housing. Looking ahead, demand is expected to remain robust, supported by continued population growth and shifting housing preferences.

Higher Density Housing Trends

Following a surge in the early 2010s, apartment absorptions in the District of Lake Country have generally accounted for 10% to 20% of total residential activity over the past decade. Notably, this share has increased significantly in 2025, with apartments comprising 76.2% of all absorptions year-to-date. While this spike may be partly attributable to the timing of a few project completions, it may also reflect a broader shift in demand toward higher-density housing driven by affordability pressures and evolving demographic preferences.

FIGURE 8 - RESIDENTIAL MARKET **| The Lake Country housing market has historically absorbed 132 units (5-yr avg.) to 153 units (10-yr avg.) per year.**



Source: Canada Mortgage and Housing Corporation (2025)

As of May 2025, the District of Lake Country's housing stock is estimated at approximately 6,930 units, comprising 6,142 ground-oriented dwellings and 788 apartment units.

2.3 | Total Residential Inventory

Residential Inventory Overview

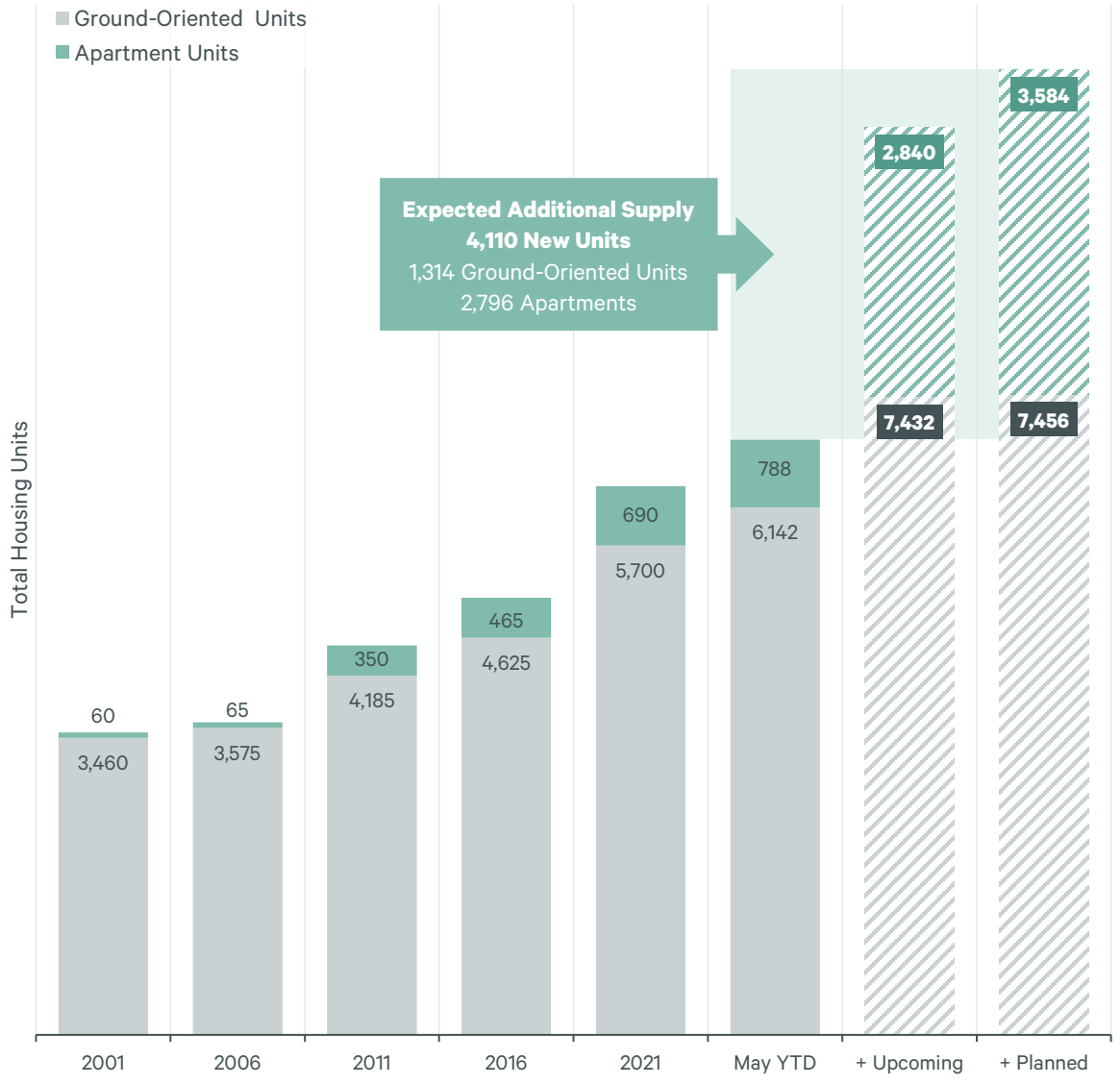
To estimate the current residential supply within the District of Lake Country, CBRE analyzed housing completions and absorptions since the 2021 Statistics Canada Census (conducted in May 2021). This assessment suggests the District currently contains approximately 6,930 occupied residential units, of which 6,142 are ground-oriented dwellings (88.6% of the total) and 788 are apartment units (11.4%). Notably, the share of apartment units has steadily increased since 2001, indicating a gradual shift toward higher-density housing options.

Under Construction and Planned Supply

CBRE has analyzed active rezoning applications, development permits, and building permit data, and consulted with District staff to determine the status of development projects across Lake Country. This assessment provides an estimate of the number of units currently under construction, confirmed for short-to-medium-term development, and planned for delivery by 2051. Major projects contributing to this inventory include Lakestone, Westpoint's development along Bottom Wood Lake Road, and a range of other ground-oriented and mixed-use development nodes.

In total, approximately 3,342 residential units are either under construction or confirmed for near-term development, consisting of 1,290 ground-oriented units and 2,052 apartment units. An additional 768 units are anticipated as part of longer-term plans, bringing the total projected residential pipeline to 4,110 units by 2051. These units represent a significant portion of the supply needed to accommodate future housing demand.

FIGURE 9 - RESIDENTIAL INVENTORY **| Lake Country is expected to reach 11,040 units upon completion of under construction and confirmed supply**



Sources: BC Statistics (2021), BC Stats (2025), CMHC (2025)

2.4 | Demand Analysis

CBRE's analysis estimates that the District will require between 4,367 and 5,642 additional housing units by 2051 to meet forecasted residential demand.

Based on recent trends and an assumed increase in the share of apartment units—from approximately 11.3% in 2025 to 18.6% by 2051—this would translate into a need for up to 1,468 new market apartments, 3,737 new market ground-oriented homes, and 437 below-market housing units.

Continued monitoring of development activity, absorption, and market conditions will be essential to ensure housing supply keeps pace with demand and supports long-term affordability.

Housing Demand Forecasting Methodology

To forecast future residential demand, CBRE employs a demographic- and market-based housing projection methodology grounded in household maintainer rates, as tracked by Statistics Canada, and informed by a range of recently published planning and housing reports. These include the 2024 Interim Housing Needs Report prepared by Urban Systems, the 2024 Population and Housing Projections Report by the Regional District of Central Okanagan and rennie, and the updated demographic forecasts released by BC Statistics.

In addition to demand arising from population growth, CBRE examined underlying housing needs identified in the Housing Needs Report, including 1,347 housing units required by 2041 to accommodate individuals in Extreme Core Housing Need, those experiencing homelessness, and suppressed household formations[1]. As explained in more detail within Appendix 2, these needs are embedded within the low, medium, and high demand scenarios, under the assumption that these units will be delivered gradually over time by 2051 if conditions exist that permit financially feasible development.

To estimate population-driven housing demand, CBRE considers the implications of low, mid, and high growth scenarios, as outlined in Section 1.3 of this report. Forecast assumptions also include a gradual shift in housing preferences, with the share of apartment units increasing from 11.3% in 2025 to 18.6% by 2051, as well as declining average household sizes, in line with the aging population trends discussed in Section 1.4.

Using these demographic, market, and policy-informed inputs, CBRE calculates expected household growth over the 2025–2051 period. This projected household formation is then segmented by housing structure type, ground-oriented dwellings (single-detached, semi-detached, townhomes, duplexes) and apartment units, based on historical absorption patterns and evolving local trends.

This data-driven methodology ensures the District is equipped with a clear and actionable understanding of its future residential demand by structure type, enabling more targeted and informed land use and policy decisions in support of long-term housing and community planning goals.

Housing Demand Projections

Using this methodology, CBRE estimates that the District of Lake Country will require the following additional residential development, beyond the currently estimated June 2025 housing inventory, to meet projected needs through 2051:

Structure Type	Low Growth	Mid Growth	High Growth
Ground Oriented Units (Market)	2,699	3,218	3,737
Apartment Units (Market)	1,231	1,349	1,468
[1]Below-Market Apartment Needs	437	437	437
Total Additional Demand	**4,367**	**5,004**	**5,642**

In the hypothetical scenario that all confirmed and planned supply is brought to market between 2025 and 2051, the District may require between 256 and 1,532 additional residential units.

2.5 | Gap Analysis and Land Requirements

Gap Analysis and Typology Implications

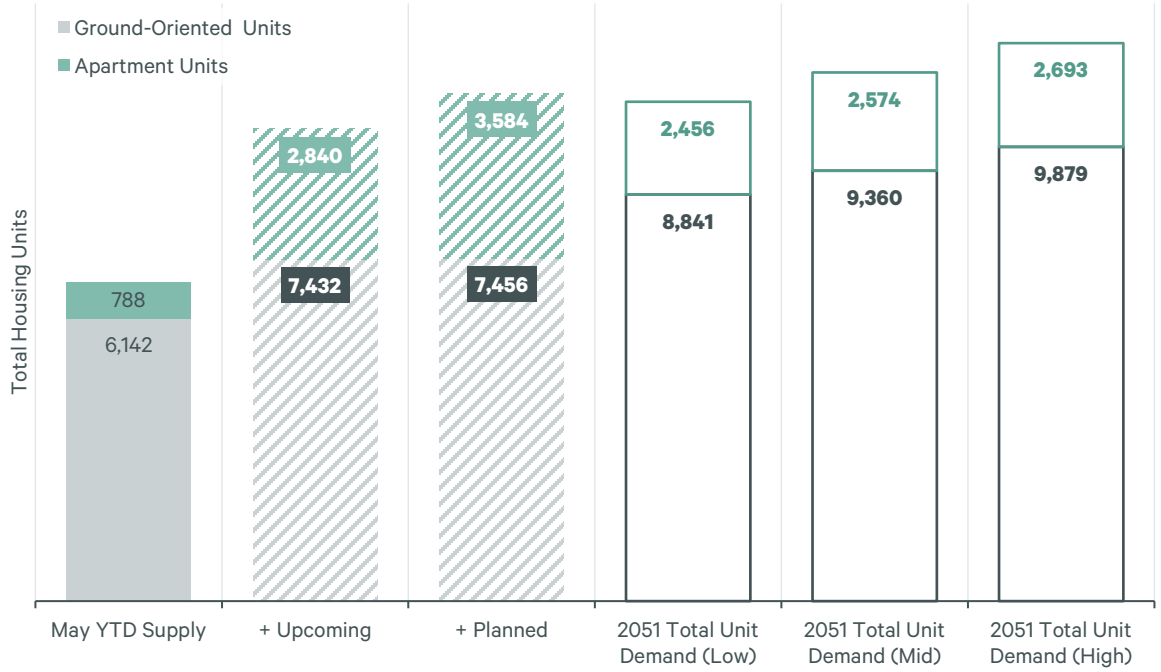
As illustrated to the right, CBRE has evaluated the potential gap between projected residential demand by 2051, and the supply expected to be introduced to the market over the next 25 years. In terms of total unit count, forthcoming and planned supply indicates that the District may require between 256 and 1,532 additional residential units to ensure future demand is met while reducing potential affordability issues.

It is important to note that while there may be a mismatch in housing types, with a potential oversupply of apartments relative to an undersupply of ground-oriented units, it is unlikely that all proposed and planned apartment projects will move forward. Developers will evaluate each site based on market conditions, financial feasibility, and absorption potential. For this reason, it remains appropriate to permit new apartment-oriented development in strategic locations, with additional consideration and incentives for projects that incorporate below-market housing.

Potential Land Requirements

CBRE has assessed the additional land requirements by applying a targeted average density of 60 units per hectare and an assumed site efficiency of 75%. This would translate into a need for up to approximately 25.5 ha of additional residential land to accommodate forecasted demand. This density target is conservative in nature to ensure the upper limit of land is available. That said, it is realistic to assume some areas, such as high-density sites, could accommodate up to 120 units per hectare, whereas other locations, such as lower density townhome sites could experience densities closer to 20 units per hectare.

FIGURE 10 - RESIDENTIAL GAP ANALYSIS **| Lake Country is expected to require up to 1,532 new residential units on top of upcoming and planned supply.**



District of Lake Country Residential Gap Analysis	Ground-Oriented Residential Units	Low- and Mid-Rise Apartment Units	Total Residential Units
May 2025 YTD Supply	6,142	788	6,930
+ Confirmed Upcoming Supply	7,432	2,840	10,272
+ Likely Planned Supply	7,456	3,584	11,040
2051 Demand (Low)	8,841	2,456	11,296
2051 Demand (Mid)	9,360	2,574	11,934
2051 Demand (High)	9,879	2,693	12,572
2025 – 2051 Gap (Low)	**1,385**	**-1,128**	**256**
2025 – 2051 Gap (Mid)	**1,904**	**-1,010**	**894**
2025 – 2051 Gap (High	**2,423**	**-891**	**1,532**

Sources: CBRE (2025)

The District of Lake Country has an estimated 213 ha of land suitable for future residential development, 52 ha of which currently is vacant or underutilized without any development plans.

2.6 | Vacant and Underutilized Land Area

Capacity Analysis Overview and Methodology

To assess the total amount of vacant and underutilized land suitable for future residential development, CBRE reviewed GIS data provided by the District of Lake Country and the Regional District of Central Okanagan (RDCO). This analysis considered a range of physical and planning-related factors, including:

- **Topography, Environmental, and Urban Containment Boundary Constraints**
- **Access to Water, Sanitary, and Road Infrastructure**
- **Location Relative to the Urban Containment Boundary**

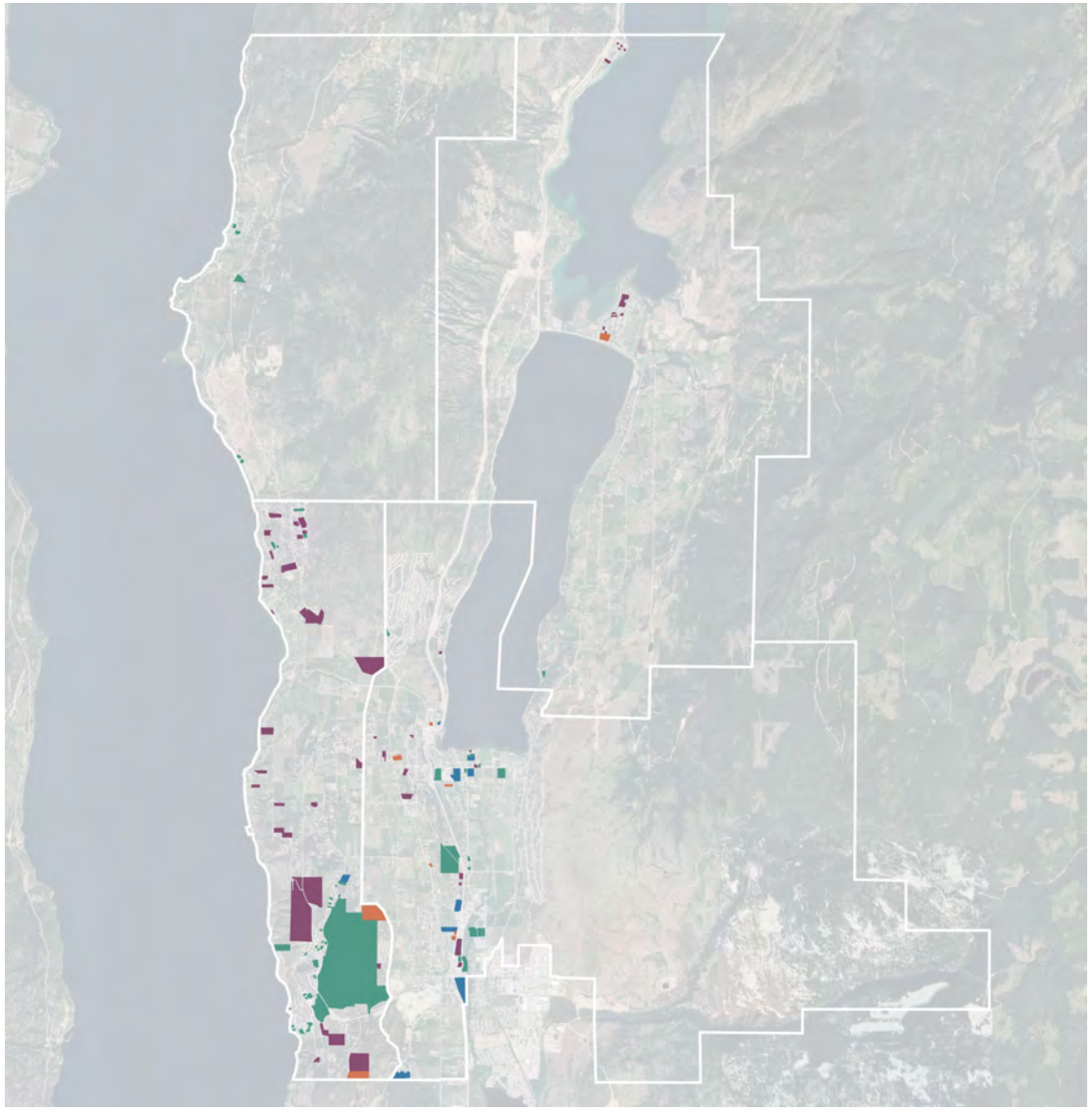
Upcoming, Planned, Vacant, and Underutilized Land

CBRE has identified approximately 213 ha of land within the District that is suitable for future residential development. After accounting for land associated with confirmed or planned projects (as outlined in Section 2.3), this leaves an estimated 43 ha of developable vacant land and an additional 9 ha of potentially underutilized land.

Ref	Category	Description	Hectares
	Upcoming	Confirmed upcoming expected in the short- to mid-term	151.2 (71.1%)
	Planned	Planned supply assumed to be introduced by 2051	9.3 (4.4%)
	Vacant	Vacant and potentially suitable for development	42.8 (20.1%)
	Underutilized	Underutilized and potentially suitable for intensification	9.4 (4.4%)
		Total	**212.7 ha**

Source: District of Lake Country (2025), CBRE (2025)

FIGURE 11 – VACANT AND UNDERUTILIZED LAND INVENTORY **| Lake Country has around 52 ha of developable vacant and underutilized residential land.**



Source: District of Lake Country (2025), CBRE (2025)

The District's 43 ha of vacant residential-designated land is expected to be sufficient to accommodate the projected land demand of up to 25.5 ha, particularly if future development includes higher-density ground-oriented housing formats such as townhomes and duplexes.

2.7 | Vacant and Underutilized Land by OCP Designation

Future Land Requirements and Development Typologies

As outlined in Section 2.5, demand projections under the high-growth scenario suggest a potential need for up to 25.5 hectares of additional residential land by 2051. These estimates assume an average density of 60 units per hectare, which is considered both reasonable and conservative for planning purposes, while recognizing that some sites may achieve higher densities (up to 120 UPH) and others lower (as few as 20 UPH).

Given growing affordability pressures across the Okanagan, future residential development should emphasize higher-density ground-oriented formats such as townhomes and duplexes, in addition to apartment projects that may also incorporate a share of below-market units. These formats are more attainable for a wider range of households, align with shifting market preferences, and help optimize land use efficiency while responding to local housing needs.

Role of Urban Residential Lands in Accommodating Growth

CBRE has analyzed the District's vacant and underutilized residential land inventory by OCP designation. Of the parcels identified as both vacant and developable, approximately 25 ha are designated as Urban Residential, accounting for 58% of the total vacant residential land supply. This designation has also captured the majority of recent development activity, comprising 96.1% of all upcoming residential supply, driven in large part by the continued buildout of the Lakestone community.

According to the 2018 OCP, Urban Residential areas are intended to support a variety of housing forms, including single-detached dwellings, duplexes, townhouses, and mobile homes. With the District aiming to increase population density in these areas while promoting walkable, human-scale neighbourhoods, the current inventory of Vacant Urban Residential land is well positioned to accommodate the bulk of future residential growth. Further locational considerations are discussed on the following page.

FIGURE 12 – VACANT AND UNDERUTILIZED LAND INVENTORY BY OCP **| Land designated as Urban Residential totals over 75% of upcoming, vacant, and underutilized land.**

Ref	Category	High Density Residential	Mixed-Use Commercial	Rural Residential	Urban Residential	Total Hectares
	Upcoming	3.9 (2.6% of Upcoming)	0.5 (0.4% of Upcoming)	1.4 (0.9% of Upcoming)	145.4 (96.1% of Upcoming)	**151.2 (71.1% of Total)**
	Planned	1.7 (18.7% of Planned)	6.6 (70.8% of Planned)	0.5 (4.9% of Planned)	0.5 (5.6% of Planned)	**9.3 (4.4% of Total)**
	Vacant	0.4 (1.0% of Vacant)	4.0 (9.4% of Vacant)	13.6 (31.7% of Vacant)	24.8 (57.9% of Vacant)	**42.8 (20.1% of Total)**
	Underutilized	0.3 (2.7% of Underutilized)	2.0 (21.2% of Underutilized)		7.1 (76.1% of Underutilized)	**9.4 (4.4% of Total)**
	Total	**6.3 (3.0% of Total)**	**13.1 (6.2% of Total)**	**15.5 (7.3% of Total)**	**177.8 (83.6% of Total)**	**212.7 ha**

Source: District of Lake Country (2025), CBRE (2025)

Winfield and Okanagan Centre hold the greatest potential to accommodate future growth, with the majority of the District's developable land supply. In contrast, Carr's Landing and Oyama face infrastructure and topographical constraints that limit near-term development potential.

2.8 | Vacant and Underutilized Land by Ward

Residential Development Capacity by Ward

The District's capacity to accommodate future residential growth varies significantly by ward, influenced by topographic, environmental, and infrastructure constraints, particularly in Carr's Landing and Oyama. These two wards account for only 2% of total developable supply, reflecting steep slopes, limited servicing infrastructure, and environmental sensitivities. By contrast, Winfield and Okanagan Centre together represent over 98% of the District's upcoming, planned, vacant, and underutilized residential land, positioning them as the primary growth areas over the next several decades.

Land Use Planning Implications

While some peripheral areas like Lakestone are expected to contribute to future housing delivery, their relative distance from services, employment, and amenities may challenge the District's goals for sustainable and efficient development. This spatial separation could exacerbate automobile dependency, increase servicing costs, and place added strain on transportation networks and infrastructure investment timelines.

By contrast, intensification and infill opportunities, particularly within Winfield Town Centre and along major transit corridors, offer a more cost-effective and sustainable path forward. These areas are already serviced and well-positioned to accommodate higher-density formats such as townhomes and low-rise apartments. Promoting this form of development would help the District respond to demographic shifts, diversify its housing stock, and reinforce walkable, complete communities.

Although some of the other areas may offer long-term residential expansion opportunities, this will require detailed evaluation. Many are constrained by topography, agricultural designations, or high servicing costs. While some could become viable over time, development in these areas should be guided by a broader growth management strategy that prioritizes phasing, infrastructure efficiency, and environmental protection. Planning policies should also consider linking future land absorption to clear benchmarks around population growth, market conditions, and municipal infrastructure investment readiness.

FIGURE 13 – VACANT AND UNDERUTILIZED LAND INVENTORY BY WARD **| Winfield and Okanagan Centre appear to have the vast majority of residential development capacity.**

Ref	Category	Carr's Landing	Okanagan Centre	Oyama	Winfield	Total Hectares
	Upcoming	0.8 (0.6% of Upcoming)	137.3 (90.8% of Upcoming)	0.1 (0.1% of Upcoming)	13.0 (8.6% of Upcoming)	**151.2 (71.1% of Total)**
	Planned		0.5 (4.9% of Planned)		8.8 (95.1% of Planned)	**9.3 (4.4% of Total)**
	Vacant		32.2 (75% of Vacant)	2.3 (5.3% of Vacant)	8.3 (19.7% of Vacant)	**42.8 (20.1% of Total)**
	Underutilized		6.3 (66.8% of Underutilized)	1.4 (14.6% of Underutilized)	1.7 (18.6% of Underutilized)	**9.4 (4.4% of Total)**
	Total	**0.8 (0.4% of Total)**	**176.3 (82.8% of Total)**	**3.8 (1.7% of Total)**	**31.8 (15.1% of Total)**	**212.7 ha**

Source: District of Lake Country (2025), CBRE (2025)

2.9 | Implications

Lake Country has about 1,675 hectares of residential-designated land, though only 43 hectares are currently vacant and developable, with another 9 hectares underutilized. By 2051, the District will need 4,367 to 5,642 new housing units, leaving a shortfall of up to 25.5 ha beyond existing and planned supply.

While land quantity appears sufficient overall, development-readiness, servicing, and alignment with housing demand vary across neighbourhoods, with most capacity concentrated in Winfield and Okanagan Centre.

Summary of Key Findings

Chapter 2 identifies that the District of Lake Country has roughly 1,675 ha of land designated for residential use, of which 213 ha are considered potentially suitable for future development. After adjusting for slope, servicing constraints, UCB, and sites already under construction, about 43 ha remain vacant and readily developable, with another 9 ha categorized as underutilized and offering longer-term potential.

CBRE's demand projections indicate that Lake Country will require 4,367 to 5,642 additional housing units by 2051. With approximately 4,110 units already in the pipeline, the gap between forecast demand and planned supply points to the potential need for up to 25.5 ha of additional residential land. This assessment suggests that, based on existing zoning and OCP designations, the District can meet the 2041 requirements identified in recent housing needs assessments, while also accommodating growth anticipated through 2051.

Spatial analysis shows that the majority of development-ready land is concentrated in Winfield and Okanagan Centre, whereas Carr's Landing and Oyama remain constrained by topography and limited servicing. While the overall quantum of residential land appears adequate, its readiness for development, infrastructure capacity, and alignment with emerging housing preferences will vary by location across the District.

Planning Implications

1. Optimize Growth Within Serviced Areas

To accommodate forecasted demand efficiently, the District should focus future residential growth in areas with existing infrastructure, such as Winfield, where medium-density formats like townhomes and low-rise apartments can be supported with minimal upgrades. Targeted intensification within these nodes will help manage infrastructure costs, reduce sprawl, and preserve agricultural and environmentally sensitive lands.

2. Promote Missing Middle and Tenure Diversity

Given demographic shifts and affordability challenges, the OCP should include strong policy support for a broader mix of housing forms. Encouraging ground-oriented formats such as duplexes, fourplexes, and townhomes in existing neighbourhoods will help address demand for family-friendly housing. Rental options and adaptable formats should also be emphasized to serve a growing aging population and workforce households.

3. Ensure Policy-Responsive Land Enablement

While projected demand may be met on paper, the District should ensure a proactive approach to land enablement. This includes reviewing zoning, reducing regulatory barriers to gentle infill, and ensuring that development sequencing aligns with infrastructure planning and fiscal sustainability. Peripheral areas should be evaluated carefully through a long-term, phased lens to avoid premature infrastructure commitments.

3

Commercial Analysis

3 | COMMERCIAL ANALYSIS

As outlined in this chapter, future commercial land needs will be shaped by the District's ability to capture and retain projected growth in retail and service-based spending.

3.1 | Introduction

Overview

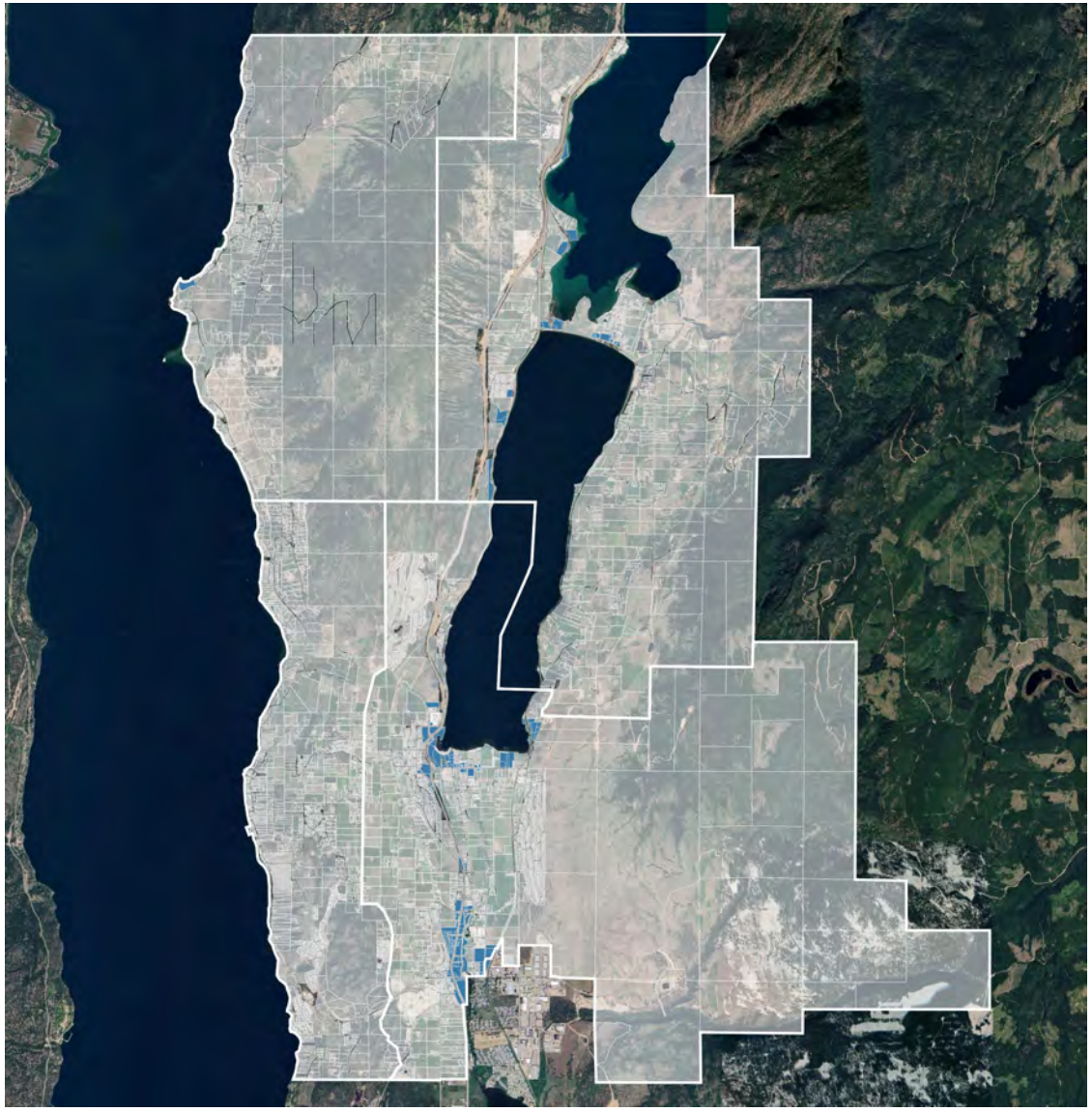
This chapter assesses whether the District's current land supply of approximately 90 ha designated for commercial use (in addition to Urban Residential and High-Density Residential areas) is sufficient to accommodate projected demand through 2051. CBRE analyzes potential gaps between future needs and existing or planned capacity by examining a range of market and policy considerations, including:

- **Retail Sales Growth Trends by Subcategory (2022–2024)**
- **Local Retail and Office Market Conditions (2025)**
- **Existing and Pipeline Commercial Inventory (2025–2051)**
- **Commercial Demand Projections (2025–2051)**
- **Forecasted Supply-Demand Gap (2051)**
- **Assessment of Vacant and Underutilized Land (as of July 2025)**
- **Key Planning Implications and Recommendations**

Methodology

CBRE's commercial demand model estimates supportable retail and service-based floorspace by projecting future disposable income and applying a customized sales-to-income ratio reflective of local spending patterns. Sales capture rates are then adjusted to account for competitive market pressures and geographic access considerations. These projected expenditures are translated into floorspace requirements using productivity benchmarks linked to achievable lease rates. The result is a grounded, data-driven estimate of the commercial space needed to meet demand through 2051.

FIGURE 14 – COMMERCIAL LAND AREAS **| Lake Country currently has approximately 90 ha of land designated for commercial land uses.**



Source: District of Lake Country (2025), CBRE (2025)

Retail trends continue to show strong performance in food services, health and wellness, and experience-based sectors—categories that align with Lake Country's local market profile.

3.2 | Commercial Market Trends

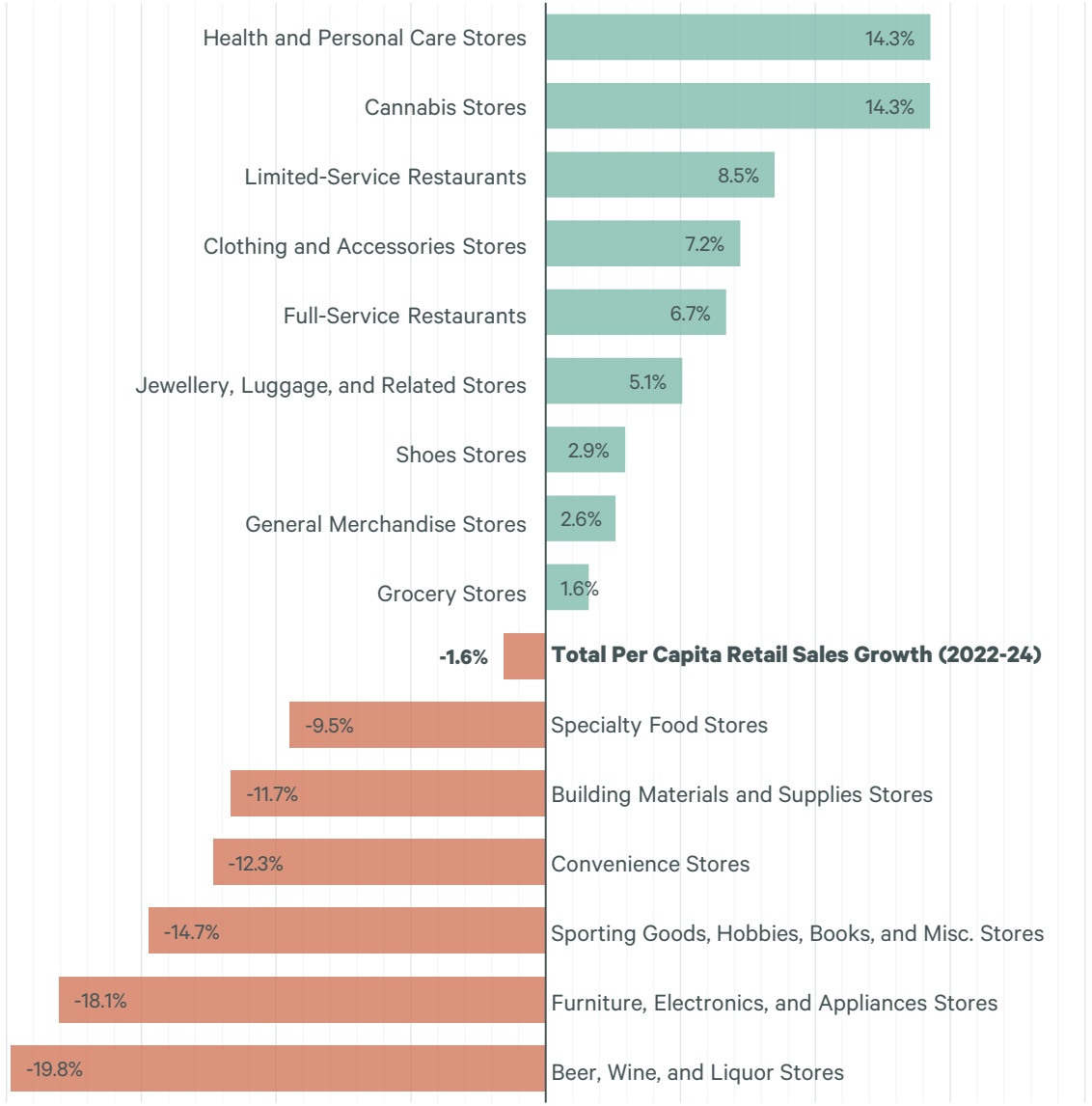
Provincial Retail Sales Trends

Before evaluating local market dynamics and projecting future demand, it is important to understand broader retail trends across British Columbia, as these will shape Lake Country's retail environment. As shown in Figure 14, inflation-adjusted per capita retail sales in B.C. declined by 1.6% between 2022 and 2024. This trend reflects high interest rates, inflationary pressures, and evolving post-pandemic spending habits. That said, subcategory performance has varied considerably.

Convenience-oriented and experience-based retail segments have shown resilience. Between 2022 and 2024, health and personal care stores (+14.3%) and cannabis retailers (+14.3%) led growth, followed by limited-service restaurants (+8.5%), clothing and accessories (+7.2%), and full-service restaurants (+6.7%). These gains highlight consumer preferences for essential goods and experiential services. In contrast, discretionary categories such as electronics and appliances have seen declining sales due to tighter household budgets and e-commerce competition.

Despite these challenges, CBRE believes Lake Country is positioned to support modest, localized retail growth. Large-format and destination retail will continue to concentrate in Kelowna, but Lake Country's growing population and changing demographics will generate demand for small-scale, convenience-oriented commercial uses—especially when integrated into mixed-use developments near residential hubs. A strategic focus on walkable, well-distributed retail—such as health services, wellness providers, and food and beverage operators—will enhance community livability and support the District's broader planning goals.

FIGURE 15 - PER CAPITA RETAIL SALES GROWTH (2022 – 2024) **| Per capita retail sales are growing among several convenience and comparison subcategories.**



Source: Statistics Canada (2025)

3 | COMMERCIAL ANALYSIS

Lake Country's retail market is performing well but remains modest in scale, with opportunities for growth concentrated in walkable, mixed-use centres, tourism-oriented businesses, and value-driven retailers serving a mix of residents, visitors, and the expanding regional population.

Local Retail Market Trends

Lake Country's retail market, while relatively small in scale, is showing strong performance metrics that exceed expectations for a community of its size. Vacancy remains low and tenant turnover minimal, reflecting steady population growth and a constrained competitive landscape. Grocery anchored centres—particularly in Winfield—are performing well. The Save-On-Foods location, for example, is estimated to generate grocery sales of roughly $750 per square foot, well above the national benchmark of $650. Inline tenants in these centres are also reporting strong results, with average sales of $435 per square foot—surpassing the Metro Vancouver average of $395.

Several national and regional tenants now view Lake Country as an underserved market. Dollarama's location ranks in the top national quartile, suggesting capacity for an additional 15,000–20,000 square feet of comparable value-oriented retail. Similarly, large-format discount grocers like No Frills and FreshCo have reportedly been exploring 25,000-30,000 square-foot opportunities, pointing to ongoing spending leakage to nearby Kelowna. As Lake Country continues to attract a broader demographic mix—including young families, remote workers, and retirees—the area is increasingly appealing to population and tourism serving tenants such as specialty food services, convenience-oriented tenants, and personal services.

Tourism represents another layer of potential. Lake Country's location between Kelowna and Vernon, coupled with its lakeside setting and proximity to vineyards, positions it as a high-visibility corridor for Okanagan visitors. While current offerings remain focused on essential retail, there is untapped opportunity to diversify into tourism-supportive formats—boutiques, artisanal food and beverage, and recreational retail—that could both enhance placemaking and strengthen the local economy.

Planning Implications

Looking ahead to 2051, Lake Country's anticipated population growth and shifting consumer patterns are expected to require an expanded commercial land use strategy. The OCP should prioritize the evolution of neighbourhood-scale commercial nodes, particularly in Winfield as it is already supported by existing infrastructure, road networks, and growing residential catchments. Embedding retail within mixed-use formats in this area will promote more complete, walkable communities and help reduce the reliance on Kelowna and Vernon for day-to-day needs.

Beyond supporting local-serving convenience and lifestyle retail, there may be an opportunity to broaden the commercial policy framework to include uses that contribute to economic diversification and tourism activation. The District is well-positioned to encourage cafés, tasting rooms, boutique retailers, agri-food shops, and trailhead-oriented services that align with Lake Country's rural character and growing recreational appeal. Strategic infill on underutilized sites—especially those with scenic attributes or strong visibility—could help catalyze these uses while enhancing key corridors and destination appeal.

To respond to evolving retail formats, the District may also consider increasing flexibility in zoning and built form regulations to accommodate hybrid and emerging models. This includes space for e-commerce-supported local businesses, part-time or modular retail formats, and co-working/retail hybrids. Enabling this kind of adaptability will support tenant diversity, improve local capture of consumer spending, and build resilience into Lake Country's commercial base. A more complete retail offering will enhance community livability while reinforcing the District's long-term economic sustainability and identity as a distinct, self-sufficient municipality.

3 | COMMERCIAL ANALYSIS

Lake Country's office market is small and primarily local-serving, with future demand best accommodated through small-scale, flexible spaces integrated into mixed-use nodes, rather than standalone office developments.

Local Office Market Trends

Lake Country's office market remains small and primarily population-serving, with limited dedicated inventory and few new developments in recent years. Office demand is generally accommodated through mixed-use buildings, retail plazas, and small-format standalone units, rather than purpose-built complexes. This reflects the scale of the local economy and demand profile—anchored by medical, legal, financial, and real estate services concentrated in Winfield, the Town Centre, and along Highway 97.

Vacancy remains low and occupancy stable, suggesting steady—though moderate—local demand. However, lease rates are substantially lower than those in nearby Kelowna or Vernon, limiting the financial viability of standalone office construction due to high build costs and constrained rental returns. As a result, new supply is expected to emerge incrementally through mixed-use or retail-integrated developments.

While many residents continue to commute to Kelowna for office-based work, the rise of remote and hybrid employment models—combined with Lake Country's appeal to entrepreneurs and home-based professionals—may support increased demand for flexible formats such as co-working spaces, live-work units, and wellness-oriented commercial hubs.

Looking forward, modest expansion in office supply may be justified to accommodate growth in health services, government, and tourism-related administration. Any future development should reflect local market conditions and target adaptable, small-scale formats rather than speculative, large-footprint offices.

Planning Implications

Given Lake Country's modest population base, its proximity to major employment centres such as Kelowna, and limited historical office absorption, the realistic potential for standalone office development remains low. Local demand is expected to remain primarily population-serving—driven by medical, dental, legal, real estate, and professional services—best accommodated within small-scale, flexible commercial spaces embedded in mixed-use buildings.

Even if tenant interest increases, prevailing lease rates in Lake Country—typically below those achievable in larger urban markets—are unlikely to support the high construction costs associated with new standalone office projects. This reinforces the importance of integrating office uses within broader mixed-use formats, where shared infrastructure and increased land-use efficiency improve development feasibility.

Planning policies should therefore consider office space as part of ground-floor commercial (within less desirable units from a retail perspective) or within the 2nd floor of mixed-use developments, rather than standalone buildings. The OCP should also encourage adaptable formats such as live-work units, co-working hubs, and small-scale medical or professional offices within neighbourhood-scale commercial areas. These formats align with evolving work trends and support the District's goals for more complete, locally-serving communities.

Zoning and land use policy should remain flexible to accommodate a broad range of office uses while discouraging land speculation or the long-term reservation of sites for office development that may not materialize. A context-sensitive, demand-driven approach will ensure that the District meets its emerging office needs while supporting fiscal sustainability and community-building objectives. Ideally this would support office space as a secondary use, within the second floor of mixed-use developments.

The District is home to approximately 169 retail and service commercial uses, with a strong representation of "daily needs" tenants such as grocery stores, pharmacies, and restaurants.

3.3 | Total Commercial Inventory

Retail and Commercial Services Inventory Overview

To estimate the current inventory of retail and commercial service supply—including health, personal, financial, and fitness services—CBRE reviewed the District's business license data and validated findings through in-person fieldwork. Based on this analysis, the District is estimated to have approximately 169 active retail and service commercial businesses.

This total includes a strong share of food services (grocery stores, restaurants, cafés), commercial services, and other locally oriented "daily needs" tenants. In contrast, most comparison shopping and large-format retail activity continues to be captured by nearby Kelowna—a pattern expected to persist through the projection horizon.

Under Construction and Planned Supply

CBRE has reviewed rezoning, development permit, and building permit data and consulted with District staff to estimate the amount of commercial floorspace currently under construction, confirmed for short-to-medium-term development, and planned for completion by 2051.

Based on this assessment, the District is expected to add approximately 10,000 to 20,000 square feet of commercial floor area in the near term. An additional 60,000 to 70,000 square feet is planned and anticipated to be delivered by 2051, resulting in a total projected increase of 70,000 to 90,000 square feet of commercial supply to meet future demand.

FIGURE 16 - COMMERCIAL INVENTORY | **Lake County's tenant mix primarily caters to the convenience-needs of the surrounding community.**

Retail and Commercial Services Subcategory	Total Businesses	% of Total
Restaurants and Drinking Establishments	45	26.6%
Health Services	35	20.7%
Personal Services	20	11.8%
Financial Services	14	8.3%
Grocery, Convenience, and Specialty Food Stores	13	7.7%
Miscellaneous Retail Stores	11	6.5%
Fitness Services	8	4.7%
Clothing and Accessories Stores	5	3.0%
Health and Personal Care Stores	5	3.0%
Beer, Wine, and Liquor Stores	4	2.4%
Sporting Goods, Hobbies, and Books Stores	4	2.4%
Building Materials, Equipment, and Supplies Stores	2	1.2%
General Merchandise Stores	2	1.2%
Furniture and Furnishings Stores	1	0.6%
Total Retail and Commercial Services Businesses	**169 Businesses**	
Confirmed Upcoming Additional Supply	**10,000 to 20,000 sf GLA**	
Planned and Expected Additional Supply	**50,000 to 60,000 sf GLA**	



Sources: District of Lake Country (2025), CBRE (2025)

Lake Country shows strong per capita retail spending, with growth potential in daily-needs categories, though future capture depends on limiting outflows to Kelowna and leveraging tourism inflows.

3.4 | Forecasted Expenditure Growth

Current Commercial Spending Potential and Growth Potential

As of 2025, Lake Country's retail and service commercial sector generates approximately $337 million in annual residential expenditure potential, translating to $18,600 per capita—well above provincial and regional averages. This reflects the District's strong purchasing power despite its relatively modest population base.

Spending is concentrated in daily-needs categories, including grocery stores ($5,716 per capita) and restaurants and food services ($3,131). This aligns with observed sales performance from local tenants and reinforces the case for further neighborhood-scale retail expansion. Growth opportunities exist for additional food, beverage, and health-related retailers—particularly when integrated into mixed-use developments.

Spending Inflow and Outflow Considerations

While Lake Country retains strong local spending in key categories, there is significant retail outflow to nearby Kelowna, especially in discretionary or large-format categories like electronics, general merchandise, and discount groceries. Local retail is primarily designed to serve day-to-day resident needs; however, some inflow spending is driven by tourism and rural catchment areas, particularly during peak seasons.

On the following pages, CBRE examines how much of the projected future spending potential could realistically be captured within the District. This analysis accounts for leakage trends, the impact of tourism, and the District's evolving retail landscape—including realistic development capacity, tenant feasibility, and achievable lease rates.

FIGURE 17 – 2025 EXPENDITURE POTENTIAL **| Per capita expenditures are notably higher in Lake Country than regional and provincial averages.**

Retail and Commercial Services Subcategory	Total Spending	Per Capita Spending
Building Materials, Garden Equipment, and Supplies	$6,713,557	$371
Grocery Stores, Convenience Stores, and Specialty Food	$103,514,684	$5,716
Beer, Wine, and Liquor	$22,252,268	$1,229
Furniture and Furnishings	$22,727,073	$1,255
Electronics and Appliances	$25,090,849	$1,385
General Merchandise	$6,890,978	$381
Health and Personal Care	$30,491,626	$1,684
Clothing and Accessories	$41,324,240	$2,282
Sporting Goods, Hobbies, and Books	$9,924,700	$548
Miscellaneous Retail	$11,789,341	$651
Restaurants and Drinking Establishments	$56,703,075	$3,131
Total Annual Residential Expenditure Potential (2025)	**$337,422,391**	**$18,632**



Sources: Conference Board of Canada (2025), Statistics Canada (2025), CBRE (2025)

Lake Country could capture up to $96.7M in retail sales by 2051—mainly in daily-needs categories like grocery, restaurants, and health services—if growth is supported in targeted nodes.

3.5 | Sales Growth Capture Potential

Sales Growth Capture Potential (2025–2051)

CBRE estimates that Lake Country could achieve between $65.9 million and $96.7 million in additional annual retail and service commercial sales by 2051, depending on the rate of population growth. This represents the potential sales growth that could be captured locally, assuming that new commercial space is appropriately located and aligns with consumer demand.

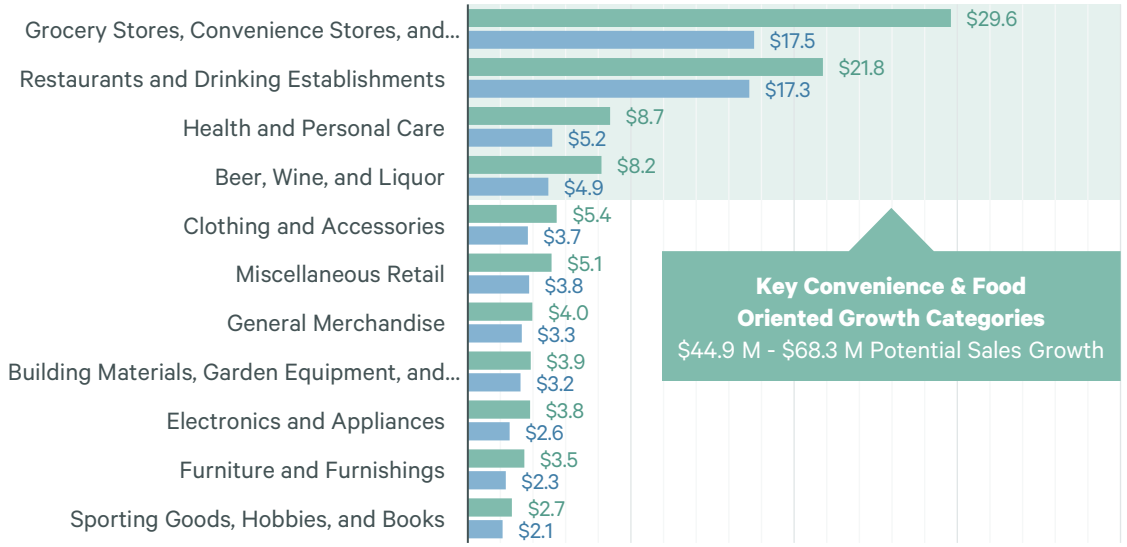
The strongest sales growth is expected among daily-needs and convenience-oriented categories, including grocery stores, restaurants, health and personal care, and liquor sales. These four subcategories alone account for approximately 60–70% of total growth potential, highlighting the importance of planning for neighbourhood-serving commercial nodes rather than destination or large-format retail.

By contrast, categories such as furniture, electronics, and sporting goods are expected to see more modest local capture, with much of this demand continuing to flow to nearby Kelowna. This emphasizes the importance of targeting new commercial space in high-visibility, high-accessibility areas that can attract daily shoppers and capitalize on proximity to residential growth areas.

Strategically enabling an additional $80M+ in annual sales capture will require the District to support a combination of small-format retail, mixed-use development, and accessible commercial centres. On the following pages, CBRE explores how this sales capture potential translates into supportable leasable floor area by subcategory, and the land required to support such development.

FIGURE 18 – SALES GROWTH CAPTURE POTENTIAL **| Strong sales growth potential is expected among locally serving convenience and food subcategories.**

Retail and Commercial Services Subcategory	Low	Mid	High
Building Materials, Garden Equipment, and Supplies	$3,224,621	$3,541,578	$3,858,535
Grocery Stores, Convenience Stores, and Specialty Food	$17,536,336	$23,572,311	$29,608,286
Beer, Wine, and Liquor	$4,929,658	$6,556,494	$8,183,330
Furniture and Furnishings	$2,321,023	$2,889,513	$3,458,004
Electronics and Appliances	$2,562,425	$3,190,043	$3,817,661
General Merchandise	$3,309,838	$3,635,172	$3,960,505
Health and Personal Care	$5,165,561	$6,943,538	$8,721,514
Clothing and Accessories	$3,681,759	$4,562,552	$5,443,345
Sporting Goods, Hobbies, and Books	$2,135,372	$2,420,344	$2,705,316
Miscellaneous Retail	$3,765,623	$4,453,064	$5,140,504
Restaurants and Drinking Establishments	$17,252,012	$19,509,490	$21,766,967
Total Annual Sales Growth Capture Potential (2025 – 51)	**$65.9 M**	**81.3 M**	**$96.7 M**



Sources: Conference Board of Canada (2025), Statistics Canada (2025), CBRE (2025)

Lake Country is projected to need 69,000 to 130,000 sq. ft. of commercial space by 2051, best accommodated in mixed-use developments and modest walkable neighbourhood nodes, requiring 1.3 to 3.4 ha in addition to planned upcoming supply. Higher densities are recommended.

3.6 | Gap Analysis and Land Requirements

Gap Analysis and Typology Implications

As outlined in the figures to the right and on the following page, CBRE estimates that the District of Lake Country could experience total commercial floorspace demand growth of between 139,000 and 200,000 square feet by 2051, depending on the population growth scenario. With approximately 70,000 square feet of new supply currently confirmed or expected from ongoing and planned mixed-use projects, the District could face an additional commercial floorspace gap of between 69,000 and 130,000 square feet.

This gap will largely emerge in population-serving categories such as restaurants, grocery stores, health and personal care, and various personal and professional services. These categories reflect Lake Country's evolving role as a self-sufficient community offering essential goods and services to a growing local population. Importantly, the typology of future commercial space should be context-sensitive. The majority of this space could be accommodated within neighbourhood-scale, pedestrian-friendly mixed-use developments.

Potential Land Requirements

To translate projected floorspace gaps into land needs, CBRE applied a range of commercial density assumptions, resulting in land requirements of approximately 1.3 to 3.4 ha to accommodate long-term demand. Planning policy should target a mid-point scenario—adding 2.1 to 2.6 ha of commercial land—balancing the need for development flexibility with the importance of avoiding oversupply. Future commercial development should prioritize formats that serve daily needs, are pedestrian-oriented, and integrate well within existing or emerging residential areas.

Locational Implications

Given the scale and nature of projected demand, new commercial development in Lake Country should be directed toward established and emerging growth areas such as Winfield, the Town Centre, and Woodsdale. These areas already have the supporting infrastructure and population density needed to make commercial development viable, particularly when delivered as part of broader mixed-use projects. Peripheral or highway-oriented development should only focus underserved needs or specific tenant interest.

The District's commercial land-use strategy should remain responsive to market realities: even in high-growth scenarios, demand is expected to remain modest and highly localized. Focusing on intensification within existing nodes—rather than the creation of major new commercial areas—will help ensure new supply is viable, efficiently serviced, and aligned with Lake Country's vision for walkable, complete communities. In addition, small-scale, convenience-oriented retail should be planned near growing residential areas such as Lakestone to meet day-to-day needs and support more self-sufficient neighbourhoods.

FIGURE 19 – COMMERCIAL LAND REQUIREMENTS **| Lake Country may require an additional 1.3 to 3.4 ha of land suitable for commercial development.**

Total Additional Land Requirements (2025 – 2051)	Low Growth	Mid Growth	High Growth
High Density (FAR .50)	1.3 ha	1.8 ha	2.4 ha
Mid-Density (FAR .43)	1.5 ha	2.1 ha	2.8 ha
Low Density (FAR .35)	1.8 ha	2.6 ha	3.4 ha

Sources: CBRE (2025)

3 | COMMERCIAL ANALYSIS

Assuming approximately 70,000 sf of gross leasable area will be introduced to the market by 2051 within upcoming and planned mixed-use projects, the District would be expected to require an additional 69,000 to 130,000 sf of floorspace to accommodate long-term demand.

FIGURE 20 – COMMERCIAL DEMAND GROWTH (2025 – 2051) **| The District will experience notable demand for additional retail floorspace between 2025 and 2051.**

Retail and Commercial Services Subcategory	Low Growth	Mid Growth	High Growth	Preliminary Comments *(to be refined within upcoming retail and hotel study)*
Building Materials, Garden Equipment, and Supplies	9,000 sf	10,000 sf	11,000 sf	Niche timber-yard / outdoor living centre tenant type to complement the existing Home Hardware.
Grocery Stores, Convenience Stores, and Specialty Food	23,000 sf	30,000 sf	38,000 sf	Additional discount grocer, along with a variety of smaller convenience and specialty food tenants.
Beer, Wine, and Liquor	4,000 sf	5,000 sf	6,000 sf	Boutique craft beer and wine shop ideally located adjacent to an additional grocery store.
Furniture and Furnishings	9,000 sf	12,000 sf	14,000 sf	Two smaller format, boutique showrooms offering trendy furniture and furnishings.
Electronics and Appliances	5,000 sf	6,000 sf	8,000 sf	Collection of CRUs offering goods that don't require significant comparison-shopping opportunities.
General Merchandise	8,000 sf	9,000 sf	10,000 sf	Additional value banner capturing price-sensitive shopping.
Health and Personal Care	9,000 sf	13,000 sf	16,000 sf	Aging population drives demand for hearing, optical, physio, and integrative health options.
Clothing and Accessories	9,000 sf	11,000 sf	14,000 sf	Tourism and higher-income residents will support a few additional boutique stores.
Sporting Goods, Hobbies, and Books	6,000 sf	7,000 sf	8,000 sf	Multipurpose retailers offerings sporting good sales, rentals, outdoor gear, etc.
Miscellaneous Retail	13,000 sf	15,000 sf	17,000 sf	Growth in this sector will primarily be related to pet goods and related items.
Restaurants and Drinking Establishments	25,000 sf	28,000 sf	31,000 sf	Strong demand for a variety of full and limited-service restaurants.
Commercial Services	19,000 sf	23,000 sf	27,000 sf	Barbers, salons, boutique fitness, personal services, and similar tenant types.
Total Additional Floor Area Demand by 2051	**139,000 sf**	**169,000 sf**	**200,000 sf**	**It is recommended to target the mid-point of this range in order to ensure the market is not over supplied and existing tenants experience strong sales performance.**
Projected Floor Area Gap by 2051	**69,000 sf**	**99,000 sf**	**130,000 sf**	**Assuming the mid-point of upcoming and planned supply (~70,000 sf GLA) is introduced to the market between 2025 and 2031.**

Source: CBRE (2025)

The District of Lake Country has an estimated 22 ha of land suitable for future commercial development, 8.7 ha of which currently is vacant or underutilized without any development plans.

3.7 | Vacant and Underutilized Land Area

Capacity Analysis Overview and Methodology

To assess the total amount of vacant and underutilized land suitable for future standalone or mixed-use commercial development, CBRE reviewed GIS data provided by the District and the RDCO and supported key findings through detailed in-person fieldwork. The analysis considered a range of physical and planning-related factors, including:

- **Topography, Environmental, and Urban Containment Boundary Constraints**
- **Access to key vehicle and active mobility routes**
- **Location relative to existing and emerging growth nodes**

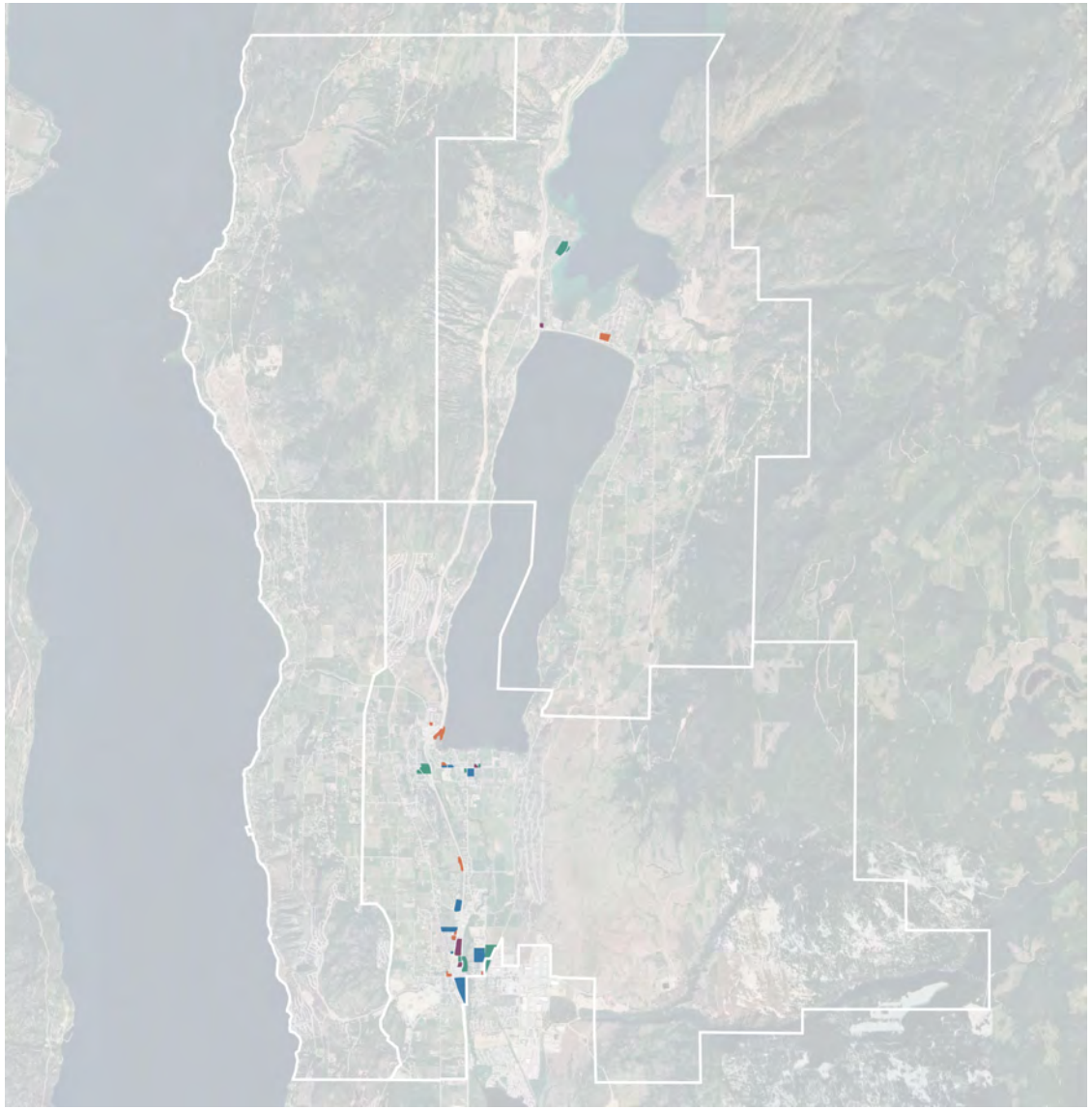
Upcoming, Planned, Vacant, and Underutilized Land

CBRE has identified approximately 22 ha of land within the District that is suitable for future commercial development, the majority of which is within areas permitting mixed-use development. This includes an estimated 4.5 ha of developable vacant land, and an additional 4.2 ha of potentially underutilized land.

Ref	Category	Description	Hectares
	Upcoming	Confirmed upcoming expected in the short- to mid-term	6.1 (28.5%)
	Planned	Planned supply assumed to be introduced by 2051	6.7 (31.2%)
	Vacant	Vacant and potentially suitable for development	4.5 (21.0%)
	Underutilized	Underutilized and potentially suitable for intensification	4.2 (19.3%)
		Total	**21.5**

Source: District of Lake Country (2025), CBRE (2025)

FIGURE 21 – VACANT AND UNDERUTILIZED LAND INVENTORY **| Lake Country currently has approximately 8.7 ha of vacant and underutilized commercial land.**



Source: District of Lake Country (2025), CBRE (2025)

The District's vacant land designated to permit commercial development is expected to be sufficient to accommodate the projected land demand of 1.3 to 3.4 ha, particularly if commercial components are encouraged within the ground floor in strategic mixed-use areas.

3.8 | Vacant and Underutilized Land by OCP Designation

Future Land Requirements and Development Typologies

As outlined in Section 3.6, demand projections indicate that an additional 1.3 to 3.4 ha of land may be required to accommodate future commercial needs, primarily within mixed-use development formats. Most of this demand could likely be met through vertically integrated, mixed-use buildings that combine ground-floor commercial with residential above. However, one exception may be a future grocery-anchored retail plaza, which could be more appropriate as a standalone format due to parking and access requirements.

Given the District's growing population—particularly in and around Winfield—future commercial development should emphasize community-serving tenants and prioritize human-scale, pedestrian-oriented design. This includes active frontages, patios, and transparent storefronts that contribute to vibrant public spaces. Outside of Winfield, areas experiencing rapid growth such as Lakestone may warrant the introduction of small-scale, convenience-oriented retail to serve local residents and tourists, support walkability, and reduce reliance on vehicle trips.

Role of Permitting Residential Uses above Commercial Development

Given rising construction costs and constrained lease rates in the Lake Country market, standalone commercial developments may be financially challenging in many instances. Allowing residential uses above ground-floor commercial can help improve project viability by leveraging residential revenue to offset commercial development costs. Strategic rezonings that enable mixed-use formats will be important to unlocking these opportunities, particularly in key nodes with infrastructure and servicing already in place.

That said, grocery-anchored retail plazas continue to perform well and can often command higher lease rates for adjacent retail units. Should a grocery operator seek new space in the market, accommodating one additional standalone retail centre could be justified. These formats continue to provide important community amenities and remain viable under current market conditions.

FIGURE 22 – VACANT AND UNDERUTILIZED LAND INVENTORY BY OCP **| The majority of the District's Commercial Development Potential is within Mixed-Use areas.**

Ref	Category	Highway Commercial	Mixed-Use Commercial	Service Commercial	Tourist Commercial	Total Hectares
	Upcoming		0.5 (8.9% of Upcoming)	1.8 (29.3% of Upcoming)	3.8 (61.7% of Upcoming)	6.1 (28.5% of Total)
	Planned		6.6 (97.8% of Planned)		0.1 (2.2% of Planned)	6.7 (31.2% of Total)
	Vacant	0.1 (1.9% of Vacant)	3.9 (88.9% of Vacant)	0.2 (3.4% of Vacant)	0.3 (5.8% of Vacant)	4.5 (21.0% of Total)
	Underutilized	0.8 (19.2% of Underutilized)	2.0 (47.8% of Underutilized)	0.2 (4.1% of Underutilized)	1.2 (28.9% of Underutilized)	4.2 (19.3% of Total)
	Total	**0.9 (4.1% of Total)**	**13.0 (61.0% of Total)**	**2.2 (9.9% of Total)**	**5.4 (25.1% of Total)**	**21.5**

Source: District of Lake Country (2025), CBRE (2025)

Based on the current OCP, Winfield holds the greatest potential to accommodate future commercial growth, representing approximately 84% of the planned, vacant, and underutilized lands with realistic development potential.

3.9 | Vacant and Underutilized Land by Ward

Commercial Development Capacity by Ward

The District's ability to accommodate future commercial growth varies significantly by ward, with topographic, environmental, servicing, and UCB constraints limiting development potential outside of Winfield. Winfield accounts for approximately 83.8% of the total developable commercial land base, including an estimated 7 ha of vacant or underutilized land with potential for future mixed-use development. While Oyama appears to offer approximately 3.5 ha of potential supply, unresolved infrastructure constraints may limit its near-term feasibility.

Land Use Planning Implications

Lake Country's projected commercial space needs are moderate—ranging from 69,000 to 130,000 square feet by 2051—but should be directed toward walkable, local-serving formats. These uses are best accommodated in established and emerging nodes such as Winfield, Woodsdale, and the Town Centre, where population density, road access, and servicing infrastructure already support commercial viability.

To reduce retail leakage and enhance local amenity access, the OCP should also support small-scale, convenience-oriented retail in residential growth areas such as Lakestone. Uses such as cafés, health clinics, and neighbourhood shops can promote walkability and support the development of more complete communities.

There is also an opportunity to encourage tourism- and lifestyle-aligned commercial formats that reflect Lake Country's rural identity and visitor appeal. Agri-retail, boutique shops, and recreation-serving businesses in scenic or high-traffic areas can strengthen the District's economic diversity and brand.

With up to 3.4 ha of new commercial land required on top of upcoming and planned supply, a focused and flexible land use strategy will be key to ensuring that new supply is both feasible and well integrated into the evolving fabric of the community.

FIGURE 23 – VACANT AND UNDERUTILIZED LAND INVENTORY BY WARD **| Winfield appears to have the majority of the District's future commercial development potential.**

Ref	Category	Carr's Landing	Okanagan Centre	Oyama	Winfield	Total Hectares
	Upcoming			1.9 (30.3% of Upcoming)	4.2 (69.7% of Upcoming)	6.1 (28.5% of Total)
	Planned				6.7 (100% of Planned)	6.7 (31.2% of Total)
	Vacant			0.3 (5.8% of Vacant)	4.2 (94.2% of Vacant)	4.5 (21.0% of Total)
	Underutilized			1.4 (33.0% of Underutilized)	2.8 (19.3% of Underutilized)	4.2 (19.3% of Total)
	Total			**3.6 (16.2% of Total)**	**17.9 (83.8% of Total)**	**21.5**

Source: District of Lake Country (2025), CBRE (2025)

3.10 | Implications

Chapter 3 finds that Lake Country has 90 ha of commercial land and around 169 active businesses, with strong performance in daily-needs retail and low vacancy rates, especially in Winfield. By 2051, up to 130,000 sf of additional space will likely be needed—mainly small-format, convenience-oriented uses. Growth should focus on serviced nodes like Winfield and Woodsdale, while also enabling neighbourhood-scale retail near new areas such as Lakestone. Tourism and mixed-use formats present added opportunities, supported by flexible, responsive planning policy.

Summary of Key Findings

Chapter 3 identifies that the District of Lake Country currently has 90 ha of commercially designated land and approximately 169 active retail and service-based businesses. The existing tenant mix is heavily weighted toward daily-needs categories such as grocery, restaurants, personal services, and health care. Retail performance is strong relative to community size, with above-average sales productivity and low vacancy rates—especially in anchored centres within Winfield.

Future commercial demand is projected to grow by 69,000 to 130,000 sf by 2051 on top of upcoming supply, translating into an additional land requirement of around 1.3 to 3.4 ha. Most of this growth is expected in small-format, convenience-oriented spaces, including cafés, clinics, and food-related services. Large-format and discretionary retailers, such as electronics and general merchandise, are expected to remain focused in Kelowna, where regional shopping destinations and economies of scale are already established.

There is also a clear opportunity to better serve Lake Country's growing population—particularly near new and expanding residential areas such as Lakestone—by enabling neighbourhood-scale retail offerings within walkable formats. Additionally, the District is well-positioned to support more tourism-aligned commercial activity, particularly along key corridors and near natural or recreational assets. These trends underscore the importance of enabling mixed-use, flexible commercial formats in both established and emerging nodes.

Planning Implications

1. Direct Commercial Growth to Serviced Nodes

Focus new commercial development primarily in Winfield, along Main Street and near Woodsdale Road, where population density, servicing infrastructure, and road access already support higher-density mixed-use and retail formats.

2. Enable Convenience Retail near Growing Nodes

Support small-format, daily-needs retail near growing residential areas outside of Winfield—such as near Lakestone and surrounding developments—to enhance walkability, reduce vehicle trips, and foster neighbourhood self-sufficiency.

3. Promote Tourism- and Lifestyle-Aligned Retail

Enable boutique, agri-retail, and recreation-focused commercial uses in scenic or high-traffic corridors to support visitor spending, reinforce local character, and diversify the commercial base.

4. Incorporate Employment Uses in Mixed-Use Settings

Recognize that future office demand will remain modest and best accommodated through upper-storey or co-located space within mixed-use developments. Encourage live-work units, medical offices, and co-working hubs as part of a flexible and resilient land use strategy.

4

Industrial Analysis

As reviewed within this chapter, the future land use needs for additional industrial development will be dependent on economic growth, forecasted demand, and the capacity of nearby land.

4.1 | Introduction

Overview

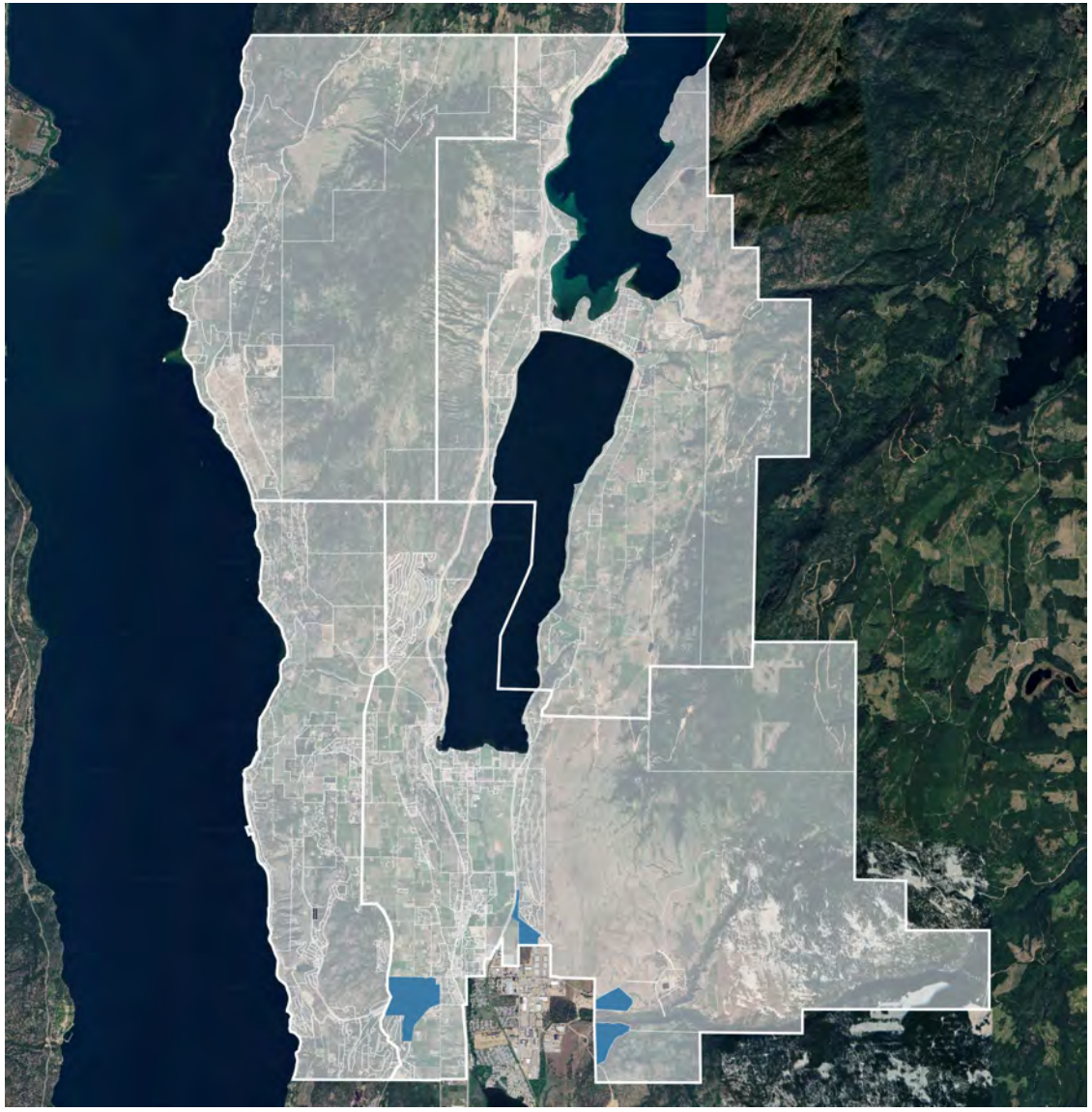
This chapter examines whether the estimated 90 ha of land within the District of Lake Country designated to accommodate industrial land uses is suitable to ensure the gap between future 2051 demand and current / upcoming supply is sufficient to meet the needs of the growing economy. On the following pages, CBRE reviews the following considerations expected to influence potential updates to the OCP, including:

- **Central Okanagan Industrial Market Metrics (2017 – Q1 2025)**
- **Local Industrial Market Trends and Employment Forecasts (2025 – 2051)**
- **Industrial Demand Projections (2025 – 2051)**
- **Forecasted Gap Between Industrial Demand and Supply (2025 – 2051)**
- **Assessment of Vacant and Underutilized Land (as of July 2025)**
- **Implications and Recommendations Regarding Updates to the OCP**

Methodology

CBRE's analysis integrates local and regional industrial market data, including the 2025 RDCO Employment Lands Inventory and Gap Analysis, 2025 Industrial Market Metrics provided by Colliers informing the Lake Country Business Park, and 2024 Regional Employment Projections provided by Deloitte. It also incorporates sources such as BC Statistics and Statistics Canada to update future demand estimates. Further, a detailed GIS review was undertaken to refine the District's industrial inventory and isolate land more likely to accommodate future growth. The resulting methodology outlines the potential for the District to accommodate future industrial demand by 2051.

FIGURE 24 – INDUSTRIAL LAND AREAS **| Lake Country currently has approximately 90 ha of land designated for industrial land uses.**



Source: District of Lake Country (2025), CBRE (2025)

Lake Country and North Kelowna are poised for modest industrial growth, supported by rising regional demand, strategic infrastructure planning, and new development supply. This evolution aligns with municipal policy goals and broader Central Okanagan economic objectives.

4.2 | Industrial Market Trends

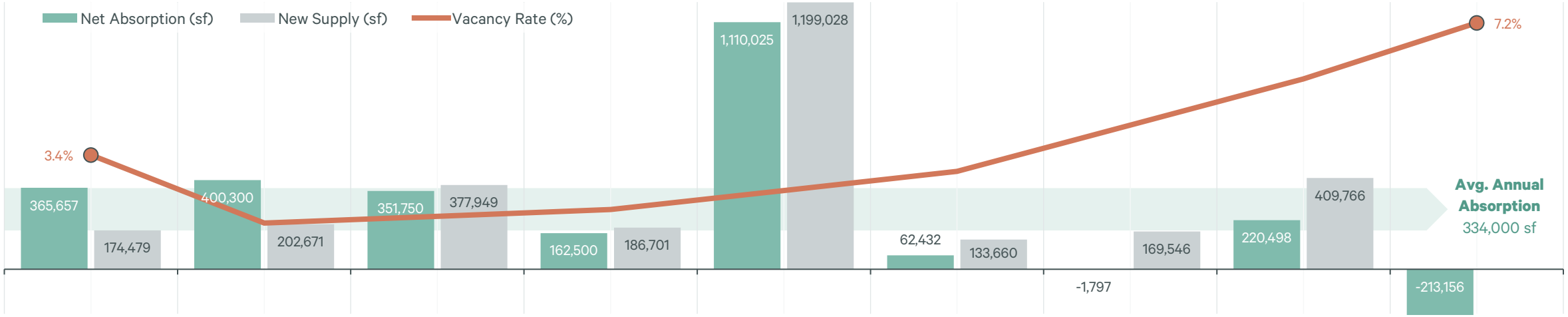
Regional Industrial Market Dynamics (2017 to Q1 2025)

Between 2017 and 2022, Greater Kelowna's industrial market experienced a significant surge, driven by strong post-pandemic demand and sustained absorption, which pushed vacancy rates below 2%. In response, a wave of new development has since been delivered, easing supply constraints and bringing vacancy up to 7.2% by early 2025. Much of this new inventory consists of strata, lease, and small-bay flex units (1,500 to 10,000 sf) complemented by a limited number of large-bay logistics facilities.

Regional Market Implications

Since 2017, the Central Okanagan has averaged approximately 334,000 sf of industrial absorption annually, with nearly 90% concentrated in the City of Kelowna. While this figure may be slightly inflated by the 2021 development surge, it serves as a reasonable upper-bound indicator of future regional demand. If Lake Country were to capture 5% of this activity, consistent with recent trends, it could realistically absorb around 16,700 sf of new industrial space per year at the low-end of expected demand.

FIGURE 25 – CENTRAL OKANAGAN INDUSTRIAL MARKET **| Since 2017, the Central Okanagan region has absorbed an average of 334,000 sf of industrial floorspace per year.**



Source: CBRE (2025)

4 | INDUSTRIAL ANALYSIS

In addition to a significant amount of recently completed and upcoming supply within Kelowna's nearby Beaver Lake Road industrial area, an additional 90 ha of land in the area is currently being planned for significant light industrial development.

Local Industrial Market Trends and Employment Forecasts

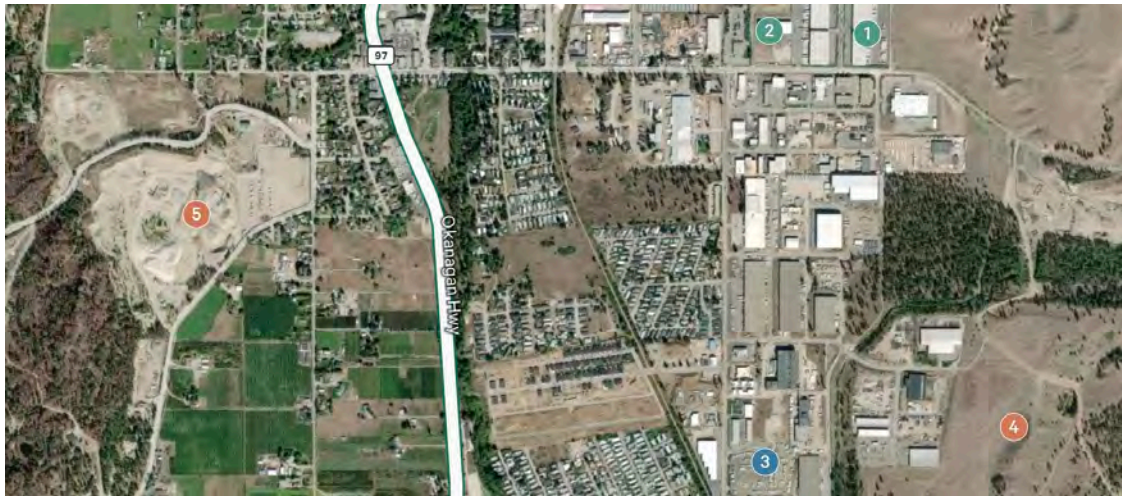
The Beaver Lake Road industrial area in North Kelowna, directly adjacent to Lake Country, is emerging as a strategic industrial hub within the Central Okanagan. This growth is underpinned by land availability, regional supply constraints, and proximity to Kelowna International Airport. Since 2020, over 275,000 sf of new light industrial floorspace has been delivered in the area, including notable projects such as the Beaver Lake Industrial Park and Argus Business Park North. This recent wave of development reflects a broader shift in regional investment activity toward Kelowna's northern gateway.

Despite this influx of supply, tenant demand remains relatively strong, and the area continues to demonstrate substantial capacity for further growth. Approximately 81 ha of land is being advanced for industrial development within the Bubna Road Industrial Park, partially extending into Lake Country's eastern boundary, while an additional 50 ha is planned within the District at Lake Country Business Park. Collectively, these areas are positioned to accommodate a diverse mix of users, ranging from local trades and service-based operators to logistics providers and small-bay manufacturing firms.

Looking ahead, Deloitte's 2024 regional employment projections indicate that industrial employment in the District of Lake Country is expected to rise from an estimated 865 jobs today to between 1,346 and 1,535 jobs by 2051, representing a net increase of 481 to 670 new industrial positions. This anticipated growth highlights the District's evolving economic structure, which increasingly emphasizes job diversification, local-serving industries, and a broader non-residential tax base. To support this transition, Lake Country will need to prioritize its limited industrial land supply and ensure zoning policies remain flexible and responsive to shifting market needs. These dynamics are explored in greater detail on the following pages.

FIGURE 26 – RECENT AND UPCOMING INDUSTRIAL SUPPLY | **Lake Country and North Kelowna are well served by recently completed light industrial supply**

Development Name and Address	Status	Total GLA	Est. FAR	Format
1) Beaver Lake Rd Industrial Park 230 – 250 Beaver Lake Road	Completed	~200,000 sf	~0.30	Light Industrial
2) Argus Business Park North 300 Beaver Lake Road	Completed	~35,000 sf	~0.35	Light Industrial
3) HW iPlex 270 Hiram Walker Court	Construction	~62,000 sf	~0.36	Light Industrial
4) Bubna Rd Industrial Park 380 Bubna Road	Planned	81 ha	TBD	Light Industrial
5) Lake Country Business Park Glenmore Road	Planned	50 ha	TBD	Light Industrial



Sources: CBRE (2025)

Lake Country is projected to see demand for at least 470,000 sf of new light industrial floorspace between 2025 and 2051, best accommodate in formats similar to recently completed supply along Beaver Lake Road. This would require a minimum of nearly 13 ha of total land area.

4.3 | Demand Analysis and Land Requirements

Demand Analysis Methodology and Floorspace Implications

To estimate future industrial floorspace demand in Lake Country, CBRE assessed emerging market trends alongside key planning assumptions, including an average employment density of approximately 700 sf per new light industrial job and a typical floor area ratio (FAR) of 0.35 to 0.45 for new industrial developments. This analysis was used to quantify the level of demand the District could reasonably accommodate between 2025 and 2051 across three growth scenarios—low (480 new jobs), medium (575 new jobs), and high (670 new jobs).

Under these scenarios, CBRE estimates the District could realistically absorb at least 470,000 sf of new industrial floorspace by 2051, equivalent to an average annual absorption rate of approximately 18,000 sf. When compared to the historical regional absorption rate of 334,000 sf per year (as detailed in Section 4.2), this would represent roughly 5.4% of total regional demand, a reasonable and achievable share given Lake Country's strategic location and emerging role relative to more established industrial nodes in Kelowna and West Kelowna.

Potential Land Requirements

To translate projected floorspace demand into future land requirements, CBRE applied a range of industrial development density assumptions. Based on this analysis, the District is estimated to require between 6.9 and 12.4 ha of industrial land between 2025 and 2051. Given the critical role of industrial lands in supporting economic growth, it is recommended that the District plan toward the upper end of this range to ensure sufficient capacity to meet long-term demand and to avoid constraining industrial supply beyond 2051. This is important as land demand may notably exceed projections if limited new supply is introduced within Kelowna over the planning horizon.

Locational Implications

Due to the scale of projected demand and the established industrial base in the Beaver Lake Road area, future growth in this part of the Central Okanagan should remain concentrated near this node. The Lake Country Business Park is therefore well positioned to accommodate industrial growth over the short term, though near-term development may be slightly limited by current infrastructure and access constraints.

The District's industrial land-use strategy should remain responsive to market conditions. Even in high-growth scenarios, demand is expected to be somewhat modest in comparison to the broader region. Shifting industrial development further north, such as into the northern regions of Winfield, could dilute supply and reduce operational efficiency. A consolidated approach near Beaver Lake Road is more appropriate, particularly with the expected introduction of substantial new supply within the 81 ha Bubna Road Industrial Park, which will further reinforce the area's role as a regional industrial hub.

FIGURE 27 – INDUSTRIAL LAND REQUIREMENTS | **Lake Country may require an additional 6.9 to 12.4 ha of land suitable for commercial development by 2051**

Total Additional Land Requirements (2025 – 2051)	Low Growth (480 New Jobs)	Mid Growth 575 New Jobs)	High Growth (670 New Jobs)
High Density (FAR .45)	6.9 ha	8.3 ha	9.7 ha
Mid-Density (FAR .40)	7.8 ha	9.3 ha	10.9 ha
Low Density (FAR .35)	8.9 ha	10.7 ha	12.4 ha

Sources: CBRE (2025)

The District of Lake Country has an estimated 84 ha of land potentially available for industrial development, the majority of which is currently planned within the Lake Country Business Park.

4.4 | Vacant and Underutilized Land Area

Overview and Methodology

To estimate the total amount of vacant and underutilized land suitable for future industrial development, CBRE analyzed GIS data provided by the District and RDCO, categorized by OCP land use designations and adjusted for topographic, environmental, and infrastructure constraints affecting each parcel's developable area.

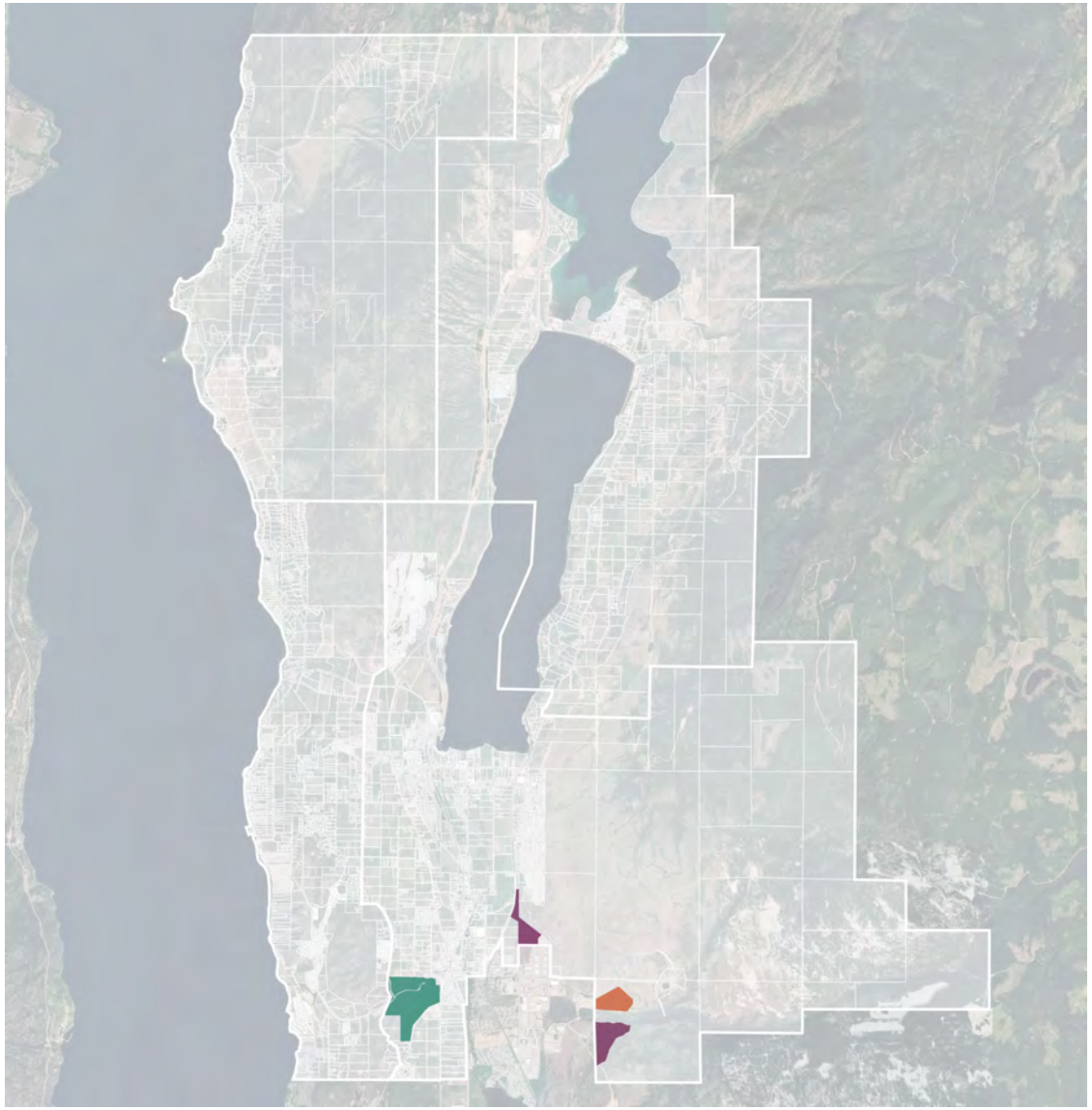
Potential Industrial Land Capacity

CBRE estimates that the District of Lake Country has approximately 84 ha of industrial-designated land suitable for future development. Of this, the majority (50 ha) is located within the planned Lake Country Business Park. Another 13 ha lies within Lake Country's portion of the planned 81 ha Bubna Road Industrial Park, near the Kelowna–Lake Country boundary. Together, these areas provide a substantial industrial land supply, indicating that Lake Country is not significantly constrained by long-term land availability. Based on CBRE's projected demand of up to 12.4 ha by 2051, the District appears well-positioned to accommodate growth while retaining flexibility beyond 2051.

Ref	Category	Description	Hectares
	Upcoming	Lake Country Business Park	50.0 (59.8%)
	Planned	Planned supply assumed to be introduced by 2051	0
	Vacant	Vacant and suitable for development (including Copper Hill area)	22.2 (26.6%)
	Underutilized	Underutilized and potentially suitable for intensification	11.4 (13.6%)
		Total	**83.6**

Source: District of Lake Country (2025), CBRE (2025)

FIGURE 28 – VACANT AND UNDERUTILIZED LAND INVENTORY | **Lake Country Business Park could likely absorb most of the District's near-term industrial demand.**



Source: District of Lake Country (2025), CBRE (2025)

4.5 | Implications

Chapter 4 concludes that Lake Country is well-positioned to accommodate modest industrial growth, supported by ample land availability, steady regional demand, and proximity to the expanding Beaver Lake Road industrial area.

Between 2025 and 2051, the District is projected to support up to 470,000 sf of new light industrial floorspace, translating to a land need of approximately 12.4 ha.

With 50 ha of planned supply within the Lake Country Business Park, the District appears well-equipped to meet anticipated demand over the near term.

Summary of Key Findings

Chapter 4 highlights that Lake Country's industrial sector is poised for modest but strategic growth, shaped by steady demand, regional supply constraints, and shifting economic structures. Since 2017, the Central Okanagan has absorbed an average of 334,000 sf of industrial floorspace annually, with Kelowna capturing approximately 90% of this activity. While Lake Country's share has been limited to date due to a lack of new supply, its proximity to the rapidly developing Beaver Lake Road industrial area positions it as a key emerging node.

Moving forward, Lake Country is expected to support between 480 and 670 new industrial jobs by 2051, translating to demand for up to 470,000 sf of new light industrial space. This would require approximately 6.9 to 12.4 ha of serviced land. Much of this growth is expected to be concentrated within the planned Lake Country Business Park and nearby Bubna Road Industrial Park, offering scale and co-locational advantages.

Importantly, it does not appear that the District is significantly land-constrained from an industrial perspective. With approximately 83.8 ha of industrial-designated land, 50 ha of which is within the planned Lake Country Business Park, the District appears well-positioned to support near- and long-term absorption, with flexibility to adjust to evolving tenant profiles and building formats. While annual absorption is expected to average just 18,000 sf, this figure could grow significantly as it is dependent on regional supply conditions and whether competitive product is continually built within Kelowna.

Planning Implications

1. Preserve and Optimize Strategic Industrial Lands

Although the District appears to have sufficient industrial land to meet projected demand through 2051, it remains important to protect this land use base and avoid premature conversion to residential or commercial uses. Preserving this supply will provide long-term flexibility, particularly if actual demand exceeds current projections.

2. Invest in Servicing and Access Infrastructure

Ensure infrastructure planning for the Lake Country Business Park and the District's portion of the Bubna Road Industrial Park is aligned with market timing to enable development as demand materializes.

3. Maintain Flexible Zoning and Policy Tools

Review and update zoning bylaws, as needed based on engagement with local developers and tenants, to accommodate a broader range of emerging light industrial formats while reducing regulatory barriers to investment. Policies should remain adaptable to evolving market conditions and end-user requirements.

4. Coordinate with Regional Planning Efforts

Continue aligning local planning decisions with broader RDCO economic development objectives, with a focus on employment growth, tax base diversification, and the efficient use of land within high-opportunity industrial areas.

Agricultural Analysis

As outlined in this chapter, Lake Country's future land needs for agriculture will depend on multiple factors—including sector growth, operational intensification, and land suitability.

5.1 | Introduction

Overview

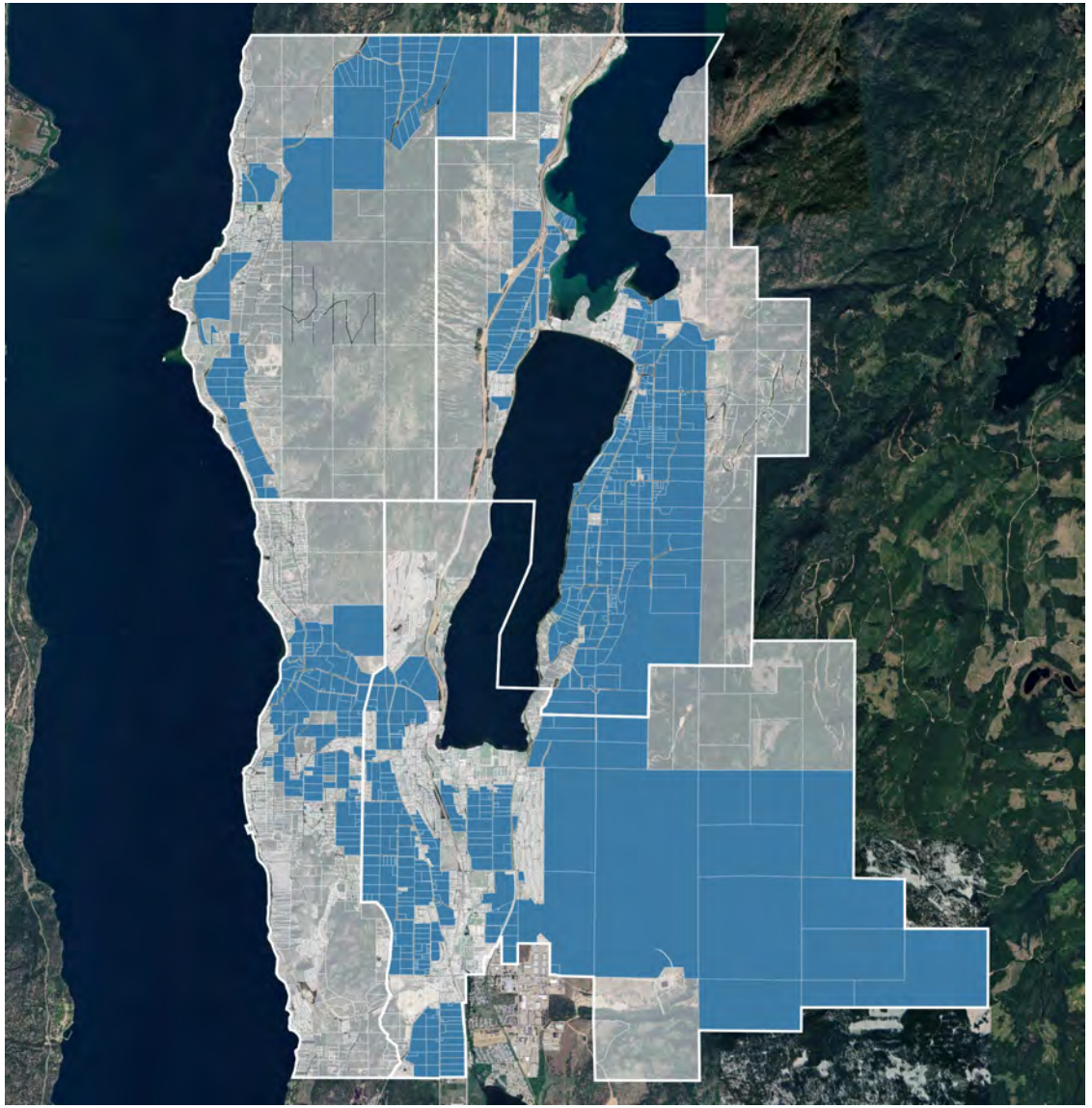
This chapter evaluates whether Lake Country's 8,900 ha of agriculturally designated land can support long-term sector needs through 2051. While the total land base is significant, many parcels are constrained by slope, soil, or servicing limitations that limit their overall feasibility. CBRE evaluated current and future demand through a regional lens, considering Lake Country's agricultural role within the broader Central Okanagan. The analysis draws upon the following components:

- **Provincial Agricultural Market Indicators (2014 – 2024)**
- **Local Agricultural Market Trends and Employment Forecasts (2025 – 2051)**
- **Agricultural Demand Projections (2025 – 2051)**
- **Assessment of Vacant and Underutilized Land (as of July 2025)**
- **Policy Implications for the OCP**

Methodology

CBRE's analysis integrates local and regional data, including the 2025 RDCO Employment Lands Inventory and 2024 Regional Employment Projections prepared by Deloitte. It also incorporates provincial sources such as the Census of Agriculture and BC Assessment land use files. Further, a detailed GIS review was undertaken to refine the District's agricultural inventory and isolate land more likely to accommodate future growth. The resulting methodology reflects a balance between top-down forecasts and on-the-ground constraints, ensuring the District is positioned to support a resilient and economically viable agricultural sector over the long term.

FIGURE 29 – AGRICULTURAL LAND AREAS **| Lake Country currently has approximately 8,900 ha of land designated for agricultural land uses.**



Sources: District of Lake Country (2025), CBRE (2025)

Provincial agricultural production has become more consolidated and higher-yielding, but also more volatile—trends that point to both risks and opportunities for Lake Country.

5.2 | Agricultural Market Trends

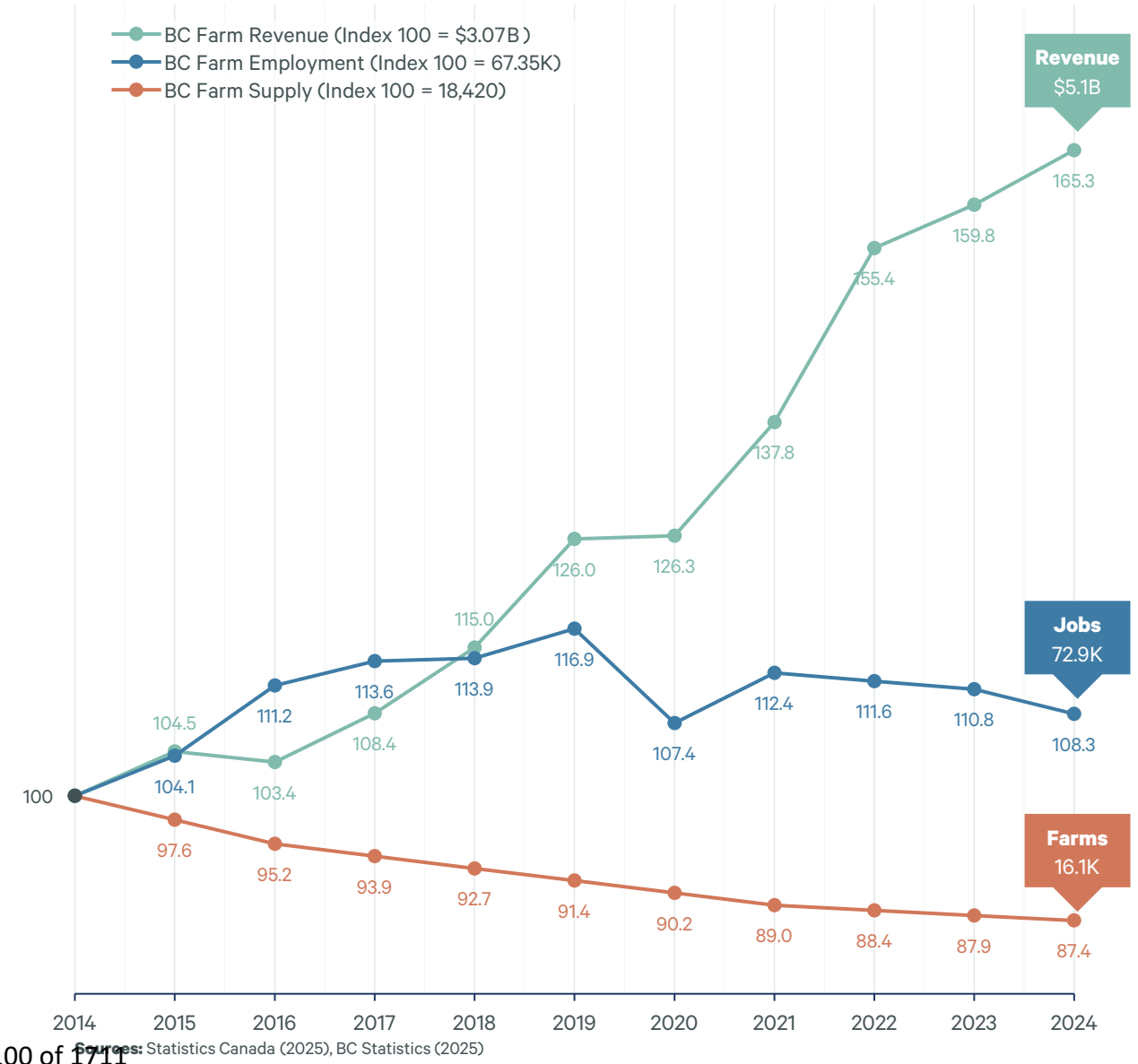
Provincial Agricultural Market Indicators (2014 – 2024)

Over the past decade, B.C.'s agricultural sector has experienced moderate growth, accompanied by increasing consolidation and climate-related disruption. From 2014 to 2024, total farm revenues rose by over 50%, driven by strong pricing and sustained demand for high-value crops. However, this growth has not translated into broad sector expansion, as declines in farm counts and employment point to a shift toward fewer, more efficient operations. These trends mirror national patterns and reflect the growing reliance on technology and capital-intensive practices.

Agricultural GDP in B.C. has remained relatively stable—hovering between $1.8 and $1.9 billion in recent years—suggesting that growth has been driven more by higher-value production than by increased volume. Greenhouse and specialty crop output has expanded steadily, offering more stable returns, while traditional sectors such as tree fruits and wine grapes—cornerstones of Lake Country's farm economy—have become increasingly vulnerable to climate stressors, including severe frosts and wildfire impacts.

These provincial trends are reflected locally in Lake Country. Apart from a few larger players such as the O'Rourke Family Estate, most operations are increasingly specialized and focused on productivity and intensification. While Lake Country is expected to maintain its role as a key producer of fruit and wine grapes on some of the region's most viable agricultural land, the future will depend on production efficiency, crop diversification, and resilience to climate volatility. With a strong land base and supportive policy framework, the community is well-positioned to adapt—provided it remains proactive in responding to the sector's evolving demands.

FIGURE 30 - BC AGRICULTURE MARKET METRICS (2014 – 2024) **| BC agricultural revenues have grown recently, despite stagnant job growth and a reduction of farms.**



Sources: Statistics Canada (2025), BC Statistics (2025)

5 | AGRICULTURAL ANALYSIS

Despite mounting climate and labour pressures, Lake Country's agriculture sector continues to evolve—characterized by more specialized operations, resilient high-value crops, and growing interest in agri-tourism (wine tastings, tours, and related) and value-added production.

Local Agricultural Market Trends and Employment Forecasts

Lake Country's agricultural sector mirrors broader provincial trends of consolidation and increasing climate-related risk. From 2014 to 2024, B.C.'s annual tree fruit production declined by over 30%, including a sharp 15.6% drop in 2024 due to extreme frost. This event significantly impacted the Okanagan, damaging many of Lake Country's fruit crops and vineyards, underscoring the area's climate sensitivity. Despite these challenges, the region remains a leading producer of tree fruits and wine grapes, supported by continued diversification and intensification.

Following several years of gradual decline, the number of farms in Lake Country appears to be stabilizing. While some smaller orchards have exited, new ventures—such as boutique vineyards, organic farms, and agri-tourism operations—are emerging. Direct-to-consumer and tourism-focused agriculture is gaining traction, with farmgate retail, u-pick operations, and winery experiences helping producers add value and buffer against market volatility. Larger integrated operations—such as the O'Rourke Family Estate—reflect a shift toward more resilient, multi-dimensional business models.

Looking ahead, the viability of Lake Country's agricultural sector will depend on preserving arable land, modernizing production, and improving climate adaptability. Key priorities include advancing greenhouse farming, supporting farm succession, and expanding tourism-compatible agricultural uses. With a strong land base and supportive policy environment, the District is well-positioned to remain a core agricultural hub within the Central Okanagan. However, employment growth is expected to be modest. Deloitte estimates the sector currently supports approximately 330 jobs, with projections increasing to around 458 by 2051—a net gain of only 128 positions. The extent of this growth will continue to rely on temporary foreign workers, posing ongoing challenges around housing and service infrastructure.

FIGURE 31 – TREE FRUIT PRODUCTION **| BC tree fruit production has been challenged in recent years due to issues such as climate change and severe frost.**

Tree Fruit Production (Metric Tonnes)	British Columbia	Annual Growth	Canada Total	Annual Growth
2014 Annual Production	281,970	-	915,263	-
2015 Annual Production	290,404	3.0%	850,816	-7.0%
2016 Annual Production	299,644	3.2%	1,018,100	19.7%
2017 Annual Production	288,706	-3.7%	988,704	-2.9%
2018 Annual Production	277,768	-3.8%	959,308	-3.0%
2019 Annual Production	300,452	8.2%	942,596	-1.7%
2020 Annual Production	282,602	-5.9%	895,986	-4.9%
2021 Annual Production	258,836	-8.4%	845,834	-5.6%
2022 Annual Production	253,436	-2.1%	963,820	13.9%
2023 Annual Production	235,180	-7.2%	876,502	-9.1%
2024 Annual Production*	198,437	-15.6%	922,132	5.2%

*BC tree fruit production was impacted by colder than average temperatures in early 2024.



Sources: Statistics Canada (2025), Ministry of Agriculture and Food (2025)

5.3 | Demand Analysis

To assess future agricultural land needs in Lake Country, CBRE applied an employment-based methodology tied to the forecasted addition of 128 new agricultural jobs by 2051.

Depending on how operations evolve—from traditional low-density farming to more intensified, tech-enabled models—this translates to a potential projected need of 320 to 640 net new ha. That said, a sizable share of future demand could potentially be met through more efficient use of existing farmland.

Agricultural Demand Forecasting Methodology

To estimate future agricultural land demand, CBRE utilized an employment-based methodology informed by both historical patterns and forward-looking market conditions. This approach draws upon and updates recent regional data, focusing on the 2025 RDCO Employment Lands Gap Analysis which involved two foundational components:

1. **Employment Growth Projections:** Anticipated addition of an estimated 128 new agricultural-related jobs within the District between 2025 and 2051.
2. **Employment Density Assumptions:** Forecasted number of jobs supported per acre, adjusted over time to reflect expected increases in technological efficiency, climate adaptation strategies, and value-added activity such as on-farm processing and agritourism.

This approach recognizes that while total job growth in the sector is expected to be modest, changes in how land is used—particularly through intensification and technology adoption—may influence yield per acre. To ground this model in local realities, CBRE also reviewed the impacts of key trends including:

- Declining number of small, conventional farms offset by an increase in specialized and multi-functional operations.
- Stable to moderate growth in high-value crop production.
- Rising prevalence of agritourism models that combine food production with hospitality and retail functions.

Agricultural Land Demand Projections

CBRE estimates that the District may require between 320 to 640 of net additional ha of agricultural land by 2051. This range is grounded in the forecasted increase of 128 new agricultural jobs over the planning horizon, and factors in two potential operational models:

1. **Low Density Scenario:** Reflects traditional, extensive farming practices, with approximately 0.08 jobs per acre resulting in a land requirement of up to 640 ha.
2. **High Density Scenario:** Reflects intensified, technology-driven, or vertically integrated operations, with roughly 0.16 jobs per acre translating to a lower land need of approximately 320 ha.

While up to 640 net new ha may be required under the low-density growth model, much of this projected need could potentially be absorbed within existing operations through more intensive land use. Many local producers are already expanding capacity through on-site facilities, agritourism, and direct-to-consumer sales, often without expanding their land footprint.

As such, the upper end of the projection should be viewed as a strategic planning threshold, not a definitive requirement for greenfield expansion. This reinforces the importance of preserving high-quality farmland, encouraging on-farm innovation, and enabling land use flexibility to ensure the District can adapt to evolving production models and fully leverage its agricultural potential.

The District of Lake Country has an estimated 39 ha of vacant land suitable for near-term agricultural development, along with an additional 324 ha that is partially constrained or underutilized.

5.4 | Vacant and Underutilized Land Area

Capacity Analysis Overview and Methodology

To assess the total amount of vacant and underutilized land suitable for future agricultural production, CBRE reviewed GIS data provided by the District and the RDCO, considering key factors, including:

- **Topography, Environmental, and Urban Containment Boundary Constraints**
- **Access to water, sanitary, and road infrastructure**
- **Intensity of current operations on occupied land**

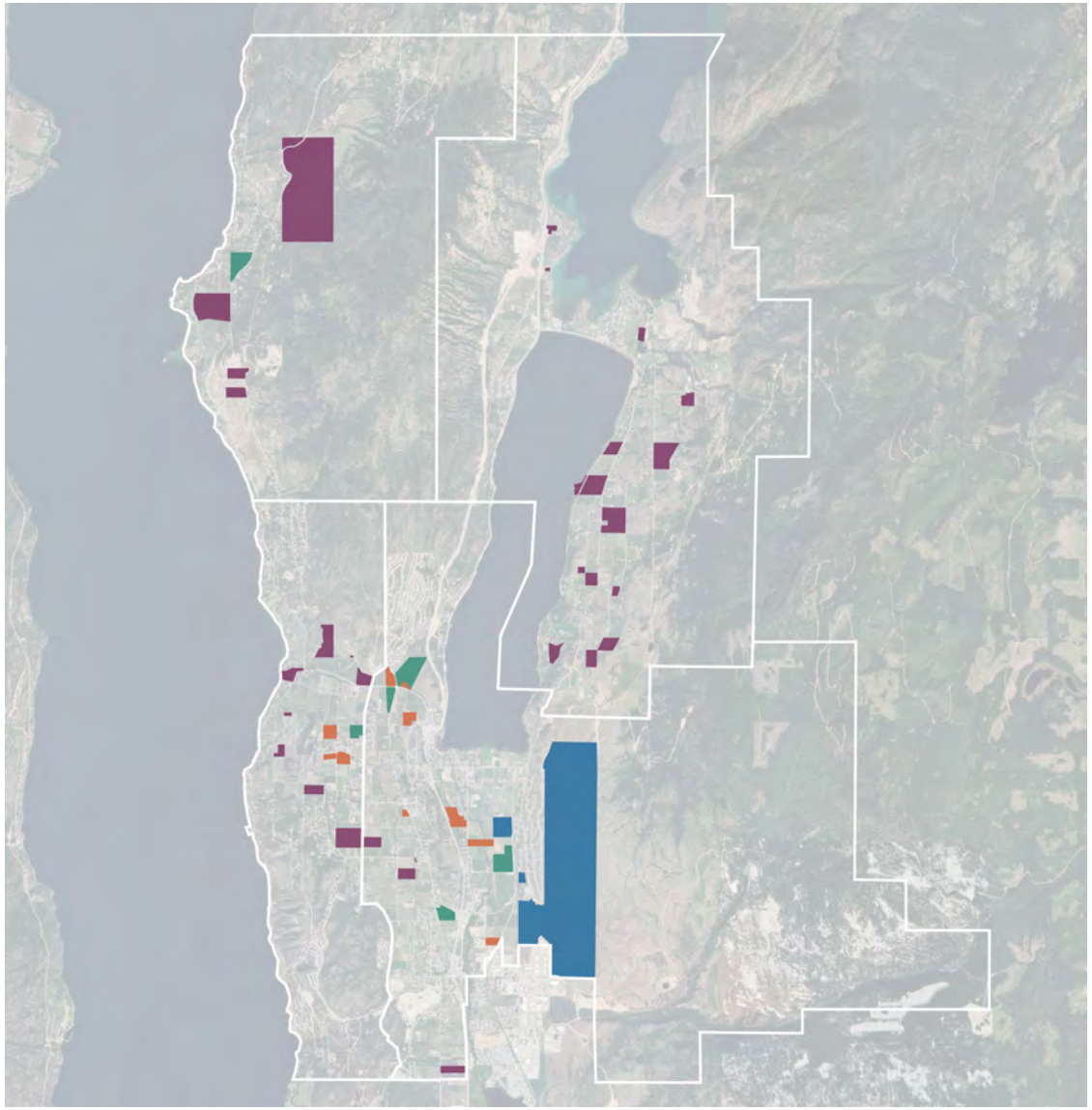
Potential Agricultural Land Capacity

While the RDCO identifies approximately 5,467 ha of vacant agricultural land within the District, much of it is significantly constrained by steep slopes, poor soil quality, or lack of servicing—factors that limit its viability for productive agricultural use. Based on a refined review, CBRE estimates that roughly 363 ha may offer potential for future growth. This includes 39 ha of vacant land, 299 ha within partially constrained parcels (after deducting non-developable areas), and 25 ha considered to be significantly underutilized.

Ref	Category	Description	Hectares
	Vacant	Vacant, unconstrained, serviced agricultural land	38.7 (10.7%)
	Physical Constraints	Vacant with slope and or environmental constraints	127.1 (35.1%)
	Infrastructure Constraints	Vacant but lacking future sanitary	171.7 (47.4%)
	Underutilized	Unconstrained, serviced, potentially underutilized land	24.9 (6.9%)
		Total	**362.4**

Source: District of Lake Country (2025), RDCO (2025), CBRE (2025)

FIGURE 32 – VACANT AND UNDERUTILIZED LAND INVENTORY **| Lake Country currently has approximately 363 ha of vacant and underutilized agricultural land.**



Source: District of Lake Country (2025), CBRE (2025)

Winfield appears to hold the greatest near-term potential to accommodate additional agricultural growth, representing over 50% of the District's identified vacant and underutilized agricultural land supply.

5.5 | Vacant and Underutilized Land by Ward

Agricultural Land Capacity by Ward

The availability of vacant and underutilized agricultural land varies significantly across the District's four wards. While approximately 363 ha of land have been identified with some potential for future agricultural use, site-specific constraints such as steep slopes, poor soils, and limited servicing impact overall suitability.

Winfield represents the most promising area for additional agricultural development, accounting for roughly 50.7% of the District's total vacant and underutilized agricultural land. This includes 28 ha of vacant land—over 70% of the District-wide total—and a significant share of land with physical or infrastructure constraints that may still offer long-term potential if mitigated. Carr's Landing and Oyama follow, representing 23.3% and 14.8% of the total supply, respectively. These areas offer some opportunities but are more heavily impacted by terrain and access limitations. Okanagan Centre shows the lowest capacity, with only 40.8 ha across all categories.

Land Use Planning Implications

With agricultural land availability limited by both physical and infrastructure-related constraints, strategic planning will be required to ensure that future demand—particularly in support of climate-resilient, high-value, and agri-tourism-oriented operations—can be met. While Winfield offers the most immediate opportunity for growth, supporting incremental activation in other wards may help diversify production, mitigate land use conflicts, and reinforce agricultural viability across the District.

Moving forward, enabling targeted investments in servicing, drainage, and site access—particularly on partially constrained lands—could unlock underutilized areas and bolster overall sector capacity. Prioritizing these improvements in Winfield and other key locations will help ensure that agricultural land supply keeps pace with evolving industry needs and emerging economic opportunities.

FIGURE 33 – VACANT AND UNDERUTILIZED LAND INVENTORY BY WARD **| Winfield appears to be the ward with the most potential for additional agricultural development.**

Ref	Category	Carr's Landing	Okanagan Centre	Oyama	Winfield	Total Hectares
	Vacant	6.7 (17.3% of Vacant)	3.8 (9.7% of Vacant)		28.2 (73.0% of Vacant)	38.7 (10.7% of Total)
	Physical Constraints				127.1 (100.0% of P. Constrained)	127.1 (35.1% of Total)
	Infrastructure Constraints	77.9 (45.3% of I. Constrained)	28.4 (16.5% of I. Constrained)	53.5 (31.2% of I. Constrained)	11.9 (7.0% of I. Constrained)	171.7 (47.4% of Total)
	Underutilized		8.6 (34.4% of Underutilized)		16.3 (65.6% of Underutilized)	24.9 (6.9% of Total)
	Total	**84.6 (23.3% of Total)**	**40.8 (11.2% of Total)**	**53.5 (14.8% of Total)**	**183.5 (50.7% of Total)**	**362.4**

Source: District of Lake Country (2025), CBRE (2025)

5.6 | Implications

Chapter 5 finds that agriculture continues to be a foundational land use and economic driver in Lake Country, underpinned by high-value crops, agritourism activity, and emerging intensification strategies.

While only 330 jobs are currently supported in the sector, forecasts suggest the District may require up to 320 640 additional ha by 2051 under different operational scenarios.

Future planning should prioritize land preservation, innovation, and flexible policy frameworks that accommodate both climate resilience and evolving production models.

Summary of Key Findings

Chapter 5 highlights that agriculture remains an essential sector in Lake Country, supported by strong performance in high-value crops (e.g., tree fruits, wine grapes), growing on-farm retail and tourism activity, and a relatively stable base of operations. The District currently has an estimated 330 jobs in the agricultural sector, with growth expected to be modest—reaching approximately 435 by 2051.

To accommodate this growth, the District may require between 320 and 640 ha of additional agricultural land, depending on whether farms follow traditional low-density models or adopt more intensified, tech-enabled operations. However, a significant portion of future output could potentially be met through more efficient use of existing land.

Vacant and underutilized agricultural land is unevenly distributed across the District. Of the 5,467 ha identified as vacant in the RDCO Land Inventory, only an estimated 363 ha are considered potentially suitable for future growth in the near-term due to constraints such as steep slopes, soil quality, and infrastructure servicing. Winfield appears to have the highest concentration of viable land, with the greatest share of unconstrained and underutilized parcels.

These findings emphasize the importance of protecting high-quality farmland, supporting operational modernization, and enabling low-barrier diversification—including agri-tourism and direct-to-consumer sales. This also reinforces the need for responsive land use policy that reflects Lake Country's dual identity as both a productive agricultural hub and a rural lifestyle destination.

Planning Implications

1. Preserve and Prioritize High Value Agricultural Lands

Safeguard Lake Country's most productive agricultural lands from encroachment by focusing non-farm growth into clearly defined residential and commercial areas. Maintain policies that incentivize sustained use of high-quality soils.

2. Support Operational Intensification and Innovation

Enable businesses to modernize through infrastructure investment, climate resilience upgrades, and integration of value-added uses such as food processing, agritourism, and on-farm retail—particularly where such uses increase long-term viability without compromising agricultural integrity.

3. Encourage Agri-Tourism and Direct Sales Options

Continue to encourage agri-tourism and direct-to-consumer models (e.g., farmgate stores, u-pick operations, event spaces) that support small-scale producers and diversify farm revenues. Prioritize supportive regulations that balance economic development with long-term land preservation.

4. Focus Investment in Priority Sub Areas

Direct land-based agricultural growth toward wards with the most viable capacity—where the highest share of unconstrained and underutilized parcels exist.

Appendix

APPENDIX 1 | METHODOLOGY OVERVIEW

July 2025 Occupied Residential Units and Population Estimates

- To estimate the District of Lake Country's population as of June 2025, CBRE examined housing completions tracked by Canada Mortgage and Housing Corporation (CMHC) occurring between May 2021 and May 2025.
- Completions were broken down by format (single family home, apartment, etc.), with target household sizes applied to each format based on trends observed in the region.
- By multiplying the number of units completed by format, with estimated household sizes, CBRE was able to estimate the June 2025 population of 18,110.

Residential Demand and Capacity Analysis

- To examine the capacity of the District's land to accommodate residential development, based on existing zoning and current OCP designations, CBRE expanded upon the vacant lands GIS inventory provided by the Regional District of Central Okanagan.
- Vacant and developable land was quantified by evaluating the gross land area among vacant parcels with policy supportive of residential development, within the Urban Containment Boundary. This land area was then reduced by examining, on a parcel-by-parcel basis, through GIS assessment of topography, environmental, infrastructure, and access constraints.
- A similar approach was undertaken to determine underutilized land, while also comparing current built form, and the age of existing buildings, with the potential of development on each site. For example, an older single-family home on a site with high density development potential would be considered underutilized.
- Residential demand was projected based on the anticipated household preferences of the growing population, as projected within Section 1.3. This is based on an industry-standard household maintainer rate model, informed by housing format preferences by age-cohort as tracked by Statistics Canada.

Commercial Demand and Capacity Analysis

- CBRE forecasts commercial demand based on its proprietary demand model, estimating supportable retail and service-based office floorspace by projecting future disposable income and applying a customized sales-to-income ratio reflective of local spending patterns.
- Sales capture rates are then adjusted to account for competitive market pressures and geographic access considerations. These projected expenditures are then translated into floorspace requirements using productivity benchmarks (sales/sf) linked to current lease rates. The result is a population-growth, and data-driven estimate of the commercial space needed to meet demand through 2051.
- Similar to the residential analysis, the capacity of the District's land to accommodate this demand was examined through a detailed GIS analysis, factoring in topography, environmental, and related constraints, while also considering access to key vehicle and mobility routes and proximity to existing and emerging growth nodes.

Industrial Demand and Capacity Analysis

- CBRE projected industrial demand by examining a range of inputs including local and regional market data, industrial employment projections, and emerging employment density targets within new light industrial development typologies suitable for the Lake Country market. The impact of upcoming supply in nearby Kelowna was also factored into this analysis.
- To determine the capacity of the District's land to accommodate future development, CBRE built-upon the recently completed vacant lands GIS inventory by examining factors expected to influence the developable area of parcels with policy supportable of industrial development. This includes factors such as topographical constraints, environmental constraints, existing infrastructure, vehicle accessibility, and proximity to existing industrial nodes in Northern Kelowna.

APPENDIX 2 | DEMAND PROJECTIONS (INTERIM YEARS – 2031, 2041)

Housing Demand Projections and HNA Comparison

- Within the draft report, CBRE projected that the District will require 10,860 to 12,135 new market-residential units by 2051. After accounting for confirmed and upcoming supply, this equates to a need for 3,930 to 5,205 additional units between 2025 and 2051, based on an estimated current supply of 6,930 units. By 2041, demand is expected to reach 3,200 to 4,000 additional units, consistent with the growth trajectory outlined in this analysis.
- The 2024 Housing Needs Assessment (HNA), which relied on a 2021 baseline supply of 6,205 units from the Census, identified demand for 5,162 new units between 2021 and 2041. Adjusting for the approximately 725 units introduced since 2021, the updated 2041 HNA target falls to 4,437 units, roughly 437 units lower than CBRE's market-projection. These differences are modest and reflect CBRE's inclusion of non-market housing needs in this revised analysis.
- CBRE's forecasts are grounded in the population growth assumptions outlined in Section 1.3, which account for an aging demographic and slower overall growth due to factors such as reduced federal immigration targets and declining fertility rates. Despite these moderating trends, ongoing pressures related to core housing need, homelessness, and suppressed household formation suggest potential demand for up to 437 additional non-market housing units in addition to the market-driven projections.
- While this level of demand could theoretically be absorbed within the District's significant pipeline of multifamily supply, the **delivery of below-market housing will likely require meaningful financial incentives to achieve feasibility. It is recommended that the scale and structure of such incentives be evaluated through site-specific pro forma testing to ensure both viability and alignment with community housing objectives.**

Commercial Demand Projections

- Within this report, CBRE projects that the District of Lake Country will experience demand for between 139,000 to 200,000 square feet of additional supply between 2025 and 2051. The recommendation was to target the mid-point of this range, planning for approximately 170,000 square feet of additional floorspace.
- If population growth proceeds based on the projections within this report, by 2031, the District is expected to experience demand for up to 66,000 square feet of additional commercial development by 2031. This potential is expected to reach up to approximately 120,000 square feet by 2041.

Industrial Demand Projections

- CBRE projects that the District could feasibly absorb up to 470,000 square feet of industrial space by 2051, equal to an average of 18,000 square feet annually given current market dynamics. At this pace, demand would reach approximately 108,000 square feet by 2031 and 288,000 square feet by 2041.
- **Industrial forecasts, however, depend on the share of regional demand that Lake Country captures in any given year.** For example, if limited new space is delivered in Kelowna over the next decade, absorption in Lake Country could significantly surpass 18,000 square feet in a single year. **For planning purposes, CBRE recommends using the projection as a conservative target while also preserving additional industrial land to accommodate potential scenarios where actual demand significantly exceeds current forecasts.**

Agricultural Demand Projections

- In comparison to the 2051 projection of up to 640 ha of land demand by 2051, CBRE believes this figure could reach a total of up to 130 ha by 2031 and 380 ha by 2041.

APPENDIX 3 | UPCOMING, PLANNED, VACANT, AND UNDERUTILIZED LAND BY ZONE

Category	Upcoming	Planned	Vacant	Underutilized	Total Hectares
A1	1.9	2.6	8.7	91	**104.2**
C1	0.4	1.7	2.5	0.2	**4.8**
C10	–	–	0.4	0.7	**1.1**
C11	–	–	–	0.2	**0.2**
C1lp	–	–	–	0.3	**0.3**
C2	0.2	–	–	1.4	**1.5**
C9	3.8	–	–	1	**4.7**
DC11	–	–	–	0.2	**0.2**
DC3	136.8	–	–	–	**136.8**
DC5	–	–	–	0.2	**0.2**
I1	51.1	–	–	–	**51.1**
P1	–	–	–	0.1	**0.1**
P2	–	–	2.3	0.4	**2.8**
RM2	0.1	–	0.2	1.1	**1.3**
RM4	0.1	1.2	–	–	**1.3**
RM5	1.1	–	–	–	**1.1**
RR1	0.2	–	3.5	6.3	**10**
RR2	0.6	5.3	13.4	–	**19.3**
RR3	0.8	0.5	5.3	–	**6.6**
RU1	9.4	0.7	5.2	–	**15.3**
RU2	1.1	–	7.6	–	**8.7**
RU6	0.7	–	–	–	**0.7**
Grand Total	**208.1**	**12**	**49.5**	**102.7**	**372.3**

Source: District of Lake Country (2025), CBRE (2025)

Thank you

Gracias ধন্যবাদ Salamat Asante धन्यवाद Obrigado Tack 謝謝 O Se Спасибо 감사합니다

Bedankt Grazi ਧੰਨਵਾਦ Merci תודה شكريہ Teşekkürler Danke ありがとう Dziękuję Terima Kasih شکرا

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Official Community Plan Update

ROUND 1 ENGAGEMENT SUMMARY

District of Lake Country

OCTOBER 2025



Let's Grow Lake Country Together

Official Community Plan Review and Update

LAKE COUNTRY

Life. The Okanagan Way.

ENGAGEMENT SUMMARY AT A GLANCE

Engagement Overview

Engagement activities were designed to gather early community direction under the themes NOW, WOW, and HOW, exploring current strengths and challenges, future aspirations, and practical steps to move forward.

NOW. **WOW!** **HOW?**

The OCP engagement process included a range of activities designed to reach residents across Lake Country, including one **community survey** (with over 600 responses), **two community open houses** (with over 120 participants), nine **pop-up events** at local parks and gathering spaces, and four **community workshops** (with 18 community groups).

Engagement Outreach Summary

Outreach for the Lake Country OCP engagement reached a broad audience through multiple channels:

- Mailouts to approximately 8,600 households.
- Five ads in the Lake Country Calendar (Aug 28 – Sept 25).
- Facebook post reaching 5,800 people with 118 click-throughs.
- Project website with about 2,400 visits and 358 document downloads.

Who We Heard From

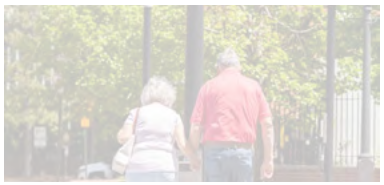
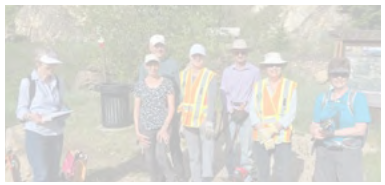
Round 1 of engagement for Lake Country's Official Community Plan (OCP) update drew strong participation, with 604 survey responses (92% identified as full-time residents), nine pop-up events, two open houses, and four community workshops involving over a dozen local organizations. Respondents represented a broad cross-section of the community, though notable demographic imbalances were observed through the survey results:

Overrepresented

- Homeowners (versus renters).
- Adults aged 35 and older, particularly seniors (65+).
- Those who self-identified as Female.

Underrepresented

- Renters
- Children, youth, and younger adults (20–34).
- Those who self-identified as Male.



Key Themes Across Engagement

NOW. What People Value and What Needs to Change

Values:

Participants deeply value Lake Country's natural setting, lakes, rural and agricultural roots, and small-town character. The friendly, family-oriented community, safety, and access to outdoor recreation were cited as defining qualities. Agriculture, open space, and proximity to Kelowna and Vernon were also seen as key advantages.

Challenges:

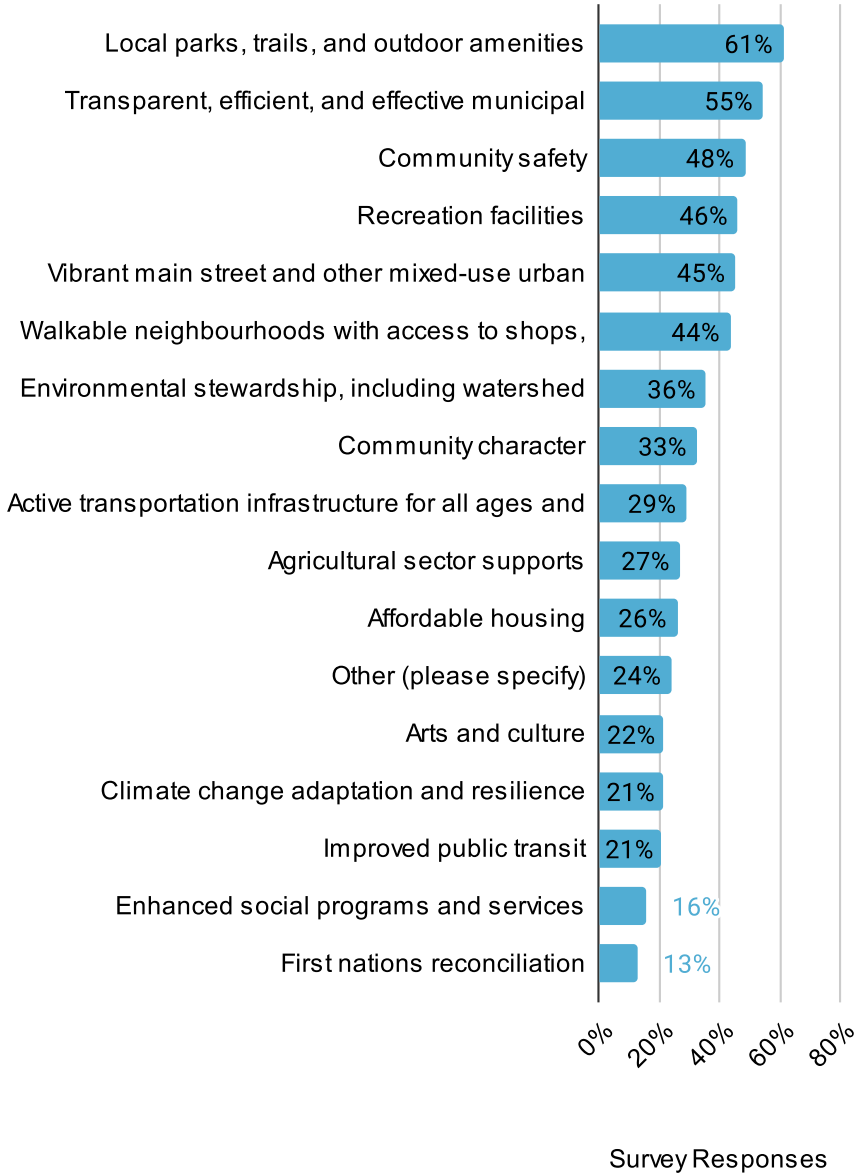
Participants described the most common challenges related to:

- Traffic and infrastructure, especially along Glenmore Road and Highway 97.
- Rapid growth outpacing infrastructure and threatening rural character.
- Housing affordability and limited options for families, workers, and seniors.
- A narrow tax base and a need to diversify the local economy through light industry, tourism, and small business growth.
- Concerns regarding unchecked development and limited transparency in governance that could erode community identity and affordability.

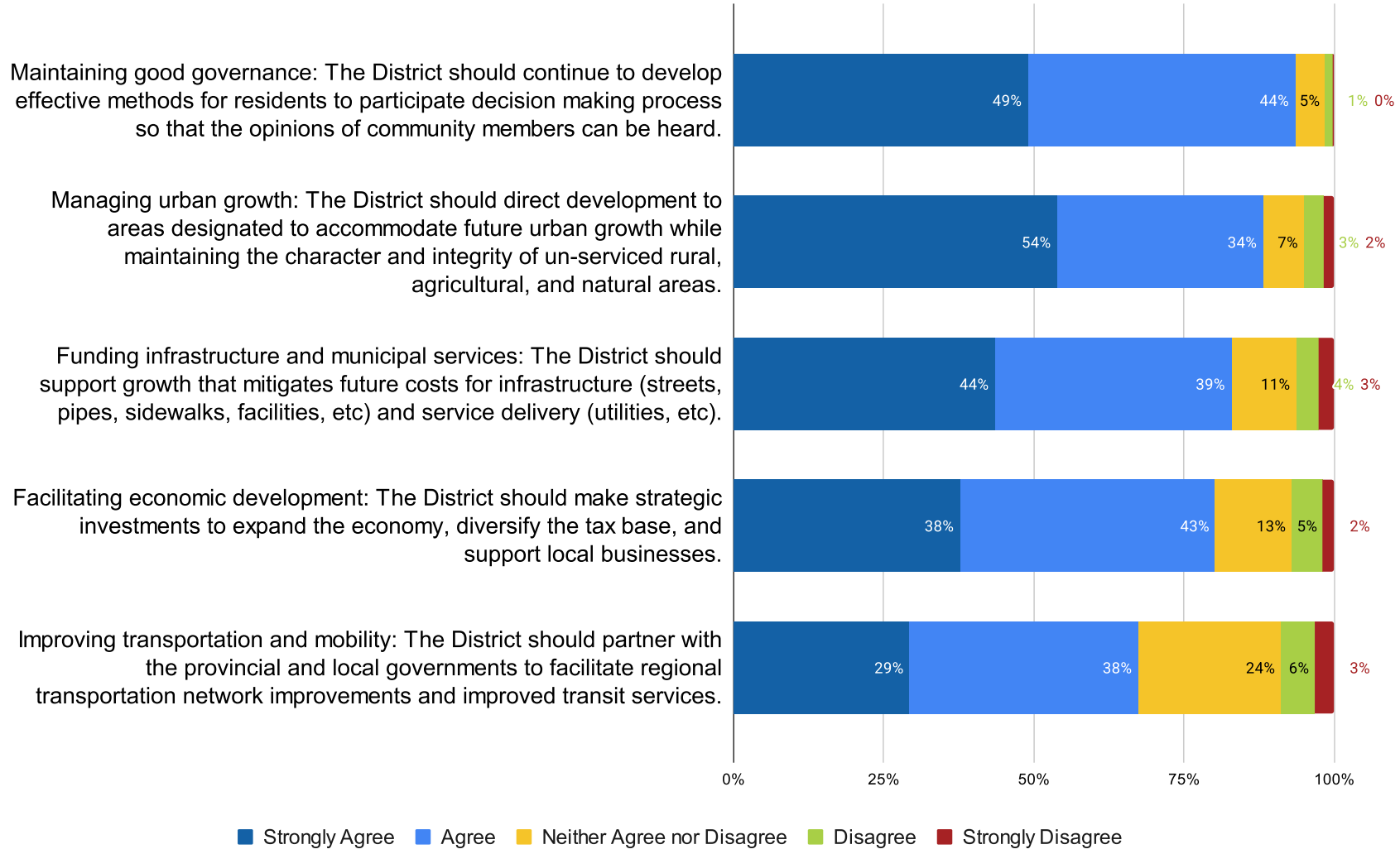
"Love the small-town feel, safety, and sense of community."

"Traffic impacts health and wellness - Glenmore is dangerous."

Survey Question: As Lake Country plans for the future, what are your priorities?



NOW. **Survey Question: Please rate your level of agreement with each proposed solution to a specific challenge facing the community:**



Note: Showing the top five of ten proposed solutions. Organized in descending order for those who indicated 'strongly agree' and 'agree'. For a full chart, see page A8.

WOW! Vision and Opportunities for the Future

Participants envision a thriving, distinct, and connected Lake Country that balances growth with environmental protection and small-town charm.

Key aspirations included:

- A vibrant and walkable Town Centre with restaurants, shops, and gathering spaces.
- Safe and connected transportation, including improved intersections, sidewalks, bike lanes, and public transit.
- Expanded recreation and cultural amenities, such as a pool, multi-use recreation centre, and event spaces.
- Protection of lakes, farmland, and natural landscapes, with compact growth focused in the Town Centre.
- A diversified local economy that supports local jobs and reduces reliance on residential taxes.

The greatest opportunities identified were strengthening Main Street, enhancing public lake access, completing the Rail Trail, attracting small businesses, and positioning Lake Country as a hub for arts, culture, and agri-tourism.



HOW? Moving from Vision to Action

Participants emphasized that achieving "WOW" requires practical, transparent, and values-driven implementation. The most common strategies included:

- Managing growth responsibly, focusing density in serviced urban areas while protecting sensitive and agricultural lands.
- Investing in core infrastructure before approving further development, including water, sewer, and transportation upgrades.
- Expanding housing diversity through attainable, multi-generational, and missing-middle housing options.
- Strengthening community engagement and governance transparency, ensuring residents can see how their input informs decisions.
- Building community amenities and public spaces that foster belonging, including a recreation centre, improved parks, and cultural hubs.
- Environmental stewardship, emphasizing clean lakes, fire resilience, and climate adaptation.

Youth engagement echoed these themes, with children prioritizing pools, beaches, ice sports, and trails as top amenities.



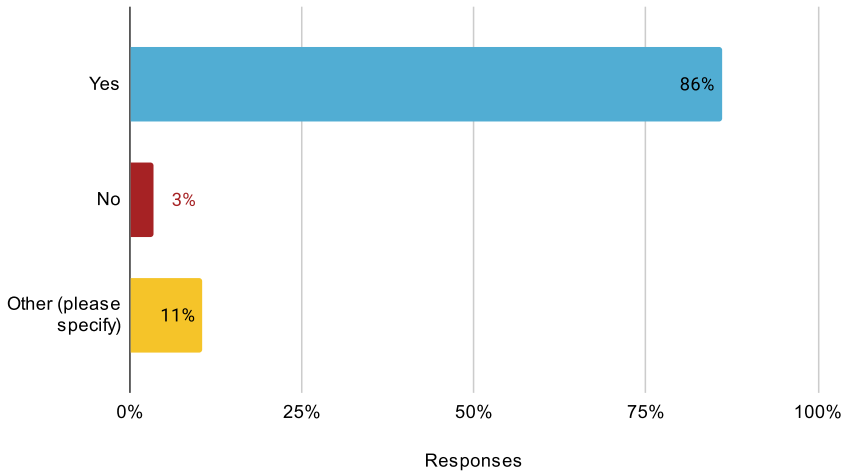
Final Thoughts

Participants expressed a strong affection for Lake Country and a shared desire to see growth managed in a way that protects the community's defining qualities—its lakes, agricultural roots, and small-town character.

Common themes included:

- Thoughtful, paced growth that aligns with available infrastructure and community priorities.
- Transparency and community-driven decision-making to build trust and accountability.
- Affordability and inclusion to ensure all residents can remain part of the community.
- Environmental stewardship to safeguard lakes, farmland, and natural areas.
- Investment in local amenities that enhance quality of life and reinforce civic pride.

Survey Question: Do you feel you were able to express your ideas and values?



Summary

Across all engagement activities, participants expressed deep pride in Lake Country's **rural beauty, agricultural roots, and community spirit,** alongside a clear desire for **thoughtful, well-managed growth** that protects these defining qualities.

The path forward centers on balancing **livability and sustainability**, investing in infrastructure, expanding amenities, supporting a resilient local economy, and maintaining transparency and trust between the District and its residents.



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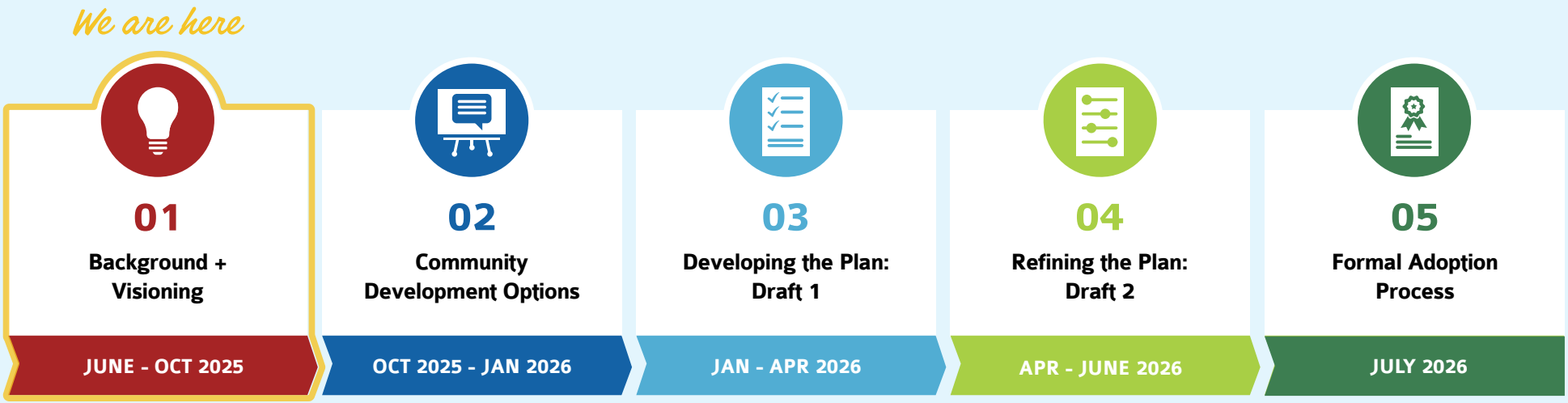
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01 REPORT OVERVIEW

This report provides an overview of the engagement results for Round #1 of the District of Lake Country (DLC) OCP refresh project.

- **Section 2** provides an overview of the consultation activities to date, including online and in-person opportunities.
- **Section 3** provides an overview of survey demographics, including which groups were over- and under-represented in the survey results.
- The **Appendix** provides an overview of engagement results, including a synthesis of both online and in-person engagement, broken down by OCP topics.

1.1. Project Timeline



02 CONSULTATION OVERVIEW

Generally, this phase of engagement focused on initial community visioning for the updated OCP.

The NOW–WOW–HOW engagement approach was used as a structured conversation framework to guide participants through three stages of reflection:

- NOW – understanding and describing current conditions and community values.
- WOW – envisioning an ideal or aspirational future.
- HOW – identifying actions, priorities, and pathways to move from the present toward that future.

Respondents were asked multiple qualitative (e.g., open-ended) and quantitative (e.g., multiple-choice) questions for online and in-person engagement through this framework. An overview of events is presented below.

NOW.	**What People Value and What Needs to Change**
WOW!	**Vision and Opportunities for the Future**
HOW?	**Moving from Vision to Action**

2.1. Online Engagement

Survey

The DLC received 604 survey submissions. An overview of the demographics of respondents is provided in Section 3, including a comparison of the respondents' age with the population of Lake Country to determine which age groups are over- and under-represented.

2.2. In-person Engagement

Community Open House

The District of Lake Country hosted two community open houses to share information and gather feedback on the OCP update process, one on Wednesday, September 10th, from 3:00 pm to 7:00 pm, and another on Thursday, September 11th, from 9:00 am to 1:00 pm. These sessions provided community members with opportunities to learn about the project and engage directly with the planning team.

Pop-ups

Between July and September 2025, Planning staff conducted nine pop-up events around Lake Country, including at the Farmers Market, Art Walk, the Library, and a seniors Centre. The pop-up events provided community members with opportunities to learn about the project and engage directly with the planning team in a condensed format compared to the Community Open House.

Community Workshops

In September, DLC hosted four community workshops with various stakeholders, including:

- Lake Country Art Gallery
- Agricultural Advisory Committee
- Art Walk
- Museum and Archives
- Okanagan Centre Community Hall
- Urban Development Institute
- Rotary
- Food Bank
- SAFR (Safety Awareness Friends and Residents)
- Farmers Institute
- Lake Country Seniors Activities
- Public Art Advisory Commission
- Carr's Landing Community & Recreation Association
- Canadian Home Builders Association – Central Okanagan
- Friends of Okanagan Rail Trail (FORT)
- The Society of Hope
- Okanagan Regional Library
- Tourism Lake Country (Kelowna Tourism)

Participants explored current challenges and what they value most about living in Lake Country, shared bold ideas and opportunities for the future, and identified practical priorities and actions to help achieve their shared vision.

A summary of the feedback received can be found in section A.4.

2.3. Outreach

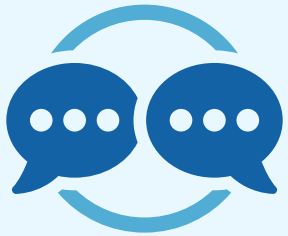
To promote participation in the Lake Country OCP engagement process, a broad range of communication tools were used to reach local residents and stakeholders across the District:

- **Direct Mail:** approximately 8,637 households received printed mailouts inviting participation in the process.
- **Local Media Advertising:** advertisements were published in the Lake Country Calendar on August 28 and September 4, 11, 18, and 25, providing consistent weekly exposure throughout the engagement period.
- **Digital and Social Media Outreach:**
  - A Facebook post on August 27 reached 5,808 viewers and generated 118 click-throughs to the engagement webpage.
  - The District's project website recorded approximately 2,400 visits, including 1,364 direct link visits and 358 document downloads.

These combined outreach efforts provided strong community visibility, ensuring that information about the OCP process was accessible through multiple channels including print, digital, and direct mail to reach a wide cross-section of Lake Country residents.

2.4. Consultation at a Glance

604



Total Survey Submissions

9



Total Pop-up Events

120



Total Community Open House Participants

18



Total community groups engaged through workshops

03 WHO WE HEARD FROM

This section offers an overview of the survey's demographic data, highlighting groups that were over- or under-represented in the results, along with other relevant demographic and response characteristics.

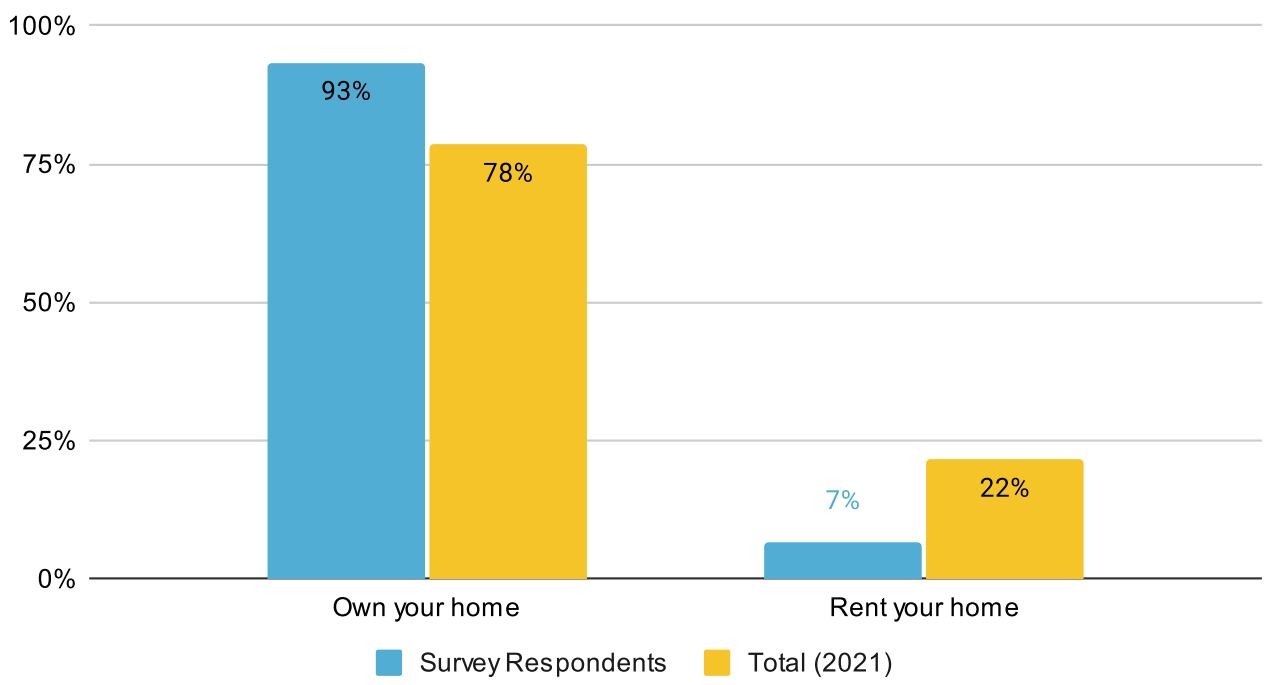
3.1. Over-and-Under Representation in the Survey Results

The online survey collected demographic and household data. The project team compared the results with DLC's most recent census information (2021) to determine what groups were over- and under-represented in the survey results.

Home Ownership

Key findings

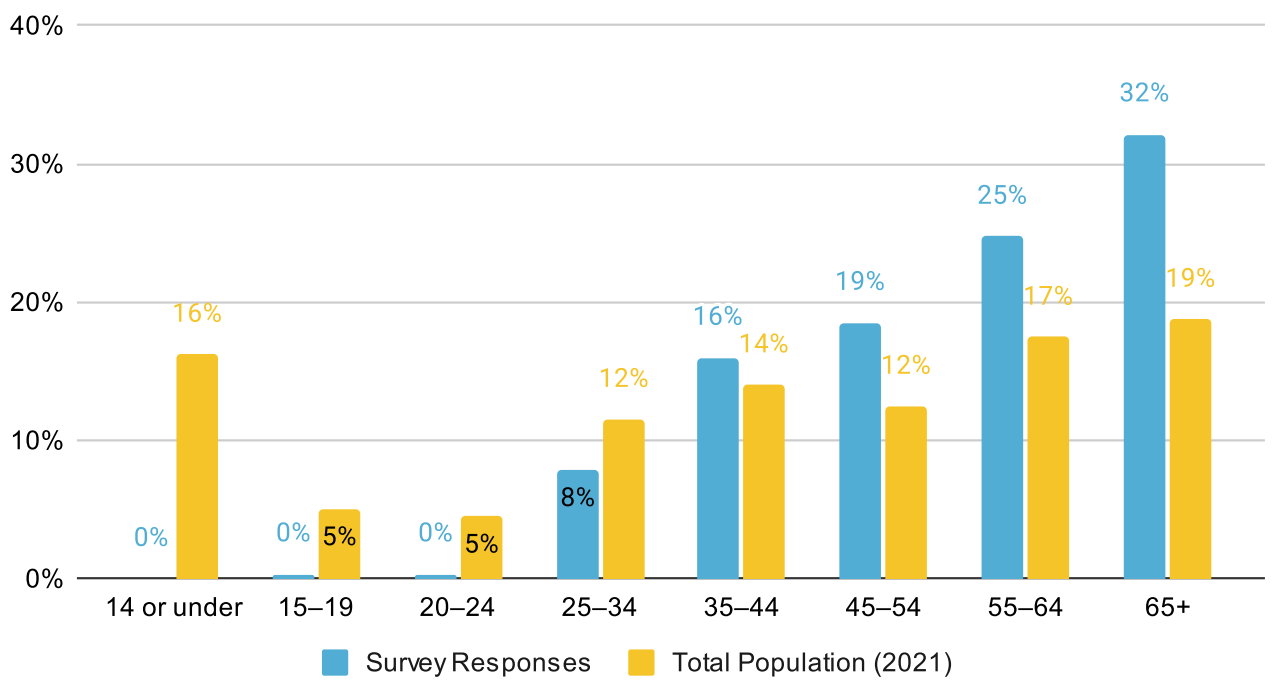
- Homeowners were over-represented in the survey, while renters were under-represented.



Age

Key findings

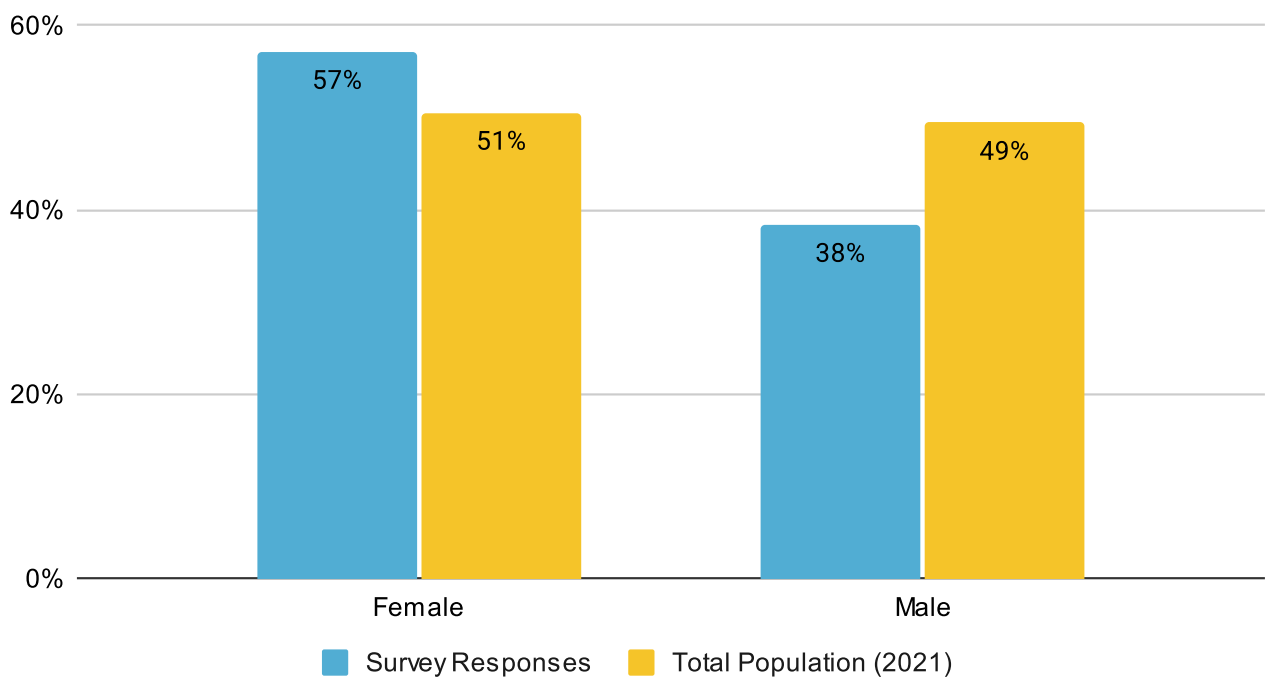
- Children, youth, and young adults (20–34) were under-represented.
- Adults aged 35 and older were over-represented.
- Seniors (65+) were significantly over-represented.



Self-identified Gender

Key findings

- Individuals who identified as Female were over-represented, while Males were under-represented
- 4 percent of responses indicated 'Prefer not to Answer' and 0.5 percent indicated "other"

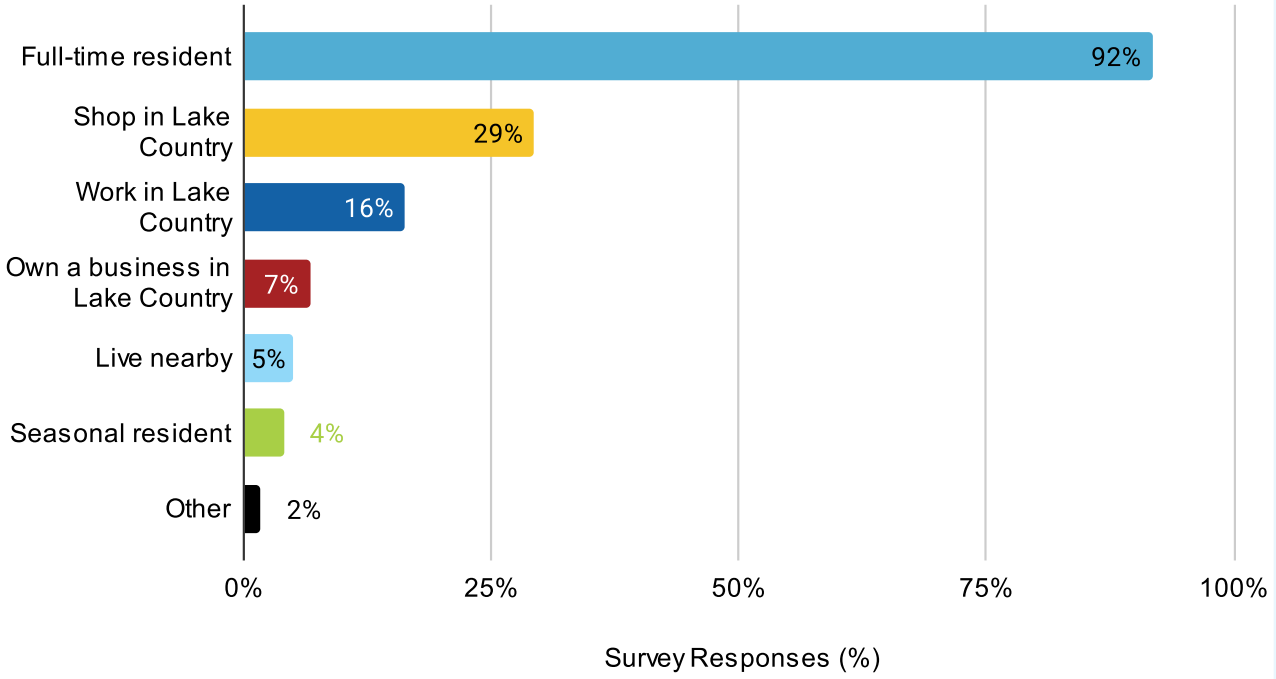


3.2. Other Demographic and Information Request Responses

Connection to Lake Country

Key findings

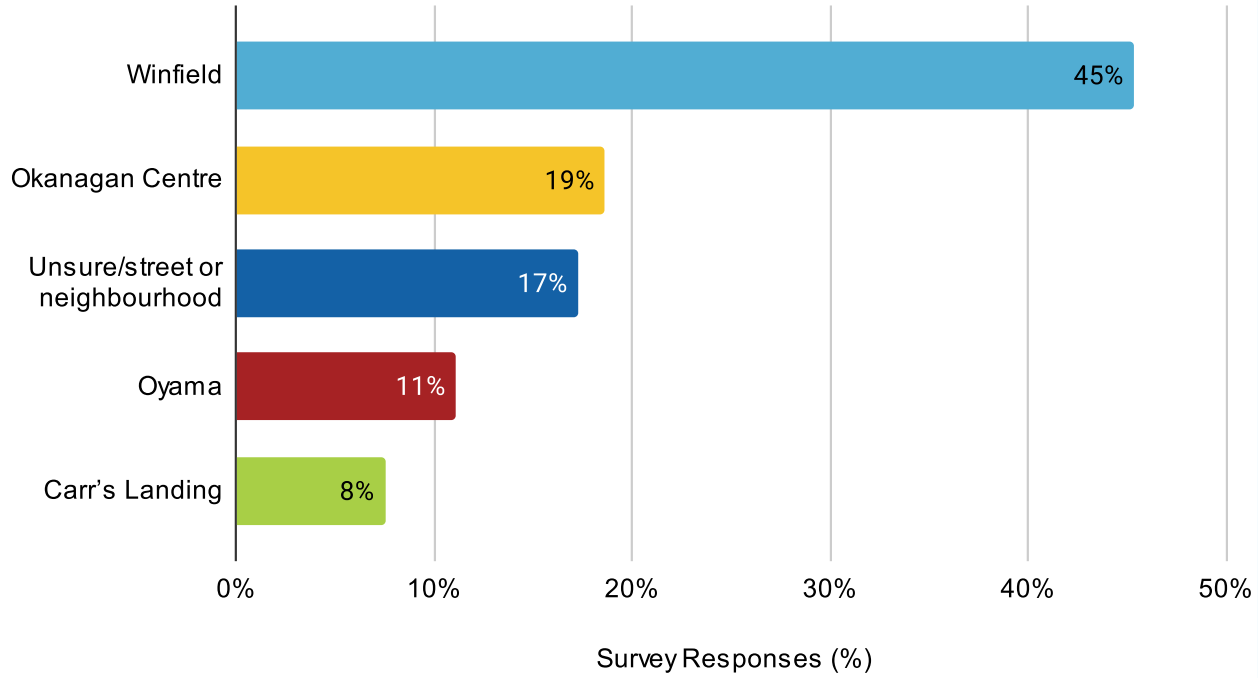
- 92 percent of respondents identified as being a full-time resident of Lake Country
- Four percent identified as a seasonal resident



Respondents by Neighbourhood

Key findings

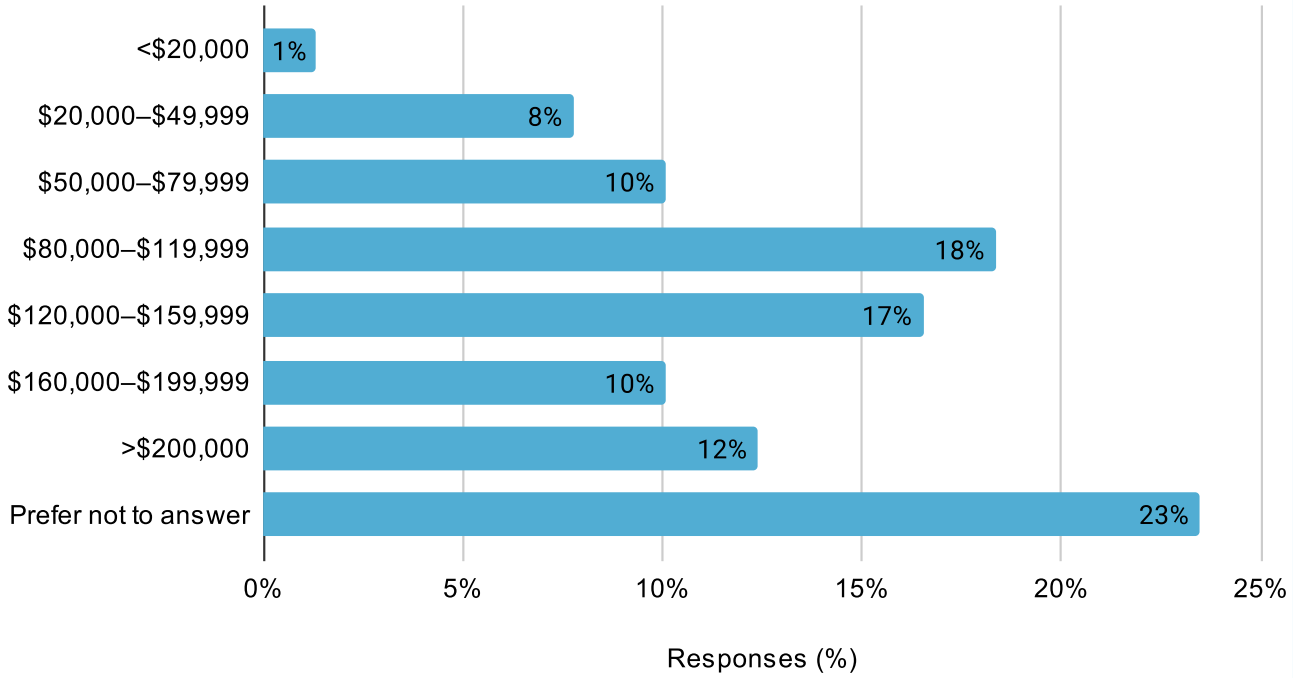
- Nearly half of the respondents who resided in Lake Country indicated they live in Winfield
- 17 percent of respondents indicated they were unsure what street or neighbourhood they lived in



Household Income

Key findings

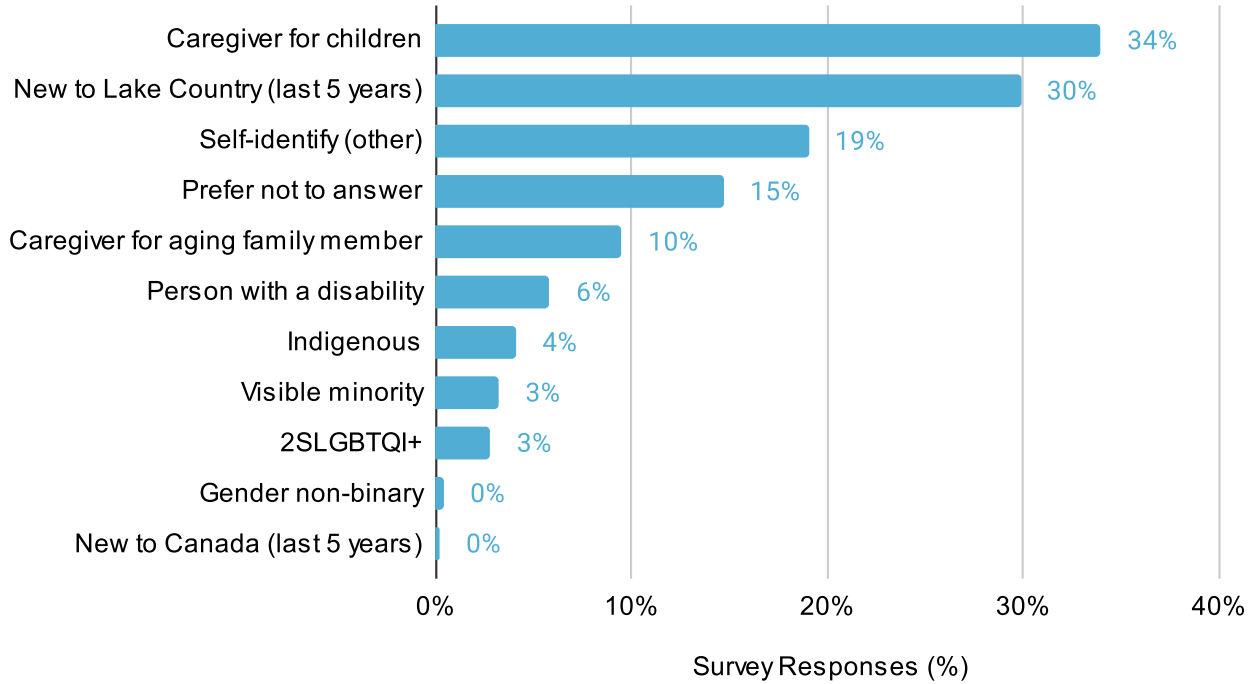
- The median total income of households in Lake Country in 2020 was $98,000.
- Respondents largely fell into the category of $80,000 - $119,999 and $120,000 - $159,999



Other Self-identification

Key findings

- 34 percent of respondents identified as a caregiver to children
- 30 percent of respondents indicated they are new to Lake Country in the past 5 years



Let's Grow Lake Country Together

Official Community Plan Review and Update

Official Community Plan Update

ROUND 1 ENGAGEMENT SUMMARY

District of Lake Country

October 2025

LAKE COUNTRY

Life. The Okanagan Way.

A.0 ENGAGEMENT RESULTS

The Appendix provides an in-depth overview of engagement analysis methodology and engagement results, broken down by engagement stream (e.g., survey, workshop).

A.1. Methodology

The engagement results were organized by OCP engagement streams by the question posed to respondents.

Quantitative Analysis

Descriptive Statistics

- Frequency counts for categorical data (e.g., rank order) are presented in percentages.

Qualitative Analysis

Thematic Analysis

- Identify and categorize themes or patterns in open-ended responses, which were then ranked by most common to least common
- Select quotes are presented that most accurately reflect the themes heard.

Finally, validation through a thorough review of the results between peers (e.g., peer review) was undertaken to ensure the reliability and validity of the analysis.



A.2. Survey Summary

What three words best describe Lake Country today?

Participants were asked to describe Lake Country using three words. The responses reveal a strong attachment to the area's natural setting and community character, balanced by significant concern about growth, infrastructure, and affordability. The following five themes summarize the most common ideas, ranked from most to least frequently expressed.

1. Natural Beauty and Rural Character

The most prominent theme reflects widespread appreciation for Lake Country's natural environment, scenic landscapes, and rural charm. Respondents frequently described the community as beautiful, peaceful, scenic, and defined by its lakes, orchards, and agricultural lands. These descriptions underscore that Lake Country's natural beauty and open spaces remain central to its identity and a defining source of pride for respondents.

2. Growth and Change

Many respondents emphasized that Lake Country is growing and changing rapidly. While some view this as progress or opportunity, others expressed unease about the pace of development. Phrases such as "growing too fast", "in transition", and "overcrowded" appeared frequently.

3. Small-Town Character and Community Spirit

Respondents consistently identified Lake Country's friendly, welcoming, and community-oriented atmosphere as one of its most valued qualities. Words such as friendly, safe, home, and small-town feel convey a strong sense of belonging and neighbourliness.

4. Infrastructure, Traffic, and Governance Challenges

A notable share of responses pointed to frustrations with infrastructure and local management. Common words included traffic, roads, poor planning, and under-serviced. Participants frequently mentioned that infrastructure and amenities have not kept pace with growth, with several describing issues such as congestion, aging roads, and rising taxes.

5. Affordability and Inclusivity

Although less frequent, a growing theme relates to affordability, social change, and inclusivity. Terms such as expensive, affluent, and gentrification suggest that respondents are increasingly aware of rising living costs and a perceived shift toward exclusivity.



What do you value most about living in Lake Country?

Participants' responses emphasize Lake Country's natural setting and access to lakes and outdoor recreation, coupled with a strong small-town, community-oriented lifestyle. Many value the rural and agricultural character, the convenient location between Kelowna and Vernon, and the breadth of local amenities, parks, and cultural activities that support everyday quality of life.

1. Natural Setting, Lakes, and Outdoor Access

Participants consistently valued the area's natural beauty, including its lakes, views, trails, beaches, and year-round outdoor recreation (hiking, biking, rail trail, water access). Many referenced the landscape as restorative, central to daily life, and a defining advantage over larger urban centres.

2. Small-Town Character, Community, and Safety

Participants emphasized a close-knit, friendly atmosphere, where people know and support one another, feel safe, and enjoy a slower pace suitable for families and multi-generational living. Community spirit, neighbourliness, and a welcoming culture were recurring notes.

3. Rural and Agricultural Identity

Participants valued the rural feel, including orchards, farms, vineyards, Agricultural lands, farm-gate produce, and open space. The country character and low-density form were seen as integral to Lake Country's identity and everyday experience.

4. Strategic Location with Convenient Access

Participants appreciated being "between" Kelowna and Vernon and close to the airport and regional services, calling it the "best of both worlds." Access to amenities without the big-city bustle, and the ability to reach shops, health services, schools, and employment quickly, was cited frequently.

5. Local Amenities, Parks, and Cultural Life

Participants pointed to strong parks and recreation offerings, beaches, trails, community events (e.g., concerts, ArtWalk), local businesses and cafés, and accessible municipal services. These assets were viewed as enhancing daily quality of life and reinforcing community connection.



If you could change one thing, what would it be?

Participants most often called for improvements to transportation and road infrastructure, followed by a clear desire to slow and better manage growth. Many asked for more community amenities such as a pool and recreation centre, a stronger and more vibrant town centre with additional shops and services supported by a broader commercial tax base, and better governance, communication, and fiscal management.

1. Transportation, Traffic, and Road Infrastructure

Calls to fix congestion, redesign key intersections, calm traffic, repave and maintain roads, and address Highway 97 impacts were widespread. Participants also asked for more sidewalks, street lighting, safer crossings near schools, and better connections between neighbourhoods.

2. Pace and Pattern of Growth

Many asked to slow the rate of development, align growth with infrastructure, and focus higher density in appropriate areas. Participants frequently opposed scattered multi-family projects in rural and agricultural settings and sought stronger protection for Agricultural Reserve lands (ALR) and neighbourhood character.

3. Community Amenities and Recreation Facilities

Participants frequently requested a community recreation centre, indoor pool, gym, and more spaces for youth and families. Additional arts and culture programming, ice time, pickleball and sport courts, and year-round activity options were also highlighted.

4. Town Centre, Local Businesses, and Diversified Tax Base

There was strong interest in building a more vibrant Main Street and adding local shops, services, restaurants, and a larger grocery store. Participants linked this to reducing reliance on residential taxes by expanding the commercial and industrial tax base and improving the look and vitality of the highway corridor.

5. Governance, Communication, and Fiscal Concerns

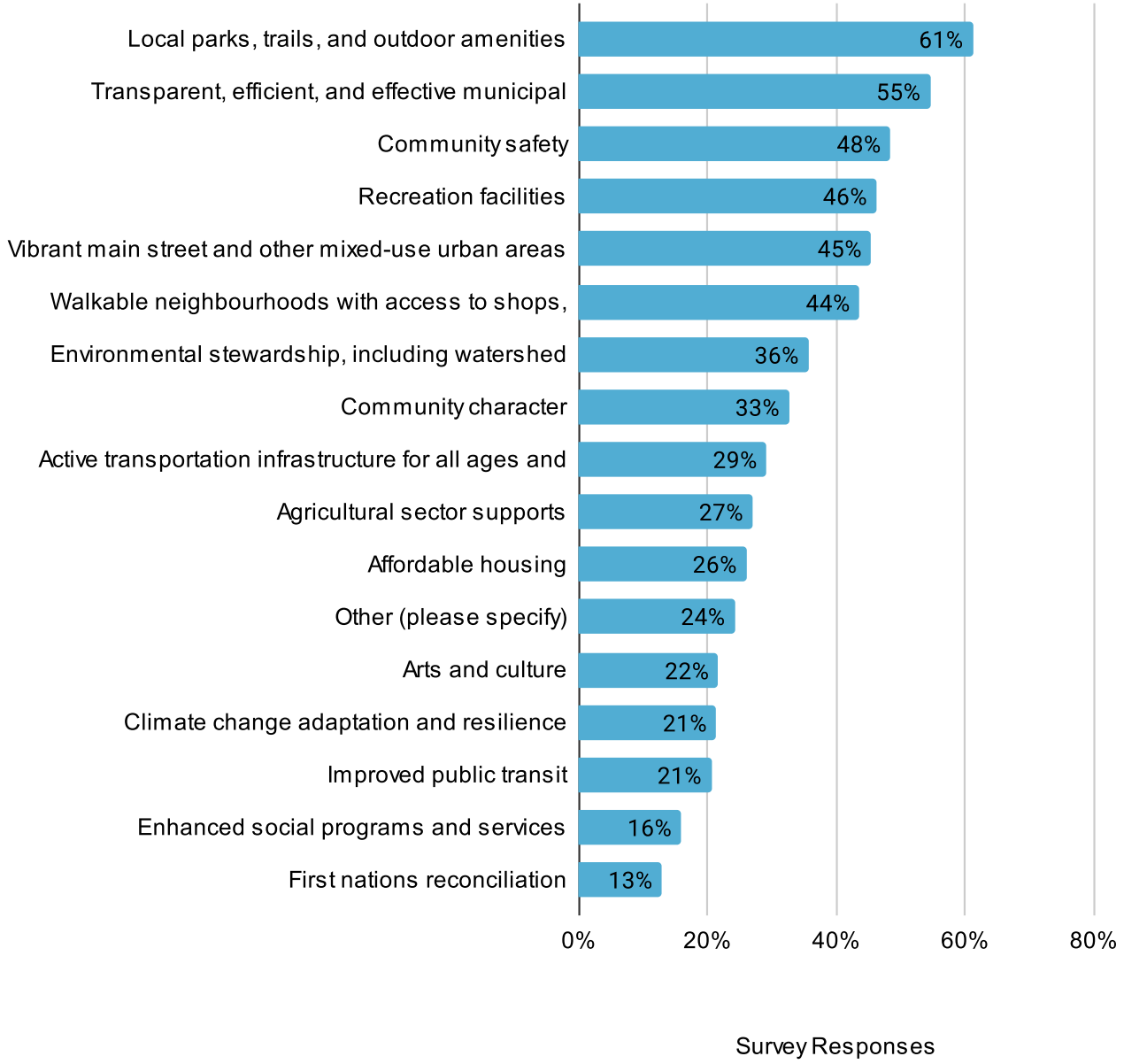
Participants asked for clearer communication, better planning, timely permitting, and more consistent bylaw enforcement. Many cited high property taxes and wanted stronger accountability, more transparent decision-making, and a more predictable approach to development that reflects community priorities.



As Lake Country plans for the future, what are your priorities?

Key findings

- Top priorities identified by respondents were:
  1. Local parks, trails, and outdoor amenities;
  2. Transparent, efficient, and effective municipal government;
  3. Community safety;
  4. Recreation facilities;
  5. Vibrant main street and other mixed-use urban areas; and
  6. Walkable neighbourhoods with access to shops, services, and amenities.
- Enhanced social programs and services, and First Nations reconciliation were the lowest priorities for survey respondents.



What three words describe your best version of Lake Country in 20 years?

Participants envision a future that protects Lake Country's natural beauty and rural character while improving day-to-day livability. Priorities include careful, well-planned growth, a stronger town centre with more amenities and a broader tax base, safer and more connected transportation options, and a community that remains affordable, welcoming, and safe.

1. Protected Natural Setting and Small Town Character

Participants want a community that remains beautiful, peaceful, and closely tied to lakes, orchards, and open spaces. The goal is to keep the small town feel, preserve rural landscapes, and maintain a strong sense of community.

2. Managed Growth and Land Use that Fits the Place

Participants call for growth that is paced and located appropriately, with higher density in the town centre and urban areas and strong protection for agricultural lands. They want cohesive design, clear character, and development that supports services without eroding community identity.

3. Transportation that is Safe, Connected, and Convenient

Participants want smoother traffic and safer intersections, along with more sidewalks, bike routes, and trail links between neighbourhoods and the town centre. Completing regional active transportation connections and improving highway interfaces are frequent aspirations.

4. Vibrant Town Centre, Local Amenities, and a Diversified Tax Base

Participants seek a lively main street with shops, restaurants, cultural venues, and everyday services. Many want a recreation centre with an indoor pool, more youth spaces, and community programming. A larger commercial and light industrial base is seen as essential to reduce reliance on residential taxes.

5. Affordability, Safety, and Inclusion

Participants hope for attainable housing options for families, seniors, and young adults, along with stable or lower taxes and dependable public services. They emphasize a welcoming, safe, and inclusive community with accountable and transparent local decision-making.



What do you see as the greatest opportunity for Lake Country?

Participants most often identified opportunities to improve transportation and connectivity, build a stronger town centre with year-round amenities, and manage growth in a way that protects rural and agricultural character. Many emphasized expanding the commercial and industrial tax base to ease pressure on households, and elevating Lake Country's distinct identity through tourism, arts, culture, and environmental stewardship.

1. Transportation, Connectivity, and Active Mobility

Participants saw near-term wins in fixing key intersections and highway interfaces, relieving congestion, improving local road quality, and adding sidewalks, street lighting, and separated bike lanes. Completing the rail trail connections and designing safer routes to schools and parks were frequently cited.

2. Vibrant Town Centre and Community Amenities

Participants highlighted the potential to create a cohesive Main Street and mixed-use core with shops, restaurants, services, and public gathering spaces. A multi-use recreation centre with an indoor pool, gym, ice, and youth spaces was one of the most common requests.

3. Managed Growth that Protects Rural and Agricultural Character

Participants called for growth that is phased, focused in appropriate areas, and aligned with infrastructure. Many want agricultural lands, lakeshore, and open spaces protected, with higher density limited to the urban core and a design that reflects local character.

4. Diversified Local Economy and Broader Tax Base

Participants viewed expansion of commercial and light industrial activity as a way to add jobs, keep spending local, and reduce reliance on residential property taxes. Ideas included reclaiming or expanding industrial areas, recruiting small businesses, and improving permitting to attract investment.

5. Distinct Identity, Tourism, and Environmental Stewardship

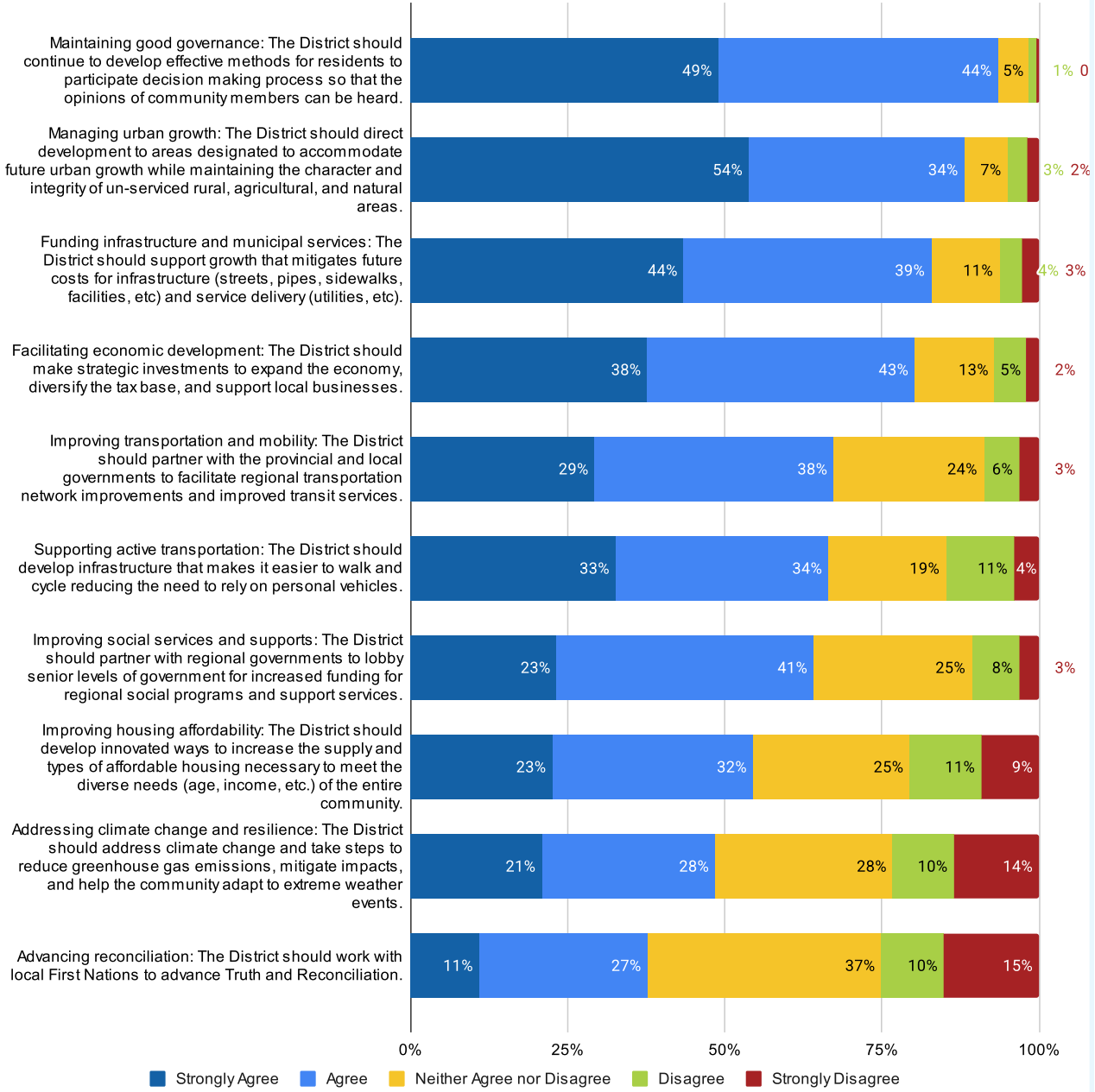
Participants saw a chance to differentiate Lake Country as an arts and culture hub and outdoor destination that showcases lakes, trails, orchards, and wineries. Many paired this with protecting water quality, expanding public waterfront access, and positioning eco-tourism that reinforces conservation.



Please rate your level of agreement with each proposed solution to a specific challenge facing the community:

Key findings

- Top choices of proposed solutions to specific challenges identified by respondents were:
  1. Maintaining good governance;
  2. Managing urban growth;
  3. Funding infrastructure; and
  4. Facilitating economic development.
- Addressing climate change and resilience and advancing reconciliation were respondents' last choices of proposed solutions to specific challenges.



Can you identify any additional challenges that Lake Country may face in the next 20 years? If so, what solution can you propose?

Participants identified several pressing challenges for the next two decades, emphasizing the need to manage growth responsibly, invest in infrastructure and water systems, address transportation bottlenecks, and maintain community identity and transparency in governance. Many respondents expressed concern that rapid development could outpace the District's ability to deliver services, protect agricultural lands, and preserve the natural environment. Participants also highlighted the importance of diversifying the tax base, strengthening local health and recreation services, and planning proactively for climate resilience, fire risk, and aging infrastructure.

1. Growth Management and Community Character

Participants stressed that Lake Country must pace growth carefully to protect its rural and agricultural roots. There is strong concern that unchecked development could erode the small-town feel, increase traffic, and strain limited services.

Suggested solutions: Enforce growth boundaries, focus density in the town centre, adhere to the OCP, and ensure all new development aligns with available infrastructure.

2. Transportation and Traffic Congestion

Traffic on Highway 97, Glenmore Road, and Beaver Lake Road was among the most frequently mentioned challenges. Participants cited congestion, safety issues, and lack of alternative routes.

Suggested solutions: Build a new overpass or bypass, synchronize traffic lights, expand alternate routes (e.g., Commonwealth and Shanks Road connections), and invest in sidewalks, cycling infrastructure, and public transit.

3. Infrastructure, Water, and Utilities

Respondents identified infrastructure as a critical concern—particularly the need for reliable water systems, sewer upgrades, and ongoing road maintenance. Many linked this to climate change and fire preparedness.

Suggested solutions: Invest in water treatment and supply diversification, upgrade storm and wastewater systems, plan for long-term maintenance, and ensure developers contribute to infrastructure costs before approvals.

4. Diversified Economy and Fiscal Stability

Many participants noted that Lake Country's reliance on residential property taxes is unsustainable. Without a stronger commercial and industrial base, infrastructure and service costs will continue to rise.

Suggested solutions: Reclaim or expand industrial lands, attract small businesses, streamline permitting, and pursue partnerships for recreation and community facilities.

5. Governance, Transparency, and Community Trust

Several respondents expressed frustration with decision-making processes, citing limited transparency and inadequate engagement. They emphasized rebuilding public trust and improving communication.

Suggested solutions: Increase open houses and town halls, improve notice for zoning and bylaw changes, and ensure Council and staff remain accessible and accountable.

6. Environmental Protection and Climate Resilience

Participants raised concerns about wildfire risk, water contamination, and loss of tree canopy and lake health. Climate change impacts were viewed as a growing threat to safety, agriculture, and quality of life.

Suggested solutions: Expand FireSmart programs, restore forests, enhance water quality protections, enforce environmental bylaws, and promote sustainable building and landscape practices.

How should the community's history, culture, and identity be reflected in future planning?

Participants strongly emphasized that Lake Country's agricultural heritage, rural character, and connection to nature form the foundation of its community identity and must be central to all future planning. Many respondents expressed concern that rapid urban-style development threatens the qualities that make the area distinct, including its farms, small-town feel, and access to lakes and open spaces. Others stressed the importance of celebrating and sharing this identity, through public art, local events, museums, and storytelling, while balancing preservation with thoughtful modernization and inclusivity. There was a clear call to ensure planning decisions honour the past while shaping a vibrant, resilient, and authentic future.

1. Protect Agricultural Lands and Rural Character

Participants overwhelmingly identified Lake Country's agricultural landscape, farm culture, and open rural setting as essential to its identity. They stressed that protecting farmland, orchards, and ALR areas from development is key to maintaining community character.

2. Celebrate Heritage, Arts, and Local Storytelling

Respondents called for stronger recognition of Lake Country's history through public art, cultural programming, and educational displays. Many pointed to the museum, art gallery, and local events (like ArtWalk) as vital tools for fostering shared identity and pride.

3. Honour the Lakes and Natural Environment

Participants repeatedly highlighted the lakes, trails, and natural scenery as core to Lake Country's identity. They urged that development respect lake health, riparian areas, and scenic quality, while expanding access for residents and visitors.

4. Reflect Local Character in Planning, Design, and Development

Respondents emphasized that new development should reflect the unique rural and agricultural identity of Lake Country rather than mimic urban Kelowna or Vernon. They encouraged context-sensitive architecture, small-scale local businesses, and design guidelines that preserve charm and authenticity.

5. Strengthen Community Connections and Inclusion

A number of participants emphasized that the District should continue to support community events, markets, and spaces that bring people together and celebrate diversity. There was also a call to honour Indigenous history and strengthen partnerships with Syilx/Okanagan peoples in future planning.

How can Lake Country get from NOW to WOW?

Respondents interpreted the question as a call to balance growth and livability—strengthening what already makes Lake Country appealing while addressing infrastructure, affordability, and local vibrancy. Many felt the community is already a desirable place to live, but emphasized that unmanaged development, rising costs, and congestion could erode its character. Participants most often called for investment in infrastructure, a vibrant Main Street and town centre, and stronger environmental and agricultural stewardship. Others highlighted the need for improved recreation amenities, better municipal efficiency, and stronger engagement and transparency as the foundation for community pride and future success.

1. Infrastructure, Roads, and Traffic Management

Participants consistently pointed to the need for improved infrastructure before further growth. Priorities included fixing the Glenmore and Beaver Lake Road intersections, widening narrow rural roads, adding sidewalks, and improving maintenance standards. Many tied "WOW" to safe, reliable infrastructure that keeps pace with development.

2. A Vibrant and Walkable Town Centre

Respondents want a clearly defined, lively Main Street with local shops, restaurants, and gathering spaces that serve as the heart of the community. They see potential in transforming the Winfield core into a destination with small-town charm, boutique retail, and walkable streetscapes that reflect local character.

3. Recreation, Culture, and Community Spaces

Many participants identified the need for more recreational and cultural amenities—particularly an indoor pool, expanded arena space, trails, and all-season gathering places. They emphasized that investing in recreation, arts, and community programming would help retain families, support health, and strengthen local identity.

4. Managed Growth and Fiscal Responsibility

Respondents stressed that growth should be deliberate, phased, and supported by infrastructure and services. Concerns were raised about high taxes, housing affordability, and overdevelopment in rural areas. Participants urged the District to prioritize essentials, focus on efficiency, and maintain transparency in spending.

5. Protecting Lakes, Agriculture, and Rural Character

Participants emphasized that Lake Country's appeal depends on protecting its lakes, farmland, and rural setting. Many supported stronger environmental protection, sustainable development practices, and policies that prevent sprawl while promoting eco- and agri-tourism that celebrates local identity.

6. Strengthening Local Economy and Employment

There was strong interest in expanding the commercial and industrial tax base, improving permitting processes, and attracting local jobs so residents can work where they live. Respondents highlighted the importance of small business growth, agricultural innovation, and tourism investment over large residential expansion.

7. Civic Engagement and Leadership

Participants encouraged ongoing engagement, transparency, and collaboration in decision-making. Many called for a "shared vision" that reflects community input, improved communication from the District, and leadership focused on accountability and long-term stability.

Is there anything else that you would like to share about your hopes for Lake Country's future?

Respondents' final reflections reiterated a deep affection for Lake Country and a collective hope that future growth maintains the qualities that make the community special including its lakes, agricultural roots, and small-town feel. Many participants urged Council to slow down the pace of development, focus on infrastructure, and ensure transparent, community-driven decision-making. Affordability, environmental stewardship, and civic pride emerged as central to respondents' vision for the future. The most common hopes centred on thoughtful growth management, investment in local amenities, and preserving the natural and cultural identity that sets Lake Country apart from larger urban centres.

1. Preserve Rural and Agricultural Character

Participants repeatedly emphasized the importance of protecting farmland, open spaces, and the natural landscape. They see Lake Country's agricultural heritage and lakeside beauty as defining features that must not be sacrificed to rapid or uncoordinated growth.

2. Manage Growth and Keep Taxes Affordable

Many respondents expressed concern that rising taxes and rapid development are making Lake Country unaffordable for long-term residents. Respondents called for measured, fiscally responsible growth that prioritizes core services and ensures infrastructure and amenities keep pace with new housing.

3. Improve Infrastructure, Roads, and Services

Infrastructure improvements were among the most frequently mentioned hopes. Respondents cited the need for road upgrades, safer intersections (particularly Glenmore and Beaver Lake), sidewalk connections, expanded sewer and water systems, and maintenance of existing facilities before new projects proceed.

4. Maintain Community Identity and Small-Town Feel

Respondents strongly urged the District to resist the urban sprawl seen in Kelowna and Vernon. They want Lake Country to retain its sense of community, friendliness, and slower pace—qualities that many cited as their reasons for living there.

5. Invest in Recreation, Culture, and Gathering Spaces

Participants expressed strong support for new and improved recreational amenities such as an indoor pool, community centre, pickleball courts, and outdoor gathering spaces. Many highlighted the value of arts, culture, and events like ArtWalk and Music in the Park in bringing the community together.

6. Strengthen Environmental Protection and Stewardship

Participants underscored the need to protect lake water quality, manage drought risks, and preserve wildlife habitat. Many also mentioned tree planting, geese control, and green infrastructure as tangible ways to maintain Lake Country's natural appeal and resilience.

7. Support Local Business and Economic Diversity

Respondents hoped to see a stronger local economy with more small businesses, shops, and light industry to provide employment opportunities and broaden the tax base. There was particular interest in revitalizing Main Street and attracting businesses that align with Lake Country's rural and cultural identity.

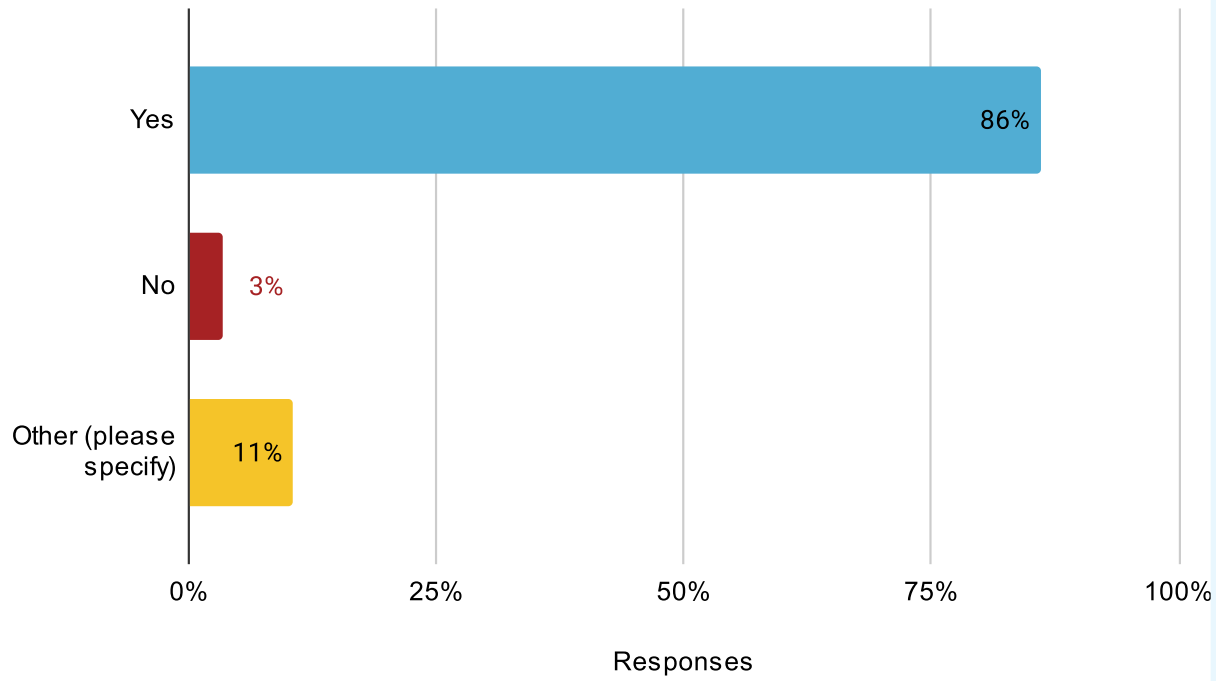
8. Enhance Governance, Transparency, and Engagement

Many respondents called for improved communication, transparency, and collaboration from the District. They emphasized the importance of Council listening to residents, ensuring fair and timely permitting processes, and building trust through open, participatory decision-making.

Do you feel you were able to express your ideas and values?

Key findings

- The majority of respondents felt they were able to express their ideas and values



How can we improve future surveys or other requests for feedback?

Participants offered practical, candid advice on how the District can make future engagement more accessible, trustworthy, and useful. Their feedback centers on reaching more people (including non-digital audiences), being transparent about how input is used, checking in more often through multiple formats, and sharpening survey design so responses reflect real trade-offs and priorities.

1. Accessibility and Outreach

Many respondents emphasized the need to make surveys easier to find and complete. Suggestions included mailing surveys with utility bills, posting notices in community spaces, and advertising through local news, social media, and signage. Respondents also requested more options for non-digital participation, such as mail-in surveys and printed copies for seniors or residents without reliable internet access. Ensuring surveys are promoted widely and accessible to all age groups was a consistent priority.

2. Transparency and Follow-Up

Participants frequently asked that the District share survey results publicly and explain how community input informs decision-making. Respondents expressed that trust and engagement would improve if residents could see how feedback was summarized, what actions were taken, and whether Council decisions reflected community sentiment. Regular updates—through newsletters, social media, or town halls—were seen as essential for accountability.

3. Frequency and Variety of Engagement

Many respondents supported continuing regular surveys and complementing them with in-person engagement such as open houses, town halls, or small focus groups. Annual or semi-annual surveys were suggested to maintain a consistent dialogue with the community and track shifting priorities. Respondents valued opportunities for both written input and in-person discussion to deepen understanding of local issues.

4. Survey Design and Content

Feedback highlighted the importance of clear, unbiased, and meaningful survey questions. Respondents noted that some questions felt repetitive or overly general, and suggested including more open-ended opportunities to share ideas, as well as more context about costs, trade-offs, and current initiatives. A few respondents suggested showing draft plans or examples to make responses more informed and realistic.

A.3. Community Open House

NOW.

NOW - If you could change one thing...

1. Traffic, Roads, and Safety Improvements

By far the most frequent feedback related to fixing Glenmore Road and improving traffic flow and safety. Participants highlighted the dangerous conditions at major intersections (Glenmore & OK Centre Rd East, Lodge Rd & Hwy 97, Woodsdale & Bottom Wood Lake Rd), the need for bike lanes, sidewalks, and better connections to Kelowna, including calls for a third route or highway bypass. Many described Glenmore as a "nightmare" and stressed the urgency for upgrades, road resurfacing, and improved active transportation safety.

2. Managing Growth and Protecting Rural Character

Participants expressed strong concern about the pace and style of development. Many called for a "gentler attitude" toward growth, urging the District to preserve hillsides, trees, and agricultural land and to focus higher-density housing within the Town Centre instead of expanding into rural areas. There was broad support for environmentally sensitive development and protecting farmland as key to maintaining Lake Country's identity and quality of life.

3. Community Amenities and Services

A recurring priority was investment in community amenities, especially a pool or recreation facility, more grocery stores and local shops, pickleball courts, and improved transit. Participants emphasized the need for local recreation options, family-oriented spaces, and facilities that reduce reliance on nearby cities for everyday needs. Some also noted the need for health and emergency services within Lake Country.

4. Housing Diversity and Affordability

Several participants raised concerns about housing costs and limited options for young families, seniors, and lower-income residents. Suggestions included affordable or multi-use housing projects, senior-friendly units, and integrating housing above community or recreation spaces. Participants saw greater housing diversity as key to keeping Lake Country livable and inclusive for the long term.

NOW - What do you value most?

NOW.

1. Small-Town Character and Sense of Community

Participants consistently expressed appreciation for Lake Country's small-town atmosphere, describing it as friendly, safe, and community-oriented. The ability to know one's neighbours, feel connected, and live in a place with a slower pace and personal character was highly valued. Many participants emphasized the importance of maintaining this small-community identity while the area continues to grow.

2. Natural Beauty and Outdoor Lifestyle

The lakes, mountains, trails, and natural spaces were frequently cited as what makes Lake Country special. Participants highlighted the community's scenic beauty, access to recreation, and the daily enjoyment of nature as defining qualities of life in the area. The proximity to both outdoor adventure and tranquil landscapes was seen as a core part of Lake Country's identity and appeal.

3. Agricultural Lands and Rural Character

Participants placed strong value on Lake Country's agricultural roots and open spaces, recognizing farms, orchards, and local food production as key elements of its heritage and future. They appreciated the rural landscapes and connection to the land, seeing agriculture as both an economic and cultural foundation that contributes to food security, identity, and the visual beauty of the community.

4. Safety and Family-Friendly Environment

Many participants noted that Lake Country feels safe, quiet, and family-oriented, with good parks, playgrounds, and a general sense of security for raising children. This was often tied to the community's manageable scale, natural surroundings, and the supportive local culture that encourages family life and neighbourly care.

WOW - What three words describe your best version of Lake Country in 20 years?

1. A Strong, Connected, and Friendly Community

Participants envisioned a welcoming, safe, and community-oriented Lake Country where people feel connected and engaged. The future community is described as friendly, healthy, and supportive, maintaining the small-town spirit while fostering local pride and inclusivity.

2. Vibrant and Distinct Town Centre

Many participants expressed a desire for a developed and lively town centre that includes restaurants, cafés, local shops, and gathering spaces. They want a walkable, social hub that brings people together and reflects Lake Country's identity—distinct from larger urban centres like Kelowna or Vernon.

3. Protected Natural and Agricultural Lands

Participants emphasized the importance of preserving green spaces, lakes, and agricultural lands, with some urging protection of the ALR as essential to Lake Country's long-term character and environmental health. They want to see balanced growth that safeguards natural and rural assets, ensuring that Lake Country remains beautiful, open, and connected to its landscape.

4. Safe, Calm, and Manageable Growth

A recurring theme was the desire for controlled, thoughtful growth—not becoming "just another city." Participants hope for safe roads, better traffic management, and quiet, peaceful neighbourhoods, with infrastructure that supports residents without compromising the community's relaxed pace and livability.

WOW - What do you see as the greatest opportunity for Lake Country?

WOW!

1. Developing a Vibrant Town Centre

The most common opportunity identified was to build out and strengthen the Town Centre as a complete, walkable hub with shops, restaurants, services, and public spaces. Participants saw this as a chance to give Lake Country its own heart — a place for community life, economic activity, and local identity. Many emphasized revitalizing existing underused sites and focusing density and affordable housing near schools and amenities.

2. Enhancing Access to Lakes, Trails, and Recreation

Participants viewed lake access, clean water, and expanded trail networks as defining assets that should be protected and improved. Opportunities include adding public beach access points and stairs, opening the full Rail Trail connection, and investing in recreation amenities such as a pool, sports fields, and turf pitches. These were seen as both quality-of-life improvements and tourism draws that celebrate Lake Country's natural setting.

3. Strengthening the Economy and Local Employment

Many participants called for more local business opportunities, from small shops to light industrial and tourism ventures. Suggestions included reclaiming the Jim Bailey industrial area, attracting new employers, and supporting hotels, farm-based tourism, and manufacturing to diversify the tax base. Participants saw economic growth as essential to funding services while keeping Lake Country affordable.

4. Protecting Rural and Agricultural Character Amid Growth

Participants emphasized that growth should preserve Lake Country's rural charm and agricultural identity. Maintaining farmland, minimizing rural light pollution, and enacting stronger tree protection were common suggestions. The opportunity lies in achieving balanced, compact growth that supports a thriving town centre and active agricultural landscape while keeping the community's "small town, rural feel" intact.

HOW - How can we go from Now to Wow?

HOW?

1. Manage Growth Thoughtfully and Protect the Environment

Participants consistently called for careful, environmentally responsible growth that respects Lake Country's natural systems, water capacity, and small-town identity. There was strong agreement that development should remain focused within existing urban areas, with limits on density in sensitive areas such as Woodsdale and the lakeshore. Many urged the District to protect green space, trees, and hillsides, improve environmental regulations (e.g., tree bylaws, fertilizer restrictions), and prioritize clean lakes and water conservation as central to Lake Country's future.

2. Improve Transportation and Infrastructure

A major theme centered on the need for better transportation planning and infrastructure investment. Participants highlighted chronic traffic congestion—especially along Glenmore Road and Highway 97—and called for more sidewalks, bike lanes, and safe routes between neighbourhoods. There was strong interest in improving transit (including regional light rail and bus connections), maintaining roads, and ensuring that infrastructure upgrades keep pace with growth. Many emphasized that planning must be realistic about car use while still expanding active transportation options.

3. Expand Housing Diversity and Affordability

Participants encouraged the District to increase housing variety—including secondary suites, duplexes, and attainable multi-family homes—while maintaining Lake Country's rural and family-oriented character. They supported policies that make it easier for multi-generational families to live together, ensure housing aligns with infrastructure capacity, and prevent speculative or excessive development. Some suggested establishing mechanisms to focus housing on local needs, not just market-driven outcomes.

4. Invest in Community Amenities and Local Economy

Participants expressed enthusiasm for community facilities such as a recreation centre or pool (though opinions were mixed on cost), and improvements to parks, trails, and gathering spaces. There was also strong support for expanding local businesses, restaurants, and tourism options to strengthen the economy and reduce reliance on Kelowna and Vernon. A vibrant Main Street and increased local commerce were viewed as key to both economic sustainability and community vibrancy.

HOW?

5. Strengthen Governance, Communication, and Collaboration

Several participants emphasized the need for better communication, transparency, and public involvement in decision-making. Suggestions included more opportunities for community input on development proposals, visible follow-up on public feedback, and clear communication around budgets, bylaws, and infrastructure priorities. Participants also encouraged partnerships across public and private sectors, community celebrations, and continued opportunities for civic engagement as Lake Country evolves.

A.4. Workshop Summary

NOW.

The community workshops were structured around three themes, Now, Wow, and How, to guide discussions about the community's present, future, and path forward. The following is a summary of themes heard.

NOW - Values

1. Rural and Agricultural Identity

Participants strongly identified Lake Country's rural and agricultural roots as central to its character. Farming, ALR protection, and open landscapes were seen as core to the community's identity and economy. Many expressed pride in the District's heritage of orchards, vineyards, and small-scale agriculture, emphasizing the need to maintain this lifestyle as a defining feature that sets Lake Country apart from urban neighbours.

2. Natural Environment and Lakes

Participants highlighted the natural setting, lakes, trails, parks, views, and open space, as a defining and unifying aspect of community life. Access to the water, quiet rural spaces, dark skies, and natural beauty were seen as critical to Lake Country's appeal and quality of life. The protection of natural assets, from wildlands to lakefronts, was viewed as essential to health, recreation, and long-term sustainability.

3. Small-Town Character and Community Connection

A strong sense of belonging, volunteerism, and safety were consistently valued. Participants described Lake Country as a family-oriented, close-knit community with opportunities to participate and make a difference. They valued the quiet pace of life, strong social networks, and local initiatives, from arts and culture events to community halls, that build identity and connection. Maintaining this "small-town feel" while managing growth and change was seen as vital to preserving what people love about Lake Country.

NOW - Challenges

NOW.

1. Housing Affordability and Diversity

Participants identified limited and increasingly unaffordable housing as one of Lake Country's most pressing challenges. A lack of diverse housing types restricts opportunities for young families, workers, and seniors looking to downsize or age in place. Participants noted that high housing costs discourage volunteerism, reduce social diversity, and make it difficult for the next generation to remain in the community.

2. Infrastructure, Transportation, and Growth Management

Infrastructure capacity—particularly roads, sidewalks, schools, and recreation facilities, was a recurring concern. Participants observed that rapid growth has outpaced the infrastructure needed to support it, creating challenges related to traffic safety, connectivity, and public transit. They also pointed to a lack of safe, separated active transportation routes and limited access to healthcare and other essential services. Balancing infrastructure investment with affordability and responsible tax increases was viewed as a key challenge moving forward.

3. Economic Sustainability and Tax Base Balance

Participants emphasized the need to diversify Lake Country's economic base to reduce reliance on residential property taxes. A stronger commercial and industrial presence, as well as sustainable tourism and agricultural innovation, were seen as ways to build a more resilient local economy. This diversification would help fund community amenities, support infrastructure, and lessen dependence on commuting to neighbouring municipalities for work and services.

4. Maintaining Rural and Cultural Identity Amid Growth

Participants expressed concern that ongoing development and urbanization could erode the small-town, rural, and agricultural character that defines Lake Country. Protecting farmland, supporting the arts and culture sector, and celebrating local heritage were viewed as essential to retaining identity and vibrancy. Participants also highlighted the need for the District to more visibly support cultural institutions, such as the museum, art gallery, and community halls, which rely on limited funding and volunteer capacity.

WOW - Future Opportunities

WOW!

1. A Vibrant and Connected Town Centre

Participants envisioned a more lively, mixed-use downtown that acts as the heart of the community — a place where people live, work, and gather. They emphasized the importance of high-quality public spaces, pocket parks, and pedestrian-oriented design to foster vibrancy and connection. Beautification initiatives such as gardens, murals, and streetscape greenery were seen as key to creating a welcoming and distinctive Main Street. Participants supported accelerating Town Centre development through collaboration, incentives, and design standards that strengthen Lake Country's identity.

2. Arts, Culture, and Community Life

Participants emphasized that arts, culture, and heritage should play a larger role in shaping Lake Country's future. Ideas included recognizing history through street names and public art, expanding festivals and markets, and integrating culture into everyday spaces. Many saw a need for new cultural and community facilities, such as a shared-use hub with event space, offices, and recreation amenities, to support local organizations and provide gathering places that serve all ages. Partnerships with UBC, RCMP, and other institutions were identified as opportunities to position Lake Country as a hub for creativity, education, and research.

3. Environmental Stewardship and Access to Nature

Protecting and celebrating Lake Country's natural assets was a dominant theme. Participants called for improved lake access, expanded trails and waterfront parks, and stronger watershed management to safeguard water quality and ecosystem health. Ideas included a community tree-planting program, drought- and fire-resistant landscaping, and enhanced education on lake and watershed stewardship. Participants saw the Rail Trail, waterfront parks, and natural corridors as key connectors linking the community's recreational, ecological, and social fabric.

4. Inclusive, Safe, and Sustainable Growth

Participants described a future where Lake Country grows in a balanced, inclusive, and sustainable way. Priorities included multi-generational housing options, support for aging in place, improved accessibility for people with disabilities, and safe routes for children to walk and bike to school. Economic sustainability was also seen as essential, with calls to attract small businesses, improve local services, and reduce dependence on commuting. Participants encouraged "smart growth" that concentrates density in established nodes, supports active transportation, and protects the environment and rural character that define Lake Country.

HOW? - how we go from NOW to WOW

HOW?

1. Strengthening the Town Centre and Local Economy

Participants emphasized that revitalizing and diversifying the Town Centre is essential for achieving Lake Country's long-term vision. A vibrant downtown with mixed-use development, restaurants, offices, and small businesses was seen as central to building community pride and reducing reliance on neighbouring cities. Participants supported incentives and partnerships to attract investment, create local jobs, and diversify the tax base through a stronger commercial and light-industrial presence. Ensuring that development aligns with community values, prioritizing quality design, walkability, and unique, small-scale businesses, was viewed as critical to success.

2. Expanding Housing Choices and Affordability

Participants identified the need for a full range of housing options to meet the needs of all ages and incomes. Ideas included laneway and missing-middle housing, multi-generational and aging-in-place options, and policies that ensure developments contribute to community goals. There was strong interest in establishing a Housing Authority to lead local initiatives, pursue funding, and collaborate with developers to improve housing attainability. Participants stressed the importance of balancing growth with livability, ensuring that new housing is supported by green space, services, and transit.

3. Investing in Infrastructure, Connectivity, and Public Spaces

Participants called for continued investment in infrastructure and amenities that support quality of life. Priorities included road safety, expanded transit, and separated active transportation routes connecting Lake Country's neighbourhoods and parks. Enhancing public spaces—such as plazas, waterfront parks, and green corridors—was viewed as key to community well-being and social connection. Participants also encouraged the District to prioritize parkland acquisition, urban design standards, and wayfinding improvements as population growth continues.

4. Environmental Stewardship and Agricultural Resilience

Protecting water quality, farmland, and natural systems was a consistent theme. Participants emphasized the need for watershed protection strategies, wildfire preparedness, and support for sustainable agriculture. There was enthusiasm for positioning Lake Country as a leader in agri-tourism and local food systems—creating new jobs and reinforcing the community's identity. Clean energy generation, composting, and biomass reduction were suggested as practical steps toward becoming a more climate-resilient community.

5. Community Well-Being, Services, and Partnerships

Participants highlighted the importance of expanding local services and facilities that meet social, cultural, and recreational needs. Ideas included new recreation amenities (pool, rink, sports fields), accessible gathering spaces, and integrated hubs offering community, health, and government services locally. Strengthening partnerships, with UBC, provincial and federal agencies, and community organizations- was seen as key to achieving shared goals. Ongoing engagement, transparent communication, and recognition of volunteer and community leadership were also identified as essential to maintaining trust and civic pride as Lake Country evolves.

HOW?

A.5 Pop-up Events General Summary

NOW.

NOW.

1. Strong Appreciation for Small-Town Lifestyle and Natural Setting

Participants expressed deep appreciation for Lake Country's relaxed, small-town atmosphere, scenic views, and access to parks, beaches, and trails. Many noted that the community feels friendly, close-knit, and well-balanced between rural charm and proximity to larger centres. The outdoor recreation opportunities, such as the Rail Trail, bike skills park, and music events, were seen as key parts of what makes Lake Country special.

2. Transportation, Traffic, and Infrastructure Concerns

The most frequent challenges raised related to traffic congestion (especially on Glenmore and Highway 97), lack of sidewalks and safe routes for walking and cycling, and general infrastructure strain from growth. Participants called for better road maintenance, improved mobility options, and investment in essential systems like sewer, water, and schools before further development proceeds.

3. Growth, Affordability, and Maintaining Rural Character

Many participants were concerned about rapid development, rising housing costs, and loss of rural identity. They emphasized the need for thoughtful, well-planned growth that preserves open space, protects the environment, and keeps Lake Country's "spacious, peaceful" feel intact. Several also mentioned the importance of affordable and senior housing, while resisting over-densification and "urban-style" condo developments.

WOW!

WOW!

1 Recreation and Community Spaces

Participants strongly emphasized the need for a community recreation centre with a pool, along with pickleball courts, sports fields, and expanded trail networks. These amenities were seen as vital for health, social connection, and ensuring all ages can stay active within the community.

2. Arts, Culture, and Local Identity

There was broad support for making Lake Country a hub for arts, music, and cultural expression, with a vibrant Main Street and public spaces that showcase the community's creativity and character. Participants envisioned Lake Country as a distinct and welcoming place, celebrating its small-town charm and natural setting.

3. Connectivity and Managed Growth

Participants highlighted the need for safe bike and pedestrian routes, better traffic flow, and improved transit connections, alongside balanced, inclusive growth that maintains affordability and the rural character of Lake Country. Growth should enhance—not erode—the qualities that make the community special.

HOW?

1. Recreation, Parks, and Youth Spaces

Participants consistently called for new and expanded recreation amenities — including a community pool, indoor sports facilities, skate park upgrades, walking tracks, and more playgrounds. There was strong interest in ensuring year-round spaces for youth, families, and seniors, as well as protecting and enhancing parks, trails, and waterfront areas for community use.

2. Mobility, Infrastructure, and Smart Growth

Improving bike and pedestrian infrastructure, completing the Rail Trail, and enhancing transit connections were top priorities. Participants also emphasized the need for balanced growth, more commercial and mixed-use development on Main Street, and upgraded utilities and roads — all while maintaining Lake Country's rural and natural character.

3. Community Engagement and Local Governance

Many participants urged the District to keep citizens actively involved in planning and decision-making, with transparent communication and accessible consultation methods. There was also interest in fiscal responsibility, ensuring that growth, beautification, and recreation investments are made thoughtfully and reflect the community's shared values.

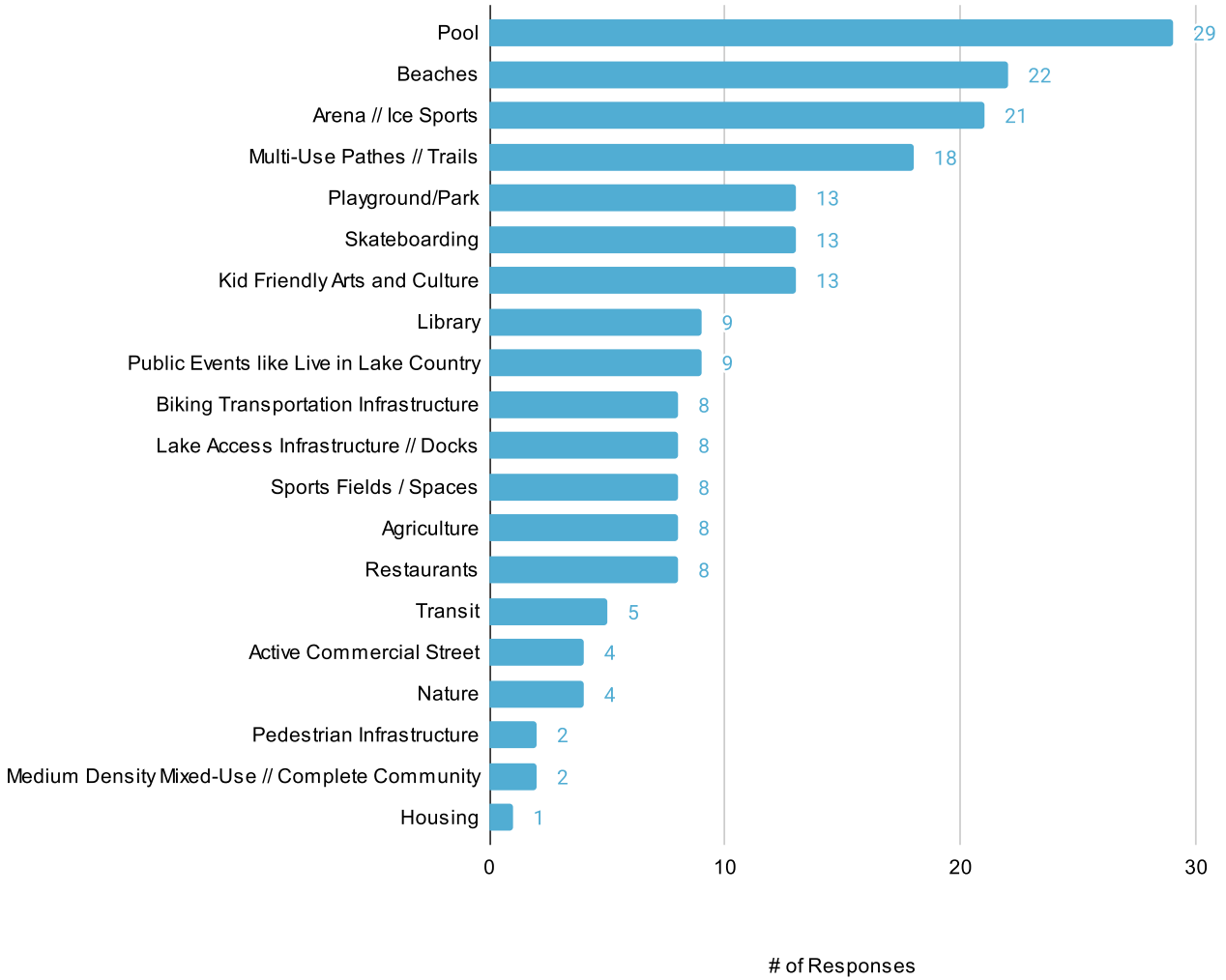
HOW?

Kids Boards

During the pop-up events, kids had their own board where they could share what's most important to them. The summary below highlights what they said.

Key findings

- Kids most often mentioned wanting a pool, beaches, ice sports, and more trails or paths to walk and bike on.



Report to Council

District of Lake Country

To:	Mayor and Council	**Meeting Date**:	November 4, 2025
From:	Paul Gipps, CAO	**Meeting Type**:	**Committee of the Whole**

Prepared by: **Brian Zurek, Manager of Long Range Planning**
Department: **Planning and Development**

Title: OCP Review and Update | Land Capacity Analysis | Phase I Engagement Results Summary

DESCRIPTION

Provide Council with a summary of both the land capacity analysis, and the results of the first phase (community visioning) of the Official Community Plan (OCP) review and update.

EXECUTIVE SUMMARY

Land Capacity Analysis

The District assessed the community's land base to evaluate its capacity to accommodate the future growth needs of Lake Country residents and the local economy. The resulting report summarizes the analysis of Lake Country's residential, commercial, industrial, and agricultural sectors and their ability to meet the District's needs for the next 25 years.

The report concludes that, based on the demand projections for population growth and economic development, the District can accommodate the future needs of the community subject to recommendations for land use policy and regulation.

Phase I Community Visioning

The first phase of public engagement generated strong participation from local residents. Engagement opportunities included an online survey, pop-up events, open houses, community workshops, and email submissions.

Participants expressed pride in Lake Country's rural beauty, agricultural roots, and community spirit. Feedback included a clear desire for thoughtful, well-managed growth that protects the qualities of the community. To move the community forward respondents suggested that Lake Country must balance livability and sustainability, invest in infrastructure, expand amenities, support a resilient local economy, and maintain transparency and trust between the District and it residents.

Next Steps: Phase II Community Development Options

Staff are planning engagement activities for the second phase of the OCP review and update (community development options).

BACKGROUND

Land Capacity Analysis

The Terms of Reference (TOR) for the OCP review and update included the following objective: Fill information gaps with data generated through updated population demographic projections, housing needs assessments, and *land capacity analyses.*

In July, the District hired a consultant to complete a land capacity analysis that would answer the following questions:

- How is the district's population, labour force, and economy expected to grow between 2025 and 2050?
- How much Capacity does the district land base have to accommodate projected demand?
- How could the OCP be updated to address potential land capacity constraints?

The District received the report in October 2025.

Phase I Community Visioning

Described in the TOR, the first phase of the OCP review and update is background and visioning. From the Engagement Plan, the purpose of the community visioning phase of the project: Establish a strong foundation for the OCP update by gathering community input on the community's vision, opportunities, and challenges. Build awareness and engagement early in the process.

At the Committee of the Whole meeting on August 19, 2025, Council reviewed planned public engagement for the first phase of the project.

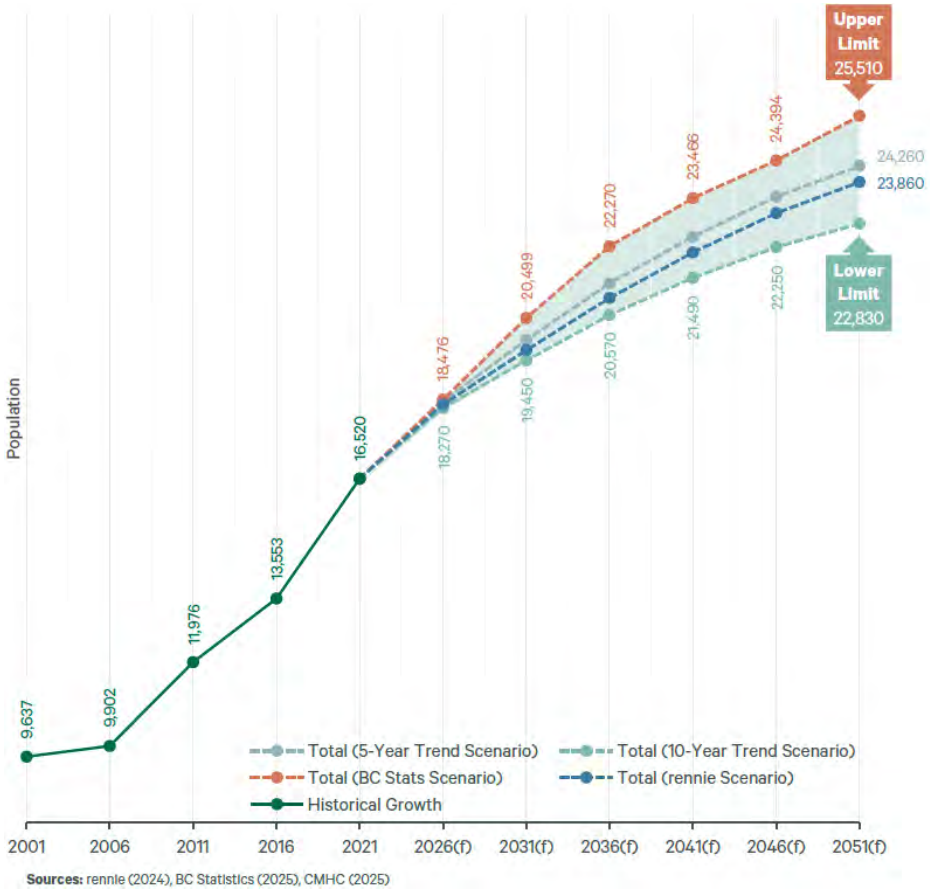
Staff conducted public engagement events in the community from July to October 2025.

DISCUSSION/ANALYSIS

Land Capacity Analysis: Summary of Results

Population and Economy

Lake Country's population is projected to display consistent growth to 2051, adding between 4,720 and 7,400 residents over the assessment period.



As the population grows, the District will be required to consider the future needs of its residents regarding the type and location of new housing, the provision of services and amenities, and the design of new mixed-use and employment areas.

The District of Lake Country has experienced strong resident employment growth in construction, health care, professional services, public administration, and agriculture; however, most local businesses are concentrated in retail, professional services, and food services. A significant number of residents are commuting to larger employment centres. The District could consider protecting and enhancing the use of existing employment lands to attract a more diverse mix of employers.

Residential Land Use
Steady, long-term demand for new residential units is expected, with a shift towards higher-density formats and away from single family homes. The District's land supply is expected to be sufficient to meet projected demand provided that new developments trend to higher-density formats than historic development patterns. The District could consider focusing development in serviced areas, encouraging missing middle formats (duplexes, triplexes, fourplexes, townhomes, etc.) examining the financial feasibility of below-market units, and ensuring that growth is coordinated with infrastructure capacity.

Commercial Land Use
Growth in the commercial sector is expected in the following categories: grocery stores, restaurants, health services, and personal care businesses serving local residents. These sectors are best served in walkable, mixed-use formats. The District can further accommodate development by incorporating commercial uses into growing residential neighbourhoods to capture increased demand and to provide more local amenities. The District also has opportunity to expand tourism-related retail, including cafes, boutique shops, and recreational retailers in high-traffic locations. The District's supply of land is expected to meet the demand for commercial development over the next 25 years.

The District could consider maintaining a flexible land use framework that enables mixed-use commercial development, supports emerging trends, and targets walkable growth areas serving the entire community.

Industrial Land Use
Lake Country's industrial sector is expected to grow at a moderate pace over the next 25 years, supporting the addition of an estimated 480 to 670 new jobs. The District land supply is expected to meet the need of forecasted industrial growth. Industrial demand is expected to be strongest within the Lake Country Business Park and near Beaver Lake Road. Preserving the industrial land base to safeguard against conversion to alternative uses is recommended to maintain long-term employment capacity in Lake Country.

The District could consider advancing infrastructure servicing in high-priority areas, supporting diverse industrial business formats (through zoning), and ensuring that local strategies remain aligned with regional economic development priorities.

Agricultural Land Use
Trends in the agricultural sector reflect a transition toward fewer, larger, and more technologically advanced operations. Additional market shifts towards high-value crops, on-site processing, agritourism, and direct-to-consumer sales are also underway. The District land supply can accommodate the expansion of the industry through a combination of intensified operations on existing farms and the expansion of agricultural uses on vacant, constrained, or underutilized parcels.

<u>Results of Public Engagement: Phase I Community Visioning</u>
Overview
The District's phase I engagement generated significant community participation and feedback with 604 survey responses, and strong participation in engagement activities including nine pop-up events, two open houses, and four community workshops. The District gathered feedback under the following themes:

- Lake Country Now. – current conditions
- Lake Country Wow! – visioning the future
- Lake Country How? – identifying actions

Participants: Demographic Highlights
The survey revealed important demographic trends among respondents:

- 92% of respondents were full-time residents, with nearly half indicating that they resided in Winfield.
- 57% identified as female, 38% identified as male, 4% preferred not to answer.
- Homeowners and adults 35 and older were over-represented
- Renters; children, youth and younger adults were under-represented.

Lake Country Now – Current Community Values
Participants expressed strong attachment to Lake Country's:

- Natural setting, lakes, rural and agricultural roots.
- Small-town character.
- Friendly, family-oriented community.
- Safety.
- Access to outdoor recreation.
- Transparent and efficient municipal government.

Lake Country Now – Current Community Challenges
Participants identified challenges with:

- Traffic and infrastructure, especially along Glenmore Road and Highway 97.
- Rapid growth outpacing infrastructure and threatening rural character.
- Housing affordability and limited options for families, workers, and seniors.
- Narrow tax base and need to diversify the local economy.

Lake Country Wow! – Aspirations for Lake Country's Future
Community members envision a future defined by:

- A Vibrant in walkable town centre with restaurants, shops, and gathering spaces.
- Safe and connected transportation, including improved intersections, sidewalks, bike lanes, and public transit.
- Expanded recreation and cultural amenities, such as a pool, multi use recreation centre, and event spaces.
- Protection of lakes, farmland, and natural landscapes, with compact growth focused in the town centre.
- Diversified local economy that supports local jobs and reduces reliance on residential taxes.
- Opportunities for arts, culture, and agri-tourism were identified as key to future growth.

Lake Country How? – Strategies for Implementation and Action
To achieve the community's vision, participants suggested practical strategies for responsible growth:

- Managing growth responsibly, focusing density in serviced urban areas while protecting sensitive and agricultural lands.
- Investing in core infrastructure before approving further development, including water, sewer, and transportation upgrades.
- Expanding housing diversity through attainable, multi generational, and missing middle housing options.
- Strengthening community engagement in governance transparency, ensuring residents can see how their input informs decisions.
- Building community amenities in public spaces that foster belonging, including a recreation centre, improved parks, and cultural hubs.
- Environmental stewardship, emphasizing clean lakes, fire resilience, and climate adaptation.

Civic Engagement and Community Input
Ongoing engagement and transparency in decision-making were noted as crucial for fostering community trust and collaboration:

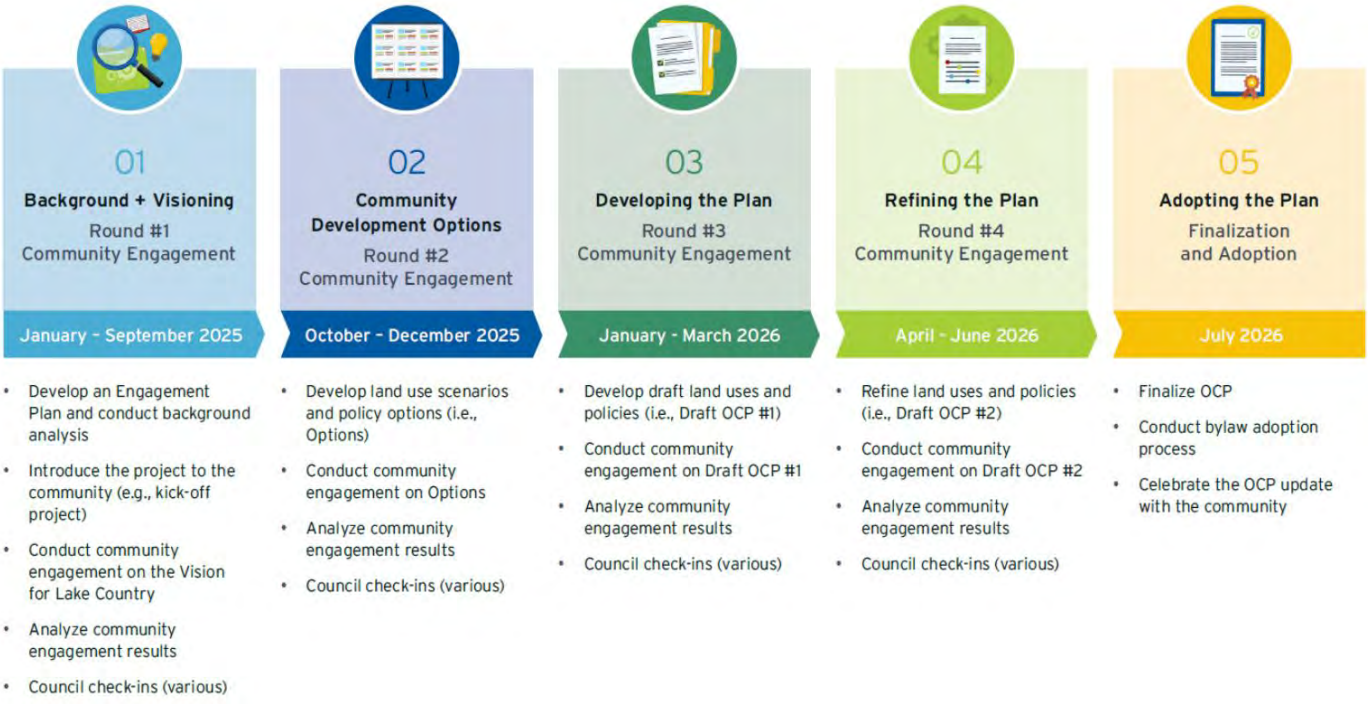
- Participants encouraged improved communication from the District and a focus on community-driven decision-making.
- Many felt they could express their ideas and values during the engagement process.

- Suggestions for future surveys include better accessibility, transparency about how input is used, and more frequent engagement opportunities.

Next Steps: Update on Phase II Community Development Options

Building off the existing OCP policy and based on background information including the results of the land capacity analysis, OCP phase I (community visioning) feedback, and Housing Needs Reports, staff have begun to develop materials for phase II of the OCP review and update: community development options.

From the project Engagement Plan, the purpose of the second phase of the project: Present and gather feedback on draft land use scenarios and policy options. Refine options based on community and stakeholder input to ensure alignment with shared priorities and needs.



Similar to phase I, the planned engagement activities, including digital and in-person events, will be varied and comprehensive to allow the public opportunities to share their feedback on the options for the future development of Lake Country. Building off the participation and success of phase I engagement activities, the project team is again connecting with members of the public engaged in existing community groups, clubs, and networks to encourage public feedback.

The project team is planning a workshop with Council to collect feedback on the OCP review. Initially planned for phase I, staff rescheduled the workshop in response to availability of Council and the project team.

The project website letsgrowlakecountry.ca will continue to be the principal resource for the OCP update and review.

The second phase of the OCP review and update is scheduled from October to December 2025.

Respectfully Submitted,
Brian Zurek, Manager Long Range Planning

Report Approval Details

Document Title:	OCP Update and Review-November 2025.docx
Attachments:	- COW - Attachment A - Land Capacity Analysis 2025.pdf - COW - Attachment B - Phase I Engagement Summary 2025.pdf
Final Approval Date:	Oct 30, 2025

This report and all of its attachments were approved and signed as outlined below:

Reyna Seabrook, Director of Corporate Services - Oct 30, 2025 - 9:36 AM

Paul Gipps, Chief Administrative Officer - Oct 30, 2025 - 10:08 AM

Makayla Ablitt, Manager of Corporate Administration - Oct 30, 2025 - 10:46 AM

CBRE

District of Lake Country
Land Capacity Analysis

Real estate growth projections and gap analysis with a focus on examining the capacity of the District of Lake Country's land base to meet the current and future needs of its residents and economy.



LAKE COUNTRY
Life. The Okanagan Way.

CBRE Development Strategy & Consulting Final Report for District of Lake Country
September 30, 2025

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INTRODUCTION

This report seeks to provide the District of Lake Country with a clear understanding of the capacity of its land base to meet future demand for residential, commercial, industrial, and agricultural growth between 2025 and 2051.

Study Objectives

CBRE Development Strategy and Consulting Group ("CBRE") was engaged by the District of Lake Country to prepare real estate growth projections and conduct a comprehensive land use gap analysis, with an emphasis on evaluating the capacity of the District's land base to accommodate the current and future needs of its residents and economy. This report provides data-driven insights and analysis across the residential, commercial, industrial, and agricultural sectors to support an evidence-based update of the District's Official Community Plan (OCP) in alignment with evolving market conditions.

The research, findings, and recommendations presented herein are intended to equip the District with the information necessary to assess whether its existing land base is sufficient to meet long-term growth objectives. While the principal purpose of this study is to inform the update of the 2018 OCP, it is anticipated that the conclusions may also serve to support future economic development initiatives.

Methodology and Limitations

This study draws upon a broad range of data sources, including but not limited to CBRE, Statistics Canada, BC Statistics, the District of Lake Country, the Regional District of Central Okanagan, the Conference Board of Canada, Oxford Economics, Sitewise, Environics, and The Centre for Spatial Economics. While every effort has been made to utilize the most current and reliable market intelligence available, the quality and accuracy of the underlying assumptions within these datasets place inherent limitations on the study's findings. CBRE has exercised diligence in basing its assumptions on reputable and up-to-date sources; however, should market conditions shift materially, the data and conclusions outlined in this report should be revisited.

Given the 25-year planning horizon of this study, forward-looking demand projections are subject to change in response to unforeseen economic and demographic factors—including, for example, the potential imposition of U.S. trade tariffs announced in March 2025. It is recommended that the findings be periodically monitored and recalibrated as new data becomes available, particularly following the release of the 2026 Statistics Canada Census.

EXECUTIVE SUMMARY

Lake Country's strong growth, high incomes, and shifting housing trends signal sustained residential demand through 2051, with a need for 5,000+ new units, while underscoring the importance of expanding local jobs and commercial options.

1 | District of Lake Country Profile

- Lake Country's strong growth trajectory, high average incomes, and family-oriented demographics position it well for continued residential development and local economic diversification.
- The District ranks among the highest in the region for average household size, income levels, and homeownership, factors that support stable housing demand and sustained community investment.
- Between 2025 and 2051, Lake Country's population is projected to increase by approximately 4,700 to 7,400 residents, reaching between 22,830 and 25,510. Most of this growth will occur among residents aged 25 to 64, reinforcing the need for retail and commercial services, and housing options aligned with working-age households.
- While local employment has increased in step with population growth, a significant share of residents continue to commute out of the community, highlighting the importance of supporting more local jobs where possible.
- Expanding the District's commercial and employment base will be key to reducing out-commuting, strengthening fiscal sustainability, and supporting more complete communities.

2 | Residential Assessment

- Lake Country has approximately 1,675 ha of land designated for residential use, with an estimated 6,930 existing housing units as of May 2025, of which 89% are ground-oriented and 11% are apartments.
- The housing market has shown a shift toward higher-density formats: apartment units accounted for 76.2% of all residential absorptions year-to-date (June 2025), despite the District's historical focus on single-family homes. Annual residential absorption has averaged 132 units (5-year) to 153 units (10-year), underscoring steady long-term demand.
- The current residential development pipeline includes approximately 4,110 new units, comprised of 2,796 apartments and 1,314 ground-oriented homes. Upon completion, this will bring the District's total housing stock to an estimated 11,040 units.
- CBRE projects that Lake Country will require 4,367 to 5,642 additional housing units by 2051 to meet forecasted growth. This equates to the need for up to approximately 1,468 market apartment units, 437 below-market apartment units, and 3,737 ground-oriented market units, assuming modest shifts in housing format preferences towards slightly higher density formats.
- Based on projected demand and the shortfall between future needs and existing or planned supply, CBRE estimates that the District may require up to 25.5 ha of additional residential land to accommodate growth.

EXECUTIVE SUMMARY

Lake Country's growth could likely be supported by existing land supply, but better alignment of housing formats and mixed-use commercial in serviced areas like Winfield is needed to meet demand and enhance livability.

2 | Residential Assessment (cont.)

- The District currently has 213 ha of land suitable for future residential development, including approximately 52 ha that are either vacant or underutilized with no active development plans.
- When examining capacity under both current zoning and OCP designations, this indicates that the District's land supply is sufficient to meet projected land demand of up to 25.5 ha, provided that future development emphasizes compact, slightly higher-density formats than historically observed in the area.
- Over 75% of upcoming and underutilized residential land is located within Urban Residential areas, with Winfield and Okanagan Centre offering the greatest near-term capacity to accommodate growth. In contrast, Carr's Landing and Oyama face infrastructure and topographical constraints that may limit their development potential in the medium term.
- To align housing supply with demand and maintain affordability, the OCP should focus on enabling development in serviced areas, encouraging missing middle formats[1], examining the financial feasibility of below-market housing units, and ensuring growth is coordinated with infrastructure capacity.

[1]*Dwellings that can seamlessly be integrated into single family neighbourhoods, including duplexes, triplexes, fourplexes, townhomes, rowhomes, etc.*

3 | Commercial Assessment

- Lake Country currently has approximately 90 ha of land designated for commercial uses, including 8.7 ha of vacant or underutilized parcels that are well positioned to accommodate near-term growth.
- Commercial land absorption through 2051 is projected to require 69,000 to 130,000 square feet of new floorspace on top of upcoming supply, equivalent to approximately 1.3 to 3.4 ha, primarily for local-serving uses such as groceries, restaurants, health services, and personal care.
- These commercial needs are best accommodated through mixed-use formats and modest, walkable centres. Strategic integration of commercial uses into residential growth areas will be key to capturing demand and improving amenity access.
- Winfield holds the largest share of future commercial development potential, representing approximately 84% of all designated, vacant, or underutilized commercial lands with development viability.
- The local retail market is relatively small but consistently strong, supported by high per capita retail spending and a tenant mix focused on daily-needs categories. Vacancy rates are low, and recent absorption has been healthy—particularly in grocery-anchored centres.

EXECUTIVE SUMMARY

Retail and office growth in Lake Country should focus on mixed-use, walkable formats that support daily needs, tourism, and small-scale professional uses, while flexible planning policies will be key to enabling financially viable, adaptable development.

3 | Commercial Assessment (cont.)

- Retail categories showing the strongest recent performance include food services, wellness providers, and other experience-based sectors. These align well with Lake Country's demographics, lifestyle preferences, and tourism profile.
- With projected growth in both population and visitor traffic, there is also an opportunity to expand tourism-aligned retail formats, such as cafés, boutique shops, and recreational retailers, especially in scenic or high-traffic locations.
- New development should be focused primarily in Winfield, along Main Street and near Woodsdale Road, where population density and road access already support higher-density, mixed-use formats. Further, there may be the demand for a small scale of convenience-oriented retail supply closer to Lakestone due to the notable population expected to be introduced by this growing community.
- Office demand in Lake Country remains modest and population-serving, with limited standalone development potential. Future office space should focus on small-scale, flexible formats integrated into mixed-use buildings, supporting health services, professional firms, and co-working hubs.
- Given limited commercial lease rates relative to nearby urban markets, financial feasibility will depend on enabling higher-density, mixed-use developments that integrate residential and commercial uses on shared infrastructure.
- The District's OCP should maintain a flexible commercial land use framework that enables mixed-use formats, supports emerging retail trends and pop-up retail, and prioritizes amenity-rich, walkable growth areas to serve the growing economy.

4 | Industrial Assessment

- Lake Country's industrial sector is expected to grow at a moderate pace over the next 25 years. This growth will likely be shaped by increasing regional demand, the tightening supply of industrial land in Kelowna, and Lake Country's strong locational advantages, particularly its proximity to Kelowna International Airport and the fast-developing Beaver Lake Road industrial area.
- Between 2025 and 2051, the District is projected to have the potential to support the addition of an estimated 480 to 670 new industrial jobs. Based on an average employment density of 700 sf per light industrial job, this could generate demand for as much as 470,000 sf of new industrial floorspace. Depending on the density of new development, this would likely require between 6.9 and 12.4 ha of serviced land.
- CBRE estimates that Lake Country has approximately 83.6 ha of industrial-designated land available to support this growth. This includes roughly 50.0 ha within the planned Lake Country Business Park, as well as 12.9 ha in the District's portion of the larger 80.9 ha Bubna Road Industrial Park along the Kelowna–Lake Country boundary. Combined, these areas provide the scale, location, and development potential likely needed to accommodate future industrial demand.

EXECUTIVE SUMMARY

The District of Lake Country appears to have a sufficient amount of land designated for industrial development to meet forecasted demand by 2051, indicating that the 50 ha Lake Country Business Park will play a key role in the economy moving forward.

4 | Industrial Assessment (cont.)

- A consolidated growth strategy focused near the Beaver Lake Road area is recommended, as this area is already seeing significant market interest and infrastructure investment. Redirecting industrial development much further north could result in fragmented supply and decreased land-use efficiency.
- Industrial demand is expected to be strongest within Lake Country Business Park and near Beaver Lake Road. Copper Hill industrial land could see demand as well, as it is adjacent / near existing and upcoming industrial activity. The competitive advantages of airport proximity will decline for sites further north along Highway 97. Recommendation is to ensure high utilization of industrial lands near the southern end of Winfield.
- While Lake Country appears to likely have sufficient land to meet projected needs through 2051, preserving its industrial land base remains critical. Avoiding premature conversion to residential or commercial uses will help safeguard long-term employment capacity and provide flexibility if demand exceeds current forecasts due to limited additional supply brought to market in Kelowna over the planning horizon.
- Key planning actions could include: advancing infrastructure servicing in high-potential areas; updating zoning bylaws to support diverse industrial formats and tenant types; and ensuring local strategies remain aligned with City of Kelowna and RDCO regional economic development priorities, particularly around employment growth, and targeted industrial development nodes.

5 | Agricultural Assessment

- Lake Country contains over 8,900 ha of agriculturally designated land; however, a significant portion is constrained by slope, soil quality, or lack of servicing, limiting its near-term suitability for active production.
- Across B.C., agricultural revenues have grown over the past decade, but farm counts and employment have declined—reflecting a transition toward fewer, larger, and more technologically advanced operations. These trends are mirrored locally. Lake Country's agricultural future is increasingly tied to specialized, high-value crops, on-site processing, agritourism, and direct-to-consumer sales.
- CBRE projects that accommodating an estimated additional 128 agricultural jobs by 2051 could require between 320 and 640 net new ha of land, depending on whether operations follow a traditional or intensified model.
- A substantial portion of this demand may be met through intensification of existing farms—via greenhouses, climate-controlled infrastructure, and diversified land uses—reducing reliance on greenfield expansion.
- Further, approximately 362 ha of land were identified as having potential to support future agricultural growth, including vacant, partially constrained, and underutilized parcels, primarily concentrated in Winfield.

District of Lake Country Profile

1 | DISTRICT PROFILE

Several demographic and economic considerations observed historically, and projected forward are expected to impact forecasted land use requirements throughout the District.

1.1 | Introduction and Methodology

Demographic and Economic Considerations

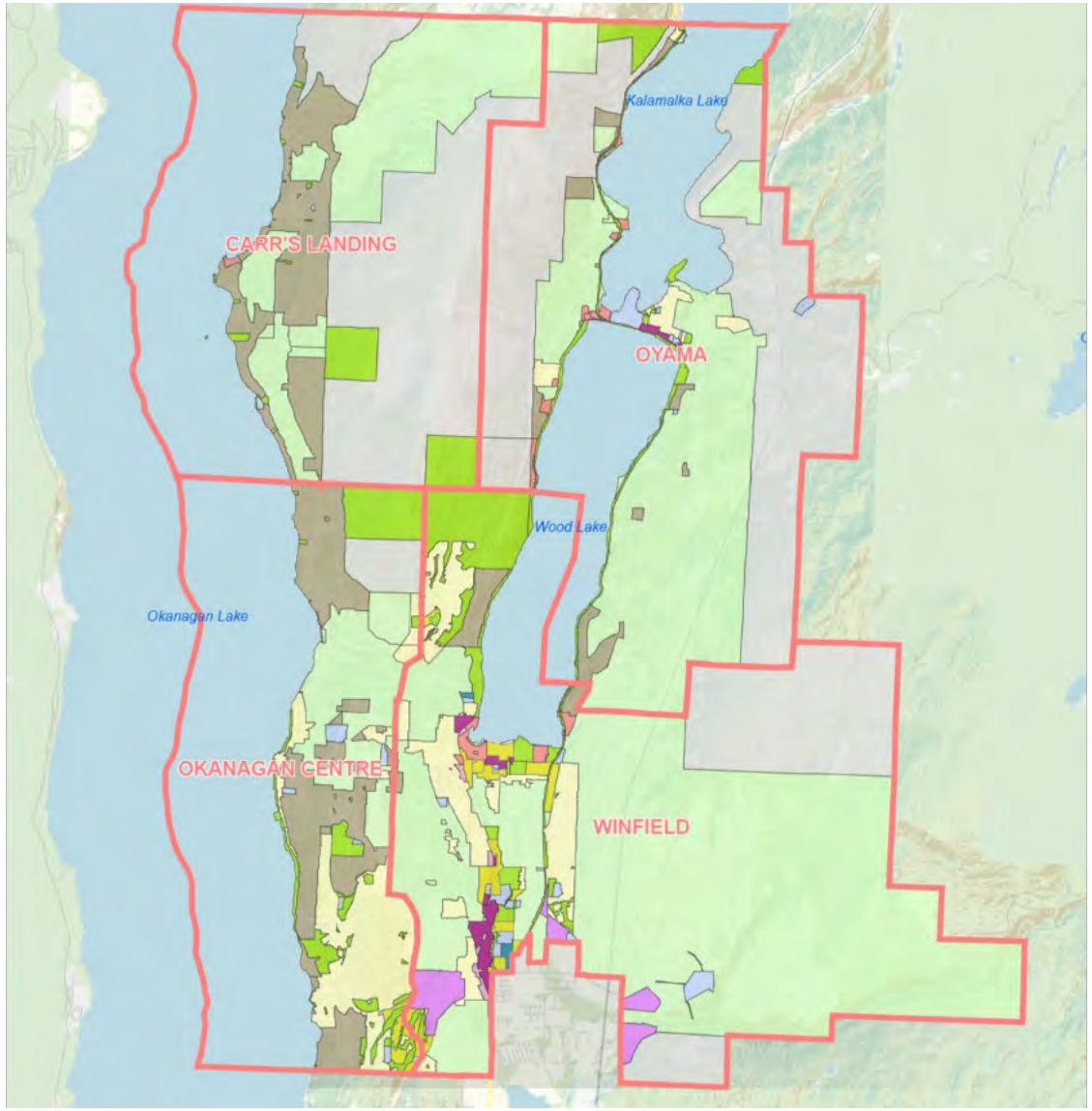
The District of Lake Country is the only municipality in British Columbia to use the ward system, resulting in 4 distinct neighbourhoods with differing capacity to accommodate future demand. On the following pages, CBRE examines a wide range of demographic, economic, and planning factors observed throughout the District that may impact future demand for residential, retail, tourist commercial, office, industrial, and agricultural development between 2025 and 2051, including:

- **Demographic Composition (2025)**
- **Historical Population Growth (2001 – 2025)**
- **Age Specific Population Projections (2025 – 2051)**
- **Employment Growth by Industry (2016 – 2021)**
- **Employment Projections by Industry (2021 – 2051)**
- **Non-Home-Based Business Licenses (2025)**
- **Current Official Community Plan Designations (2018)**

Data Sources and Implications

Data sources used for this analysis include the District of Lake Country, Statistics Canada, BC Stats, Deloitte, rennie, and additional publicly available data and analysis. CBRE has supplemented and updated this data where required. The data, analysis, and implications from this chapter inform the land use demand projections throughout this report, along with recommendations regarding updates to the District's Official Community Plan.

FIGURE 1 – CURRENT OCP **| This study seeks to provide guidance regarding updates to the District's Official Community Plan, as displayed below.**



Source: District of Lake Country (2025),

Lake Country's combination of sustained population growth, high incomes, and a strong family presence positions it as an attractive location for consistent development and diversification.

1.2 | Demographic Composition

Recent Population Growth

The District of Lake Country has experienced strong recent population growth, with a 9.6% increase between 2021 and 2025, rising from 16,520 to 18,110 residents. While this growth rate trails slightly behind Kelowna (11.9%) and the broader Regional District (11.4%), it remains substantial for a smaller community. This ongoing growth reflects the area's appeal as both a residential destination and visitation draw within the Okanagan region.

Age Composition

Lake Country's average age (42.8) is lower than the Regional District (44.2) and just below Kelowna (43.4). The community has a relatively high proportion of families, with notable shares in the 0–14 (16.0%), 35–44 (14.3%), and 45–54 (12.3%) age groups. The strong presence of both young families and middle-aged residents, coupled with a smaller 85+ segment, suggests ongoing demand for family-oriented amenities, schools, and recreation, as well as active adult and retiree services.

Household Composition

Ownership rates in Lake Country are among the highest in the region (78.0%), far outpacing Kelowna (63.2%) and the Regional District average (69.4%). The average family and household sizes (2.9 and 2.7, respectively) are also higher than neighbouring areas, further highlighting its appeal to families and those seeking larger living arrangements. The proportion of couples with children (29.8%) is notably above Kelowna and the Regional District, reinforcing demand for family-focused retail and community services.

FIGURE 2 – DEMOGRAPHICS **| Lake Country's average incomes, average household size, and home ownership rates are among the highest in the region.**

Statistic	District of Lake Country	City of Kelowna	City of West Kelowna	Regional District
2021 Population	16,520	151,460	37,560	232,070
2025 Estimate	18,110	169,420	41,670	258,550
2021 - 2025 Annual Growth	1.9%	2.4%	2.2%	2.3%
Age Composition				
Ages 0 to 14	16.0%	13.3%	16.1%	13.5%
Ages 15 to 24	10.0%	12.8%	10.5%	11.6%
Ages 25 to 34	12.3%	15.5%	12.2%	14.1%
Ages 35 to 44	14.3%	13.0%	13.5%	12.8%
Ages 45 to 54	12.3%	11.7%	12.6%	11.8%
Ages 55 to 64	17.0%	13.2%	14.5%	14.5%
Ages 65 to 74	11.6%	10.9%	12.0%	12.2%
Ages 65 to 84	5.1%	6.5%	6.2%	6.7%
Ages 85+	1.3%	3.1%	2.3%	2.8%
Avg. Age	42.8	43.4	42.4	44.2
Household Composition				
Couples w Children	29.8%	22.3%	29.8%	23.1%
Lone-Parent Families	7.8%	8.4%	8.4%	8.4%
Avg. Family Size	2.9	2.8	2.9	2.8
Avg. Household Size	2.7	2.4	2.6	2.4
Owned Dwellings	78.0%	63.2%	81.5%	69.4%
Rented Dwellings	22.0%	36.8%	18.5%	30.4%
Household Income and Education Composition				
Avg. Income	$161,860	$125,051	$146,824	$128,339
< Bachelor Degree	77.2%	72.5%	79.7%	75.4%
> Bachelor Degree	22.8%	27.5%	20.3%	24.6%

Sources: Statistics Canada (2021), Sitewise (2025), Environics (2025)

The District of Lake Country is expected to grow from its current 2025 estimated population of 18,110 to a target range of 22,830 to 25,510 by 2051, resulting in a gain of 4,720 to 7,400 residents.

1.3 | Population Projections (2025 - 2051)

Methodology

CBRE examined population projections provided by rennie in the 2024 Regional Population and Housing Projections report along with implications of completions occurring between 2021 and 2025 to provide a range of likely population growth between 2025 and 2051. The scenarios include the 5-year trend, 10-year trend, "rennie" scenario, and a scenario based on the recently updated BC Statistics projections, which supersede earlier data presented in the rennie report. See Appendix 2 for detailed methodology.

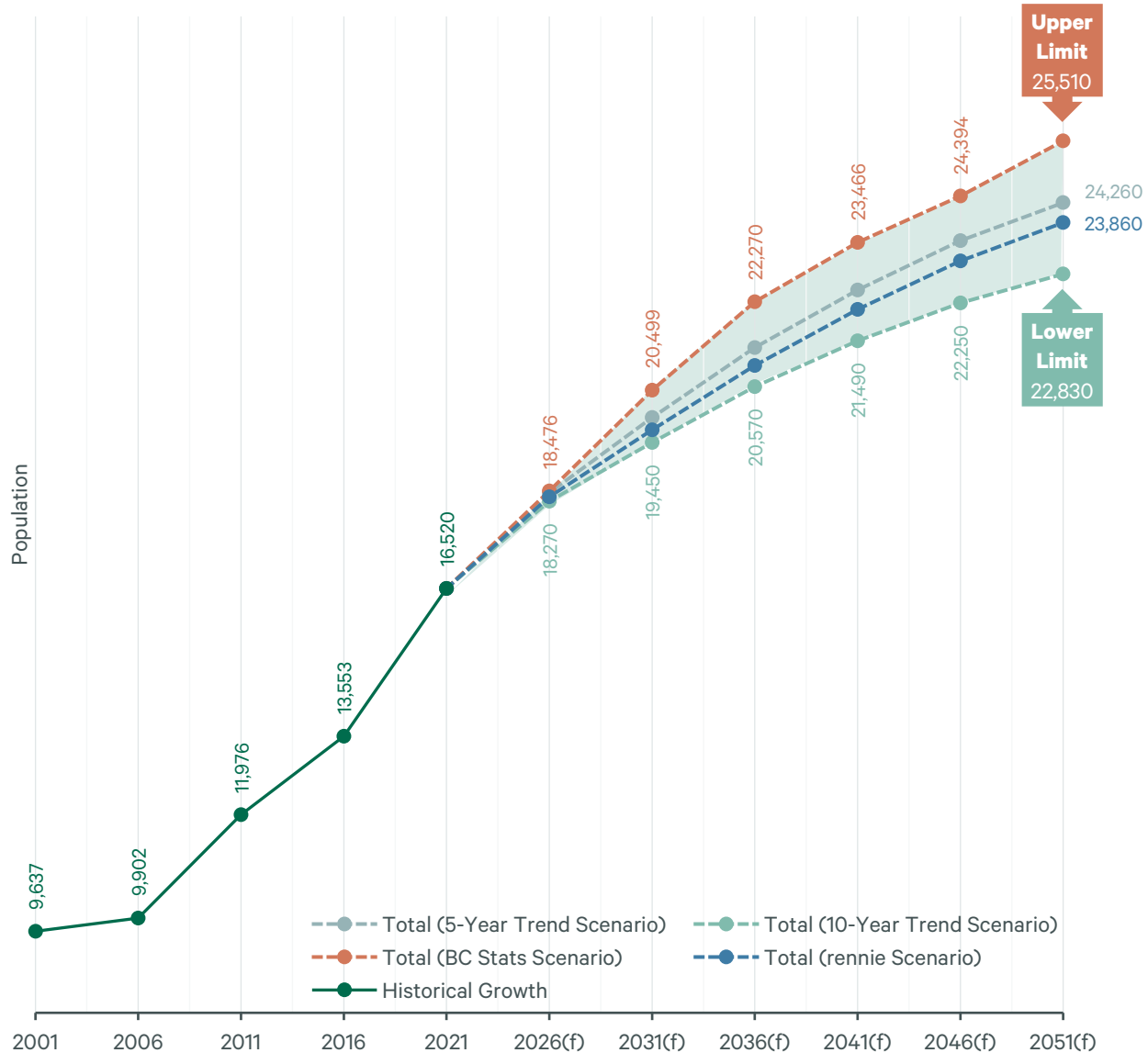
Projection Ranges and Scenarios

Under these various growth scenarios, Lake Country's population is projected to reach between approximately 22,830 (lower limit) and 25,510 (upper limit) by 2051. The upper limit reflects the updated, optimistic BC Statistics projection, while the lower and mid-range projections are consistent with historical trends. All scenarios anticipate continued steady growth, though the pace varies based on assumptions about migration, fertility, and economic factors affecting the Central Okanagan.

Planning Implications

While there are differences between projection methodologies, all scenarios indicate that Lake Country is positioned for ongoing expansion over the next 25 years. For the demand projections outlined in the latter sections of this report, CBRE will provide three scenarios: low growth (based on the 10-year trend projection) and high growth (based on the BC Statistics projection), and the mid-point between both.

FIGURE 3 – POPULATION PROJECTIONS **| Lake Country is exected to continue experiencing notable population growth between 2025 and 2051.**



Sources: rennie (2024), BC Statistics (2025), CMHC (2025)

1 | DISTRICT PROFILE

Accounting for demographic aging, reduced federal immigration targets, and related influences, CBRE forecasts population growth in the District to ease to 1.3%–1.8% over the next 30 years, below the peak growth rate of 4.4% observed in the past decade.

FIGURE 4 – POPULATION PROJECTIONS **| The District of Lake Country is expected to experience annual growth of between 1.3% to 1.8% between 2021 and 2051.**

Population Projections	2001	2006	2011	2016	2021	2026 (f)	2031 (f)	2036 (f)	2041 (f)	2046 (f)	2051 (f)	2021 – 51
Total (5-Year Trend Scenario)	9,637	9,902	11,976	13,553	16,520	18,440	19,950	21,350	22,510	23,500	24,260	**7,740**
Total (10-Year Trend Scenario)	9,637	9,902	11,976	13,553	16,520	18,270	19,450	20,570	21,490	22,250	22,830	**6,310**
Total (rennie Scenario)	9,637	9,902	11,976	13,553	16,520	18,360	19,700	20,990	22,120	23,090	23,860	**7,340**
Total (BC Stats Scenario)	9,637	9,902	11,976	13,553	16,520	18,476	20,499	22,270	23,466	24,394	25,510	**8,990**
Annual Growth Estimates		**2001-06**	**2006-11**	**2011-16**	**2016-21**	**2021-26**	**2026-31**	**2031-36**	**2036-41**	**2041-46**	**2046-51**	**2021 – 51**
Total (5-Year Trend Scenario)		0.5%	4.2%	2.6%	4.4%	2.3%	1.6%	1.4%	1.1%	0.9%	0.6%	**1.6%**
Total (10-Year Trend Scenario)		0.5%	4.2%	2.6%	4.4%	2.1%	1.3%	1.2%	0.9%	0.7%	0.5%	**1.3%**
Total (rennie Scenario)		0.5%	4.2%	2.6%	4.4%	2.2%	1.5%	1.3%	1.1%	0.9%	0.7%	**1.5%**
Total (BC Stats Scenario)		0.5%	4.2%	2.6%	4.4%	2.4%	2.2%	1.7%	1.1%	0.8%	0.9%	**1.8%**

Sources: rennie (2024), BC Statistics (2025), CMHC (2025)

Approximately 78% of the Disrict's total projected population growth between 2025 and 2051 is expected among those aging into their prime employment years (25 to 64).

1.4 | Age Dynamics (2025 - 2051)

Overview

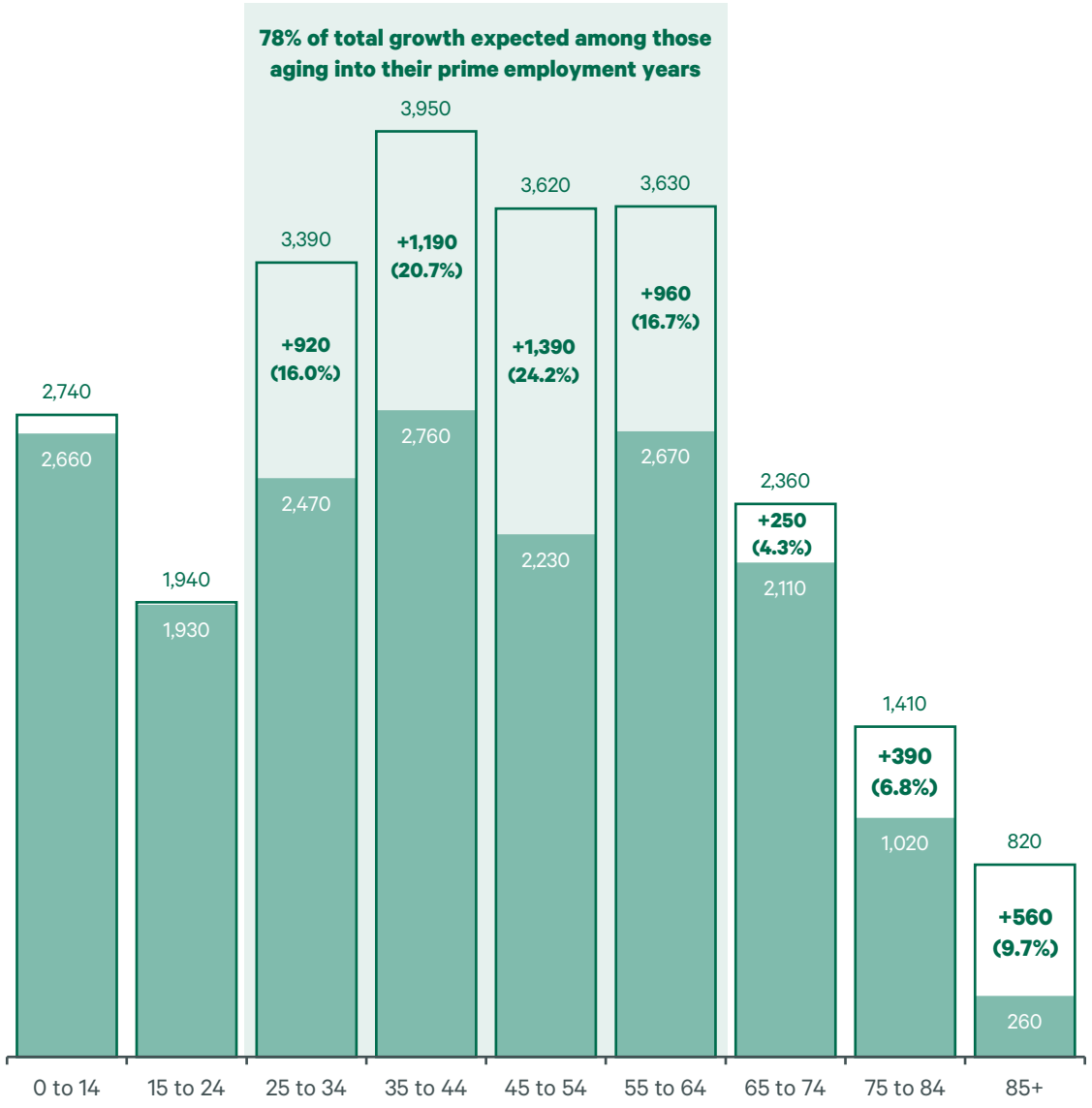
While the District is expected to see growth among most age groups through 2051, the most significant increases are projected among residents aged 45 to 54 (24.2% of total growth) and 35 to 44 (20.7% of total growth). Much of this change will result from both natural aging and ongoing in-migration. Residents in these age groups are likely to drive demand for a range of housing types, including single family homes, larger ground-oriented formats, and mixed-use developments with significant family-oriented community amenities and retail services.

Consistent with broader provincial trends, the senior population in Lake Country is also set to expand, with the 75 to 84 and 85+ cohorts projected to add nearly 950 residents by 2051. The 85+ group alone is expected to more than triple, growing by over 550 residents (a 9.7% increase in share). This pattern suggests an increasing need for seniors' housing options, including both independent and assisted living, as well as demand for accessible, age-friendly community infrastructure.

Planning Implications

As the population grows, there will be implications for the type and location of new housing, the provision of services and amenities, and the design of future mixed-use and employment areas. Accommodating an aging but still economically active population, while also planning for the needs of growing senior and youth populations, will be key considerations in the District's updated OCP.

FIGURE 5 – 2025 - 2051 POPULATION GROWTH BY AGE **| The implications of age-specific population projections are examined throughout this report.**



Sources: rennie (2024), BC Statistics (2024)

Lake Country's resident employment is consistently growing, but most jobs are located outside the District, underscoring the need to examine local business opportunities and employment lands.

1.5 | Employment Composition

Historical Employment Growth

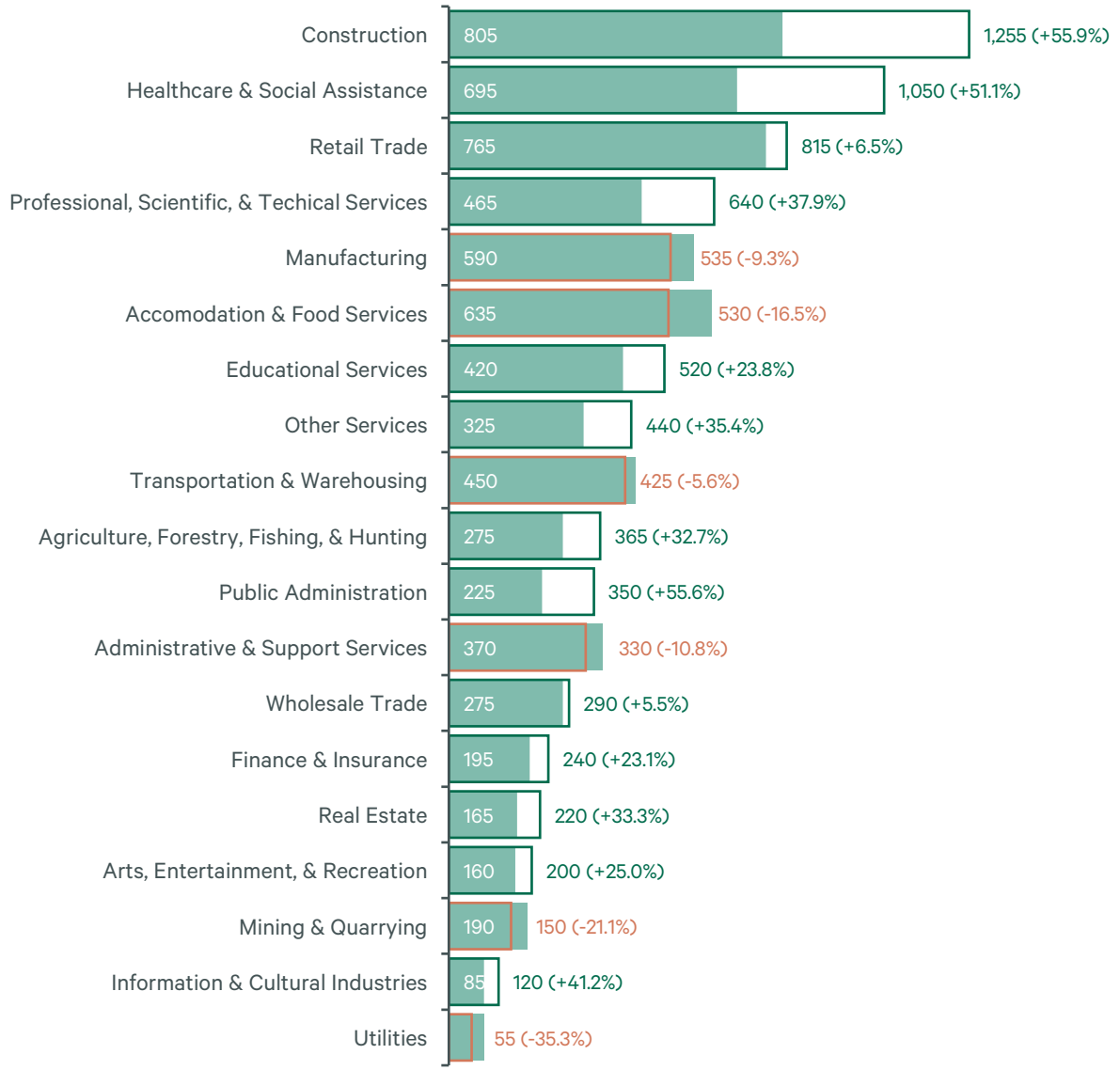
The District of Lake Country has experienced strong resident employment growth in recent years, particularly in construction (+55.9%), health care (+51.1%), professional services (+37.9%), public administration (+55.6%), and agriculture (+32.7%) between 2016 and 2021. These trends reflect both the broader regional economy and Lake Country's growing popularity as a place to live within the Okanagan. However, as of 2025, there are just 244 non-home-based businesses operating locally, with most concentrated in retail, professional services, and food services.

Comparing the sectors where resident employment is growing with the local business mix reveals a clear disconnect as many of the fastest-growing fields for Lake Country residents aren't strongly represented among local employers. This highlights the fact that a significant number of residents are commuting to jobs in larger nearby employment centres. Compared to Kelowna and the RDCO as a whole, Lake Country relies more heavily on out-commuting and has a greater focus on small, service-based businesses.

Planning Implications

As Lake Country's population and workforce continue to grow, there may be a need to protect and make better use of existing employment lands, and to look for ways to attract a more diverse mix of employers. The next chapters of this report will explore future demand for employment uses and evaluate how well the District's land base can support this growth through 2051, with the goal of informing OCP updates and land use policy.

FIGURE 6 – LAKE COUNTRY EMPLOYMENT GROWTH (2016 – 2021) **| The District has experienced employment growth in line with overall population growth**



Source: District of Lake Country (2025)

1.6 | Planning Context

The District of Lake Country's Official Community Plan is built around seven guiding principles: preserving rural and agricultural character, fostering a vibrant town centre, encouraging growth within existing neighbourhoods, advancing sustainable development through smart growth, protecting and enhancing the natural environment, supporting an active, healthy, and inclusive community, and maintaining high-quality municipal services.

Official Community Plan (2018 - 2038)

Overview

The District of Lake Country's Official Community Plan (OCP) was last updated in 2018, with the goal of guiding growth in the area while reflecting the values and goals of the community. As the District is in the process of updating the OCP, this report will examine implications regarding the following land uses:

- **Residential**
- **Retail**
- **Tourist Commercial**
- **Office**
- **Industrial**
- **Agricultural**

Rural Residential

Lands located in less developed areas of the community, often with limited infrastructure services. Major development in this area is not supported by the District.

Urban Residential

Most residents live within Urban Residential areas, with the District focusing on the establishment of livable and diverse places on these lands. New development could include single-unit dwellings, duplexes, townhouses, and single mobile homes.

Limited neighbourhood commercial, home-based businesses, bed and breakfasts, and minor care centres may also be permitted as identified by zoning.

High Density Residential

About one third of the District's residents live within multiple unit developments, with High Density Residential lands focused on the creation of compact, walkable communities.

Residential development in these areas should be located in close proximity to commercial and institutional services within townhouses, mobile home parks, apartments, condominiums, congregate housing, group homes, and seniors homes.

Similar to the Urban Residential designation, where appropriately zoned, a limited amount of neighbourhood commercial uses may be permitted.

Mixed Use Commercial

The District's Main Street area is envisioned as a vibrant, welcoming gathering place with a wide range of smaller scale retail and commercial offerings. Subject to development controls, projects occurring in the Mixed-Use Commercial areas should be of high-quality design and appearance, providing significant contributions to the community.

Highway Commercial

As the District is committed to avoiding strip plazas along Highway 97, whenever possible, parking will be limited to the rear of the building with extensive landscaping in front. Potential uses could include service stations, convenience stores, drive-throughs, motels, and hotels.

1.6 | Planning Context

Within this report, CBRE seeks to provide guidance regarding how the District's OCP could be updated to ensure that it continues to work towards overall goas outlined within the seven guiding principles.

With a focus on the District's future residential, retail, tourist commercial, office, industrial, and agricultural land use designations, CBRE examines the capacity of the District's land base to accommodate projected demand between 2025 and 2051.

Official Community Plan (2018 - 2038)

Service Commercial

Lands designated as Service Commercial are intended to accommodate uses that are not suitable for the Town Centre or mixed-use areas. This could include equipment rental businesses, building suppliers, warehouse operations, and similar uses.

Tourist Commercial

As the District is expected to continue attracting tourists due to its significant environmental and agricultural amenities, Tourist Commercial land will be an important focus of this study. Tourist Commercial developments are located on sites less than five hectares in size, and could include camping, tourist accommodation, retail, and recreational uses.

Neighbourhood Commercial

Neighbourhood Commercial areas are envisioned as smaller scale developments serving the convenience needs of nearby residents, with the goal of reducing the number and frequency of vehicle trips to more established commercial nodes.

Located within Urban Residential, Resort, and Rural Residential Areas, Neighbourhood Commercial land uses could include uses such as a convenience store, hairdresser, boutique fitness studio, coffee shop, and similar offerings. Ideally, residents can achieve a high proportion of their daily convenience retail needs within a 5-to-10-minute walk from their home.

Town Centre Commercial

As the core of the community, the District's Town Centre is a critical development area. The goal is to support the creation of a dense and vibrant core, with significant residential growth supporting the viability of increased retail floorspace on Main Street. Although not directly displayed within the OCP maps, the Town Centre Area is focused within the core of Winfield.

Industrial

Industrial Lands are envisioned with a focus on light industrial uses in order to not impact the rural character of the District. Potential uses could include business parks, light manufacturing, and other forms of clean industry.

Agricultural

Generally comprised of lands within the Agricultural Land Reserve, required to comply with applicable Provincial Legislation including the Agricultural Land Commission Act and Farm Practices Protection Act. Future uses could include farming of land, plans, and animals, along with housing required for employment on these lands.

Urban Containment Boundary

Within this analysis, CBRE has considered the District's Urban Containment Boundary (UCB), with the goal of examining the capacity of the land within the UCB to accommodate forecasted growth. This is a key consideration throughout the report.

2

Residential Analysis

2 | RESIDENTIAL ANALYSIS

As outlined in this chapter, future land requirements for residential development will be driven by population growth, evolving housing needs, and long-range demand projections between 2025 – 2051.

2.1 | Introduction

Overview

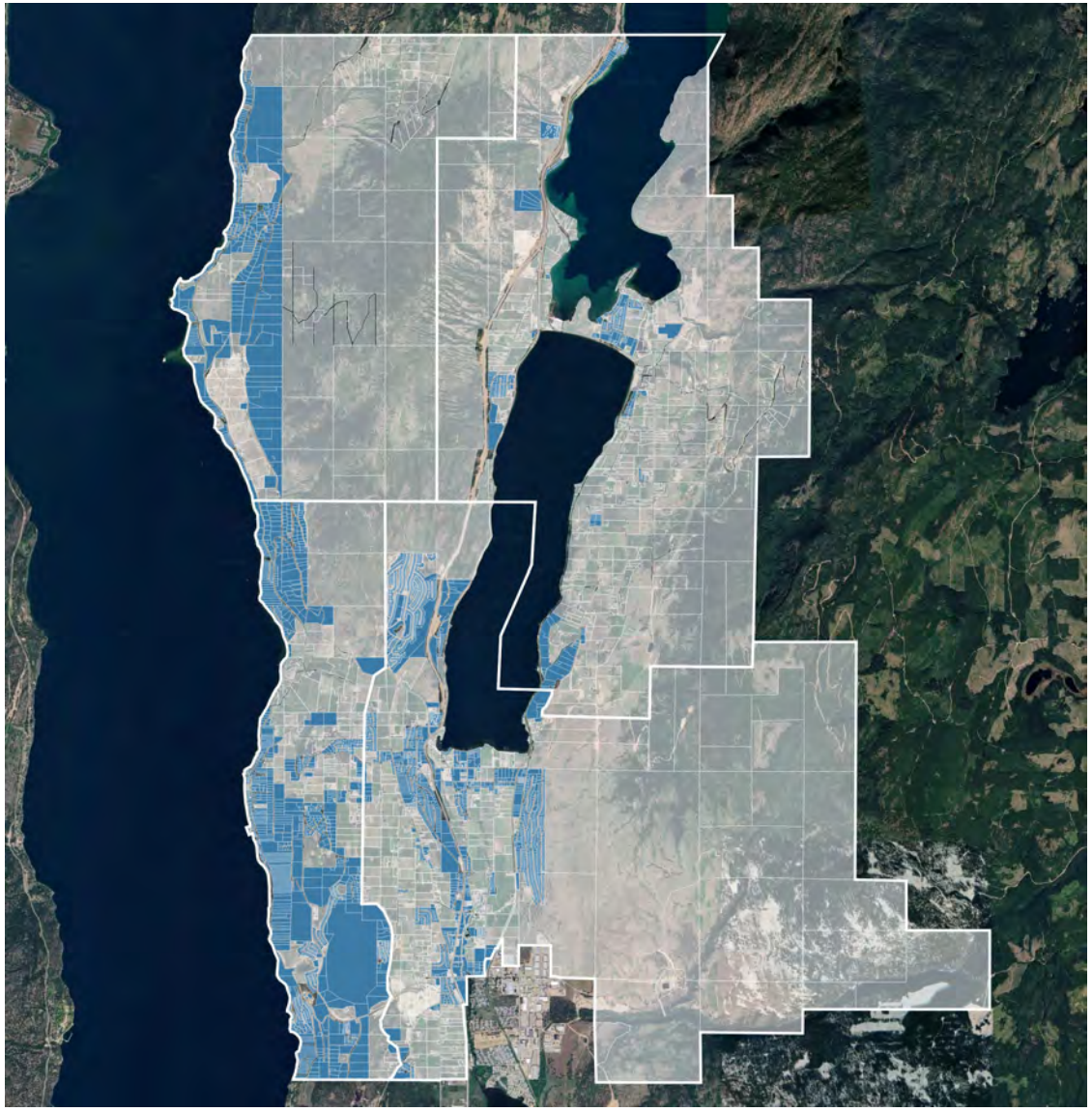
This chapter evaluates the suitability of the 1,675 ha of land currently designated for residential use within the District of Lake Country to meet projected housing demand through 2051. It assesses whether the gap between anticipated demand and current or forthcoming supply is adequate to accommodate future growth. The following pages outline key factors that may influence updates to the OCP, including the District's:

- **Housing Market Dynamics (2010 – 2025 May YTD)**
- **Inventory of Existing, Under Construction, and Planned Supply (as of July 2025)**
- **Housing Demand Projections (2025 May YTD – 2051)**
- **Forecasted Gap Between Housing Demand and Supply (2051)**
- **Assessment of Vacant and Underutilized Land (as of July 2025)**
- **Implications and Recommendations**

Methodology

Our approach incorporates updates of recent population projections (Section 1.3), residential demand forecasts, housing needs assessments, market absorption trends, and development pipeline data for the District. In addition, we have analyzed and expanded upon the vacant lands GIS inventory provided by the Regional District of Central Okanagan through the 2025 Regional Employment Lands Inventory & Gap Analysis. This methodology enables us to quantify the projected residential shortfall by 2051 and assess the capacity of the District's land use base to accommodate future housing needs.

FIGURE 7 – RESIDENTIAL LAND AREAS **| Lake Country currently has approximately 1,675 ha of land designated for residential land uses.**



Source: District of Lake Country (2025), CBRE (2025)

Although historically characterized by single-family housing, the District of Lake Country has experienced a notable shift toward higher-density forms, with apartment completions and absorptions accounting for 76.2% of all absorbed residential units year-to-date as of May 2025.

2.2 | Housing Market Dynamics (2010 - May 2025 YTD)

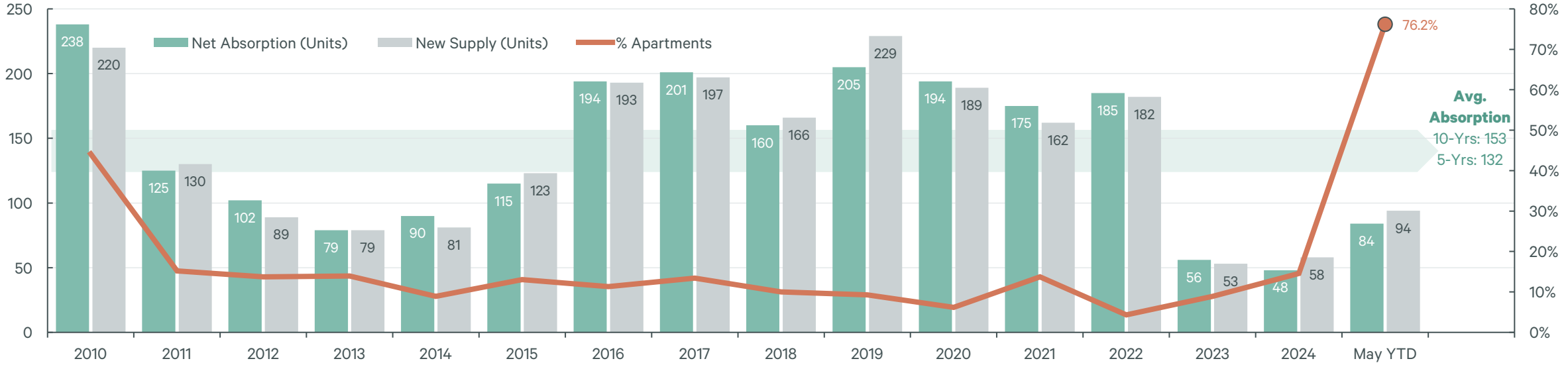
Historical Housing Market Dynamics

Despite a brief slowdown in 2023 and 2024, the District's housing market has demonstrated steady long-term growth, with five- and ten-year average annual absorption rates of 132 and 153 units, respectively. As illustrated below, new housing supply and unit absorptions through May 2025 YTD have already surpassed the total recorded in 2024, signaling sustained demand for housing. Looking ahead, demand is expected to remain robust, supported by continued population growth and shifting housing preferences.

Higher Density Housing Trends

Following a surge in the early 2010s, apartment absorptions in the District of Lake Country have generally accounted for 10% to 20% of total residential activity over the past decade. Notably, this share has increased significantly in 2025, with apartments comprising 76.2% of all absorptions year-to-date. While this spike may be partly attributable to the timing of a few project completions, it may also reflect a broader shift in demand toward higher-density housing driven by affordability pressures and evolving demographic preferences.

FIGURE 8 - RESIDENTIAL MARKET **| The Lake Country housing market has historically absorbed 132 units (5-yr avg.) to 153 units (10-yr avg.) per year.**



Source: Canada Mortgage and Housing Corporation (2025)

As of May 2025, the District of Lake Country's housing stock is estimated at approximately 6,930 units, comprising 6,142 ground-oriented dwellings and 788 apartment units.

2.3 | Total Residential Inventory

Residential Inventory Overview

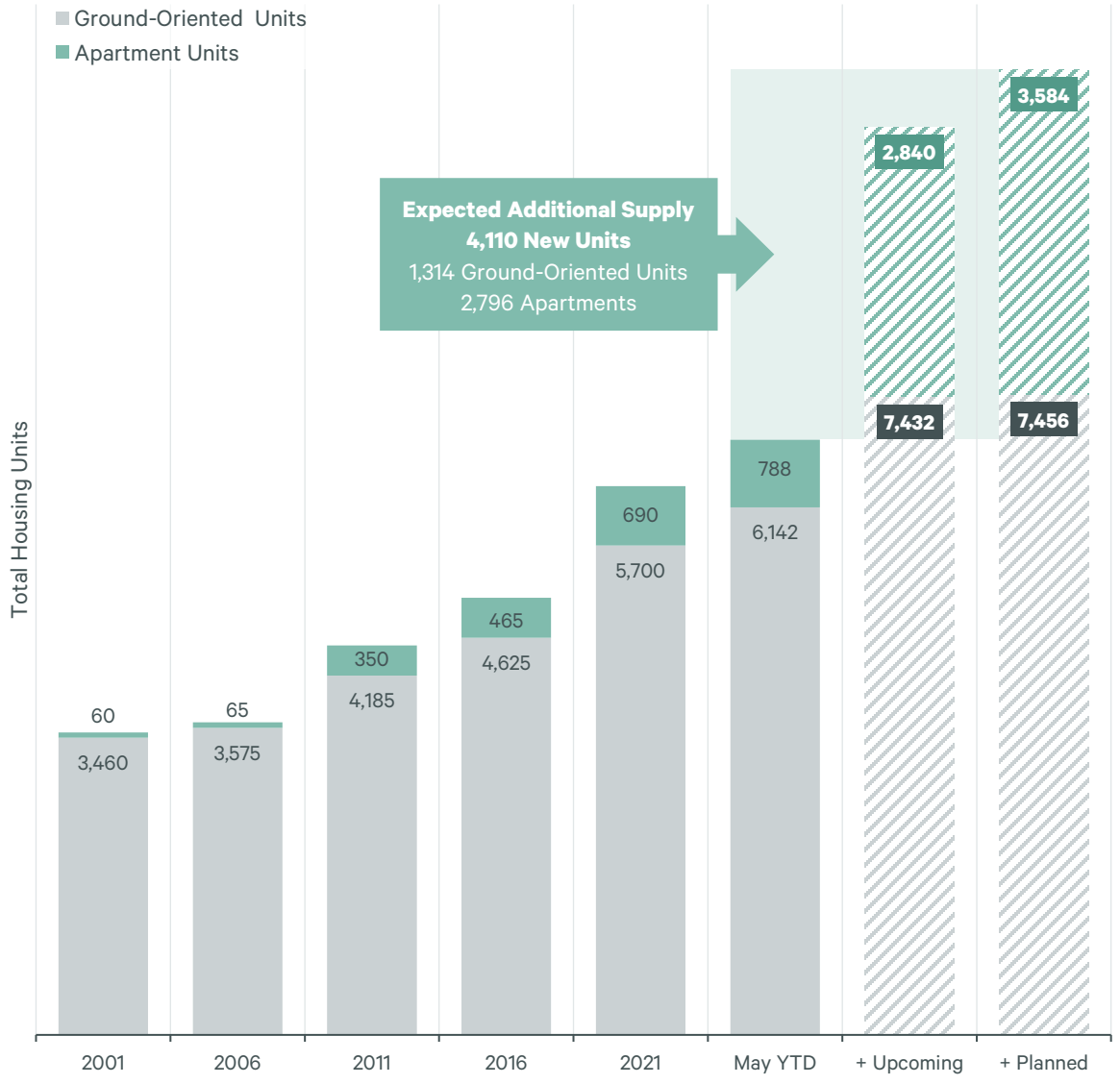
To estimate the current residential supply within the District of Lake Country, CBRE analyzed housing completions and absorptions since the 2021 Statistics Canada Census (conducted in May 2021). This assessment suggests the District currently contains approximately 6,930 occupied residential units, of which 6,142 are ground-oriented dwellings (88.6% of the total) and 788 are apartment units (11.4%). Notably, the share of apartment units has steadily increased since 2001, indicating a gradual shift toward higher-density housing options.

Under Construction and Planned Supply

CBRE has analyzed active rezoning applications, development permits, and building permit data, and consulted with District staff to determine the status of development projects across Lake Country. This assessment provides an estimate of the number of units currently under construction, confirmed for short-to-medium-term development, and planned for delivery by 2051. Major projects contributing to this inventory include Lakestone, Westpoint's development along Bottom Wood Lake Road, and a range of other ground-oriented and mixed-use development nodes.

In total, approximately 3,342 residential units are either under construction or confirmed for near-term development, consisting of 1,290 ground-oriented units and 2,052 apartment units. An additional 768 units are anticipated as part of longer-term plans, bringing the total projected residential pipeline to 4,110 units by 2051. These units represent a significant portion of the supply needed to accommodate future housing demand.

FIGURE 9 - RESIDENTIAL INVENTORY **| Lake Country is expected to reach 11,040 units upon completion of under construction and confirmed supply**



Sources: BC Statistics (2021), BC Stats (2025), CMHC (2025)

2.4 | Demand Analysis

CBRE's analysis estimates that the District will require between 4,367 and 5,642 additional housing units by 2051 to meet forecasted residential demand.

Based on recent trends and an assumed increase in the share of apartment units—from approximately 11.3% in 2025 to 18.6% by 2051—this would translate into a need for up to 1,468 new market apartments, 3,737 new market ground-oriented homes, and 437 below-market housing units.

Continued monitoring of development activity, absorption, and market conditions will be essential to ensure housing supply keeps pace with demand and supports long-term affordability.

Housing Demand Forecasting Methodology

To forecast future residential demand, CBRE employs a demographic- and market-based housing projection methodology grounded in household maintainer rates, as tracked by Statistics Canada, and informed by a range of recently published planning and housing reports. These include the 2024 Interim Housing Needs Report prepared by Urban Systems, the 2024 Population and Housing Projections Report by the Regional District of Central Okanagan and rennie, and the updated demographic forecasts released by BC Statistics.

In addition to demand arising from population growth, CBRE examined underlying housing needs identified in the Housing Needs Report, including 1,347 housing units required by 2041 to accommodate individuals in Extreme Core Housing Need, those experiencing homelessness, and suppressed household formations[1]. As explained in more detail within Appendix 2, these needs are embedded within the low, medium, and high demand scenarios, under the assumption that these units will be delivered gradually over time by 2051 if conditions exist that permit financially feasible development.

To estimate population-driven housing demand, CBRE considers the implications of low, mid, and high growth scenarios, as outlined in Section 1.3 of this report. Forecast assumptions also include a gradual shift in housing preferences, with the share of apartment units increasing from 11.3% in 2025 to 18.6% by 2051, as well as declining average household sizes, in line with the aging population trends discussed in Section 1.4.

Using these demographic, market, and policy-informed inputs, CBRE calculates expected household growth over the 2025–2051 period. This projected household formation is then segmented by housing structure type, ground-oriented dwellings (single-detached, semi-detached, townhomes, duplexes) and apartment units, based on historical absorption patterns and evolving local trends.

This data-driven methodology ensures the District is equipped with a clear and actionable understanding of its future residential demand by structure type, enabling more targeted and informed land use and policy decisions in support of long-term housing and community planning goals.

Housing Demand Projections

Using this methodology, CBRE estimates that the District of Lake Country will require the following additional residential development, beyond the currently estimated June 2025 housing inventory, to meet projected needs through 2051:

Structure Type	Low Growth	Mid Growth	High Growth
Ground Oriented Units (Market)	2,699	3,218	3,737
Apartment Units (Market)	1,231	1,349	1,468
[1]Below-Market Apartment Needs	437	437	437
Total Additional Demand	**4,367**	**5,004**	**5,642**

In the hypothetical scenario that all confirmed and planned supply is brought to market between 2025 and 2051, the District may require between 256 and 1,532 additional residential units.

2.5 | Gap Analysis and Land Requirements

Gap Analysis and Typology Implications

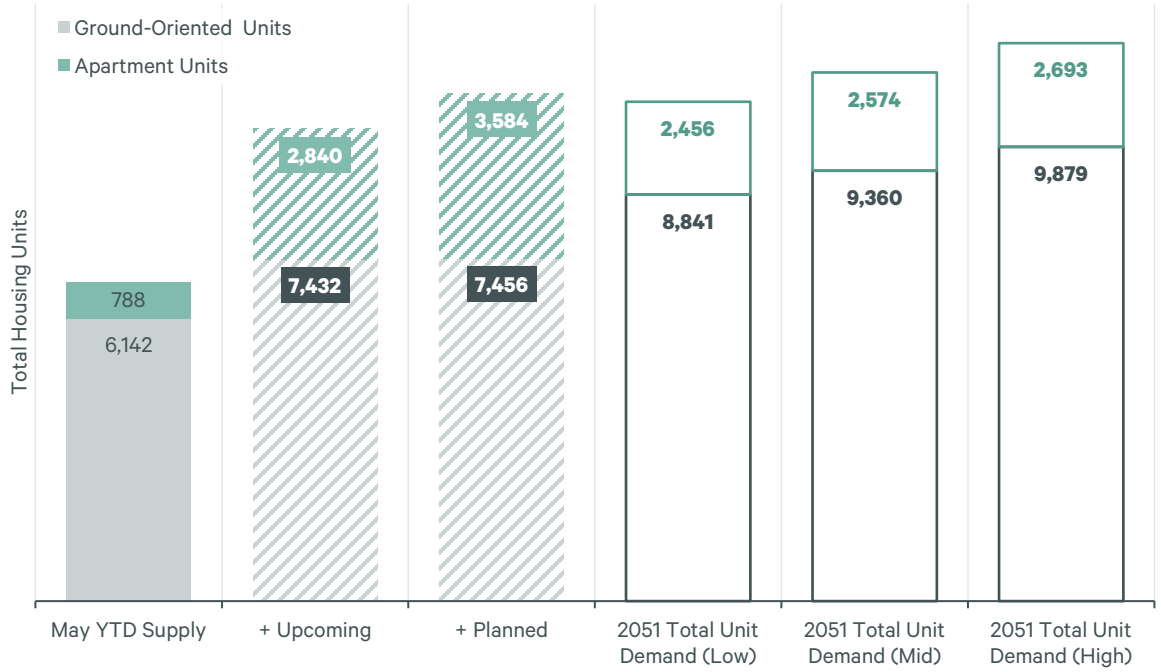
As illustrated to the right, CBRE has evaluated the potential gap between projected residential demand by 2051, and the supply expected to be introduced to the market over the next 25 years. In terms of total unit count, forthcoming and planned supply indicates that the District may require between 256 and 1,532 additional residential units to ensure future demand is met while reducing potential affordability issues.

It is important to note that while there may be a mismatch in housing types, with a potential oversupply of apartments relative to an undersupply of ground-oriented units, it is unlikely that all proposed and planned apartment projects will move forward. Developers will evaluate each site based on market conditions, financial feasibility, and absorption potential. For this reason, it remains appropriate to permit new apartment-oriented development in strategic locations, with additional consideration and incentives for projects that incorporate below-market housing.

Potential Land Requirements

CBRE has assessed the additional land requirements by applying a targeted average density of 60 units per hectare and an assumed site efficiency of 75%. This would translate into a need for up to approximately 25.5 ha of additional residential land to accommodate forecasted demand. This density target is conservative in nature to ensure the upper limit of land is available. That said, it is realistic to assume some areas, such as high-density sites, could accommodate up to 120 units per hectare, whereas other locations, such as lower density townhome sites could experience densities closer to 20 units per hectare.

FIGURE 10 - RESIDENTIAL GAP ANALYSIS | **Lake Country is expected to require up to 1,532 new residential units on top of upcoming and planned supply.**



District of Lake Country Residential Gap Analysis	Ground-Oriented Residential Units	Low- and Mid-Rise Apartment Units	Total Residential Units
May 2025 YTD Supply	6,142	788	6,930
+ Confirmed Upcoming Supply	7,432	2,840	10,272
+ Likely Planned Supply	7,456	3,584	11,040
2051 Demand (Low)	8,841	2,456	11,296
2051 Demand (Mid)	9,360	2,574	11,934
2051 Demand (High)	9,879	2,693	12,572
2025 – 2051 Gap (Low)	**1,385**	**-1,128**	**256**
2025 – 2051 Gap (Mid)	**1,904**	**-1,010**	**894**
2025 – 2051 Gap (High	**2,423**	**-891**	**1,532**

Sources: CBRE (2025)

The District of Lake Country has an estimated 213 ha of land suitable for future residential development, 52 ha of which currently is vacant or underutilized without any development plans.

2.6 | Vacant and Underutilized Land Area

Capacity Analysis Overview and Methodology

To assess the total amount of vacant and underutilized land suitable for future residential development, CBRE reviewed GIS data provided by the District of Lake Country and the Regional District of Central Okanagan (RDCO). This analysis considered a range of physical and planning-related factors, including:

- **Topography, Environmental, and Urban Containment Boundary Constraints**
- **Access to Water, Sanitary, and Road Infrastructure**
- **Location Relative to the Urban Containment Boundary**

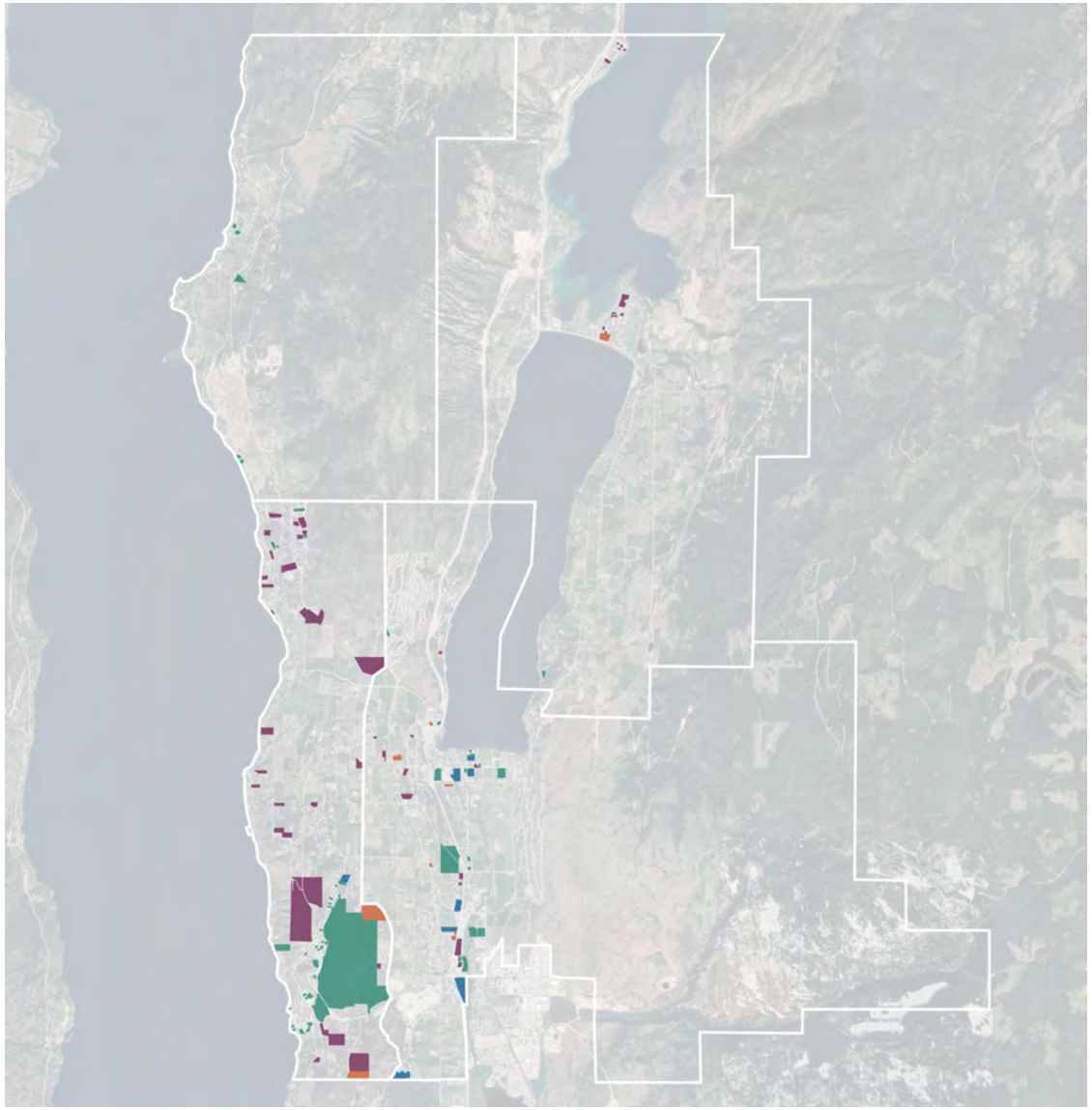
Upcoming, Planned, Vacant, and Underutilized Land

CBRE has identified approximately 213 ha of land within the District that is suitable for future residential development. After accounting for land associated with confirmed or planned projects (as outlined in Section 2.3), this leaves an estimated 43 ha of developable vacant land and an additional 9 ha of potentially underutilized land.

Ref	Category	Description	Hectares
	Upcoming	Confirmed upcoming expected in the short- to mid-term	151.2 (71.1%)
	Planned	Planned supply assumed to be introduced by 2051	9.3 (4.4%)
	Vacant	Vacant and potentially suitable for development	42.8 (20.1%)
	Underutilized	Underutilized and potentially suitable for intensification	9.4 (4.4%)
		Total	**212.7 ha**

Source: District of Lake Country (2025), CBRE (2025)

FIGURE 11 – VACANT AND UNDERUTILIZED LAND INVENTORY **| Lake Country has around 52 ha of developable vacant and underutilized residential land.**



Source: District of Lake Country (2025), CBRE (2025)

The District's 43 ha of vacant residential-designated land is expected to be sufficient to accommodate the projected land demand of up to 25.5 ha, particularly if future development includes higher-density ground-oriented housing formats such as townhomes and duplexes.

2.7 | Vacant and Underutilized Land by OCP Designation

Future Land Requirements and Development Typologies

As outlined in Section 2.5, demand projections under the high-growth scenario suggest a potential need for up to 25.5 hectares of additional residential land by 2051. These estimates assume an average density of 60 units per hectare, which is considered both reasonable and conservative for planning purposes, while recognizing that some sites may achieve higher densities (up to 120 UPH) and others lower (as few as 20 UPH).

Given growing affordability pressures across the Okanagan, future residential development should emphasize higher-density ground-oriented formats such as townhomes and duplexes, in addition to apartment projects that may also incorporate a share of below-market units. These formats are more attainable for a wider range of households, align with shifting market preferences, and help optimize land use efficiency while responding to local housing needs.

Role of Urban Residential Lands in Accommodating Growth

CBRE has analyzed the District's vacant and underutilized residential land inventory by OCP designation. Of the parcels identified as both vacant and developable, approximately 25 ha are designated as Urban Residential, accounting for 58% of the total vacant residential land supply. This designation has also captured the majority of recent development activity, comprising 96.1% of all upcoming residential supply, driven in large part by the continued buildout of the Lakestone community.

According to the 2018 OCP, Urban Residential areas are intended to support a variety of housing forms, including single-detached dwellings, duplexes, townhouses, and mobile homes. With the District aiming to increase population density in these areas while promoting walkable, human-scale neighbourhoods, the current inventory of Vacant Urban Residential land is well positioned to accommodate the bulk of future residential growth. Further locational considerations are discussed on the following page.

FIGURE 12 – VACANT AND UNDERUTILIZED LAND INVENTORY BY OCP **| Land designated as Urban Residential totals over 75% of upcoming, vacant, and underutilized land.**

Ref	Category	High Density Residential	Mixed-Use Commercial	Rural Residential	Urban Residential	Total Hectares
	Upcoming	3.9 (2.6% of Upcoming)	0.5 (0.4% of Upcoming)	1.4 (0.9% of Upcoming)	145.4 (96.1% of Upcoming)	**151.2 (71.1% of Total)**
	Planned	1.7 (18.7% of Planned)	6.6 (70.8% of Planned)	0.5 (4.9% of Planned)	0.5 (5.6% of Planned)	**9.3 (4.4% of Total)**
	Vacant	0.4 (1.0% of Vacant)	4.0 (9.4% of Vacant)	13.6 (31.7% of Vacant)	24.8 (57.9% of Vacant)	**42.8 (20.1% of Total)**
	Underutilized	0.3 (2.7% of Underutilized)	2.0 (21.2% of Underutilized)		7.1 (76.1% of Underutilized)	**9.4 (4.4% of Total)**
	Total	**6.3 (3.0% of Total)**	**13.1 (6.2% of Total)**	**15.5 (7.3% of Total)**	**177.8 (83.6% of Total)**	**212.7 ha**

Source: District of Lake Country (2025), CBRE (2025)

Winfield and Okanagan Centre hold the greatest potential to accommodate future growth, with the majority of the District's developable land supply. In contrast, Carr's Landing and Oyama face infrastructure and topographical constraints that limit near-term development potential.

2.8 | Vacant and Underutilized Land by Ward

Residential Development Capacity by Ward

The District's capacity to accommodate future residential growth varies significantly by ward, influenced by topographic, environmental, and infrastructure constraints, particularly in Carr's Landing and Oyama. These two wards account for only 2% of total developable supply, reflecting steep slopes, limited servicing infrastructure, and environmental sensitivities. By contrast, Winfield and Okanagan Centre together represent over 98% of the District's upcoming, planned, vacant, and underutilized residential land, positioning them as the primary growth areas over the next several decades.

Land Use Planning Implications

While some peripheral areas like Lakestone are expected to contribute to future housing delivery, their relative distance from services, employment, and amenities may challenge the District's goals for sustainable and efficient development. This spatial separation could exacerbate automobile dependency, increase servicing costs, and place added strain on transportation networks and infrastructure investment timelines.

By contrast, intensification and infill opportunities, particularly within Winfield Town Centre and along major transit corridors, offer a more cost-effective and sustainable path forward. These areas are already serviced and well-positioned to accommodate higher-density formats such as townhomes and low-rise apartments. Promoting this form of development would help the District respond to demographic shifts, diversify its housing stock, and reinforce walkable, complete communities.

Although some of the other areas may offer long-term residential expansion opportunities, this will require detailed evaluation. Many are constrained by topography, agricultural designations, or high servicing costs. While some could become viable over time, development in these areas should be guided by a broader growth management strategy that prioritizes phasing, infrastructure efficiency, and environmental protection. Planning policies should also consider linking future land absorption to clear benchmarks around population growth, market conditions, and municipal infrastructure investment readiness.

FIGURE 13 – VACANT AND UNDERUTILIZED LAND INVENTORY BY WARD **| Winfield and Okanagan Centre appear to have the vast majority of residential development capacity.**

Ref	Category	Carr's Landing	Okanagan Centre	Oyama	Winfield	Total Hectares
	Upcoming	0.8 (0.6% of Upcoming)	137.3 (90.8% of Upcoming)	0.1 (0.1% of Upcoming)	13.0 (8.6% of Upcoming)	**151.2 (71.1% of Total)**
	Planned		0.5 (4.9% of Planned)		8.8 (95.1% of Planned)	**9.3 (4.4% of Total)**
	Vacant		32.2 (75% of Vacant)	2.3 (5.3% of Vacant)	8.3 (19.7% of Vacant)	**42.8 (20.1% of Total)**
	Underutilized		6.3 (66.8% of Underutilized)	1.4 (14.6% of Underutilized)	1.7 (18.6% of Underutilized)	**9.4 (4.4% of Total)**
	Total	**0.8 (0.4% of Total)**	**176.3 (82.8% of Total)**	**3.8 (1.7% of Total)**	**31.8 (15.1% of Total)**	**212.7 ha**

Source: District of Lake Country (2025), CBRE (2025)

2.9 | Implications

Lake Country has about 1,675 hectares of residential-designated land, though only 43 hectares are currently vacant and developable, with another 9 hectares underutilized. By 2051, the District will need 4,367 to 5,642 new housing units, leaving a shortfall of up to 25.5 ha beyond existing and planned supply.

While land quantity appears sufficient overall, development-readiness, servicing, and alignment with housing demand vary across neighbourhoods, with most capacity concentrated in Winfield and Okanagan Centre.

Summary of Key Findings

Chapter 2 identifies that the District of Lake Country has roughly 1,675 ha of land designated for residential use, of which 213 ha are considered potentially suitable for future development. After adjusting for slope, servicing constraints, UCB, and sites already under construction, about 43 ha remain vacant and readily developable, with another 9 ha categorized as underutilized and offering longer-term potential.

CBRE's demand projections indicate that Lake Country will require 4,367 to 5,642 additional housing units by 2051. With approximately 4,110 units already in the pipeline, the gap between forecast demand and planned supply points to the potential need for up to 25.5 ha of additional residential land. This assessment suggests that, based on existing zoning and OCP designations, the District can meet the 2041 requirements identified in recent housing needs assessments, while also accommodating growth anticipated through 2051.

Spatial analysis shows that the majority of development-ready land is concentrated in Winfield and Okanagan Centre, whereas Carr's Landing and Oyama remain constrained by topography and limited servicing. While the overall quantum of residential land appears adequate, its readiness for development, infrastructure capacity, and alignment with emerging housing preferences will vary by location across the District.

Planning Implications

1. Optimize Growth Within Serviced Areas

To accommodate forecasted demand efficiently, the District should focus future residential growth in areas with existing infrastructure, such as Winfield, where medium-density formats like townhomes and low-rise apartments can be supported with minimal upgrades. Targeted intensification within these nodes will help manage infrastructure costs, reduce sprawl, and preserve agricultural and environmentally sensitive lands.

2. Promote Missing Middle and Tenure Diversity

Given demographic shifts and affordability challenges, the OCP should include strong policy support for a broader mix of housing forms. Encouraging ground-oriented formats such as duplexes, fourplexes, and townhomes in existing neighbourhoods will help address demand for family-friendly housing. Rental options and adaptable formats should also be emphasized to serve a growing aging population and workforce households.

3. Ensure Policy-Responsive Land Enablement

While projected demand may be met on paper, the District should ensure a proactive approach to land enablement. This includes reviewing zoning, reducing regulatory barriers to gentle infill, and ensuring that development sequencing aligns with infrastructure planning and fiscal sustainability. Peripheral areas should be evaluated carefully through a long-term, phased lens to avoid premature infrastructure commitments.

3

Commercial Analysis

3 | COMMERCIAL ANALYSIS

As outlined in this chapter, future commercial land needs will be shaped by the District's ability to capture and retain projected growth in retail and service-based spending.

3.1 | Introduction

Overview

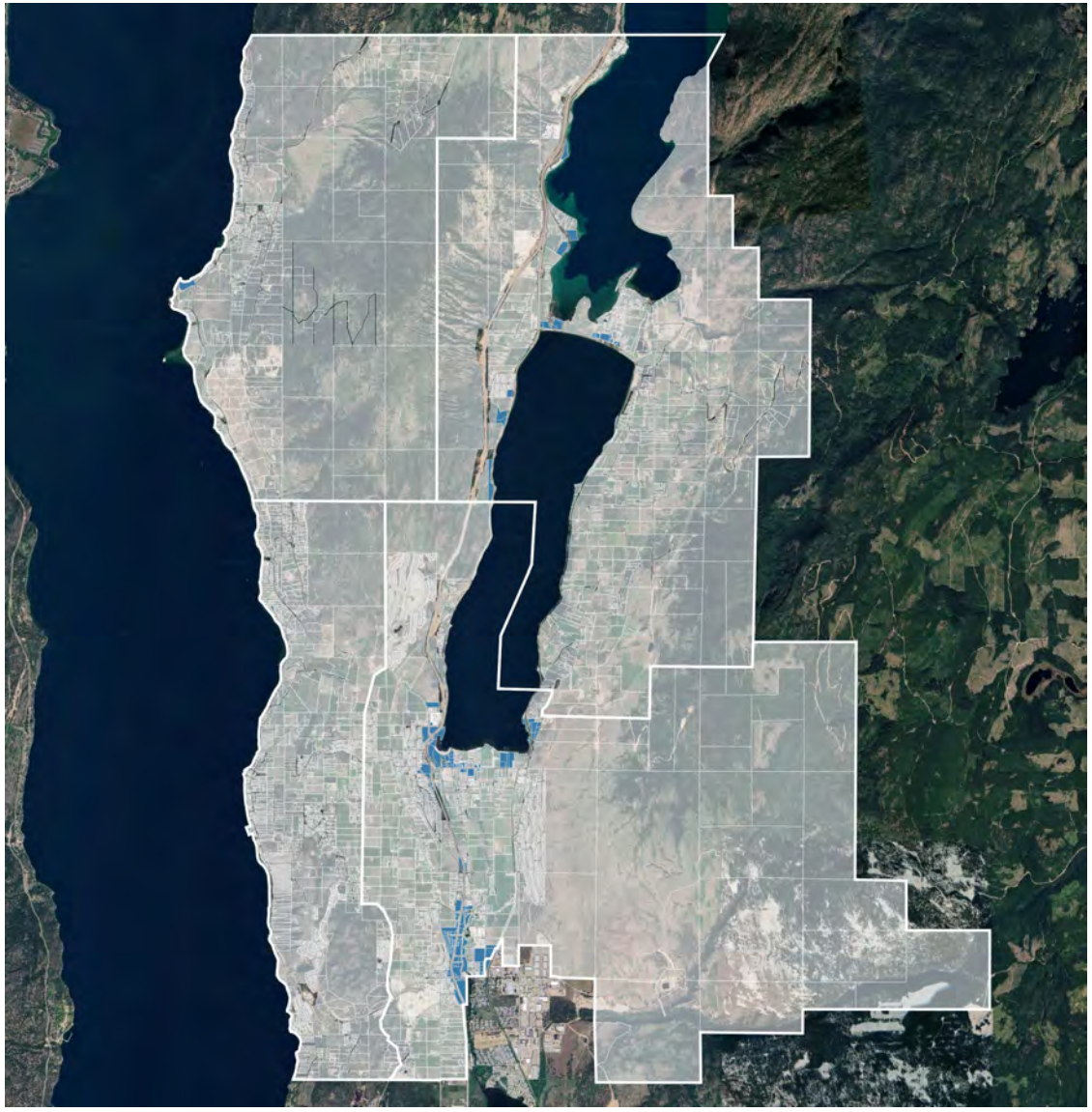
This chapter assesses whether the District's current land supply of approximately 90 ha designated for commercial use (in addition to Urban Residential and High-Density Residential areas) is sufficient to accommodate projected demand through 2051. CBRE analyzes potential gaps between future needs and existing or planned capacity by examining a range of market and policy considerations, including:

- **Retail Sales Growth Trends by Subcategory (2022–2024)**
- **Local Retail and Office Market Conditions (2025)**
- **Existing and Pipeline Commercial Inventory (2025–2051)**
- **Commercial Demand Projections (2025–2051)**
- **Forecasted Supply-Demand Gap (2051)**
- **Assessment of Vacant and Underutilized Land (as of July 2025)**
- **Key Planning Implications and Recommendations**

Methodology

CBRE's commercial demand model estimates supportable retail and service-based floorspace by projecting future disposable income and applying a customized sales-to-income ratio reflective of local spending patterns. Sales capture rates are then adjusted to account for competitive market pressures and geographic access considerations. These projected expenditures are translated into floorspace requirements using productivity benchmarks linked to achievable lease rates. The result is a grounded, data-driven estimate of the commercial space needed to meet demand through 2051.

FIGURE 14 – COMMERCIAL LAND AREAS **| Lake Country currently has approximately 90 ha of land designated for commercial land uses.**



Source: District of Lake Country (2025), CBRE (2025)

Retail trends continue to show strong performance in food services, health and wellness, and experience-based sectors—categories that align with Lake Country's local market profile.

3.2 | Commercial Market Trends

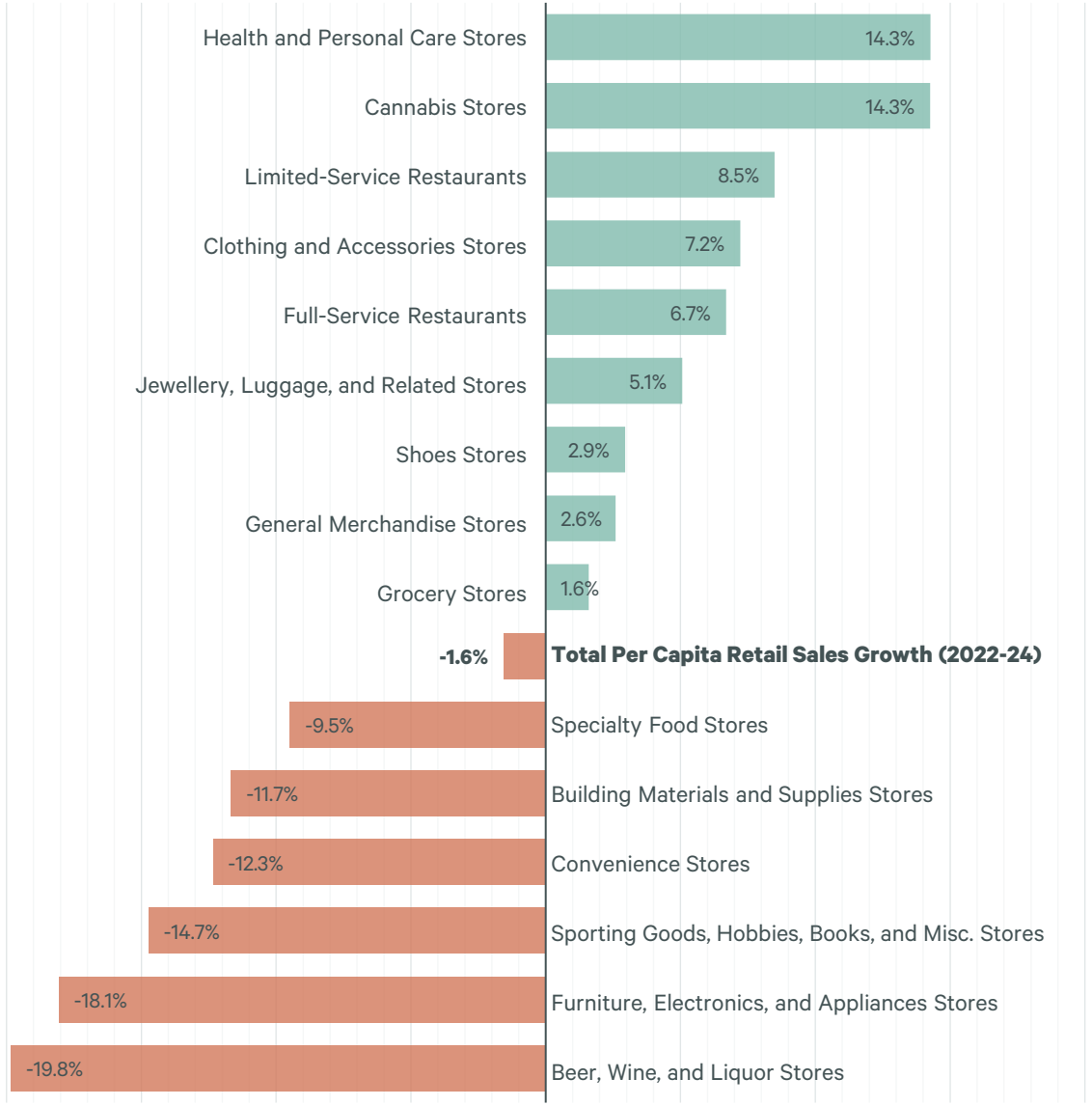
Provincial Retail Sales Trends

Before evaluating local market dynamics and projecting future demand, it is important to understand broader retail trends across British Columbia, as these will shape Lake Country's retail environment. As shown in Figure 14, inflation-adjusted per capita retail sales in B.C. declined by 1.6% between 2022 and 2024. This trend reflects high interest rates, inflationary pressures, and evolving post-pandemic spending habits. That said, subcategory performance has varied considerably.

Convenience-oriented and experience-based retail segments have shown resilience. Between 2022 and 2024, health and personal care stores (+14.3%) and cannabis retailers (+14.3%) led growth, followed by limited-service restaurants (+8.5%), clothing and accessories (+7.2%), and full-service restaurants (+6.7%). These gains highlight consumer preferences for essential goods and experiential services. In contrast, discretionary categories such as electronics and appliances have seen declining sales due to tighter household budgets and e-commerce competition.

Despite these challenges, CBRE believes Lake Country is positioned to support modest, localized retail growth. Large-format and destination retail will continue to concentrate in Kelowna, but Lake Country's growing population and changing demographics will generate demand for small-scale, convenience-oriented commercial uses—especially when integrated into mixed-use developments near residential hubs. A strategic focus on walkable, well-distributed retail—such as health services, wellness providers, and food and beverage operators—will enhance community livability and support the District's broader planning goals.

FIGURE 15 - PER CAPITA RETAIL SALES GROWTH (2022 – 2024) **| Per capita retail sales are growing among several convenience and comparison subcategories.**



Source: Statistics Canada (2025)

3 | COMMERCIAL ANALYSIS

Lake Country's retail market is performing well but remains modest in scale, with opportunities for growth concentrated in walkable, mixed-use centres, tourism-oriented businesses, and value-driven retailers serving a mix of residents, visitors, and the expanding regional population.

Local Retail Market Trends

Lake Country's retail market, while relatively small in scale, is showing strong performance metrics that exceed expectations for a community of its size. Vacancy remains low and tenant turnover minimal, reflecting steady population growth and a constrained competitive landscape. Grocery anchored centres—particularly in Winfield—are performing well. The Save-On-Foods location, for example, is estimated to generate grocery sales of roughly $750 per square foot, well above the national benchmark of $650. Inline tenants in these centres are also reporting strong results, with average sales of $435 per square foot—surpassing the Metro Vancouver average of $395.

Several national and regional tenants now view Lake Country as an underserved market. Dollarama's location ranks in the top national quartile, suggesting capacity for an additional 15,000–20,000 square feet of comparable value-oriented retail. Similarly, large-format discount grocers like No Frills and FreshCo have reportedly been exploring 25,000-30,000 square-foot opportunities, pointing to ongoing spending leakage to nearby Kelowna. As Lake Country continues to attract a broader demographic mix—including young families, remote workers, and retirees—the area is increasingly appealing to population and tourism serving tenants such as specialty food services, convenience-oriented tenants, and personal services.

Tourism represents another layer of potential. Lake Country's location between Kelowna and Vernon, coupled with its lakeside setting and proximity to vineyards, positions it as a high-visibility corridor for Okanagan visitors. While current offerings remain focused on essential retail, there is untapped opportunity to diversify into tourism-supportive formats—boutiques, artisanal food and beverage, and recreational retail—that could both enhance placemaking and strengthen the local economy.

Planning Implications

Looking ahead to 2051, Lake Country's anticipated population growth and shifting consumer patterns are expected to require an expanded commercial land use strategy. The OCP should prioritize the evolution of neighbourhood-scale commercial nodes, particularly in Winfield as it is already supported by existing infrastructure, road networks, and growing residential catchments. Embedding retail within mixed-use formats in this area will promote more complete, walkable communities and help reduce the reliance on Kelowna and Vernon for day-to-day needs.

Beyond supporting local-serving convenience and lifestyle retail, there may be an opportunity to broaden the commercial policy framework to include uses that contribute to economic diversification and tourism activation. The District is well-positioned to encourage cafés, tasting rooms, boutique retailers, agri-food shops, and trailhead-oriented services that align with Lake Country's rural character and growing recreational appeal. Strategic infill on underutilized sites—especially those with scenic attributes or strong visibility—could help catalyze these uses while enhancing key corridors and destination appeal.

To respond to evolving retail formats, the District may also consider increasing flexibility in zoning and built form regulations to accommodate hybrid and emerging models. This includes space for e-commerce-supported local businesses, part-time or modular retail formats, and co-working/retail hybrids. Enabling this kind of adaptability will support tenant diversity, improve local capture of consumer spending, and build resilience into Lake Country's commercial base. A more complete retail offering will enhance community livability while reinforcing the District's long-term economic sustainability and identity as a distinct, self-sufficient municipality.

3 | COMMERCIAL ANALYSIS

Lake Country's office market is small and primarily local-serving, with future demand best accommodated through small-scale, flexible spaces integrated into mixed-use nodes, rather than standalone office developments.

Local Office Market Trends

Lake Country's office market remains small and primarily population-serving, with limited dedicated inventory and few new developments in recent years. Office demand is generally accommodated through mixed-use buildings, retail plazas, and small-format standalone units, rather than purpose-built complexes. This reflects the scale of the local economy and demand profile—anchored by medical, legal, financial, and real estate services concentrated in Winfield, the Town Centre, and along Highway 97.

Vacancy remains low and occupancy stable, suggesting steady—though moderate—local demand. However, lease rates are substantially lower than those in nearby Kelowna or Vernon, limiting the financial viability of standalone office construction due to high build costs and constrained rental returns. As a result, new supply is expected to emerge incrementally through mixed-use or retail-integrated developments.

While many residents continue to commute to Kelowna for office-based work, the rise of remote and hybrid employment models—combined with Lake Country's appeal to entrepreneurs and home-based professionals—may support increased demand for flexible formats such as co-working spaces, live-work units, and wellness-oriented commercial hubs.

Looking forward, modest expansion in office supply may be justified to accommodate growth in health services, government, and tourism-related administration. Any future development should reflect local market conditions and target adaptable, small-scale formats rather than speculative, large-footprint offices.

Planning Implications

Given Lake Country's modest population base, its proximity to major employment centres such as Kelowna, and limited historical office absorption, the realistic potential for standalone office development remains low. Local demand is expected to remain primarily population-serving—driven by medical, dental, legal, real estate, and professional services—best accommodated within small-scale, flexible commercial spaces embedded in mixed-use buildings.

Even if tenant interest increases, prevailing lease rates in Lake Country—typically below those achievable in larger urban markets—are unlikely to support the high construction costs associated with new standalone office projects. This reinforces the importance of integrating office uses within broader mixed-use formats, where shared infrastructure and increased land-use efficiency improve development feasibility.

Planning policies should therefore consider office space as part of ground-floor commercial (within less desirable units from a retail perspective) or within the 2nd floor of mixed-use developments, rather than standalone buildings. The OCP should also encourage adaptable formats such as live-work units, co-working hubs, and small-scale medical or professional offices within neighbourhood-scale commercial areas. These formats align with evolving work trends and support the District's goals for more complete, locally-serving communities.

Zoning and land use policy should remain flexible to accommodate a broad range of office uses while discouraging land speculation or the long-term reservation of sites for office development that may not materialize. A context-sensitive, demand-driven approach will ensure that the District meets its emerging office needs while supporting fiscal sustainability and community-building objectives. Ideally this would support office space as a secondary use, within the second floor of mixed-use developments.

The District is home to approximately 169 retail and service commercial uses, with a strong representation of “daily needs” tenants such as grocery stores, pharmacies, and restaurants.

3.3 | Total Commercial Inventory

Retail and Commercial Services Inventory Overview

To estimate the current inventory of retail and commercial service supply—including health, personal, financial, and fitness services—CBRE reviewed the District’s business license data and validated findings through in-person fieldwork. Based on this analysis, the District is estimated to have approximately 169 active retail and service commercial businesses.

This total includes a strong share of food services (grocery stores, restaurants, cafés), commercial services, and other locally oriented “daily needs” tenants. In contrast, most comparison shopping and large-format retail activity continues to be captured by nearby Kelowna—a pattern expected to persist through the projection horizon.

Under Construction and Planned Supply

CBRE has reviewed rezoning, development permit, and building permit data and consulted with District staff to estimate the amount of commercial floorspace currently under construction, confirmed for short-to-medium-term development, and planned for completion by 2051.

Based on this assessment, the District is expected to add approximately 10,000 to 20,000 square feet of commercial floor area in the near term. An additional 60,000 to 70,000 square feet is planned and anticipated to be delivered by 2051, resulting in a total projected increase of 70,000 to 90,000 square feet of commercial supply to meet future demand.

FIGURE 16 - COMMERCIAL INVENTORY | **Lake County’s tenant mix primarily caters to the convenience-needs of the surrounding community.**

Retail and Commercial Services Subcategory	Total Businesses	% of Total
Restaurants and Drinking Establishments	45	26.6%
Health Services	35	20.7%
Personal Services	20	11.8%
Financial Services	14	8.3%
Grocery, Convenience, and Specialty Food Stores	13	7.7%
Miscellaneous Retail Stores	11	6.5%
Fitness Services	8	4.7%
Clothing and Accessories Stores	5	3.0%
Health and Personal Care Stores	5	3.0%
Beer, Wine, and Liquor Stores	4	2.4%
Sporting Goods, Hobbies, and Books Stores	4	2.4%
Building Materials, Equipment, and Supplies Stores	2	1.2%
General Merchandise Stores	2	1.2%
Furniture and Furnishings Stores	1	0.6%
Total Retail and Commercial Services Businesses	**169 Businesses**	
Confirmed Upcoming Additional Supply	**10,000 to 20,000 sf GLA**	
Planned and Expected Additional Supply	**50,000 to 60,000 sf GLA**	



Sources: District of Lake Country (2025), CBRE (2025)

Lake Country shows strong per capita retail spending, with growth potential in daily-needs categories, though future capture depends on limiting outflows to Kelowna and leveraging tourism inflows.

3.4 | Forecasted Expenditure Growth

Current Commercial Spending Potential and Growth Potential

As of 2025, Lake Country's retail and service commercial sector generates approximately $337 million in annual residential expenditure potential, translating to $18,600 per capita—well above provincial and regional averages. This reflects the District's strong purchasing power despite its relatively modest population base.

Spending is concentrated in daily-needs categories, including grocery stores ($5,716 per capita) and restaurants and food services ($3,131). This aligns with observed sales performance from local tenants and reinforces the case for further neighborhood-scale retail expansion. Growth opportunities exist for additional food, beverage, and health-related retailers—particularly when integrated into mixed-use developments.

Spending Inflow and Outflow Considerations

While Lake Country retains strong local spending in key categories, there is significant retail outflow to nearby Kelowna, especially in discretionary or large-format categories like electronics, general merchandise, and discount groceries. Local retail is primarily designed to serve day-to-day resident needs; however, some inflow spending is driven by tourism and rural catchment areas, particularly during peak seasons.

On the following pages, CBRE examines how much of the projected future spending potential could realistically be captured within the District. This analysis accounts for leakage trends, the impact of tourism, and the District's evolving retail landscape—including realistic development capacity, tenant feasibility, and achievable lease rates.

FIGURE 17 – 2025 EXPENDITURE POTENTIAL **| Per capita expenditures are notably higher in Lake Country than regional and provincial averages.**

Retail and Commercial Services Subcategory	Total Spending	Per Capita Spending
Building Materials, Garden Equipment, and Supplies	$6,713,557	$371
Grocery Stores, Convenience Stores, and Specialty Food	$103,514,684	$5,716
Beer, Wine, and Liquor	$22,252,268	$1,229
Furniture and Furnishings	$22,727,073	$1,255
Electronics and Appliances	$25,090,849	$1,385
General Merchandise	$6,890,978	$381
Health and Personal Care	$30,491,626	$1,684
Clothing and Accessories	$41,324,240	$2,282
Sporting Goods, Hobbies, and Books	$9,924,700	$548
Miscellaneous Retail	$11,789,341	$651
Restaurants and Drinking Establishments	$56,703,075	$3,131
Total Annual Residential Expenditure Potential (2025)	**$337,422,391**	**$18,632**



Sources: Conference Board of Canada (2025), Statistics Canada (2025), CBRE (2025)

Lake Country could capture up to $96.7M in retail sales by 2051—mainly in daily-needs categories like grocery, restaurants, and health services—if growth is supported in targeted nodes.

3.5 | Sales Growth Capture Potential

Sales Growth Capture Potential (2025–2051)

CBRE estimates that Lake Country could achieve between $65.9 million and $96.7 million in additional annual retail and service commercial sales by 2051, depending on the rate of population growth. This represents the potential sales growth that could be captured locally, assuming that new commercial space is appropriately located and aligns with consumer demand.

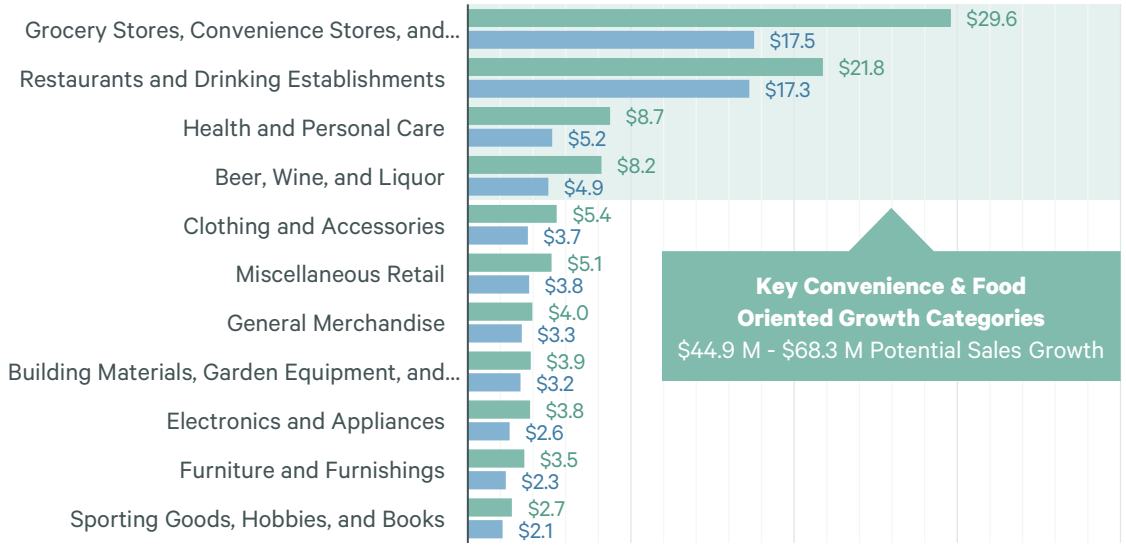
The strongest sales growth is expected among daily-needs and convenience-oriented categories, including grocery stores, restaurants, health and personal care, and liquor sales. These four subcategories alone account for approximately 60–70% of total growth potential, highlighting the importance of planning for neighbourhood-serving commercial nodes rather than destination or large-format retail.

By contrast, categories such as furniture, electronics, and sporting goods are expected to see more modest local capture, with much of this demand continuing to flow to nearby Kelowna. This emphasizes the importance of targeting new commercial space in high-visibility, high-accessibility areas that can attract daily shoppers and capitalize on proximity to residential growth areas.

Strategically enabling an additional $80M+ in annual sales capture will require the District to support a combination of small-format retail, mixed-use development, and accessible commercial centres. On the following pages, CBRE explores how this sales capture potential translates into supportable leasable floor area by subcategory, and the land required to support such development.

FIGURE 18 – SALES GROWTH CAPTURE POTENTIAL **| Strong sales growth potential is expected among locally serving convenience and food subcategories.**

Retail and Commercial Services Subcategory	Low	Mid	High
Building Materials, Garden Equipment, and Supplies	$3,224,621	$3,541,578	$3,858,535
Grocery Stores, Convenience Stores, and Specialty Food	$17,536,336	$23,572,311	$29,608,286
Beer, Wine, and Liquor	$4,929,658	$6,556,494	$8,183,330
Furniture and Furnishings	$2,321,023	$2,889,513	$3,458,004
Electronics and Appliances	$2,562,425	$3,190,043	$3,817,661
General Merchandise	$3,309,838	$3,635,172	$3,960,505
Health and Personal Care	$5,165,561	$6,943,538	$8,721,514
Clothing and Accessories	$3,681,759	$4,562,552	$5,443,345
Sporting Goods, Hobbies, and Books	$2,135,372	$2,420,344	$2,705,316
Miscellaneous Retail	$3,765,623	$4,453,064	$5,140,504
Restaurants and Drinking Establishments	$17,252,012	$19,509,490	$21,766,967
Total Annual Sales Growth Capture Potential (2025 – 51)	**$65.9 M**	**81.3 M**	**$96.7 M**



Sources: Conference Board of Canada (2025), Statistics Canada (2025), CBRE (2025)

Lake Country is projected to need 69,000 to 130,000 sq. ft. of commercial space by 2051, best accommodated in mixed-use developments and modest walkable neighbourhood nodes, requiring 1.3 to 3.4 ha in addition to planned upcoming supply. Higher densities are recommended.

3.6 | Gap Analysis and Land Requirements

Gap Analysis and Typology Implications

As outlined in the figures to the right and on the following page, CBRE estimates that the District of Lake Country could experience total commercial floorspace demand growth of between 139,000 and 200,000 square feet by 2051, depending on the population growth scenario. With approximately 70,000 square feet of new supply currently confirmed or expected from ongoing and planned mixed-use projects, the District could face an additional commercial floorspace gap of between 69,000 and 130,000 square feet.

This gap will largely emerge in population-serving categories such as restaurants, grocery stores, health and personal care, and various personal and professional services. These categories reflect Lake Country's evolving role as a self-sufficient community offering essential goods and services to a growing local population. Importantly, the typology of future commercial space should be context-sensitive. The majority of this space could be accommodated within neighbourhood-scale, pedestrian-friendly mixed-use developments.

Potential Land Requirements

To translate projected floorspace gaps into land needs, CBRE applied a range of commercial density assumptions, resulting in land requirements of approximately 1.3 to 3.4 ha to accommodate long-term demand. Planning policy should target a mid-point scenario—adding 2.1 to 2.6 ha of commercial land—balancing the need for development flexibility with the importance of avoiding oversupply. Future commercial development should prioritize formats that serve daily needs, are pedestrian-oriented, and integrate well within existing or emerging residential areas.

Locational Implications

Given the scale and nature of projected demand, new commercial development in Lake Country should be directed toward established and emerging growth areas such as Winfield, the Town Centre, and Woodsdale. These areas already have the supporting infrastructure and population density needed to make commercial development viable, particularly when delivered as part of broader mixed-use projects. Peripheral or highway-oriented development should only focus underserved needs or specific tenant interest.

The District's commercial land-use strategy should remain responsive to market realities: even in high-growth scenarios, demand is expected to remain modest and highly localized. Focusing on intensification within existing nodes—rather than the creation of major new commercial areas—will help ensure new supply is viable, efficiently serviced, and aligned with Lake Country's vision for walkable, complete communities. In addition, small-scale, convenience-oriented retail should be planned near growing residential areas such as Lakestone to meet day-to-day needs and support more self-sufficient neighbourhoods.

FIGURE 19 – COMMERCIAL LAND REQUIREMENTS **| Lake Country may require an additional 1.3 to 3.4 ha of land suitable for commercial development.**

Total Additional Land Requirements (2025 – 2051)	Low Growth	Mid Growth	High Growth
High Density (FAR .50)	1.3 ha	1.8 ha	2.4 ha
Mid-Density (FAR .43)	1.5 ha	2.1 ha	2.8 ha
Low Density (FAR .35)	1.8 ha	2.6 ha	3.4 ha

Sources: CBRE (2025)

3 | COMMERCIAL ANALYSIS

Assuming approximately 70,000 sf of gross leasable area will be introduced to the market by 2051 within upcoming and planned mixed-use projects, the District would be expected to require an additional 69,000 to 130,000 sf of floorspace to accommodate long-term demand.

FIGURE 20 – COMMERCIAL DEMAND GROWTH (2025 – 2051) **| The District will experience notable demand for additional retail floorspace between 2025 and 2051.**

Retail and Commercial Services Subcategory	Low Growth	Mid Growth	High Growth	Preliminary Comments *(to be refined within upcoming retail and hotel study)*
Building Materials, Garden Equipment, and Supplies	9,000 sf	10,000 sf	11,000 sf	Niche timber-yard / outdoor living centre tenant type to complement the existing Home Hardware.
Grocery Stores, Convenience Stores, and Specialty Food	23,000 sf	30,000 sf	38,000 sf	Additional discount grocer, along with a variety of smaller convenience and specialty food tenants.
Beer, Wine, and Liquor	4,000 sf	5,000 sf	6,000 sf	Boutique craft beer and wine shop ideally located adjacent to an additional grocery store.
Furniture and Furnishings	9,000 sf	12,000 sf	14,000 sf	Two smaller format, boutique showrooms offering trendy furniture and furnishings.
Electronics and Appliances	5,000 sf	6,000 sf	8,000 sf	Collection of CRUs offering goods that don't require significant comparison-shopping opportunities.
General Merchandise	8,000 sf	9,000 sf	10,000 sf	Additional value banner capturing price-sensitive shopping.
Health and Personal Care	9,000 sf	13,000 sf	16,000 sf	Aging population drives demand for hearing, optical, physio, and integrative health options.
Clothing and Accessories	9,000 sf	11,000 sf	14,000 sf	Tourism and higher-income residents will support a few additional boutique stores.
Sporting Goods, Hobbies, and Books	6,000 sf	7,000 sf	8,000 sf	Multipurpose retailers offerings sporting good sales, rentals, outdoor gear, etc.
Miscellaneous Retail	13,000 sf	15,000 sf	17,000 sf	Growth in this sector will primarily be related to pet goods and related items.
Restaurants and Drinking Establishments	25,000 sf	28,000 sf	31,000 sf	Strong demand for a variety of full and limited-service restaurants.
Commercial Services	19,000 sf	23,000 sf	27,000 sf	Barbers, salons, boutique fitness, personal services, and similar tenant types.
Total Additional Floor Area Demand by 2051	**139,000 sf**	**169,000 sf**	**200,000 sf**	**It is recommended to target the mid-point of this range in order to ensure the market is not over supplied and existing tenants experience strong sales performance.**
Projected Floor Area Gap by 2051	**69,000 sf**	**99,000 sf**	**130,000 sf**	**Assuming the mid-point of upcoming and planned supply (~70,000 sf GLA) is introduced to the market between 2025 and 2031.**

Source: CBRE (2025)

The District of Lake Country has an estimated 22 ha of land suitable for future commercial development, 8.7 ha of which currently is vacant or underutilized without any development plans.

3.7 | Vacant and Underutilized Land Area

Capacity Analysis Overview and Methodology

To assess the total amount of vacant and underutilized land suitable for future standalone or mixed-use commercial development, CBRE reviewed GIS data provided by the District and the RDCO and supported key findings through detailed in-person fieldwork. The analysis considered a range of physical and planning-related factors, including:

- **Topography, Environmental, and Urban Containment Boundary Constraints**
- **Access to key vehicle and active mobility routes**
- **Location relative to existing and emerging growth nodes**

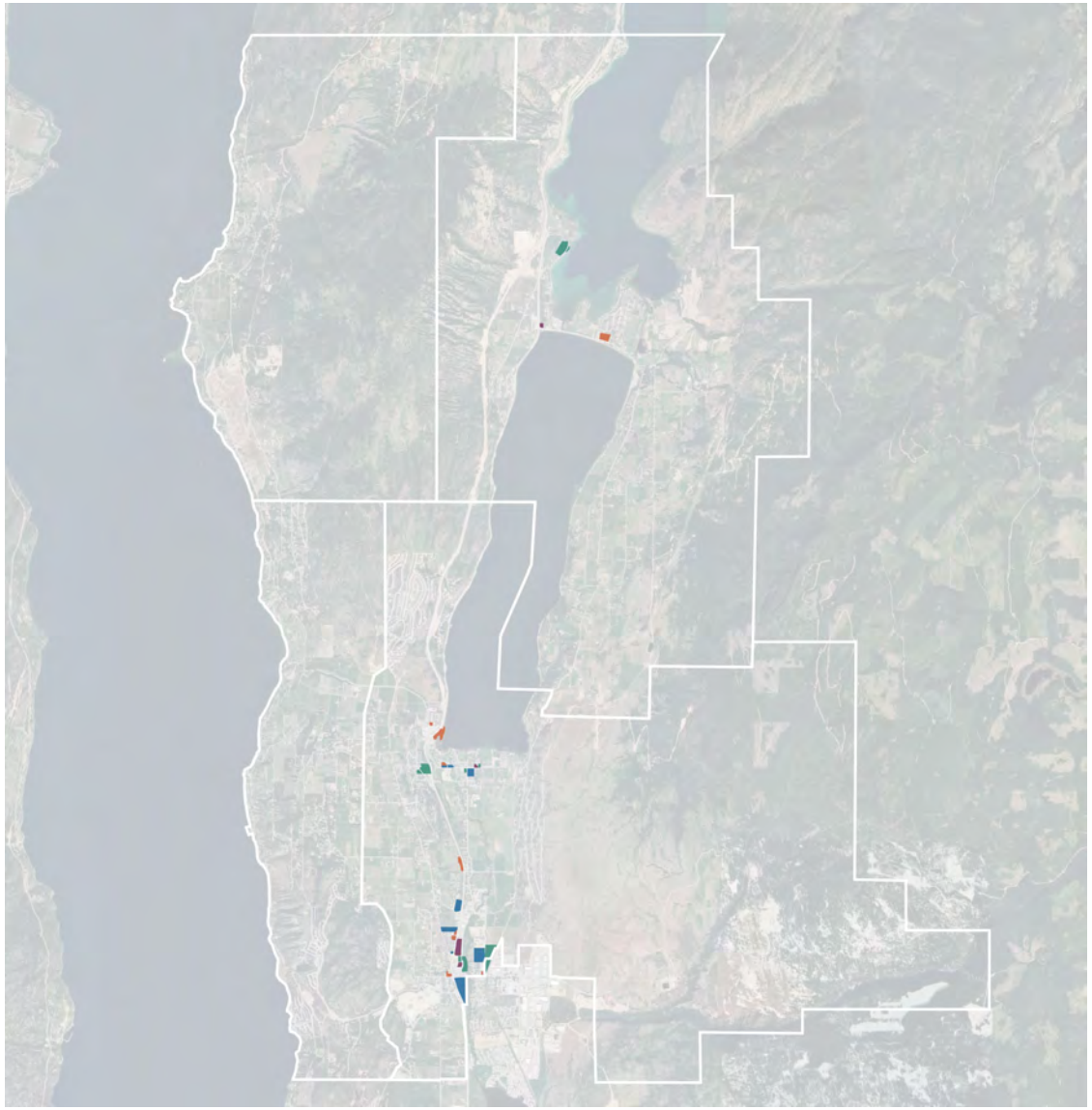
Upcoming, Planned, Vacant, and Underutilized Land

CBRE has identified approximately 22 ha of land within the District that is suitable for future commercial development, the majority of which is within areas permitting mixed-use development. This includes an estimated 4.5 ha of developable vacant land, and an additional 4.2 ha of potentially underutilized land.

Ref	Category	Description	Hectares
	Upcoming	Confirmed upcoming expected in the short- to mid-term	6.1 (28.5%)
	Planned	Planned supply assumed to be introduced by 2051	6.7 (31.2%)
	Vacant	Vacant and potentially suitable for development	4.5 (21.0%)
	Underutilized	Underutilized and potentially suitable for intensification	4.2 (19.3%)
		Total	**21.5**

Source: District of Lake Country (2025), CBRE (2025)

FIGURE 21 – VACANT AND UNDERUTILIZED LAND INVENTORY **| Lake Country currently has approximately 8.7 ha of vacant and underutilized commercial land.**



Source: District of Lake Country (2025), CBRE (2025)

The District's vacant land designated to permit commercial development is expected to be sufficient to accommodate the projected land demand of 1.3 to 3.4 ha, particularly if commercial components are encouraged within the ground floor in strategic mixed-use areas.

3.8 | Vacant and Underutilized Land by OCP Designation

Future Land Requirements and Development Typologies

As outlined in Section 3.6, demand projections indicate that an additional 1.3 to 3.4 ha of land may be required to accommodate future commercial needs, primarily within mixed-use development formats. Most of this demand could likely be met through vertically integrated, mixed-use buildings that combine ground-floor commercial with residential above. However, one exception may be a future grocery-anchored retail plaza, which could be more appropriate as a standalone format due to parking and access requirements.

Given the District's growing population—particularly in and around Winfield—future commercial development should emphasize community-serving tenants and prioritize human-scale, pedestrian-oriented design. This includes active frontages, patios, and transparent storefronts that contribute to vibrant public spaces. Outside of Winfield, areas experiencing rapid growth such as Lakestone may warrant the introduction of small-scale, convenience-oriented retail to serve local residents and tourists, support walkability, and reduce reliance on vehicle trips.

Role of Permitting Residential Uses above Commercial Development

Given rising construction costs and constrained lease rates in the Lake Country market, standalone commercial developments may be financially challenging in many instances. Allowing residential uses above ground-floor commercial can help improve project viability by leveraging residential revenue to offset commercial development costs. Strategic rezonings that enable mixed-use formats will be important to unlocking these opportunities, particularly in key nodes with infrastructure and servicing already in place.

That said, grocery-anchored retail plazas continue to perform well and can often command higher lease rates for adjacent retail units. Should a grocery operator seek new space in the market, accommodating one additional standalone retail centre could be justified. These formats continue to provide important community amenities and remain viable under current market conditions.

FIGURE 22 – VACANT AND UNDERUTILIZED LAND INVENTORY BY OCP **| The majority of the District's Commercial Development Potential is within Mixed-Use areas.**

Ref	Category	Highway Commercial	Mixed-Use Commercial	Service Commercial	Tourist Commercial	Total Hectares
	Upcoming		0.5 (8.9% of Upcoming)	1.8 (29.3% of Upcoming)	3.8 (61.7% of Upcoming)	6.1 (28.5% of Total)
	Planned		6.6 (97.8% of Planned)		0.1 (2.2% of Planned)	6.7 (31.2% of Total)
	Vacant	0.1 (1.9% of Vacant)	3.9 (88.9% of Vacant)	0.2 (3.4% of Vacant)	0.3 (5.8% of Vacant)	4.5 (21.0% of Total)
	Underutilized	0.8 (19.2% of Underutilized)	2.0 (47.8% of Underutilized)	0.2 (4.1% of Underutilized)	1.2 (28.9% of Underutilized)	4.2 (19.3% of Total)
	Total	**0.9 (4.1% of Total)**	**13.0 (61.0% of Total)**	**2.2 (9.9% of Total)**	**5.4 (25.1% of Total)**	**21.5**

Source: District of Lake Country (2025), CBRE (2025)

Based on the current OCP, Winfield holds the greatest potential to accommodate future commercial growth, representing approximately 84% of the planned, vacant, and underutilized lands with realistic development potential.

3.9 | Vacant and Underutilized Land by Ward

Commercial Development Capacity by Ward

The District's ability to accommodate future commercial growth varies significantly by ward, with topographic, environmental, servicing, and UCB constraints limiting development potential outside of Winfield. Winfield accounts for approximately 83.8% of the total developable commercial land base, including an estimated 7 ha of vacant or underutilized land with potential for future mixed-use development. While Oyama appears to offer approximately 3.5 ha of potential supply, unresolved infrastructure constraints may limit its near-term feasibility.

Land Use Planning Implications

Lake Country's projected commercial space needs are moderate—ranging from 69,000 to 130,000 square feet by 2051—but should be directed toward walkable, local-serving formats. These uses are best accommodated in established and emerging nodes such as Winfield, Woodsdale, and the Town Centre, where population density, road access, and servicing infrastructure already support commercial viability.

To reduce retail leakage and enhance local amenity access, the OCP should also support small-scale, convenience-oriented retail in residential growth areas such as Lakestone. Uses such as cafés, health clinics, and neighbourhood shops can promote walkability and support the development of more complete communities.

There is also an opportunity to encourage tourism- and lifestyle-aligned commercial formats that reflect Lake Country's rural identity and visitor appeal. Agri-retail, boutique shops, and recreation-serving businesses in scenic or high-traffic areas can strengthen the District's economic diversity and brand.

With up to 3.4 ha of new commercial land required on top of upcoming and planned supply, a focused and flexible land use strategy will be key to ensuring that new supply is both feasible and well integrated into the evolving fabric of the community.

FIGURE 23 – VACANT AND UNDERUTILIZED LAND INVENTORY BY WARD **| Winfield appears to have the majority of the District's future commercial development potential.**

Ref	Category	Carr's Landing	Okanagan Centre	Oyama	Winfield	Total Hectares
	Upcoming			1.9 (30.3% of Upcoming)	4.2 (69.7% of Upcoming)	6.1 (28.5% of Total)
	Planned				6.7 (100% of Planned)	6.7 (31.2% of Total)
	Vacant			0.3 (5.8% of Vacant)	4.2 (94.2% of Vacant)	4.5 (21.0% of Total)
	Underutilized			1.4 (33.0% of Underutilized)	2.8 (19.3% of Underutilized)	4.2 (19.3% of Total)
	Total			**3.6 (16.2% of Total)**	**17.9 (83.8% of Total)**	**21.5**

Source: District of Lake Country (2025), CBRE (2025)

3.10 | Implications

Chapter 3 finds that Lake Country has 90 ha of commercial land and around 169 active businesses, with strong performance in daily-needs retail and low vacancy rates, especially in Winfield. By 2051, up to 130,000 sf of additional space will likely be needed—mainly small-format, convenience-oriented uses. Growth should focus on serviced nodes like Winfield and Woodsdale, while also enabling neighbourhood-scale retail near new areas such as Lakestone. Tourism and mixed-use formats present added opportunities, supported by flexible, responsive planning policy.

Summary of Key Findings

Chapter 3 identifies that the District of Lake Country currently has 90 ha of commercially designated land and approximately 169 active retail and service-based businesses. The existing tenant mix is heavily weighted toward daily-needs categories such as grocery, restaurants, personal services, and health care. Retail performance is strong relative to community size, with above-average sales productivity and low vacancy rates—especially in anchored centres within Winfield.

Future commercial demand is projected to grow by 69,000 to 130,000 sf by 2051 on top of upcoming supply, translating into an additional land requirement of around 1.3 to 3.4 ha. Most of this growth is expected in small-format, convenience-oriented spaces, including cafés, clinics, and food-related services. Large-format and discretionary retailers, such as electronics and general merchandise, are expected to remain focused in Kelowna, where regional shopping destinations and economies of scale are already established.

There is also a clear opportunity to better serve Lake Country's growing population—particularly near new and expanding residential areas such as Lakestone—by enabling neighbourhood-scale retail offerings within walkable formats. Additionally, the District is well-positioned to support more tourism-aligned commercial activity, particularly along key corridors and near natural or recreational assets. These trends underscore the importance of enabling mixed-use, flexible commercial formats in both established and emerging nodes.

Planning Implications

1. Direct Commercial Growth to Serviced Nodes

Focus new commercial development primarily in Winfield, along Main Street and near Woodsdale Road, where population density, servicing infrastructure, and road access already support higher-density mixed-use and retail formats.

2. Enable Convenience Retail near Growing Nodes

Support small-format, daily-needs retail near growing residential areas outside of Winfield—such as near Lakestone and surrounding developments—to enhance walkability, reduce vehicle trips, and foster neighbourhood self-sufficiency.

3. Promote Tourism- and Lifestyle-Aligned Retail

Enable boutique, agri-retail, and recreation-focused commercial uses in scenic or high-traffic corridors to support visitor spending, reinforce local character, and diversify the commercial base.

4. Incorporate Employment Uses in Mixed-Use Settings

Recognize that future office demand will remain modest and best accommodated through upper-storey or co-located space within mixed-use developments. Encourage live-work units, medical offices, and co-working hubs as part of a flexible and resilient land use strategy.

4

Industrial Analysis

As reviewed within this chapter, the future land use needs for additional industrial development will be dependent on economic growth, forecasted demand, and the capacity of nearby land.

4.1 | Introduction

Overview

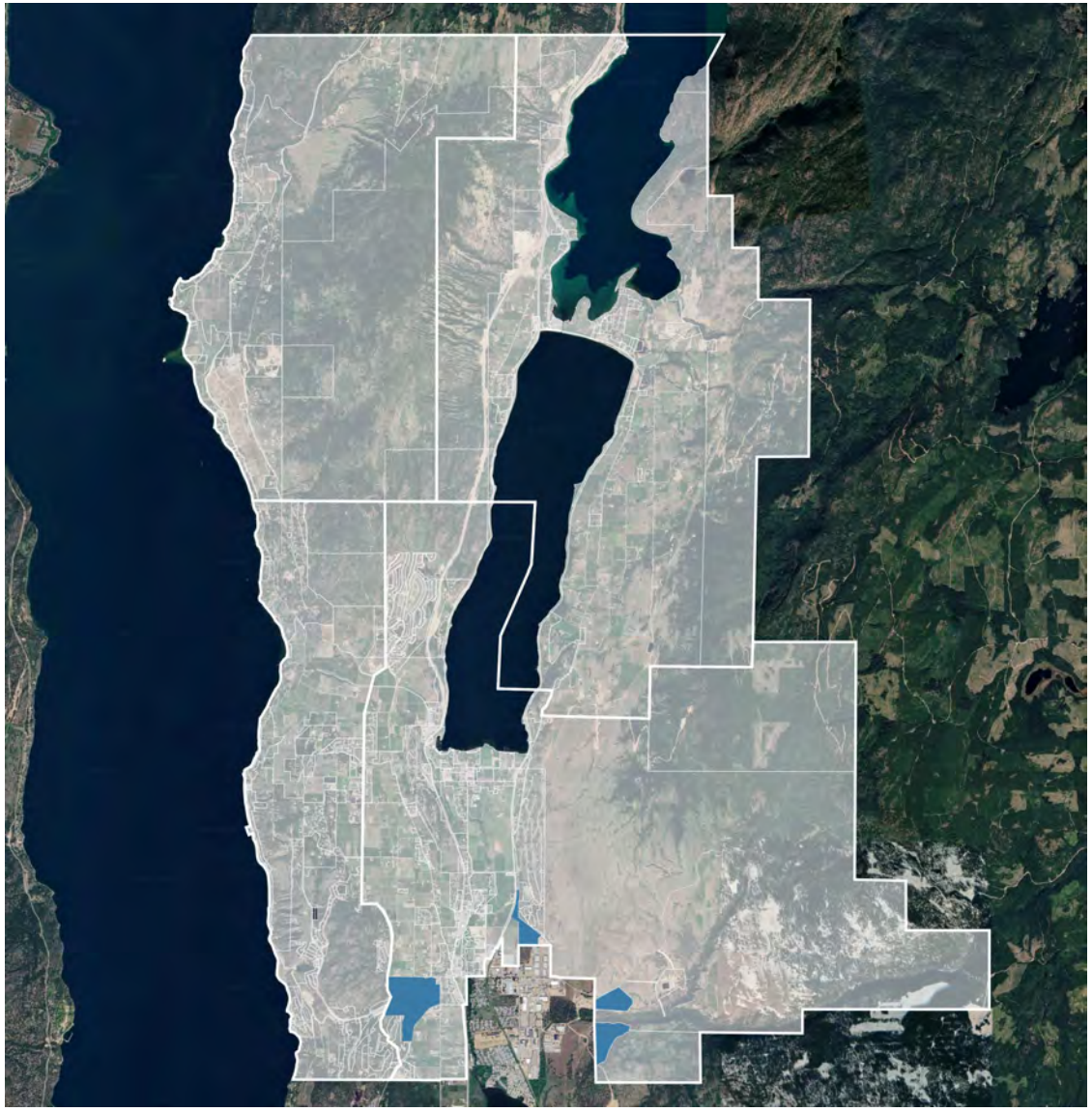
This chapter examines whether the estimated 90 ha of land within the District of Lake Country designated to accommodate industrial land uses is suitable to ensure the gap between future 2051 demand and current / upcoming supply is sufficient to meet the needs of the growing economy. On the following pages, CBRE reviews the following considerations expected to influence potential updates to the OCP, including:

- **Central Okanagan Industrial Market Metrics (2017 – Q1 2025)**
- **Local Industrial Market Trends and Employment Forecasts (2025 – 2051)**
- **Industrial Demand Projections (2025 – 2051)**
- **Forecasted Gap Between Industrial Demand and Supply (2025 – 2051)**
- **Assessment of Vacant and Underutilized Land (as of July 2025)**
- **Implications and Recommendations Regarding Updates to the OCP**

Methodology

CBRE's analysis integrates local and regional industrial market data, including the 2025 RDCO Employment Lands Inventory and Gap Analysis, 2025 Industrial Market Metrics provided by Colliers informing the Lake Country Business Park, and 2024 Regional Employment Projections provided by Deloitte. It also incorporates sources such as BC Statistics and Statistics Canada to update future demand estimates. Further, a detailed GIS review was undertaken to refine the District's industrial inventory and isolate land more likely to accommodate future growth. The resulting methodology outlines the potential for the District to accommodate future industrial demand by 2051.

FIGURE 24 – INDUSTRIAL LAND AREAS **| Lake Country currently has approximately 90 ha of land designated for industrial land uses.**



Source: District of Lake Country (2025), CBRE (2025)

Lake Country and North Kelowna are poised for modest industrial growth, supported by rising regional demand, strategic infrastructure planning, and new development supply. This evolution aligns with municipal policy goals and broader Central Okanagan economic objectives.

4.2 | Industrial Market Trends

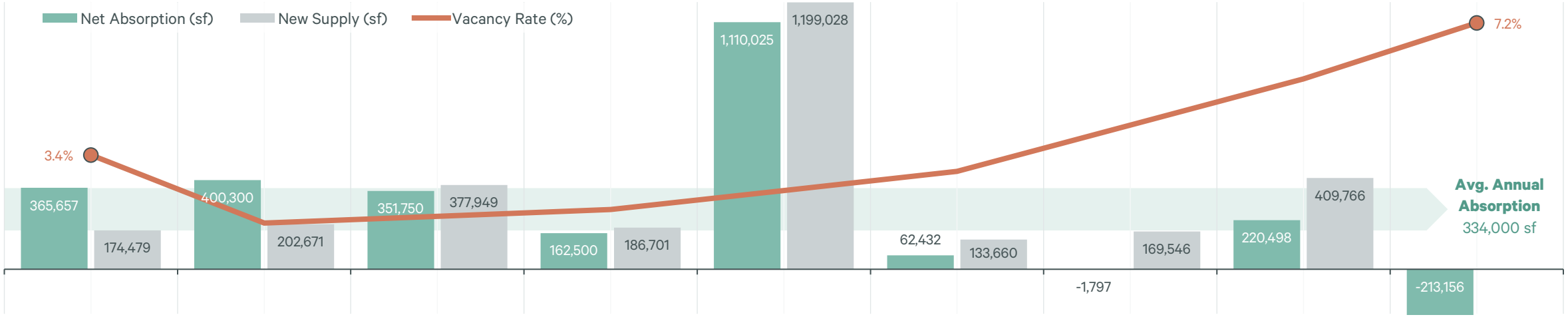
Regional Industrial Market Dynamics (2017 to Q1 2025)

Between 2017 and 2022, Greater Kelowna's industrial market experienced a significant surge, driven by strong post-pandemic demand and sustained absorption, which pushed vacancy rates below 2%. In response, a wave of new development has since been delivered, easing supply constraints and bringing vacancy up to 7.2% by early 2025. Much of this new inventory consists of strata, lease, and small-bay flex units (1,500 to 10,000 sf) complemented by a limited number of large-bay logistics facilities.

Regional Market Implications

Since 2017, the Central Okanagan has averaged approximately 334,000 sf of industrial absorption annually, with nearly 90% concentrated in the City of Kelowna. While this figure may be slightly inflated by the 2021 development surge, it serves as a reasonable upper-bound indicator of future regional demand. If Lake Country were to capture 5% of this activity, consistent with recent trends, it could realistically absorb around 16,700 sf of new industrial space per year at the low-end of expected demand.

FIGURE 25 – CENTRAL OKANAGAN INDUSTRIAL MARKET **| Since 2017, the Central Okanagan region has absorbed an average of 334,000 sf of industrial floorspace per year.**



Source: CBRE (2025)

4 | INDUSTRIAL ANALYSIS

In addition to a significant amount of recently completed and upcoming supply within Kelowna's nearby Beaver Lake Road industrial area, an additional 90 ha of land in the area is currently being planned for significant light industrial development.

Local Industrial Market Trends and Employment Forecasts

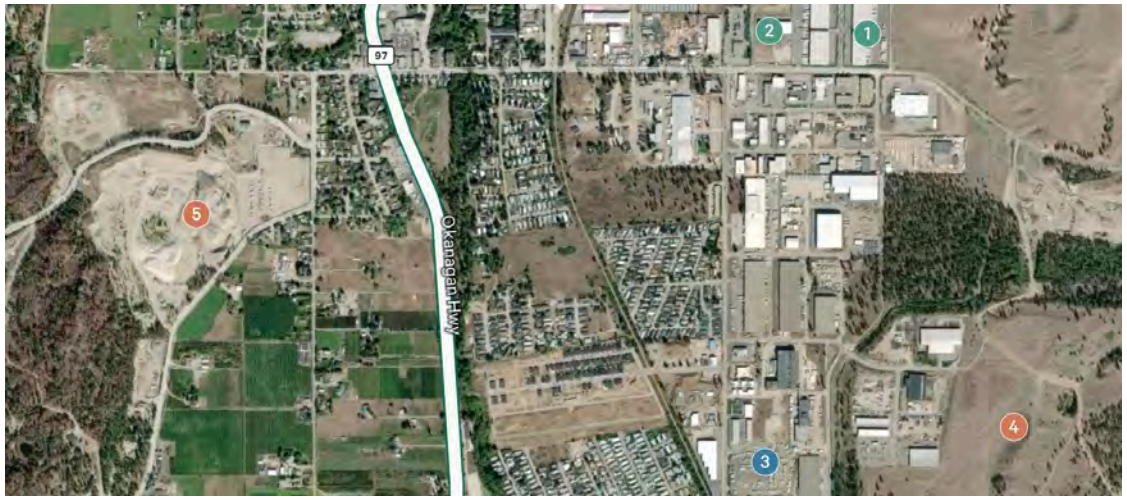
The Beaver Lake Road industrial area in North Kelowna, directly adjacent to Lake Country, is emerging as a strategic industrial hub within the Central Okanagan. This growth is underpinned by land availability, regional supply constraints, and proximity to Kelowna International Airport. Since 2020, over 275,000 sf of new light industrial floorspace has been delivered in the area, including notable projects such as the Beaver Lake Industrial Park and Argus Business Park North. This recent wave of development reflects a broader shift in regional investment activity toward Kelowna's northern gateway.

Despite this influx of supply, tenant demand remains relatively strong, and the area continues to demonstrate substantial capacity for further growth. Approximately 81 ha of land is being advanced for industrial development within the Bubna Road Industrial Park, partially extending into Lake Country's eastern boundary, while an additional 50 ha is planned within the District at Lake Country Business Park. Collectively, these areas are positioned to accommodate a diverse mix of users, ranging from local trades and service-based operators to logistics providers and small-bay manufacturing firms.

Looking ahead, Deloitte's 2024 regional employment projections indicate that industrial employment in the District of Lake Country is expected to rise from an estimated 865 jobs today to between 1,346 and 1,535 jobs by 2051, representing a net increase of 481 to 670 new industrial positions. This anticipated growth highlights the District's evolving economic structure, which increasingly emphasizes job diversification, local-serving industries, and a broader non-residential tax base. To support this transition, Lake Country will need to prioritize its limited industrial land supply and ensure zoning policies remain flexible and responsive to shifting market needs. These dynamics are explored in greater detail on the following pages.

FIGURE 26 – RECENT AND UPCOMING INDUSTRIAL SUPPLY | **Lake Country and North Kelowna are well served by recently completed light industrial supply**

Development Name and Address	Status	Total GLA	Est. FAR	Format
1) Beaver Lake Rd Industrial Park 230 – 250 Beaver Lake Road	Completed	~200,000 sf	~0.30	Light Industrial
2) Argus Business Park North 300 Beaver Lake Road	Completed	~35,000 sf	~0.35	Light Industrial
3) HW iPlex 270 Hiram Walker Court	Construction	~62,000 sf	~0.36	Light Industrial
4) Bubna Rd Industrial Park 380 Bubna Road	Planned	81 ha	TBD	Light Industrial
5) Lake Country Business Park Glenmore Road	Planned	50 ha	TBD	Light Industrial



Sources: CBRE (2025)

Lake Country is projected to see demand for at least 470,000 sf of new light industrial floorspace between 2025 and 2051, best accommodate in formats similar to recently completed supply along Beaver Lake Road. This would require a minimum of nearly 13 ha of total land area.

4.3 | Demand Analysis and Land Requirements

Demand Analysis Methodology and Floorspace Implications

To estimate future industrial floorspace demand in Lake Country, CBRE assessed emerging market trends alongside key planning assumptions, including an average employment density of approximately 700 sf per new light industrial job and a typical floor area ratio (FAR) of 0.35 to 0.45 for new industrial developments. This analysis was used to quantify the level of demand the District could reasonably accommodate between 2025 and 2051 across three growth scenarios—low (480 new jobs), medium (575 new jobs), and high (670 new jobs).

Under these scenarios, CBRE estimates the District could realistically absorb at least 470,000 sf of new industrial floorspace by 2051, equivalent to an average annual absorption rate of approximately 18,000 sf. When compared to the historical regional absorption rate of 334,000 sf per year (as detailed in Section 4.2), this would represent roughly 5.4% of total regional demand, a reasonable and achievable share given Lake Country's strategic location and emerging role relative to more established industrial nodes in Kelowna and West Kelowna.

Potential Land Requirements

To translate projected floorspace demand into future land requirements, CBRE applied a range of industrial development density assumptions. Based on this analysis, the District is estimated to require between 6.9 and 12.4 ha of industrial land between 2025 and 2051. Given the critical role of industrial lands in supporting economic growth, it is recommended that the District plan toward the upper end of this range to ensure sufficient capacity to meet long-term demand and to avoid constraining industrial supply beyond 2051. This is important as land demand may notably exceed projections if limited new supply is introduced within Kelowna over the planning horizon.

Locational Implications

Due to the scale of projected demand and the established industrial base in the Beaver Lake Road area, future growth in this part of the Central Okanagan should remain concentrated near this node. The Lake Country Business Park is therefore well positioned to accommodate industrial growth over the short term, though near-term development may be slightly limited by current infrastructure and access constraints.

The District's industrial land-use strategy should remain responsive to market conditions. Even in high-growth scenarios, demand is expected to be somewhat modest in comparison to the broader region. Shifting industrial development further north, such as into the northern regions of Winfield, could dilute supply and reduce operational efficiency. A consolidated approach near Beaver Lake Road is more appropriate, particularly with the expected introduction of substantial new supply within the 81 ha Bubna Road Industrial Park, which will further reinforce the area's role as a regional industrial hub.

FIGURE 27 – INDUSTRIAL LAND REQUIREMENTS **| Lake Country may require an additional 6.9 to 12.4 ha of land suitable for commercial development by 2051**

Total Additional Land Requirements (2025 – 2051)	Low Growth (480 New Jobs)	Mid Growth 575 New Jobs)	High Growth (670 New Jobs)
High Density (FAR .45)	6.9 ha	8.3 ha	9.7 ha
Mid-Density (FAR .40)	7.8 ha	9.3 ha	10.9 ha
Low Density (FAR .35)	8.9 ha	10.7 ha	12.4 ha

Sources: CBRE (2025)

The District of Lake Country has an estimated 84 ha of land potentially available for industrial development, the majority of which is currently planned within the Lake Country Business Park.

4.4 | Vacant and Underutilized Land Area

Overview and Methodology

To estimate the total amount of vacant and underutilized land suitable for future industrial development, CBRE analyzed GIS data provided by the District and RDCO, categorized by OCP land use designations and adjusted for topographic, environmental, and infrastructure constraints affecting each parcel's developable area.

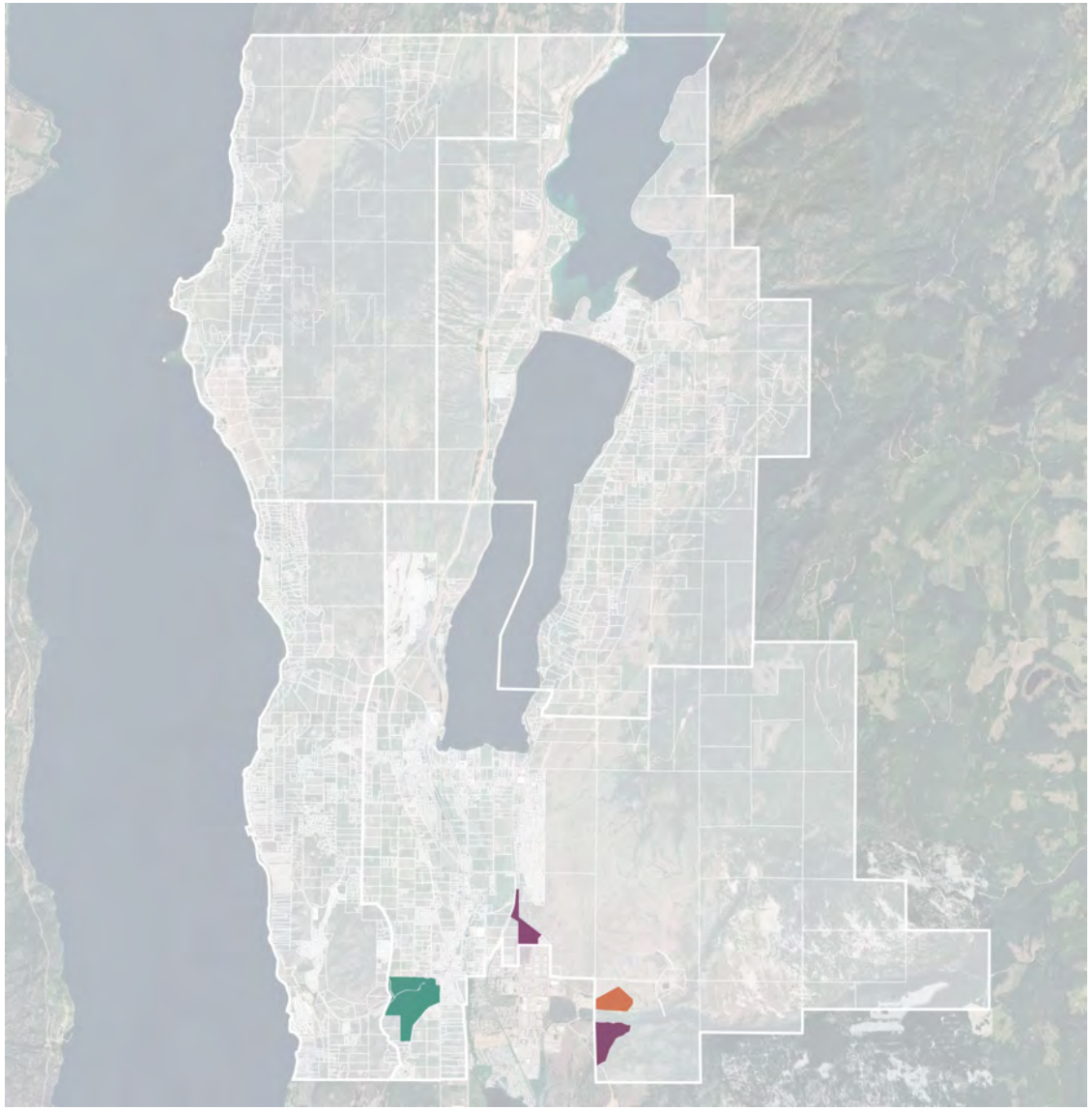
Potential Industrial Land Capacity

CBRE estimates that the District of Lake Country has approximately 84 ha of industrial-designated land suitable for future development. Of this, the majority (50 ha) is located within the planned Lake Country Business Park. Another 13 ha lies within Lake Country's portion of the planned 81 ha Bubna Road Industrial Park, near the Kelowna–Lake Country boundary. Together, these areas provide a substantial industrial land supply, indicating that Lake Country is not significantly constrained by long-term land availability. Based on CBRE's projected demand of up to 12.4 ha by 2051, the District appears well-positioned to accommodate growth while retaining flexibility beyond 2051.

Ref	Category	Description	Hectares
	Upcoming	Lake Country Business Park	50.0 (59.8%)
	Planned	Planned supply assumed to be introduced by 2051	0
	Vacant	Vacant and suitable for development (including Copper Hill area)	22.2 (26.6%)
	Underutilized	Underutilized and potentially suitable for intensification	11.4 (13.6%)
		Total	**83.6**

Source: District of Lake Country (2025), CBRE (2025)

FIGURE 28 – VACANT AND UNDERUTILIZED LAND INVENTORY | **Lake Country Business Park could likely absorb most of the District's near-term industrial demand.**



Source: District of Lake Country (2025), CBRE (2025)

4.5 | Implications

Chapter 4 concludes that Lake Country is well-positioned to accommodate modest industrial growth, supported by ample land availability, steady regional demand, and proximity to the expanding Beaver Lake Road industrial area.

Between 2025 and 2051, the District is projected to support up to 470,000 sf of new light industrial floorspace, translating to a land need of approximately 12.4 ha.

With 50 ha of planned supply within the Lake Country Business Park, the District appears well-equipped to meet anticipated demand over the near term.

Summary of Key Findings

Chapter 4 highlights that Lake Country's industrial sector is poised for modest but strategic growth, shaped by steady demand, regional supply constraints, and shifting economic structures. Since 2017, the Central Okanagan has absorbed an average of 334,000 sf of industrial floorspace annually, with Kelowna capturing approximately 90% of this activity. While Lake Country's share has been limited to date due to a lack of new supply, its proximity to the rapidly developing Beaver Lake Road industrial area positions it as a key emerging node.

Moving forward, Lake Country is expected to support between 480 and 670 new industrial jobs by 2051, translating to demand for up to 470,000 sf of new light industrial space. This would require approximately 6.9 to 12.4 ha of serviced land. Much of this growth is expected to be concentrated within the planned Lake Country Business Park and nearby Bubna Road Industrial Park, offering scale and co-locational advantages.

Importantly, it does not appear that the District is significantly land-constrained from an industrial perspective. With approximately 83.8 ha of industrial-designated land, 50 ha of which is within the planned Lake Country Business Park, the District appears well-positioned to support near- and long-term absorption, with flexibility to adjust to evolving tenant profiles and building formats. While annual absorption is expected to average just 18,000 sf, this figure could grow significantly as it is dependent on regional supply conditions and whether competitive product is continually built within Kelowna.

Planning Implications

1. Preserve and Optimize Strategic Industrial Lands

Although the District appears to have sufficient industrial land to meet projected demand through 2051, it remains important to protect this land use base and avoid premature conversion to residential or commercial uses. Preserving this supply will provide long-term flexibility, particularly if actual demand exceeds current projections.

2. Invest in Servicing and Access Infrastructure

Ensure infrastructure planning for the Lake Country Business Park and the District's portion of the Bubna Road Industrial Park is aligned with market timing to enable development as demand materializes.

3. Maintain Flexible Zoning and Policy Tools

Review and update zoning bylaws, as needed based on engagement with local developers and tenants, to accommodate a broader range of emerging light industrial formats while reducing regulatory barriers to investment. Policies should remain adaptable to evolving market conditions and end-user requirements.

4. Coordinate with Regional Planning Efforts

Continue aligning local planning decisions with broader RDCO economic development objectives, with a focus on employment growth, tax base diversification, and the efficient use of land within high-opportunity industrial areas.

Agricultural Analysis

As outlined in this chapter, Lake Country's future land needs for agriculture will depend on multiple factors—including sector growth, operational intensification, and land suitability.

5.1 | Introduction

Overview

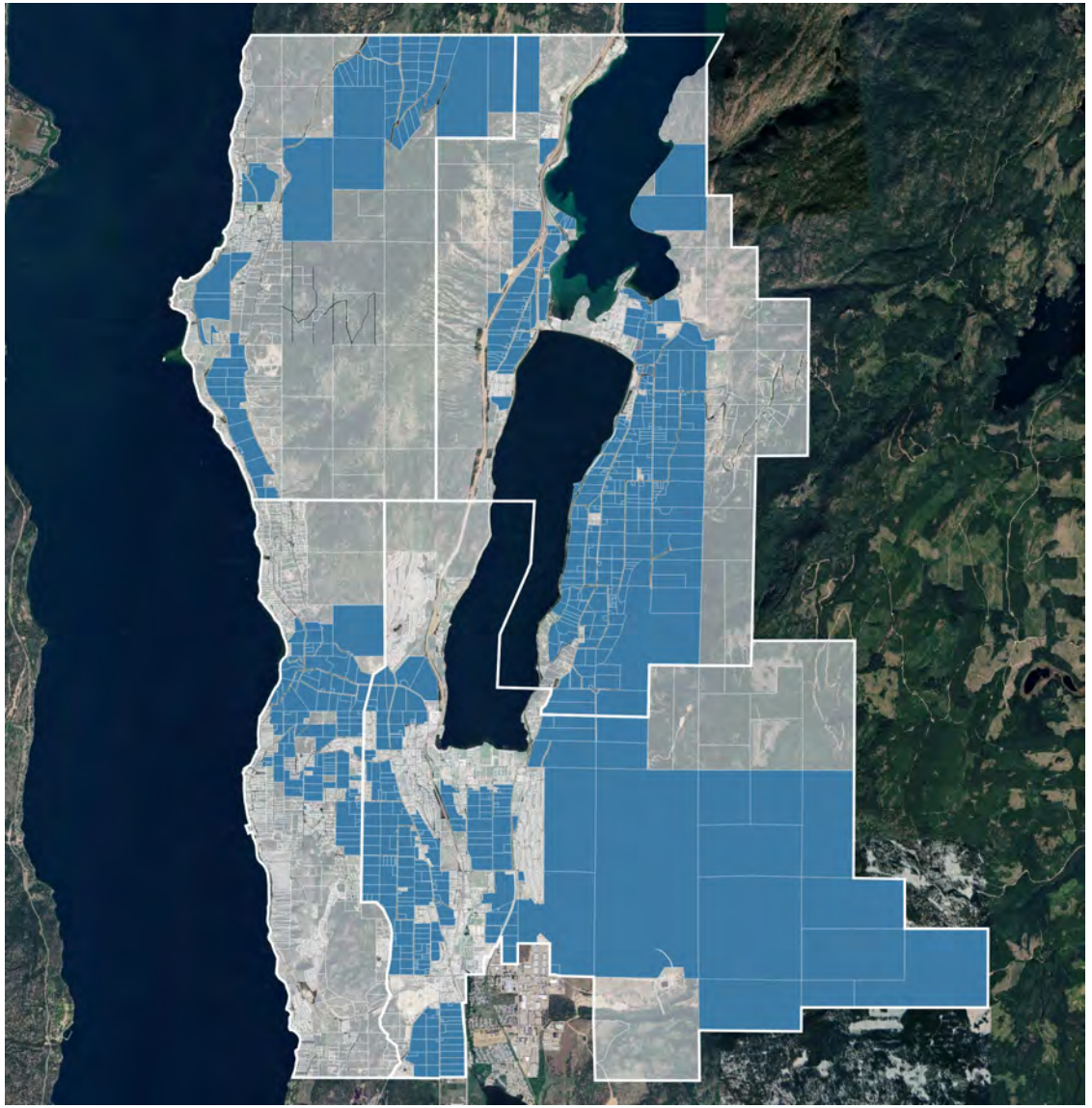
This chapter evaluates whether Lake Country's 8,900 ha of agriculturally designated land can support long-term sector needs through 2051. While the total land base is significant, many parcels are constrained by slope, soil, or servicing limitations that limit their overall feasibility. CBRE evaluated current and future demand through a regional lens, considering Lake Country's agricultural role within the broader Central Okanagan. The analysis draws upon the following components:

- **Provincial Agricultural Market Indicators (2014 – 2024)**
- **Local Agricultural Market Trends and Employment Forecasts (2025 – 2051)**
- **Agricultural Demand Projections (2025 – 2051)**
- **Assessment of Vacant and Underutilized Land (as of July 2025)**
- **Policy Implications for the OCP**

Methodology

CBRE's analysis integrates local and regional data, including the 2025 RDCO Employment Lands Inventory and 2024 Regional Employment Projections prepared by Deloitte. It also incorporates provincial sources such as the Census of Agriculture and BC Assessment land use files. Further, a detailed GIS review was undertaken to refine the District's agricultural inventory and isolate land more likely to accommodate future growth. The resulting methodology reflects a balance between top-down forecasts and on-the-ground constraints, ensuring the District is positioned to support a resilient and economically viable agricultural sector over the long term.

FIGURE 29 – AGRICULTURAL LAND AREAS | **Lake Country currently has approximately 8,900 ha of land designated for agricultural land uses.**



Sources: District of Lake Country (2025), CBRE (2025)

Provincial agricultural production has become more consolidated and higher-yielding, but also more volatile—trends that point to both risks and opportunities for Lake Country.

5.2 | Agricultural Market Trends

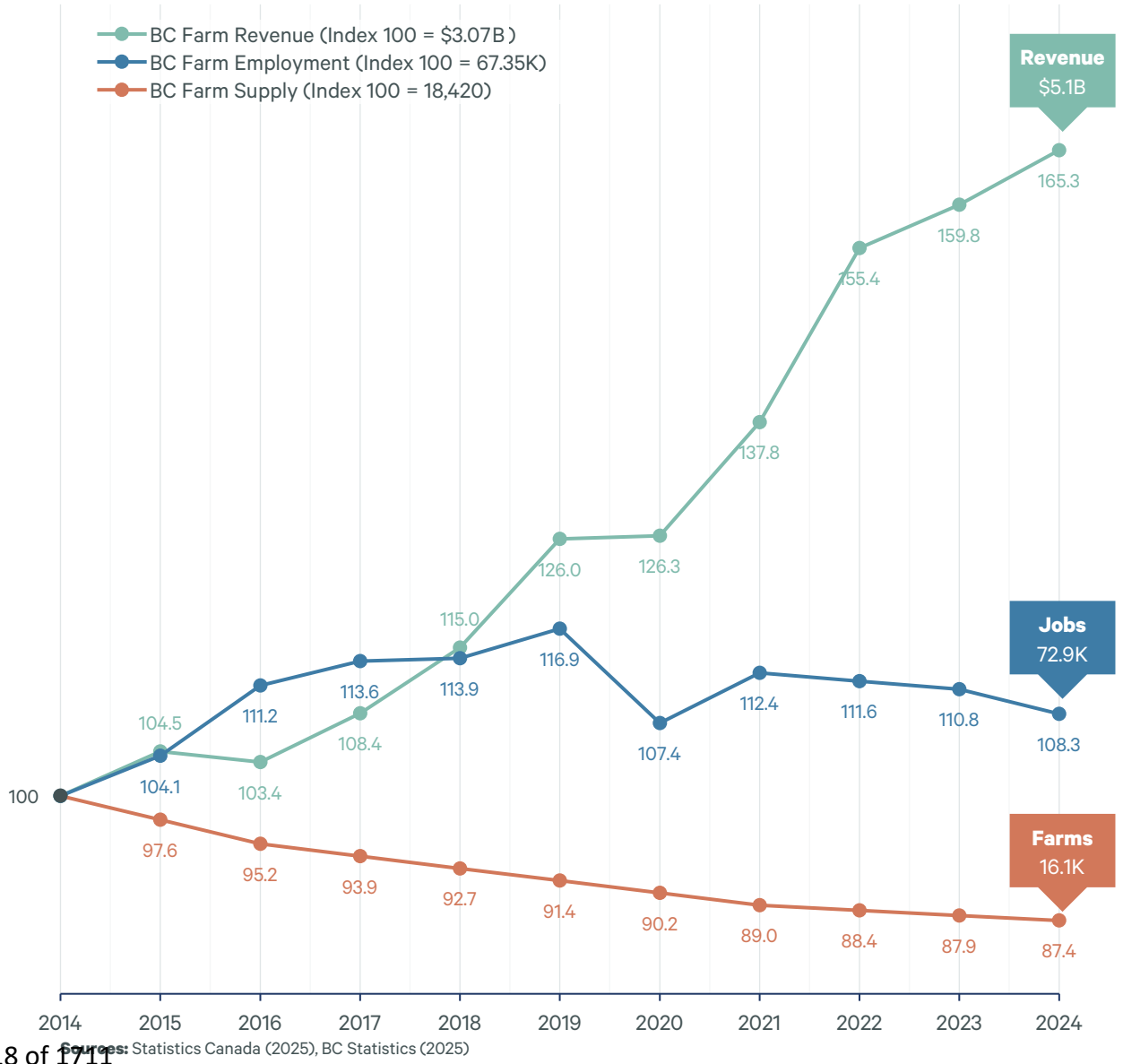
Provincial Agricultural Market Indicators (2014 – 2024)

Over the past decade, B.C.'s agricultural sector has experienced moderate growth, accompanied by increasing consolidation and climate-related disruption. From 2014 to 2024, total farm revenues rose by over 50%, driven by strong pricing and sustained demand for high-value crops. However, this growth has not translated into broad sector expansion, as declines in farm counts and employment point to a shift toward fewer, more efficient operations. These trends mirror national patterns and reflect the growing reliance on technology and capital-intensive practices.

Agricultural GDP in B.C. has remained relatively stable—hovering between $1.8 and $1.9 billion in recent years—suggesting that growth has been driven more by higher-value production than by increased volume. Greenhouse and specialty crop output has expanded steadily, offering more stable returns, while traditional sectors such as tree fruits and wine grapes—cornerstones of Lake Country's farm economy—have become increasingly vulnerable to climate stressors, including severe frosts and wildfire impacts.

These provincial trends are reflected locally in Lake Country. Apart from a few larger players such as the O'Rourke Family Estate, most operations are increasingly specialized and focused on productivity and intensification. While Lake Country is expected to maintain its role as a key producer of fruit and wine grapes on some of the region's most viable agricultural land, the future will depend on production efficiency, crop diversification, and resilience to climate volatility. With a strong land base and supportive policy framework, the community is well-positioned to adapt—provided it remains proactive in responding to the sector's evolving demands.

FIGURE 30 - BC AGRICULTURE MARKET METRICS (2014 – 2024) **| BC agricultural revenues have grown recently, despite stagnant job growth and a reduction of farms.**



Sources: Statistics Canada (2025), BC Statistics (2025)

5 | AGRICULTURAL ANALYSIS

Despite mounting climate and labour pressures, Lake Country's agriculture sector continues to evolve—characterized by more specialized operations, resilient high-value crops, and growing interest in agri-tourism (wine tastings, tours, and related) and value-added production.

Local Agricultural Market Trends and Employment Forecasts

Lake Country's agricultural sector mirrors broader provincial trends of consolidation and increasing climate-related risk. From 2014 to 2024, B.C.'s annual tree fruit production declined by over 30%, including a sharp 15.6% drop in 2024 due to extreme frost. This event significantly impacted the Okanagan, damaging many of Lake Country's fruit crops and vineyards, underscoring the area's climate sensitivity. Despite these challenges, the region remains a leading producer of tree fruits and wine grapes, supported by continued diversification and intensification.

Following several years of gradual decline, the number of farms in Lake Country appears to be stabilizing. While some smaller orchards have exited, new ventures—such as boutique vineyards, organic farms, and agri-tourism operations—are emerging. Direct-to-consumer and tourism-focused agriculture is gaining traction, with farmgate retail, u-pick operations, and winery experiences helping producers add value and buffer against market volatility. Larger integrated operations—such as the O'Rourke Family Estate—reflect a shift toward more resilient, multi-dimensional business models.

Looking ahead, the viability of Lake Country's agricultural sector will depend on preserving arable land, modernizing production, and improving climate adaptability. Key priorities include advancing greenhouse farming, supporting farm succession, and expanding tourism-compatible agricultural uses. With a strong land base and supportive policy environment, the District is well-positioned to remain a core agricultural hub within the Central Okanagan. However, employment growth is expected to be modest. Deloitte estimates the sector currently supports approximately 330 jobs, with projections increasing to around 458 by 2051—a net gain of only 128 positions. The extent of this growth will continue to rely on temporary foreign workers, posing ongoing challenges around housing and service infrastructure.

FIGURE 31 – TREE FRUIT PRODUCTION **| BC tree fruit production has been challenged in recent years due to issues such as climate change and severe frost.**

Tree Fruit Production (Metric Tonnes)	British Columbia	Annual Growth	Canada Total	Annual Growth
2014 Annual Production	281,970	-	915,263	-
2015 Annual Production	290,404	3.0%	850,816	-7.0%
2016 Annual Production	299,644	3.2%	1,018,100	19.7%
2017 Annual Production	288,706	-3.7%	988,704	-2.9%
2018 Annual Production	277,768	-3.8%	959,308	-3.0%
2019 Annual Production	300,452	8.2%	942,596	-1.7%
2020 Annual Production	282,602	-5.9%	895,986	-4.9%
2021 Annual Production	258,836	-8.4%	845,834	-5.6%
2022 Annual Production	253,436	-2.1%	963,820	13.9%
2023 Annual Production	235,180	-7.2%	876,502	-9.1%
2024 Annual Production*	198,437	-15.6%	922,132	5.2%

*BC tree fruit production was impacted by colder than average temperatures in early 2024.



Sources: Statistics Canada (2025), Ministry of Agriculture and Food (2025)

5.3 | Demand Analysis

To assess future agricultural land needs in Lake Country, CBRE applied an employment-based methodology tied to the forecasted addition of 128 new agricultural jobs by 2051.

Depending on how operations evolve—from traditional low-density farming to more intensified, tech-enabled models—this translates to a potential projected need of 320 to 640 net new ha. That said, a sizable share of future demand could potentially be met through more efficient use of existing farmland.

Agricultural Demand Forecasting Methodology

To estimate future agricultural land demand, CBRE utilized an employment-based methodology informed by both historical patterns and forward-looking market conditions. This approach draws upon and updates recent regional data, focusing on the 2025 RDCO Employment Lands Gap Analysis which involved two foundational components:

1. **Employment Growth Projections:** Anticipated addition of an estimated 128 new agricultural-related jobs within the District between 2025 and 2051.
2. **Employment Density Assumptions:** Forecasted number of jobs supported per acre, adjusted over time to reflect expected increases in technological efficiency, climate adaptation strategies, and value-added activity such as on-farm processing and agritourism.

This approach recognizes that while total job growth in the sector is expected to be modest, changes in how land is used—particularly through intensification and technology adoption—may influence yield per acre. To ground this model in local realities, CBRE also reviewed the impacts of key trends including:

- Declining number of small, conventional farms offset by an increase in specialized and multi-functional operations.
- Stable to moderate growth in high-value crop production.
- Rising prevalence of agritourism models that combine food production with hospitality and retail functions.

Agricultural Land Demand Projections

CBRE estimates that the District may require between 320 to 640 of net additional ha of agricultural land by 2051. This range is grounded in the forecasted increase of 128 new agricultural jobs over the planning horizon, and factors in two potential operational models:

1. **Low Density Scenario:** Reflects traditional, extensive farming practices, with approximately 0.08 jobs per acre resulting in a land requirement of up to 640 ha.
2. **High Density Scenario:** Reflects intensified, technology-driven, or vertically integrated operations, with roughly 0.16 jobs per acre translating to a lower land need of approximately 320 ha.

While up to 640 net new ha may be required under the low-density growth model, much of this projected need could potentially be absorbed within existing operations through more intensive land use. Many local producers are already expanding capacity through on-site facilities, agritourism, and direct-to-consumer sales, often without expanding their land footprint.

As such, the upper end of the projection should be viewed as a strategic planning threshold, not a definitive requirement for greenfield expansion. This reinforces the importance of preserving high-quality farmland, encouraging on-farm innovation, and enabling land use flexibility to ensure the District can adapt to evolving production models and fully leverage its agricultural potential.

The District of Lake Country has an estimated 39 ha of vacant land suitable for near-term agricultural development, along with an additional 324 ha that is partially constrained or underutilized.

5.4 | Vacant and Underutilized Land Area

Capacity Analysis Overview and Methodology

To assess the total amount of vacant and underutilized land suitable for future agricultural production, CBRE reviewed GIS data provided by the District and the RDCO, considering key factors, including:

- **Topography, Environmental, and Urban Containment Boundary Constraints**
- **Access to water, sanitary, and road infrastructure**
- **Intensity of current operations on occupied land**

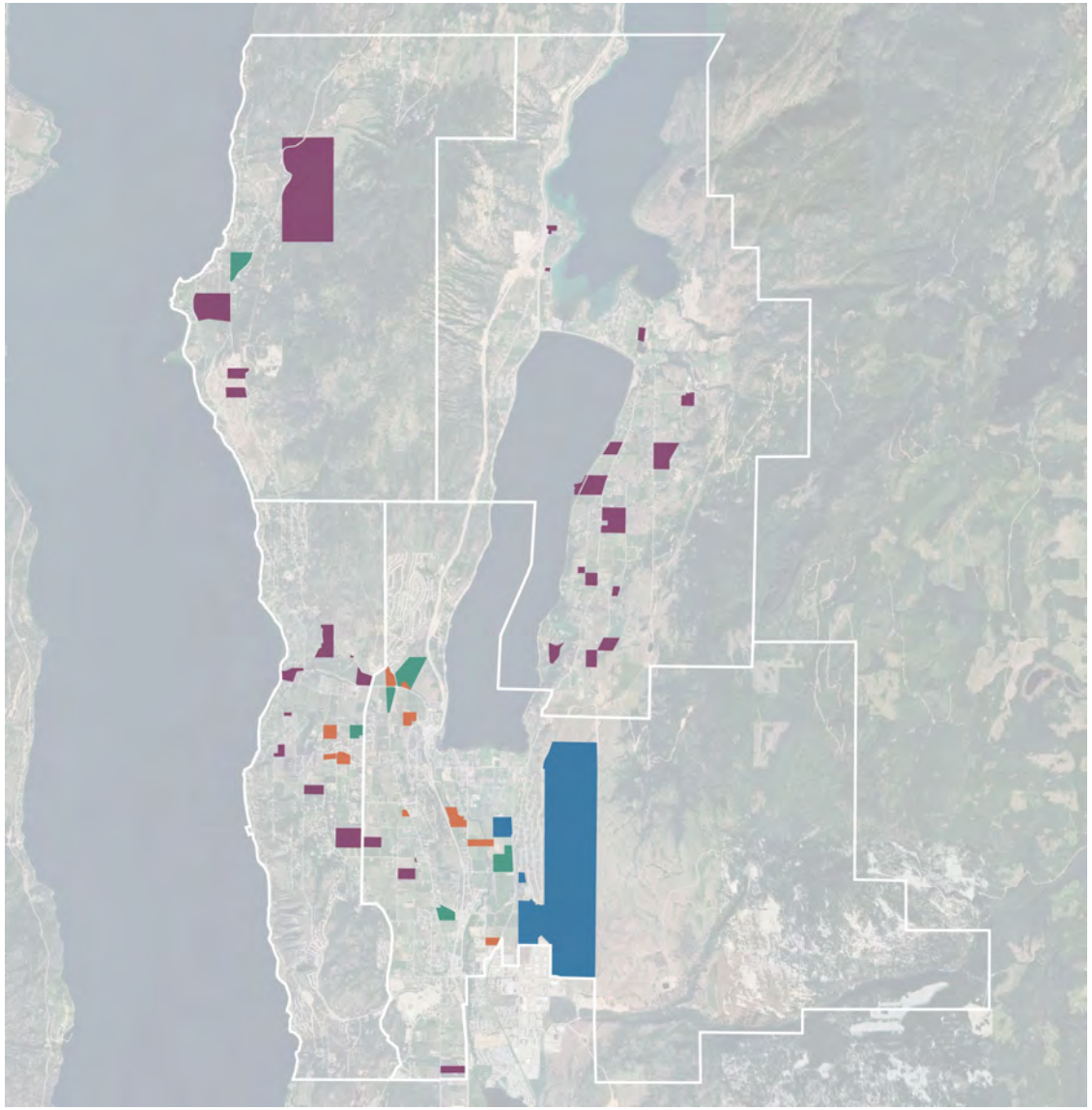
Potential Agricultural Land Capacity

While the RDCO identifies approximately 5,467 ha of vacant agricultural land within the District, much of it is significantly constrained by steep slopes, poor soil quality, or lack of servicing—factors that limit its viability for productive agricultural use. Based on a refined review, CBRE estimates that roughly 363 ha may offer potential for future growth. This includes 39 ha of vacant land, 299 ha within partially constrained parcels (after deducting non-developable areas), and 25 ha considered to be significantly underutilized.

Ref	Category	Description	Hectares
	Vacant	Vacant, unconstrained, serviced agricultural land	38.7 (10.7%)
	Physical Constraints	Vacant with slope and or environmental constraints	127.1 (35.1%)
	Infrastructure Constraints	Vacant but lacking future sanitary	171.7 (47.4%)
	Underutilized	Unconstrained, serviced, potentially underutilized land	24.9 (6.9%)
		Total	**362.4**

Source: District of Lake Country (2025), RDCO (2025), CBRE (2025)

FIGURE 32 – VACANT AND UNDERUTILIZED LAND INVENTORY **| Lake Country currently has approximately 363 ha of vacant and underutilized agricultural land.**



Source: District of Lake Country (2025), CBRE (2025)

Winfield appears to hold the greatest near-term potential to accommodate additional agricultural growth, representing over 50% of the District's identified vacant and underutilized agricultural land supply.

5.5 | Vacant and Underutilized Land by Ward

Agricultural Land Capacity by Ward

The availability of vacant and underutilized agricultural land varies significantly across the District's four wards. While approximately 363 ha of land have been identified with some potential for future agricultural use, site-specific constraints such as steep slopes, poor soils, and limited servicing impact overall suitability.

Winfield represents the most promising area for additional agricultural development, accounting for roughly 50.7% of the District's total vacant and underutilized agricultural land. This includes 28 ha of vacant land—over 70% of the District-wide total—and a significant share of land with physical or infrastructure constraints that may still offer long-term potential if mitigated. Carr's Landing and Oyama follow, representing 23.3% and 14.8% of the total supply, respectively. These areas offer some opportunities but are more heavily impacted by terrain and access limitations. Okanagan Centre shows the lowest capacity, with only 40.8 ha across all categories.

Land Use Planning Implications

With agricultural land availability limited by both physical and infrastructure-related constraints, strategic planning will be required to ensure that future demand—particularly in support of climate-resilient, high-value, and agri-tourism-oriented operations—can be met. While Winfield offers the most immediate opportunity for growth, supporting incremental activation in other wards may help diversify production, mitigate land use conflicts, and reinforce agricultural viability across the District.

Moving forward, enabling targeted investments in servicing, drainage, and site access—particularly on partially constrained lands—could unlock underutilized areas and bolster overall sector capacity. Prioritizing these improvements in Winfield and other key locations will help ensure that agricultural land supply keeps pace with evolving industry needs and emerging economic opportunities.

FIGURE 33 – VACANT AND UNDERUTILIZED LAND INVENTORY BY WARD **| Winfield appears to be the ward with the most potential for additional agricultural development.**

Ref	Category	Carr's Landing	Okanagan Centre	Oyama	Winfield	Total Hectares
	Vacant	6.7 (17.3% of Vacant)	3.8 (9.7% of Vacant)		28.2 (73.0% of Vacant)	38.7 (10.7% of Total)
	Physical Constraints				127.1 (100.0% of P. Constrained)	127.1 (35.1% of Total)
	Infrastructure Constraints	77.9 (45.3% of I. Constrained)	28.4 (16.5% of I. Constrained)	53.5 (31.2% of I. Constrained)	11.9 (7.0% of I. Constrained)	171.7 (47.4% of Total)
	Underutilized		8.6 (34.4% of Underutilized)		16.3 (65.6% of Underutilized)	24.9 (6.9% of Total)
	Total	**84.6 (23.3% of Total)**	**40.8 (11.2% of Total)**	**53.5 (14.8% of Total)**	**183.5 (50.7% of Total)**	**362.4**

Source: District of Lake Country (2025), CBRE (2025)

5.6 | Implications

Chapter 5 finds that agriculture continues to be a foundational land use and economic driver in Lake Country, underpinned by high-value crops, agritourism activity, and emerging intensification strategies.

While only 330 jobs are currently supported in the sector, forecasts suggest the District may require up to 320 640 additional ha by 2051 under different operational scenarios.

Future planning should prioritize land preservation, innovation, and flexible policy frameworks that accommodate both climate resilience and evolving production models.

Summary of Key Findings

Chapter 5 highlights that agriculture remains an essential sector in Lake Country, supported by strong performance in high-value crops (e.g., tree fruits, wine grapes), growing on-farm retail and tourism activity, and a relatively stable base of operations. The District currently has an estimated 330 jobs in the agricultural sector, with growth expected to be modest—reaching approximately 435 by 2051.

To accommodate this growth, the District may require between 320 and 640 ha of additional agricultural land, depending on whether farms follow traditional low-density models or adopt more intensified, tech-enabled operations. However, a significant portion of future output could potentially be met through more efficient use of existing land.

Vacant and underutilized agricultural land is unevenly distributed across the District. Of the 5,467 ha identified as vacant in the RDCO Land Inventory, only an estimated 363 ha are considered potentially suitable for future growth in the near-term due to constraints such as steep slopes, soil quality, and infrastructure servicing. Winfield appears to have the highest concentration of viable land, with the greatest share of unconstrained and underutilized parcels.

These findings emphasize the importance of protecting high-quality farmland, supporting operational modernization, and enabling low-barrier diversification—including agri-tourism and direct-to-consumer sales. This also reinforces the need for responsive land use policy that reflects Lake Country's dual identity as both a productive agricultural hub and a rural lifestyle destination.

Planning Implications

1. Preserve and Prioritize High Value Agricultural Lands

Safeguard Lake Country's most productive agricultural lands from encroachment by focusing non-farm growth into clearly defined residential and commercial areas. Maintain policies that incentivize sustained use of high-quality soils.

2. Support Operational Intensification and Innovation

Enable businesses to modernize through infrastructure investment, climate resilience upgrades, and integration of value-added uses such as food processing, agritourism, and on-farm retail—particularly where such uses increase long-term viability without compromising agricultural integrity.

3. Encourage Agri-Tourism and Direct Sales Options

Continue to encourage agri-tourism and direct-to-consumer models (e.g., farmgate stores, u-pick operations, event spaces) that support small-scale producers and diversify farm revenues. Prioritize supportive regulations that balance economic development with long-term land preservation.

4. Focus Investment in Priority Sub Areas

Direct land-based agricultural growth toward wards with the most viable capacity—where the highest share of unconstrained and underutilized parcels exist.

Appendix

APPENDIX 1 | METHODOLOGY OVERVIEW

July 2025 Occupied Residential Units and Population Estimates

- To estimate the District of Lake Country's population as of June 2025, CBRE examined housing completions tracked by Canada Mortgage and Housing Corporation (CMHC) occurring between May 2021 and May 2025.
- Completions were broken down by format (single family home, apartment, etc.), with target household sizes applied to each format based on trends observed in the region.
- By multiplying the number of units completed by format, with estimated household sizes, CBRE was able to estimate the June 2025 population of 18,110.

Residential Demand and Capacity Analysis

- To examine the capacity of the District's land to accommodate residential development, based on existing zoning and current OCP designations, CBRE expanded upon the vacant lands GIS inventory provided by the Regional District of Central Okanagan.
- Vacant and developable land was quantified by evaluating the gross land area among vacant parcels with policy supportive of residential development, within the Urban Containment Boundary. This land area was then reduced by examining, on a parcel-by-parcel basis, through GIS assessment of topography, environmental, infrastructure, and access constraints.
- A similar approach was undertaken to determine underutilized land, while also comparing current built form, and the age of existing buildings, with the potential of development on each site. For example, an older single-family home on a site with high density development potential would be considered underutilized.
- Residential demand was projected based on the anticipated household preferences of the growing population, as projected within Section 1.3. This is based on an industry-standard household maintainer rate model, informed by housing format preferences by age-cohort as tracked by Statistics Canada.

Commercial Demand and Capacity Analysis

- CBRE forecasts commercial demand based on its proprietary demand model, estimating supportable retail and service-based office floorspace by projecting future disposable income and applying a customized sales-to-income ratio reflective of local spending patterns.
- Sales capture rates are then adjusted to account for competitive market pressures and geographic access considerations. These projected expenditures are then translated into floorspace requirements using productivity benchmarks (sales/sf) linked to current lease rates. The result is a population-growth, and data-driven estimate of the commercial space needed to meet demand through 2051.
- Similar to the residential analysis, the capacity of the District's land to accommodate this demand was examined through a detailed GIS analysis, factoring in topography, environmental, and related constraints, while also considering access to key vehicle and mobility routes and proximity to existing and emerging growth nodes.

Industrial Demand and Capacity Analysis

- CBRE projected industrial demand by examining a range of inputs including local and regional market data, industrial employment projections, and emerging employment density targets within new light industrial development typologies suitable for the Lake Country market. The impact of upcoming supply in nearby Kelowna was also factored into this analysis.
- To determine the capacity of the District's land to accommodate future development, CBRE built-upon the recently completed vacant lands GIS inventory by examining factors expected to influence the developable area of parcels with policy supportable of industrial development. This includes factors such as topographical constraints, environmental constraints, existing infrastructure, vehicle accessibility, and proximity to existing industrial nodes in Northern Kelowna.

APPENDIX 2 | DEMAND PROJECTIONS (INTERIM YEARS – 2031, 2041)

Housing Demand Projections and HNA Comparison

- Within the draft report, CBRE projected that the District will require 10,860 to 12,135 new market-residential units by 2051. After accounting for confirmed and upcoming supply, this equates to a need for 3,930 to 5,205 additional units between 2025 and 2051, based on an estimated current supply of 6,930 units. By 2041, demand is expected to reach 3,200 to 4,000 additional units, consistent with the growth trajectory outlined in this analysis.
- The 2024 Housing Needs Assessment (HNA), which relied on a 2021 baseline supply of 6,205 units from the Census, identified demand for 5,162 new units between 2021 and 2041. Adjusting for the approximately 725 units introduced since 2021, the updated 2041 HNA target falls to 4,437 units, roughly 437 units lower than CBRE's market-projection. These differences are modest and reflect CBRE's inclusion of non-market housing needs in this revised analysis.
- CBRE's forecasts are grounded in the population growth assumptions outlined in Section 1.3, which account for an aging demographic and slower overall growth due to factors such as reduced federal immigration targets and declining fertility rates. Despite these moderating trends, ongoing pressures related to core housing need, homelessness, and suppressed household formation suggest potential demand for up to 437 additional non-market housing units in addition to the market-driven projections.
- While this level of demand could theoretically be absorbed within the District's significant pipeline of multifamily supply, the **delivery of below-market housing will likely require meaningful financial incentives to achieve feasibility. It is recommended that the scale and structure of such incentives be evaluated through site-specific pro forma testing to ensure both viability and alignment with community housing objectives.**

Commercial Demand Projections

- Within this report, CBRE projects that the District of Lake Country will experience demand for between 139,000 to 200,000 square feet of additional supply between 2025 and 2051. The recommendation was to target the mid-point of this range, planning for approximately 170,000 square feet of additional floorspace.
- If population growth proceeds based on the projections within this report, by 2031, the District is expected to experience demand for up to 66,000 square feet of additional commercial development by 2031. This potential is expected to reach up to approximately 120,000 square feet by 2041.

Industrial Demand Projections

- CBRE projects that the District could feasibly absorb up to 470,000 square feet of industrial space by 2051, equal to an average of 18,000 square feet annually given current market dynamics. At this pace, demand would reach approximately 108,000 square feet by 2031 and 288,000 square feet by 2041.
- **Industrial forecasts, however, depend on the share of regional demand that Lake Country captures in any given year.** For example, if limited new space is delivered in Kelowna over the next decade, absorption in Lake Country could significantly surpass 18,000 square feet in a single year. **For planning purposes, CBRE recommends using the projection as a conservative target while also preserving additional industrial land to accommodate potential scenarios where actual demand significantly exceeds current forecasts.**

Agricultural Demand Projections

- In comparison to the 2051 projection of up to 640 ha of land demand by 2051, CBRE believes this figure could reach a total of up to 130 ha by 2031 and 380 ha by 2041.

APPENDIX 3 | UPCOMING, PLANNED, VACANT, AND UNDERUTILIZED LAND BY ZONE

Category	Upcoming	Planned	Vacant	Underutilized	Total Hectares
A1	1.9	2.6	8.7	91	**104.2**
C1	0.4	1.7	2.5	0.2	**4.8**
C10	–	–	0.4	0.7	**1.1**
C11	–	–	–	0.2	**0.2**
C1lp	–	–	–	0.3	**0.3**
C2	0.2	–	–	1.4	**1.5**
C9	3.8	–	–	1	**4.7**
DC11	–	–	–	0.2	**0.2**
DC3	136.8	–	–	–	**136.8**
DC5	–	–	–	0.2	**0.2**
I1	51.1	–	–	–	**51.1**
P1	–	–	–	0.1	**0.1**
P2	–	–	2.3	0.4	**2.8**
RM2	0.1	–	0.2	1.1	**1.3**
RM4	0.1	1.2	–	–	**1.3**
RM5	1.1	–	–	–	**1.1**
RR1	0.2	–	3.5	6.3	**10**
RR2	0.6	5.3	13.4	–	**19.3**
RR3	0.8	0.5	5.3	–	**6.6**
RU1	9.4	0.7	5.2	–	**15.3**
RU2	1.1	–	7.6	–	**8.7**
RU6	0.7	–	–	–	**0.7**
Grand Total	**208.1**	**12**	**49.5**	**102.7**	**372.3**

Source: District of Lake Country (2025), CBRE (2025)

Thank you

Gracias ধন্যবাদ Salamat Asante धन्यवाद Obrigado Tack 謝謝 O Se Спасибо 감사합니다

Bedankt Grazi ਧੰਨਵਾਦ Merci תודה شكريہ Teşekkürler Danke ありがとう Dziękuję Terima Kasih شکرا

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Official Community Plan Update

ROUND 1 ENGAGEMENT SUMMARY

District of Lake Country

OCTOBER 2025



Let's Grow Lake Country Together

Official Community Plan Review and Update

LAKE COUNTRY

Life. The Okanagan Way.

ENGAGEMENT SUMMARY AT A GLANCE

Engagement Overview

Engagement activities were designed to gather early community direction under the themes NOW, WOW, and HOW, exploring current strengths and challenges, future aspirations, and practical steps to move forward.

NOW. **WOW!** **HOW?**

The OCP engagement process included a range of activities designed to reach residents across Lake Country, including one **community survey** (with over 600 responses), **two community open houses** (with over 120 participants), nine **pop-up events** at local parks and gathering spaces, and four **community workshops** (with 18 community groups).

Engagement Outreach Summary

Outreach for the Lake Country OCP engagement reached a broad audience through multiple channels:

- Mailouts to approximately 8,600 households.
- Five ads in the Lake Country Calendar (Aug 28 – Sept 25).
- Facebook post reaching 5,800 people with 118 click-throughs.
- Project website with about 2,400 visits and 358 document downloads.

Who We Heard From

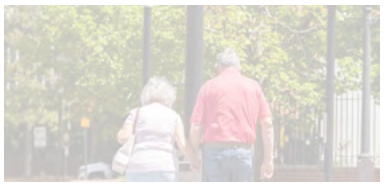
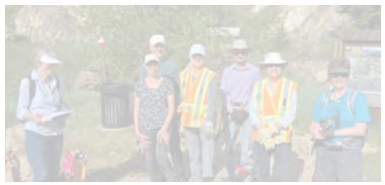
Round 1 of engagement for Lake Country's Official Community Plan (OCP) update drew strong participation, with 604 survey responses (92% identified as full-time residents), nine pop-up events, two open houses, and four community workshops involving over a dozen local organizations. Respondents represented a broad cross-section of the community, though notable demographic imbalances were observed through the survey results:

Overrepresented

- Homeowners (versus renters).
- Adults aged 35 and older, particularly seniors (65+).
- Those who self-identified as Female.

Underrepresented

- Renters
- Children, youth, and younger adults (20–34).
- Those who self-identified as Male.



Key Themes Across Engagement

NOW. What People Value and What Needs to Change

Values:

Participants deeply value Lake Country's natural setting, lakes, rural and agricultural roots, and small-town character. The friendly, family-oriented community, safety, and access to outdoor recreation were cited as defining qualities. Agriculture, open space, and proximity to Kelowna and Vernon were also seen as key advantages.

Challenges:

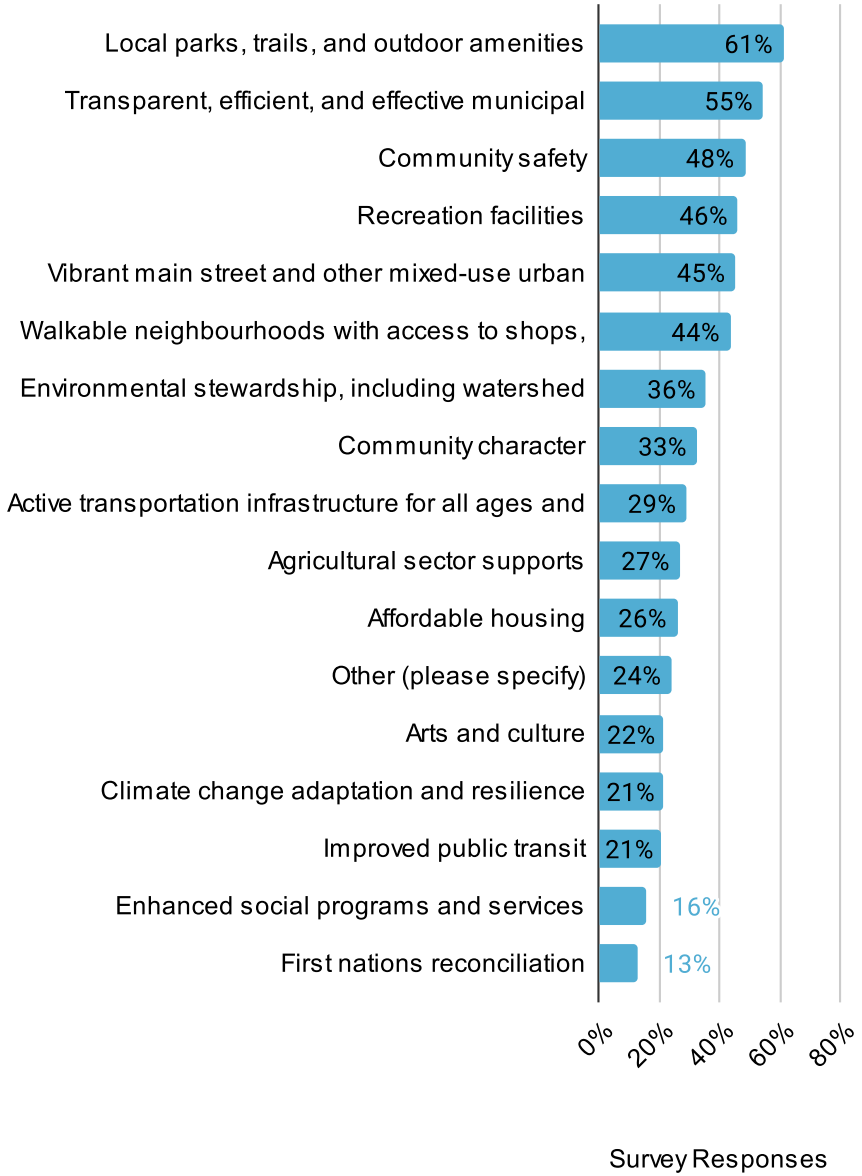
Participants described the most common challenges related to:

- Traffic and infrastructure, especially along Glenmore Road and Highway 97.
- Rapid growth outpacing infrastructure and threatening rural character.
- Housing affordability and limited options for families, workers, and seniors.
- A narrow tax base and a need to diversify the local economy through light industry, tourism, and small business growth.
- Concerns regarding unchecked development and limited transparency in governance that could erode community identity and affordability.

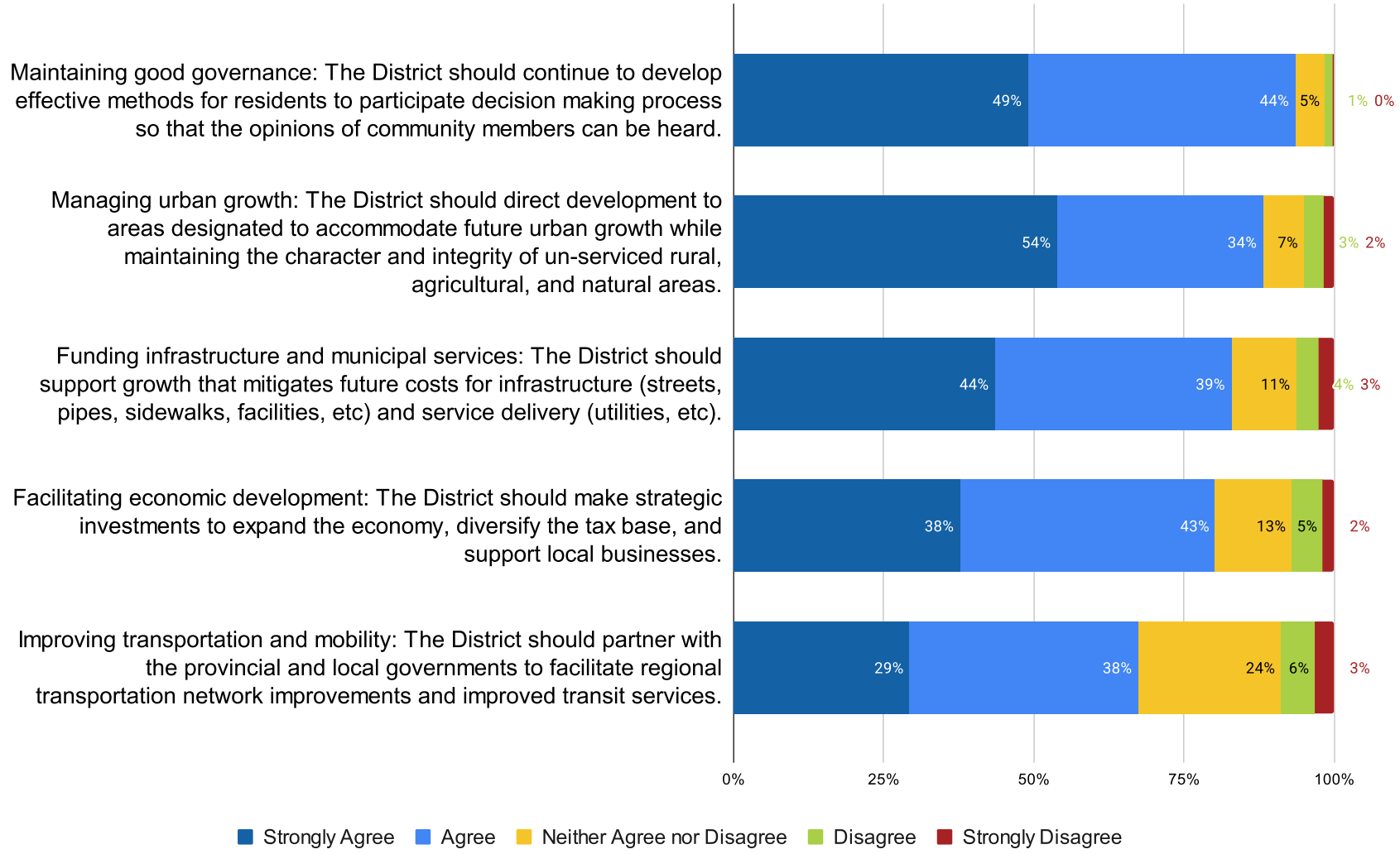
"Love the small-town feel, safety, and sense of community."

"Traffic impacts health and wellness - Glenmore is dangerous."

Survey Question: As Lake Country plans for the future, what are your priorities?



NOW. **Survey Question: Please rate your level of agreement with each proposed solution to a specific challenge facing the community:**



Note: Showing the top five of ten proposed solutions. Organized in descending order for those who indicated 'strongly agree' and 'agree'. For a full chart, see page A8.

WOW! Vision and Opportunities for the Future

Participants envision a thriving, distinct, and connected Lake Country that balances growth with environmental protection and small-town charm.

Key aspirations included:

- A vibrant and walkable Town Centre with restaurants, shops, and gathering spaces.
- Safe and connected transportation, including improved intersections, sidewalks, bike lanes, and public transit.
- Expanded recreation and cultural amenities, such as a pool, multi-use recreation centre, and event spaces.
- Protection of lakes, farmland, and natural landscapes, with compact growth focused in the Town Centre.
- A diversified local economy that supports local jobs and reduces reliance on residential taxes.

The greatest opportunities identified were strengthening Main Street, enhancing public lake access, completing the Rail Trail, attracting small businesses, and positioning Lake Country as a hub for arts, culture, and agri-tourism.



HOW? Moving from Vision to Action

Participants emphasized that achieving "WOW" requires practical, transparent, and values-driven implementation. The most common strategies included:

- Managing growth responsibly, focusing density in serviced urban areas while protecting sensitive and agricultural lands.
- Investing in core infrastructure before approving further development, including water, sewer, and transportation upgrades.
- Expanding housing diversity through attainable, multi-generational, and missing-middle housing options.
- Strengthening community engagement and governance transparency, ensuring residents can see how their input informs decisions.
- Building community amenities and public spaces that foster belonging, including a recreation centre, improved parks, and cultural hubs.
- Environmental stewardship, emphasizing clean lakes, fire resilience, and climate adaptation.

Youth engagement echoed these themes, with children prioritizing pools, beaches, ice sports, and trails as top amenities.



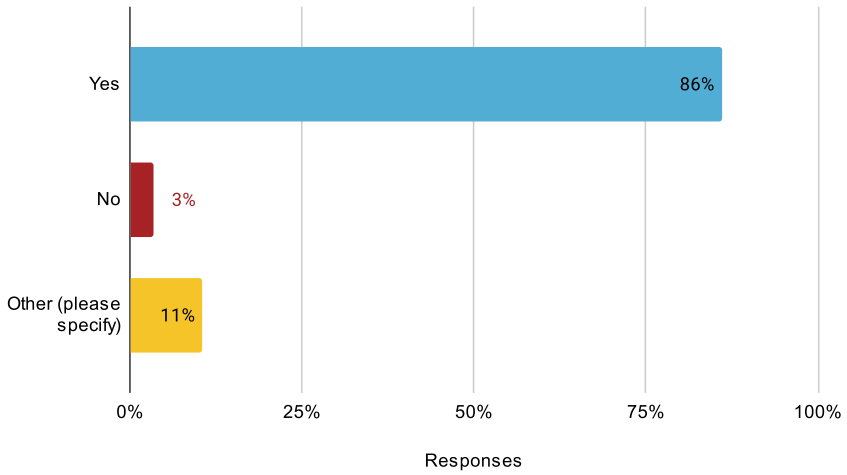
Final Thoughts

Participants expressed a strong affection for Lake Country and a shared desire to see growth managed in a way that protects the community's defining qualities—its lakes, agricultural roots, and small-town character.

Common themes included:

- Thoughtful, paced growth that aligns with available infrastructure and community priorities.
- Transparency and community-driven decision-making to build trust and accountability.
- Affordability and inclusion to ensure all residents can remain part of the community.
- Environmental stewardship to safeguard lakes, farmland, and natural areas.
- Investment in local amenities that enhance quality of life and reinforce civic pride.

Survey Question: Do you feel you were able to express your ideas and values?



Summary

Across all engagement activities, participants expressed deep pride in Lake Country's **rural beauty, agricultural roots, and community spirit,** alongside a clear desire for **thoughtful, well-managed growth** that protects these defining qualities.

The path forward centers on balancing **livability and sustainability**, investing in infrastructure, expanding amenities, supporting a resilient local economy, and maintaining transparency and trust between the District and its residents.



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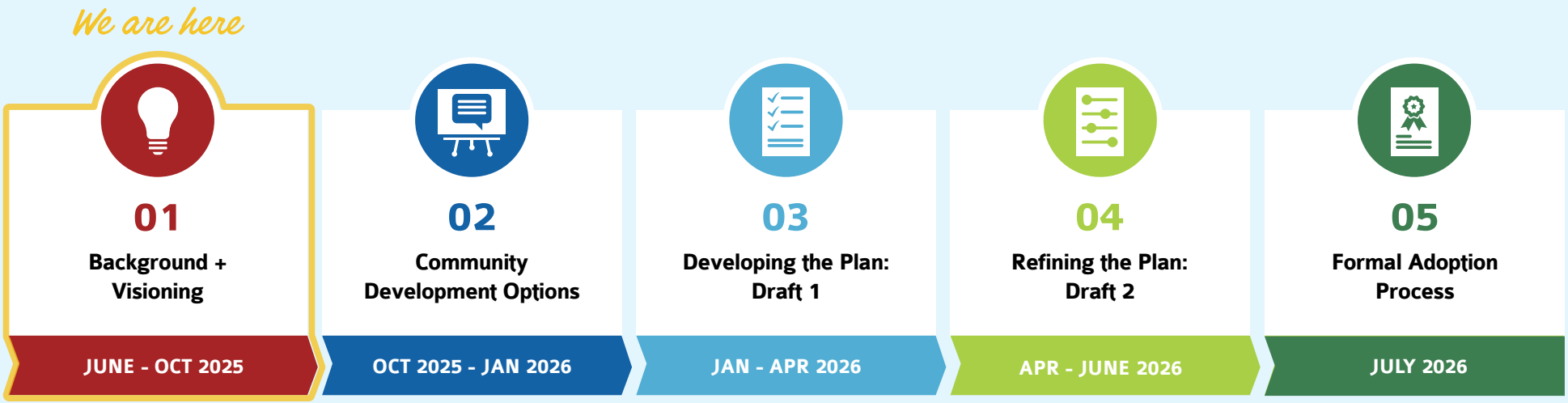
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01 REPORT OVERVIEW

This report provides an overview of the engagement results for Round #1 of the District of Lake Country (DLC) OCP refresh project.

- **Section 2** provides an overview of the consultation activities to date, including online and in-person opportunities.
- **Section 3** provides an overview of survey demographics, including which groups were over- and under-represented in the survey results.
- The **Appendix** provides an overview of engagement results, including a synthesis of both online and in-person engagement, broken down by OCP topics.

1.1. Project Timeline



02 CONSULTATION OVERVIEW

Generally, this phase of engagement focused on initial community visioning for the updated OCP.

The NOW–WOW–HOW engagement approach was used as a structured conversation framework to guide participants through three stages of reflection:

- NOW – understanding and describing current conditions and community values.
- WOW – envisioning an ideal or aspirational future.
- HOW – identifying actions, priorities, and pathways to move from the present toward that future.

Respondents were asked multiple qualitative (e.g., open-ended) and quantitative (e.g., multiple-choice) questions for online and in-person engagement through this framework. An overview of events is presented below.

NOW.	What People Value and What Needs to Change
WOW!	Vision and Opportunities for the Future
HOW?	Moving from Vision to Action

2.1. Online Engagement

Survey

The DLC received 604 survey submissions. An overview of the demographics of respondents is provided in Section 3, including a comparison of the respondents' age with the population of Lake Country to determine which age groups are over- and under-represented.

2.2. In-person Engagement

Community Open House

The District of Lake Country hosted two community open houses to share information and gather feedback on the OCP update process, one on Wednesday, September 10th, from 3:00 pm to 7:00 pm, and another on Thursday, September 11th, from 9:00 am to 1:00 pm. These sessions provided community members with opportunities to learn about the project and engage directly with the planning team.

Pop-ups

Between July and September 2025, Planning staff conducted nine pop-up events around Lake Country, including at the Farmers Market, Art Walk, the Library, and a seniors Centre. The pop-up events provided community members with opportunities to learn about the project and engage directly with the planning team in a condensed format compared to the Community Open House.

Community Workshops

In September, DLC hosted four community workshops with various stakeholders, including:

- Lake Country Art Gallery
- Agricultural Advisory Committee
- Art Walk
- Museum and Archives
- Okanagan Centre Community Hall
- Urban Development Institute
- Rotary
- Food Bank
- SAFR (Safety Awareness Friends and Residents)
- Farmers Institute
- Lake Country Seniors Activities
- Public Art Advisory Commission
- Carr's Landing Community & Recreation Association
- Canadian Home Builders Association – Central Okanagan
- Friends of Okanagan Rail Trail (FORT)
- The Society of Hope
- Okanagan Regional Library
- Tourism Lake Country (Kelowna Tourism)

Participants explored current challenges and what they value most about living in Lake Country, shared bold ideas and opportunities for the future, and identified practical priorities and actions to help achieve their shared vision.

A summary of the feedback received can be found in section A.4.

2.3. Outreach

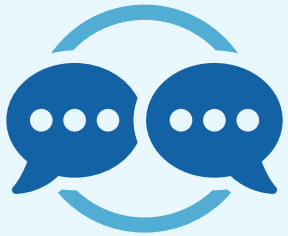
To promote participation in the Lake Country OCP engagement process, a broad range of communication tools were used to reach local residents and stakeholders across the District:

- **Direct Mail:** approximately 8,637 households received printed mailouts inviting participation in the process.
- **Local Media Advertising:** advertisements were published in the Lake Country Calendar on August 28 and September 4, 11, 18, and 25, providing consistent weekly exposure throughout the engagement period.
- **Digital and Social Media Outreach:**
  - A Facebook post on August 27 reached 5,808 viewers and generated 118 click-throughs to the engagement webpage.
  - The District's project website recorded approximately 2,400 visits, including 1,364 direct link visits and 358 document downloads.

These combined outreach efforts provided strong community visibility, ensuring that information about the OCP process was accessible through multiple channels including print, digital, and direct mail to reach a wide cross-section of Lake Country residents.

2.4. Consultation at a Glance

604



Total Survey Submissions

9



Total Pop-up Events

120



Total Community Open House Participants

18



Total community groups engaged through workshops

03 WHO WE HEARD FROM

This section offers an overview of the survey's demographic data, highlighting groups that were over- or under-represented in the results, along with other relevant demographic and response characteristics.

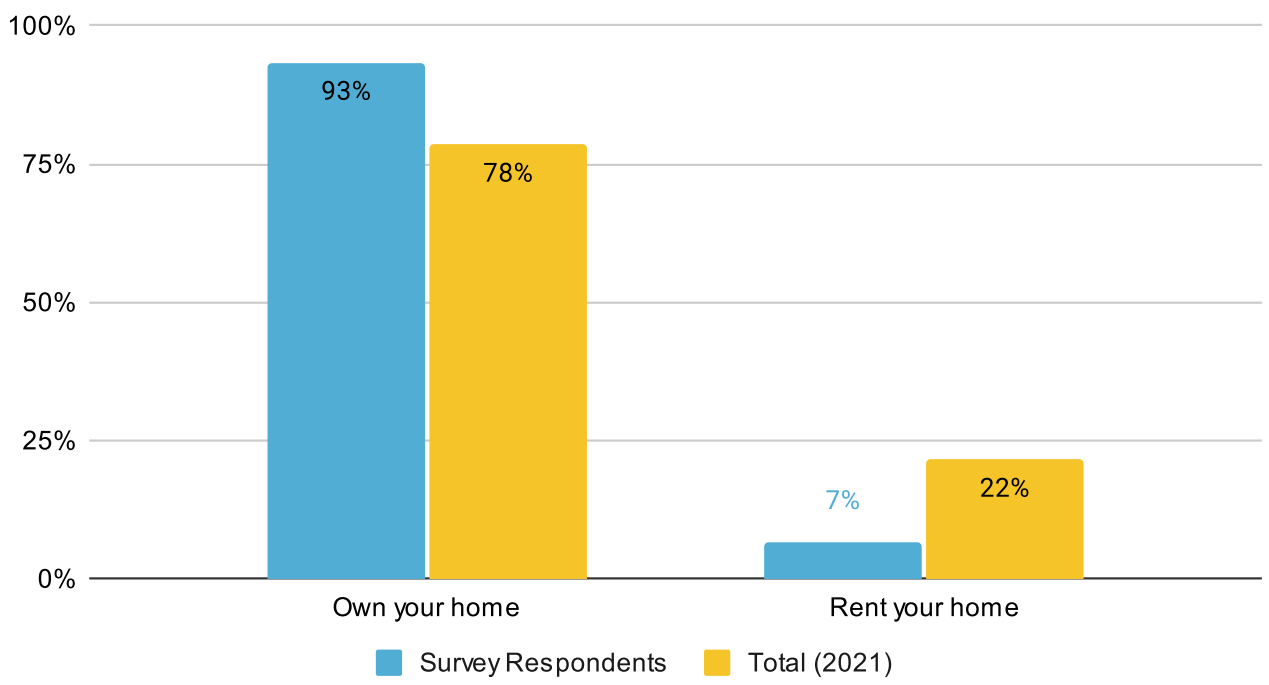
3.1. Over-and-Under Representation in the Survey Results

The online survey collected demographic and household data. The project team compared the results with DLC's most recent census information (2021) to determine what groups were over- and under-represented in the survey results.

Home Ownership

Key findings

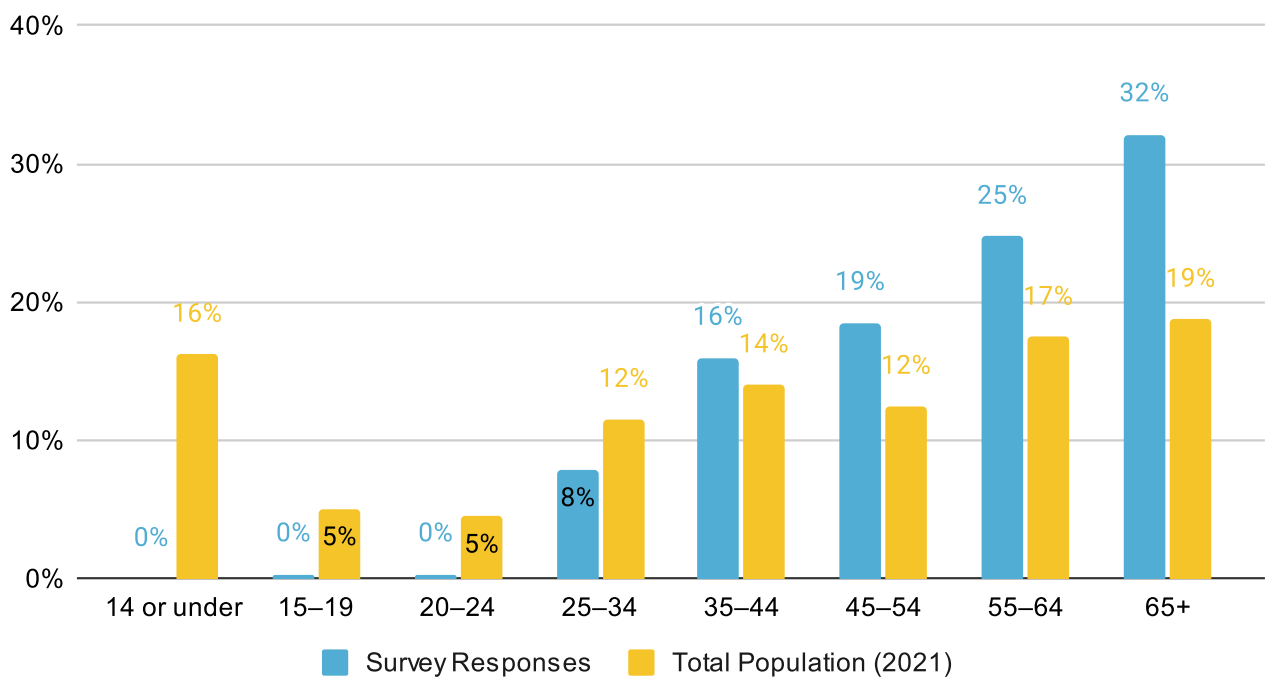
- Homeowners were over-represented in the survey, while renters were under-represented.



Age

Key findings

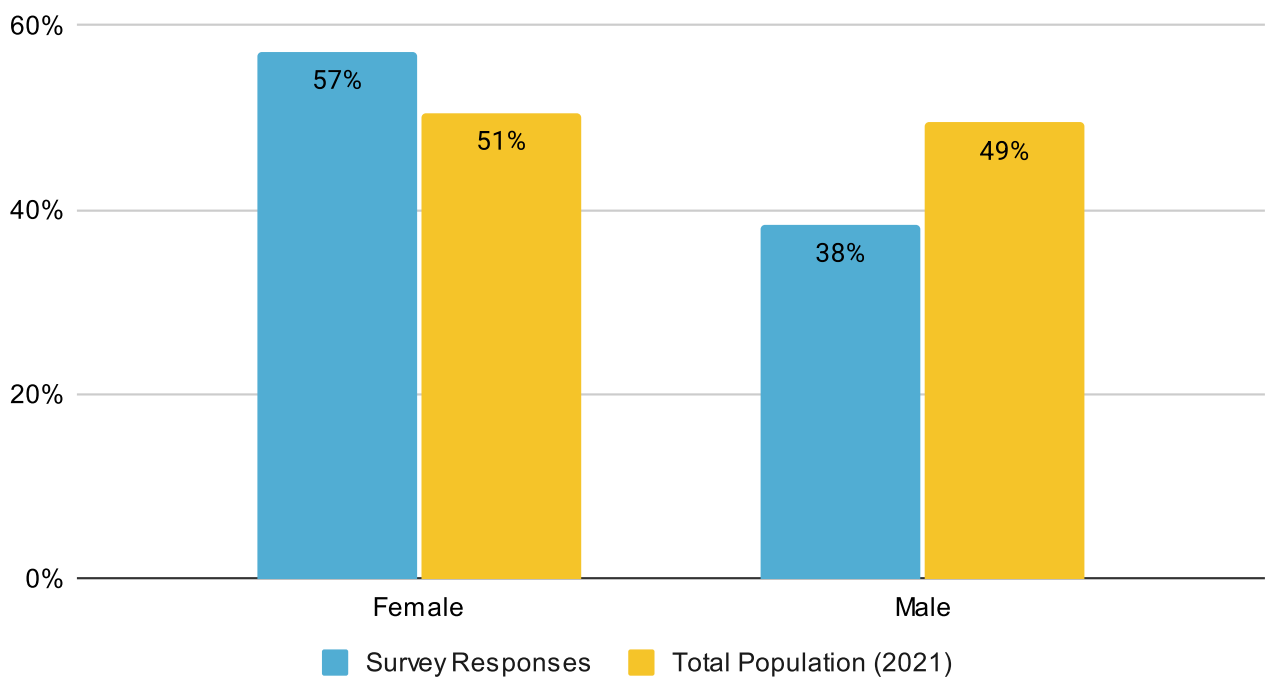
- Children, youth, and young adults (20–34) were under-represented.
- Adults aged 35 and older were over-represented.
- Seniors (65+) were significantly over-represented.



Self-identified Gender

Key findings

- Individuals who identified as Female were over-represented, while Males were under-represented
- 4 percent of responses indicated 'Prefer not to Answer' and 0.5 percent indicated "other"

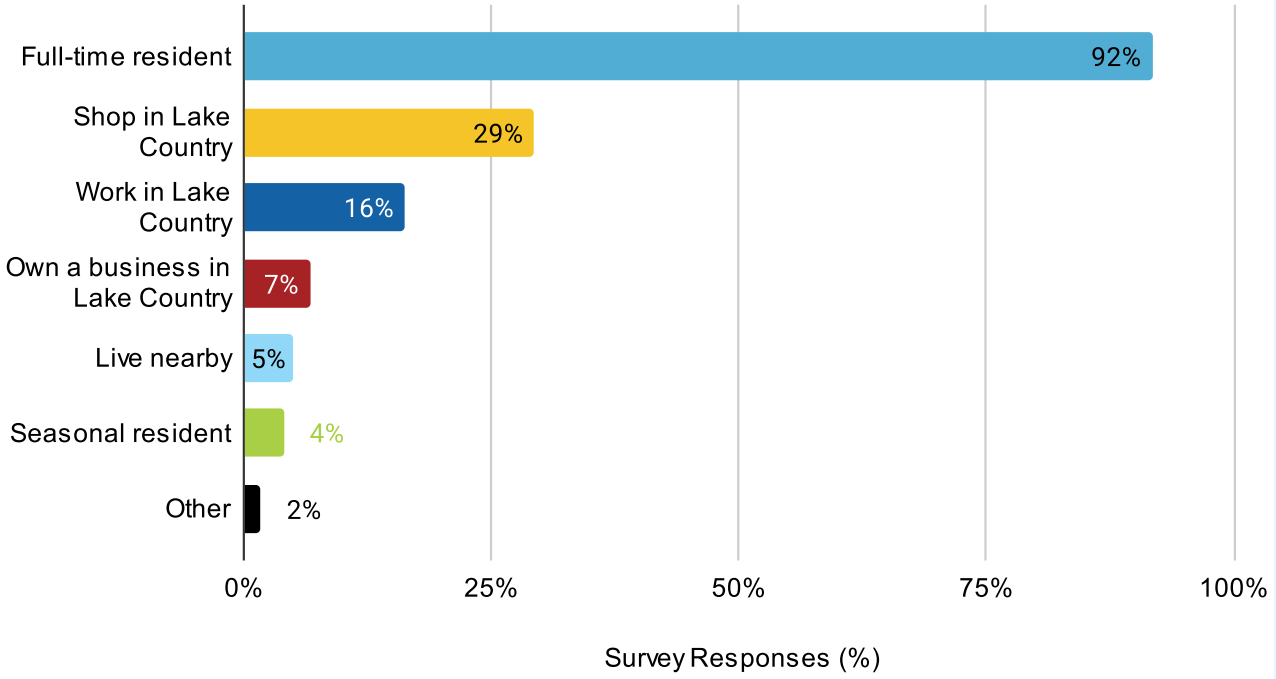


3.2. Other Demographic and Information Request Responses

Connection to Lake Country

Key findings

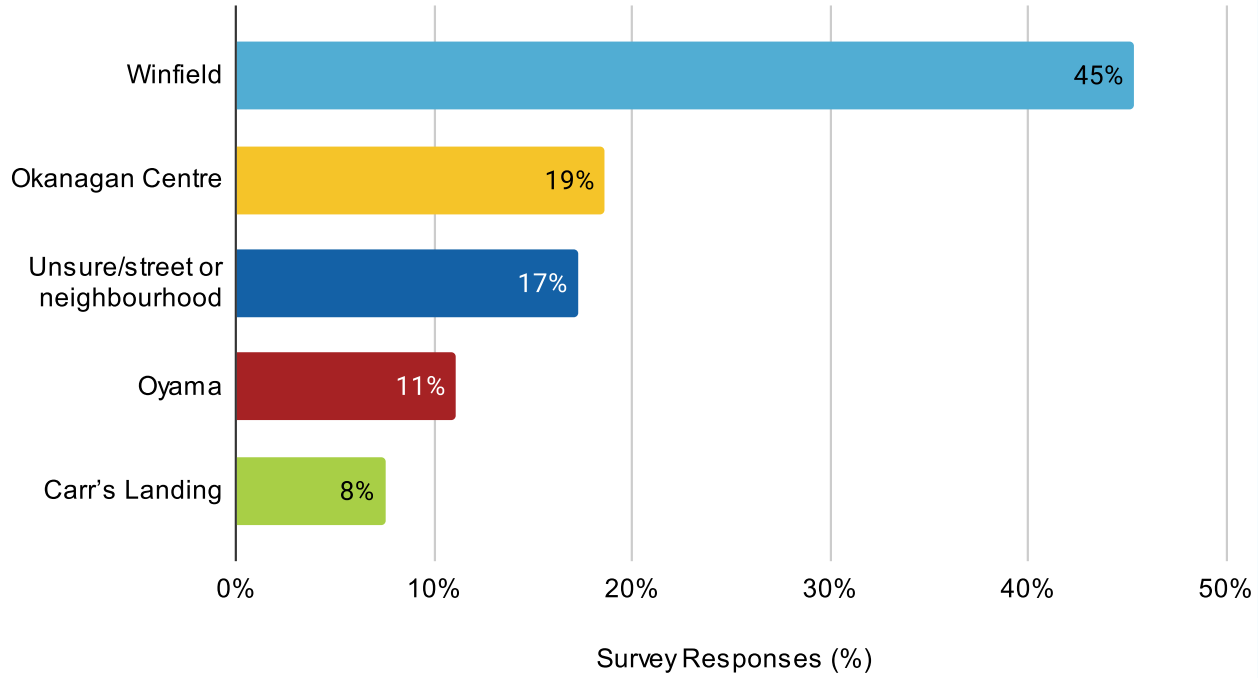
- 92 percent of respondents identified as being a full-time resident of Lake Country
- Four percent identified as a seasonal resident



Respondents by Neighbourhood

Key findings

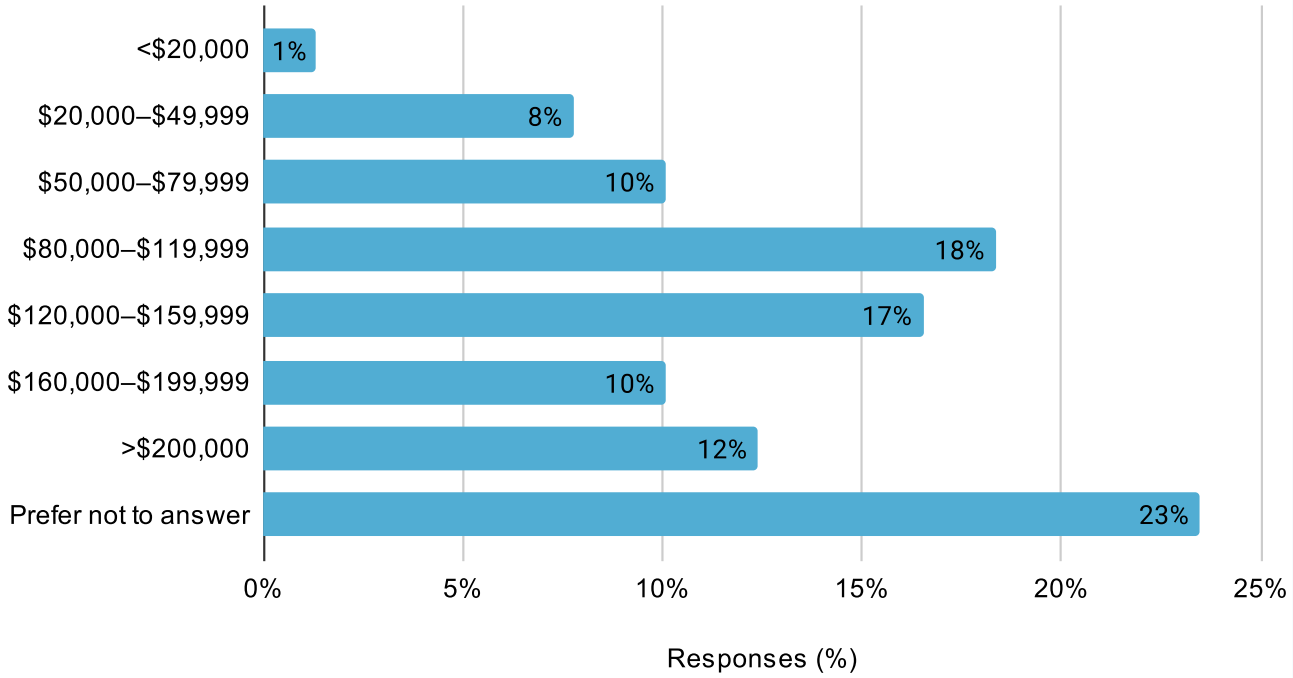
- Nearly half of the respondents who resided in Lake Country indicated they live in Winfield
- 17 percent of respondents indicated they were unsure what street or neighbourhood they lived in



Household Income

Key findings

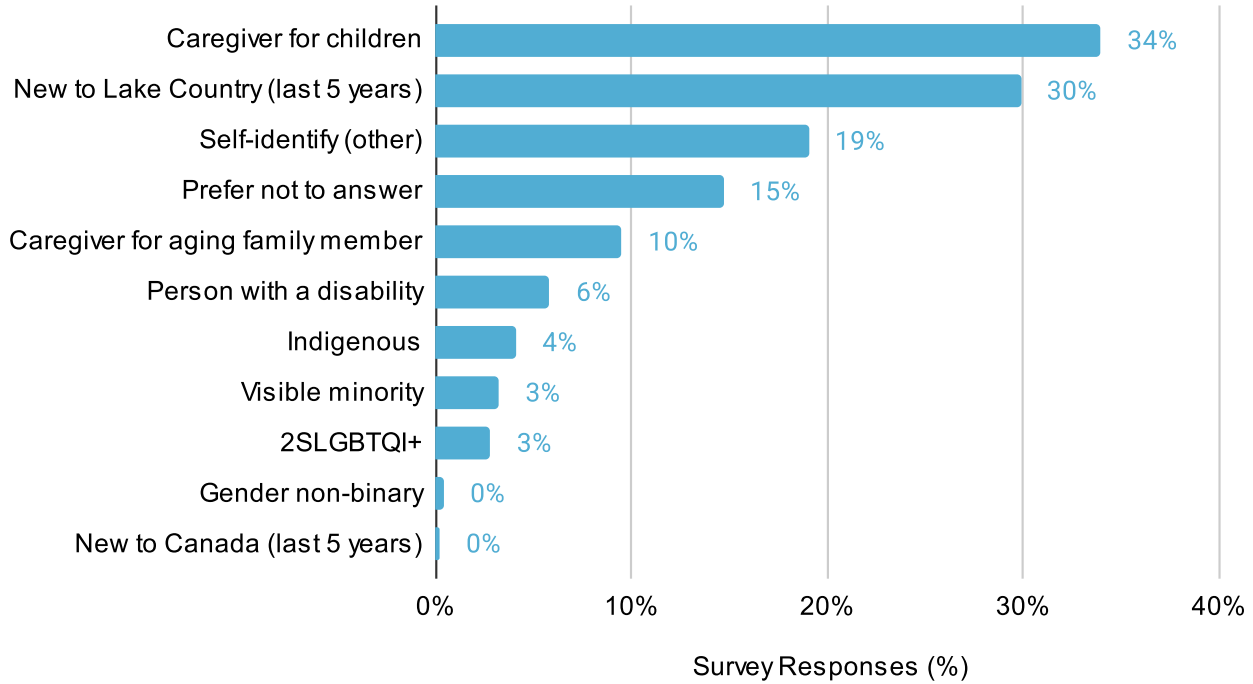
- The median total income of households in Lake Country in 2020 was $98,000.
- Respondents largely fell into the category of $80,000 - $119,999 and $120,000 - $159,999



Other Self-identification

Key findings

- 34 percent of respondents identified as a caregiver to children
- 30 percent of respondents indicated they are new to Lake Country in the past 5 years



Let's Grow Lake Country Together

Official Community Plan Review and Update

Official Community Plan Update

ROUND 1 ENGAGEMENT SUMMARY

District of Lake Country

October 2025

LAKE COUNTRY

Life. The Okanagan Way.

A.0 ENGAGEMENT RESULTS

The Appendix provides an in-depth overview of engagement analysis methodology and engagement results, broken down by engagement stream (e.g., survey, workshop).

A.1. Methodology

The engagement results were organized by OCP engagement streams by the question posed to respondents.

Quantitative Analysis

Descriptive Statistics

- Frequency counts for categorical data (e.g., rank order) are presented in percentages.

Qualitative Analysis

Thematic Analysis

- Identify and categorize themes or patterns in open-ended responses, which were then ranked by most common to least common
- Select quotes are presented that most accurately reflect the themes heard.

Finally, validation through a thorough review of the results between peers (e.g., peer review) was undertaken to ensure the reliability and validity of the analysis.



A.2. Survey Summary

What three words best describe Lake Country today?

Participants were asked to describe Lake Country using three words. The responses reveal a strong attachment to the area's natural setting and community character, balanced by significant concern about growth, infrastructure, and affordability. The following five themes summarize the most common ideas, ranked from most to least frequently expressed.

1. Natural Beauty and Rural Character

The most prominent theme reflects widespread appreciation for Lake Country's natural environment, scenic landscapes, and rural charm. Respondents frequently described the community as beautiful, peaceful, scenic, and defined by its lakes, orchards, and agricultural lands. These descriptions underscore that Lake Country's natural beauty and open spaces remain central to its identity and a defining source of pride for respondents.

2. Growth and Change

Many respondents emphasized that Lake Country is growing and changing rapidly. While some view this as progress or opportunity, others expressed unease about the pace of development. Phrases such as "growing too fast", "in transition", and "overcrowded" appeared frequently.

3. Small-Town Character and Community Spirit

Respondents consistently identified Lake Country's friendly, welcoming, and community-oriented atmosphere as one of its most valued qualities. Words such as friendly, safe, home, and small-town feel convey a strong sense of belonging and neighbourliness.

4. Infrastructure, Traffic, and Governance Challenges

A notable share of responses pointed to frustrations with infrastructure and local management. Common words included traffic, roads, poor planning, and under-serviced. Participants frequently mentioned that infrastructure and amenities have not kept pace with growth, with several describing issues such as congestion, aging roads, and rising taxes.

5. Affordability and Inclusivity

Although less frequent, a growing theme relates to affordability, social change, and inclusivity. Terms such as expensive, affluent, and gentrification suggest that respondents are increasingly aware of rising living costs and a perceived shift toward exclusivity.



What do you value most about living in Lake Country?

Participants' responses emphasize Lake Country's natural setting and access to lakes and outdoor recreation, coupled with a strong small-town, community-oriented lifestyle. Many value the rural and agricultural character, the convenient location between Kelowna and Vernon, and the breadth of local amenities, parks, and cultural activities that support everyday quality of life.

1. Natural Setting, Lakes, and Outdoor Access

Participants consistently valued the area's natural beauty, including its lakes, views, trails, beaches, and year-round outdoor recreation (hiking, biking, rail trail, water access). Many referenced the landscape as restorative, central to daily life, and a defining advantage over larger urban centres.

2. Small-Town Character, Community, and Safety

Participants emphasized a close-knit, friendly atmosphere, where people know and support one another, feel safe, and enjoy a slower pace suitable for families and multi-generational living. Community spirit, neighbourliness, and a welcoming culture were recurring notes.

3. Rural and Agricultural Identity

Participants valued the rural feel, including orchards, farms, vineyards, Agricultural lands, farm-gate produce, and open space. The country character and low-density form were seen as integral to Lake Country's identity and everyday experience.

4. Strategic Location with Convenient Access

Participants appreciated being "between" Kelowna and Vernon and close to the airport and regional services, calling it the "best of both worlds." Access to amenities without the big-city bustle, and the ability to reach shops, health services, schools, and employment quickly, was cited frequently.

5. Local Amenities, Parks, and Cultural Life

Participants pointed to strong parks and recreation offerings, beaches, trails, community events (e.g., concerts, ArtWalk), local businesses and cafés, and accessible municipal services. These assets were viewed as enhancing daily quality of life and reinforcing community connection.



If you could change one thing, what would it be?

Participants most often called for improvements to transportation and road infrastructure, followed by a clear desire to slow and better manage growth. Many asked for more community amenities such as a pool and recreation centre, a stronger and more vibrant town centre with additional shops and services supported by a broader commercial tax base, and better governance, communication, and fiscal management.

1. Transportation, Traffic, and Road Infrastructure

Calls to fix congestion, redesign key intersections, calm traffic, repave and maintain roads, and address Highway 97 impacts were widespread. Participants also asked for more sidewalks, street lighting, safer crossings near schools, and better connections between neighbourhoods.

2. Pace and Pattern of Growth

Many asked to slow the rate of development, align growth with infrastructure, and focus higher density in appropriate areas. Participants frequently opposed scattered multi-family projects in rural and agricultural settings and sought stronger protection for Agricultural Reserve lands (ALR) and neighbourhood character.

3. Community Amenities and Recreation Facilities

Participants frequently requested a community recreation centre, indoor pool, gym, and more spaces for youth and families. Additional arts and culture programming, ice time, pickleball and sport courts, and year-round activity options were also highlighted.

4. Town Centre, Local Businesses, and Diversified Tax Base

There was strong interest in building a more vibrant Main Street and adding local shops, services, restaurants, and a larger grocery store. Participants linked this to reducing reliance on residential taxes by expanding the commercial and industrial tax base and improving the look and vitality of the highway corridor.

5. Governance, Communication, and Fiscal Concerns

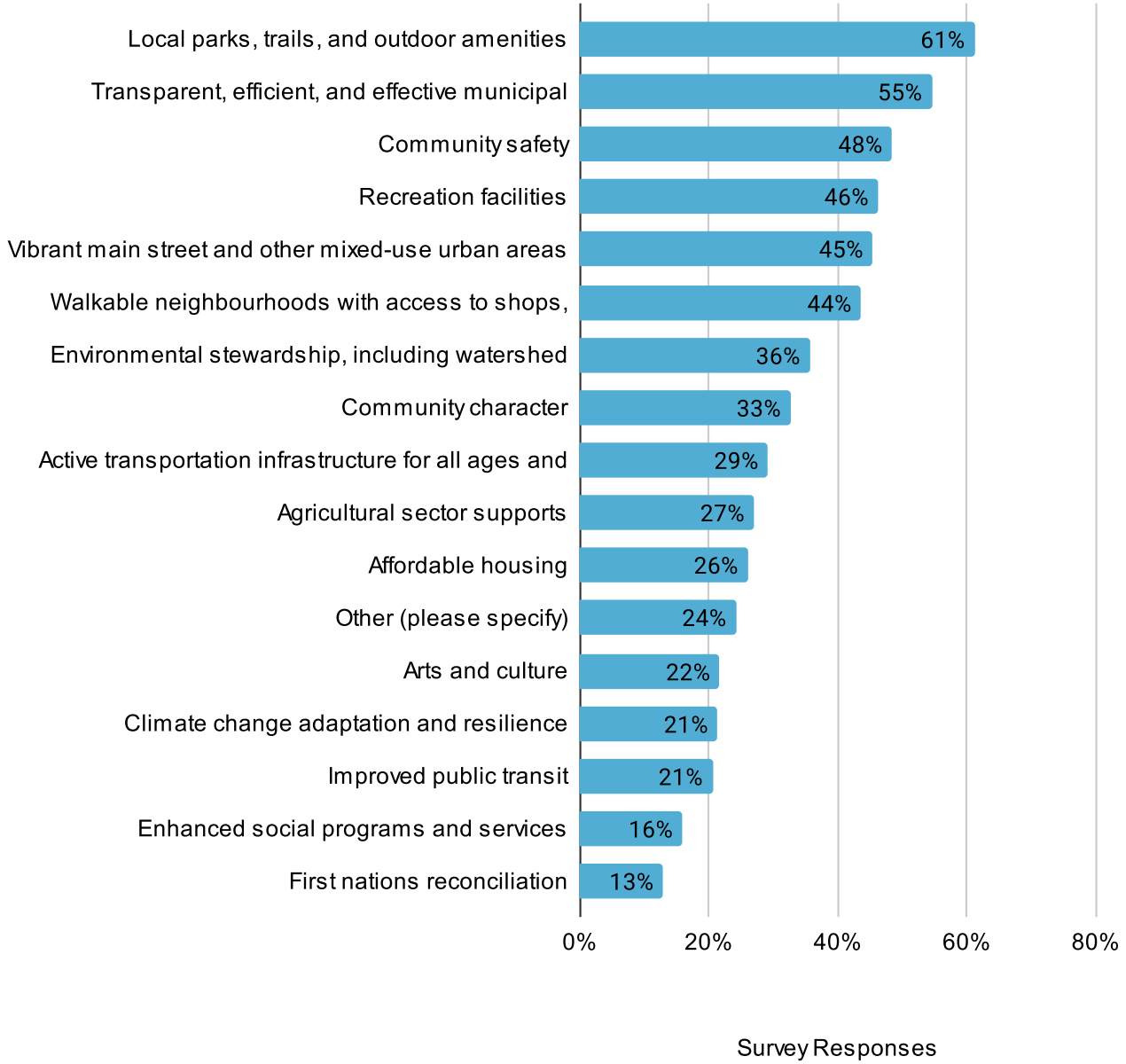
Participants asked for clearer communication, better planning, timely permitting, and more consistent bylaw enforcement. Many cited high property taxes and wanted stronger accountability, more transparent decision-making, and a more predictable approach to development that reflects community priorities.



As Lake Country plans for the future, what are your priorities?

Key findings

- Top priorities identified by respondents were:
  1. Local parks, trails, and outdoor amenities;
  2. Transparent, efficient, and effective municipal government;
  3. Community safety;
  4. Recreation facilities;
  5. Vibrant main street and other mixed-use urban areas; and
  6. Walkable neighbourhoods with access to shops, services, and amenities.
- Enhanced social programs and services, and First Nations reconciliation were the lowest priorities for survey respondents.



What three words describe your best version of Lake Country in 20 years?

Participants envision a future that protects Lake Country's natural beauty and rural character while improving day-to-day livability. Priorities include careful, well-planned growth, a stronger town centre with more amenities and a broader tax base, safer and more connected transportation options, and a community that remains affordable, welcoming, and safe.

1. Protected Natural Setting and Small Town Character

Participants want a community that remains beautiful, peaceful, and closely tied to lakes, orchards, and open spaces. The goal is to keep the small town feel, preserve rural landscapes, and maintain a strong sense of community.

2. Managed Growth and Land Use that Fits the Place

Participants call for growth that is paced and located appropriately, with higher density in the town centre and urban areas and strong protection for agricultural lands. They want cohesive design, clear character, and development that supports services without eroding community identity.

3. Transportation that is Safe, Connected, and Convenient

Participants want smoother traffic and safer intersections, along with more sidewalks, bike routes, and trail links between neighbourhoods and the town centre. Completing regional active transportation connections and improving highway interfaces are frequent aspirations.

4. Vibrant Town Centre, Local Amenities, and a Diversified Tax Base

Participants seek a lively main street with shops, restaurants, cultural venues, and everyday services. Many want a recreation centre with an indoor pool, more youth spaces, and community programming. A larger commercial and light industrial base is seen as essential to reduce reliance on residential taxes.

5. Affordability, Safety, and Inclusion

Participants hope for attainable housing options for families, seniors, and young adults, along with stable or lower taxes and dependable public services. They emphasize a welcoming, safe, and inclusive community with accountable and transparent local decision-making.



What do you see as the greatest opportunity for Lake Country?

Participants most often identified opportunities to improve transportation and connectivity, build a stronger town centre with year-round amenities, and manage growth in a way that protects rural and agricultural character. Many emphasized expanding the commercial and industrial tax base to ease pressure on households, and elevating Lake Country's distinct identity through tourism, arts, culture, and environmental stewardship.

1. Transportation, Connectivity, and Active Mobility

Participants saw near-term wins in fixing key intersections and highway interfaces, relieving congestion, improving local road quality, and adding sidewalks, street lighting, and separated bike lanes. Completing the rail trail connections and designing safer routes to schools and parks were frequently cited.

2. Vibrant Town Centre and Community Amenities

Participants highlighted the potential to create a cohesive Main Street and mixed-use core with shops, restaurants, services, and public gathering spaces. A multi-use recreation centre with an indoor pool, gym, ice, and youth spaces was one of the most common requests.

3. Managed Growth that Protects Rural and Agricultural Character

Participants called for growth that is phased, focused in appropriate areas, and aligned with infrastructure. Many want agricultural lands, lakeshore, and open spaces protected, with higher density limited to the urban core and a design that reflects local character.

4. Diversified Local Economy and Broader Tax Base

Participants viewed expansion of commercial and light industrial activity as a way to add jobs, keep spending local, and reduce reliance on residential property taxes. Ideas included reclaiming or expanding industrial areas, recruiting small businesses, and improving permitting to attract investment.

5. Distinct Identity, Tourism, and Environmental Stewardship

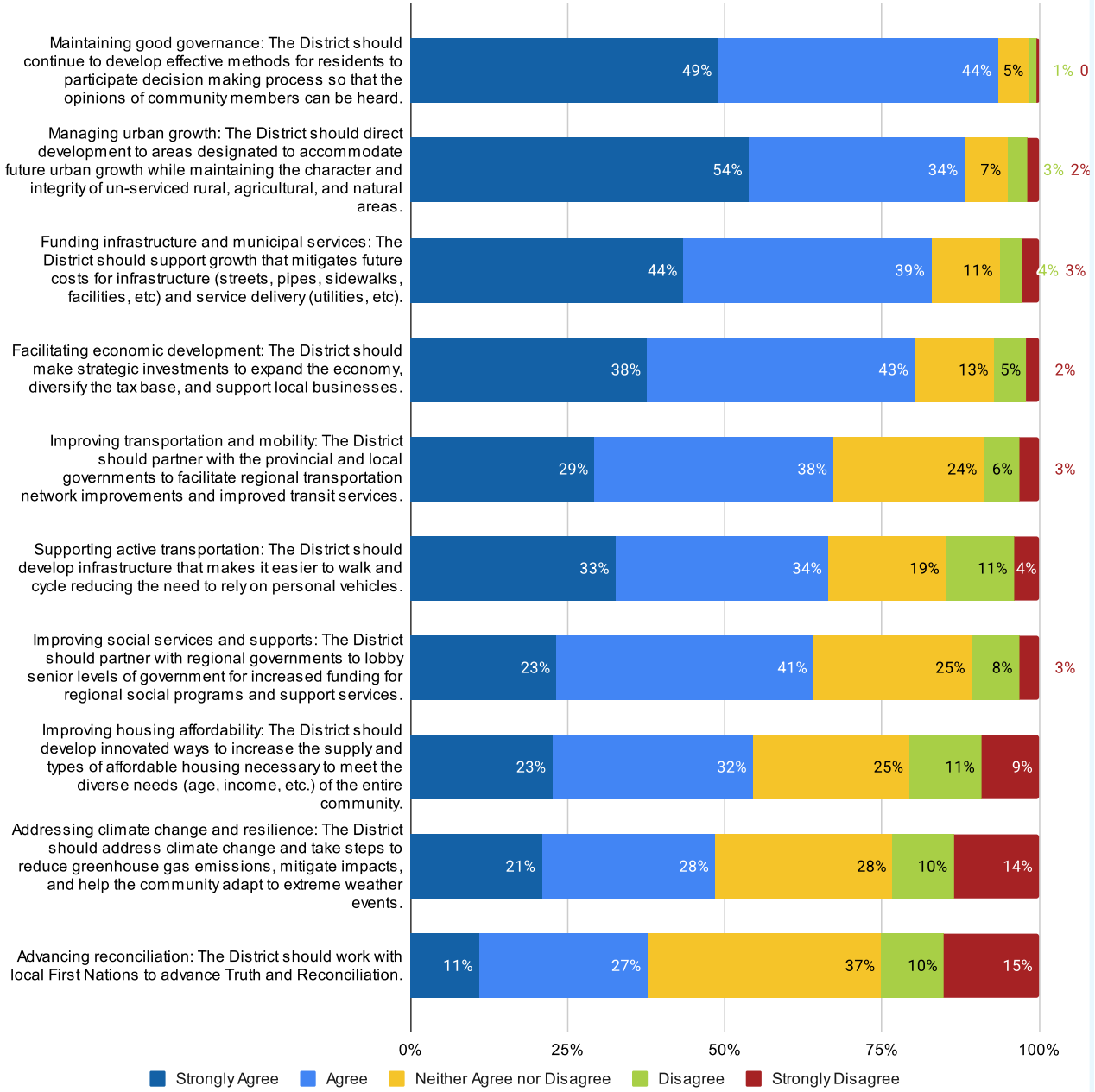
Participants saw a chance to differentiate Lake Country as an arts and culture hub and outdoor destination that showcases lakes, trails, orchards, and wineries. Many paired this with protecting water quality, expanding public waterfront access, and positioning eco-tourism that reinforces conservation.



Please rate your level of agreement with each proposed solution to a specific challenge facing the community:

Key findings

- Top choices of proposed solutions to specific challenges identified by respondents were:
  1. Maintaining good governance;
  2. Managing urban growth;
  3. Funding infrastructure; and
  4. Facilitating economic development.
- Addressing climate change and resilience and advancing reconciliation were respondents' last choices of proposed solutions to specific challenges.



Can you identify any additional challenges that Lake Country may face in the next 20 years? If so, what solution can you propose?

Participants identified several pressing challenges for the next two decades, emphasizing the need to manage growth responsibly, invest in infrastructure and water systems, address transportation bottlenecks, and maintain community identity and transparency in governance. Many respondents expressed concern that rapid development could outpace the District's ability to deliver services, protect agricultural lands, and preserve the natural environment. Participants also highlighted the importance of diversifying the tax base, strengthening local health and recreation services, and planning proactively for climate resilience, fire risk, and aging infrastructure.

1. Growth Management and Community Character

Participants stressed that Lake Country must pace growth carefully to protect its rural and agricultural roots. There is strong concern that unchecked development could erode the small-town feel, increase traffic, and strain limited services.

Suggested solutions: Enforce growth boundaries, focus density in the town centre, adhere to the OCP, and ensure all new development aligns with available infrastructure.

2. Transportation and Traffic Congestion

Traffic on Highway 97, Glenmore Road, and Beaver Lake Road was among the most frequently mentioned challenges. Participants cited congestion, safety issues, and lack of alternative routes.

Suggested solutions: Build a new overpass or bypass, synchronize traffic lights, expand alternate routes (e.g., Commonwealth and Shanks Road connections), and invest in sidewalks, cycling infrastructure, and public transit.

3. Infrastructure, Water, and Utilities

Respondents identified infrastructure as a critical concern—particularly the need for reliable water systems, sewer upgrades, and ongoing road maintenance. Many linked this to climate change and fire preparedness.

Suggested solutions: Invest in water treatment and supply diversification, upgrade storm and wastewater systems, plan for long-term maintenance, and ensure developers contribute to infrastructure costs before approvals.

4. Diversified Economy and Fiscal Stability

Many participants noted that Lake Country's reliance on residential property taxes is unsustainable. Without a stronger commercial and industrial base, infrastructure and service costs will continue to rise.

Suggested solutions: Reclaim or expand industrial lands, attract small businesses, streamline permitting, and pursue partnerships for recreation and community facilities.

5. Governance, Transparency, and Community Trust

Several respondents expressed frustration with decision-making processes, citing limited transparency and inadequate engagement. They emphasized rebuilding public trust and improving communication.

Suggested solutions: Increase open houses and town halls, improve notice for zoning and bylaw changes, and ensure Council and staff remain accessible and accountable.

6. Environmental Protection and Climate Resilience

Participants raised concerns about wildfire risk, water contamination, and loss of tree canopy and lake health. Climate change impacts were viewed as a growing threat to safety, agriculture, and quality of life.

Suggested solutions: Expand FireSmart programs, restore forests, enhance water quality protections, enforce environmental bylaws, and promote sustainable building and landscape practices.

How should the community's history, culture, and identity be reflected in future planning?

Participants strongly emphasized that Lake Country's agricultural heritage, rural character, and connection to nature form the foundation of its community identity and must be central to all future planning. Many respondents expressed concern that rapid urban-style development threatens the qualities that make the area distinct, including its farms, small-town feel, and access to lakes and open spaces. Others stressed the importance of celebrating and sharing this identity, through public art, local events, museums, and storytelling, while balancing preservation with thoughtful modernization and inclusivity. There was a clear call to ensure planning decisions honour the past while shaping a vibrant, resilient, and authentic future.

1. Protect Agricultural Lands and Rural Character

Participants overwhelmingly identified Lake Country's agricultural landscape, farm culture, and open rural setting as essential to its identity. They stressed that protecting farmland, orchards, and ALR areas from development is key to maintaining community character.

2. Celebrate Heritage, Arts, and Local Storytelling

Respondents called for stronger recognition of Lake Country's history through public art, cultural programming, and educational displays. Many pointed to the museum, art gallery, and local events (like ArtWalk) as vital tools for fostering shared identity and pride.

3. Honour the Lakes and Natural Environment

Participants repeatedly highlighted the lakes, trails, and natural scenery as core to Lake Country's identity. They urged that development respect lake health, riparian areas, and scenic quality, while expanding access for residents and visitors.

4. Reflect Local Character in Planning, Design, and Development

Respondents emphasized that new development should reflect the unique rural and agricultural identity of Lake Country rather than mimic urban Kelowna or Vernon. They encouraged context-sensitive architecture, small-scale local businesses, and design guidelines that preserve charm and authenticity.

5. Strengthen Community Connections and Inclusion

A number of participants emphasized that the District should continue to support community events, markets, and spaces that bring people together and celebrate diversity. There was also a call to honour Indigenous history and strengthen partnerships with Syilx/Okanagan peoples in future planning.

How can Lake Country get from NOW to WOW?

Respondents interpreted the question as a call to balance growth and livability—strengthening what already makes Lake Country appealing while addressing infrastructure, affordability, and local vibrancy. Many felt the community is already a desirable place to live, but emphasized that unmanaged development, rising costs, and congestion could erode its character. Participants most often called for investment in infrastructure, a vibrant Main Street and town centre, and stronger environmental and agricultural stewardship. Others highlighted the need for improved recreation amenities, better municipal efficiency, and stronger engagement and transparency as the foundation for community pride and future success.

1. Infrastructure, Roads, and Traffic Management

Participants consistently pointed to the need for improved infrastructure before further growth. Priorities included fixing the Glenmore and Beaver Lake Road intersections, widening narrow rural roads, adding sidewalks, and improving maintenance standards. Many tied "WOW" to safe, reliable infrastructure that keeps pace with development.

2. A Vibrant and Walkable Town Centre

Respondents want a clearly defined, lively Main Street with local shops, restaurants, and gathering spaces that serve as the heart of the community. They see potential in transforming the Winfield core into a destination with small-town charm, boutique retail, and walkable streetscapes that reflect local character.

3. Recreation, Culture, and Community Spaces

Many participants identified the need for more recreational and cultural amenities—particularly an indoor pool, expanded arena space, trails, and all-season gathering places. They emphasized that investing in recreation, arts, and community programming would help retain families, support health, and strengthen local identity.

4. Managed Growth and Fiscal Responsibility

Respondents stressed that growth should be deliberate, phased, and supported by infrastructure and services. Concerns were raised about high taxes, housing affordability, and overdevelopment in rural areas. Participants urged the District to prioritize essentials, focus on efficiency, and maintain transparency in spending.

5. Protecting Lakes, Agriculture, and Rural Character

Participants emphasized that Lake Country's appeal depends on protecting its lakes, farmland, and rural setting. Many supported stronger environmental protection, sustainable development practices, and policies that prevent sprawl while promoting eco- and agri-tourism that celebrates local identity.

6. Strengthening Local Economy and Employment

There was strong interest in expanding the commercial and industrial tax base, improving permitting processes, and attracting local jobs so residents can work where they live. Respondents highlighted the importance of small business growth, agricultural innovation, and tourism investment over large residential expansion.

7. Civic Engagement and Leadership

Participants encouraged ongoing engagement, transparency, and collaboration in decision-making. Many called for a "shared vision" that reflects community input, improved communication from the District, and leadership focused on accountability and long-term stability.

Is there anything else that you would like to share about your hopes for Lake Country's future?

Respondents' final reflections reiterated a deep affection for Lake Country and a collective hope that future growth maintains the qualities that make the community special including its lakes, agricultural roots, and small-town feel. Many participants urged Council to slow down the pace of development, focus on infrastructure, and ensure transparent, community-driven decision-making. Affordability, environmental stewardship, and civic pride emerged as central to respondents' vision for the future. The most common hopes centred on thoughtful growth management, investment in local amenities, and preserving the natural and cultural identity that sets Lake Country apart from larger urban centres.

1. Preserve Rural and Agricultural Character

Participants repeatedly emphasized the importance of protecting farmland, open spaces, and the natural landscape. They see Lake Country's agricultural heritage and lakeside beauty as defining features that must not be sacrificed to rapid or uncoordinated growth.

2. Manage Growth and Keep Taxes Affordable

Many respondents expressed concern that rising taxes and rapid development are making Lake Country unaffordable for long-term residents. Respondents called for measured, fiscally responsible growth that prioritizes core services and ensures infrastructure and amenities keep pace with new housing.

3. Improve Infrastructure, Roads, and Services

Infrastructure improvements were among the most frequently mentioned hopes. Respondents cited the need for road upgrades, safer intersections (particularly Glenmore and Beaver Lake), sidewalk connections, expanded sewer and water systems, and maintenance of existing facilities before new projects proceed.

4. Maintain Community Identity and Small-Town Feel

Respondents strongly urged the District to resist the urban sprawl seen in Kelowna and Vernon. They want Lake Country to retain its sense of community, friendliness, and slower pace—qualities that many cited as their reasons for living there.

5. Invest in Recreation, Culture, and Gathering Spaces

Participants expressed strong support for new and improved recreational amenities such as an indoor pool, community centre, pickleball courts, and outdoor gathering spaces. Many highlighted the value of arts, culture, and events like ArtWalk and Music in the Park in bringing the community together.

6. Strengthen Environmental Protection and Stewardship

Participants underscored the need to protect lake water quality, manage drought risks, and preserve wildlife habitat. Many also mentioned tree planting, geese control, and green infrastructure as tangible ways to maintain Lake Country's natural appeal and resilience.

7. Support Local Business and Economic Diversity

Respondents hoped to see a stronger local economy with more small businesses, shops, and light industry to provide employment opportunities and broaden the tax base. There was particular interest in revitalizing Main Street and attracting businesses that align with Lake Country's rural and cultural identity.

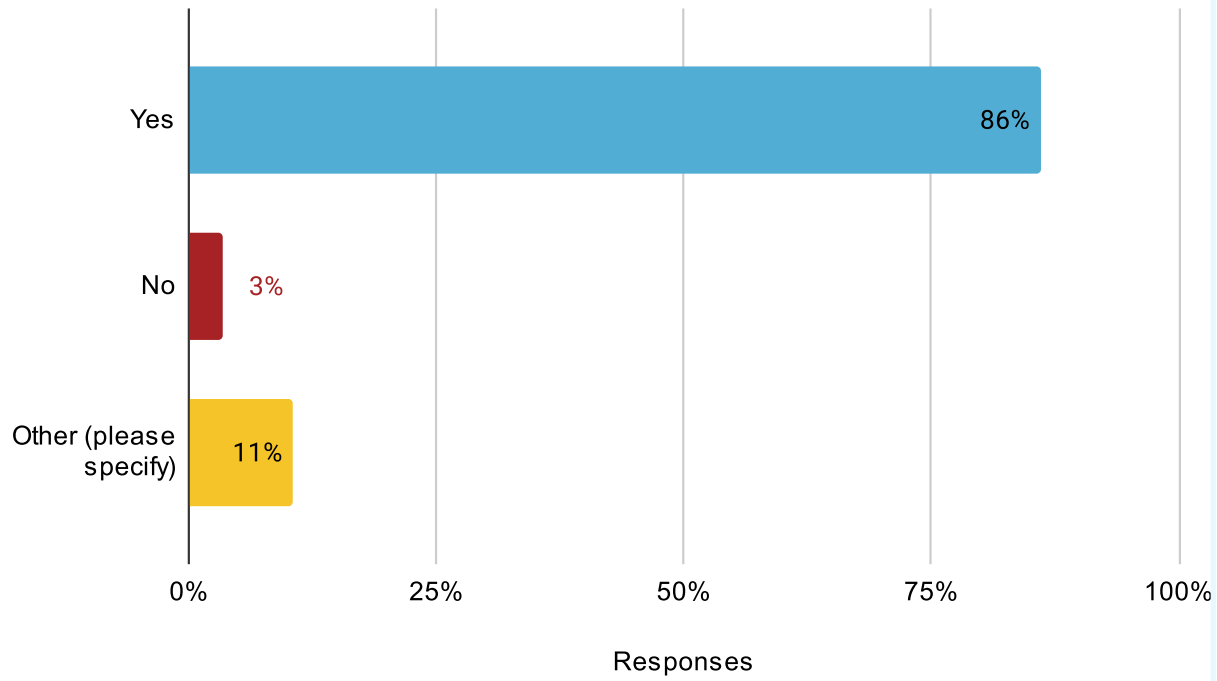
8. Enhance Governance, Transparency, and Engagement

Many respondents called for improved communication, transparency, and collaboration from the District. They emphasized the importance of Council listening to residents, ensuring fair and timely permitting processes, and building trust through open, participatory decision-making.

Do you feel you were able to express your ideas and values?

Key findings

- The majority of respondents felt they were able to express their ideas and values



How can we improve future surveys or other requests for feedback?

Participants offered practical, candid advice on how the District can make future engagement more accessible, trustworthy, and useful. Their feedback centers on reaching more people (including non-digital audiences), being transparent about how input is used, checking in more often through multiple formats, and sharpening survey design so responses reflect real trade-offs and priorities.

1. Accessibility and Outreach

Many respondents emphasized the need to make surveys easier to find and complete. Suggestions included mailing surveys with utility bills, posting notices in community spaces, and advertising through local news, social media, and signage. Respondents also requested more options for non-digital participation, such as mail-in surveys and printed copies for seniors or residents without reliable internet access. Ensuring surveys are promoted widely and accessible to all age groups was a consistent priority.

2. Transparency and Follow-Up

Participants frequently asked that the District share survey results publicly and explain how community input informs decision-making. Respondents expressed that trust and engagement would improve if residents could see how feedback was summarized, what actions were taken, and whether Council decisions reflected community sentiment. Regular updates—through newsletters, social media, or town halls—were seen as essential for accountability.

3. Frequency and Variety of Engagement

Many respondents supported continuing regular surveys and complementing them with in-person engagement such as open houses, town halls, or small focus groups. Annual or semi-annual surveys were suggested to maintain a consistent dialogue with the community and track shifting priorities. Respondents valued opportunities for both written input and in-person discussion to deepen understanding of local issues.

4. Survey Design and Content

Feedback highlighted the importance of clear, unbiased, and meaningful survey questions. Respondents noted that some questions felt repetitive or overly general, and suggested including more open-ended opportunities to share ideas, as well as more context about costs, trade-offs, and current initiatives. A few respondents suggested showing draft plans or examples to make responses more informed and realistic.

A.3. Community Open House

NOW.

NOW - If you could change one thing...

1. Traffic, Roads, and Safety Improvements

By far the most frequent feedback related to fixing Glenmore Road and improving traffic flow and safety. Participants highlighted the dangerous conditions at major intersections (Glenmore & OK Centre Rd East, Lodge Rd & Hwy 97, Woodsdale & Bottom Wood Lake Rd), the need for bike lanes, sidewalks, and better connections to Kelowna, including calls for a third route or highway bypass. Many described Glenmore as a "nightmare" and stressed the urgency for upgrades, road resurfacing, and improved active transportation safety.

2. Managing Growth and Protecting Rural Character

Participants expressed strong concern about the pace and style of development. Many called for a "gentler attitude" toward growth, urging the District to preserve hillsides, trees, and agricultural land and to focus higher-density housing within the Town Centre instead of expanding into rural areas. There was broad support for environmentally sensitive development and protecting farmland as key to maintaining Lake Country's identity and quality of life.

3. Community Amenities and Services

A recurring priority was investment in community amenities, especially a pool or recreation facility, more grocery stores and local shops, pickleball courts, and improved transit. Participants emphasized the need for local recreation options, family-oriented spaces, and facilities that reduce reliance on nearby cities for everyday needs. Some also noted the need for health and emergency services within Lake Country.

4. Housing Diversity and Affordability

Several participants raised concerns about housing costs and limited options for young families, seniors, and lower-income residents. Suggestions included affordable or multi-use housing projects, senior-friendly units, and integrating housing above community or recreation spaces. Participants saw greater housing diversity as key to keeping Lake Country livable and inclusive for the long term.

NOW - What do you value most?

NOW.

1. Small-Town Character and Sense of Community

Participants consistently expressed appreciation for Lake Country's small-town atmosphere, describing it as friendly, safe, and community-oriented. The ability to know one's neighbours, feel connected, and live in a place with a slower pace and personal character was highly valued. Many participants emphasized the importance of maintaining this small-community identity while the area continues to grow.

2. Natural Beauty and Outdoor Lifestyle

The lakes, mountains, trails, and natural spaces were frequently cited as what makes Lake Country special. Participants highlighted the community's scenic beauty, access to recreation, and the daily enjoyment of nature as defining qualities of life in the area. The proximity to both outdoor adventure and tranquil landscapes was seen as a core part of Lake Country's identity and appeal.

3. Agricultural Lands and Rural Character

Participants placed strong value on Lake Country's agricultural roots and open spaces, recognizing farms, orchards, and local food production as key elements of its heritage and future. They appreciated the rural landscapes and connection to the land, seeing agriculture as both an economic and cultural foundation that contributes to food security, identity, and the visual beauty of the community.

4. Safety and Family-Friendly Environment

Many participants noted that Lake Country feels safe, quiet, and family-oriented, with good parks, playgrounds, and a general sense of security for raising children. This was often tied to the community's manageable scale, natural surroundings, and the supportive local culture that encourages family life and neighbourly care.

WOW - What three words describe your best version of Lake Country in 20 years?

1. A Strong, Connected, and Friendly Community

Participants envisioned a welcoming, safe, and community-oriented Lake Country where people feel connected and engaged. The future community is described as friendly, healthy, and supportive, maintaining the small-town spirit while fostering local pride and inclusivity.

2. Vibrant and Distinct Town Centre

Many participants expressed a desire for a developed and lively town centre that includes restaurants, cafés, local shops, and gathering spaces. They want a walkable, social hub that brings people together and reflects Lake Country's identity—distinct from larger urban centres like Kelowna or Vernon.

3. Protected Natural and Agricultural Lands

Participants emphasized the importance of preserving green spaces, lakes, and agricultural lands, with some urging protection of the ALR as essential to Lake Country's long-term character and environmental health. They want to see balanced growth that safeguards natural and rural assets, ensuring that Lake Country remains beautiful, open, and connected to its landscape.

4. Safe, Calm, and Manageable Growth

A recurring theme was the desire for controlled, thoughtful growth—not becoming "just another city." Participants hope for safe roads, better traffic management, and quiet, peaceful neighbourhoods, with infrastructure that supports residents without compromising the community's relaxed pace and livability.

WOW - What do you see as the greatest opportunity for Lake Country?

WOW!

1. Developing a Vibrant Town Centre

The most common opportunity identified was to build out and strengthen the Town Centre as a complete, walkable hub with shops, restaurants, services, and public spaces. Participants saw this as a chance to give Lake Country its own heart — a place for community life, economic activity, and local identity. Many emphasized revitalizing existing underused sites and focusing density and affordable housing near schools and amenities.

2. Enhancing Access to Lakes, Trails, and Recreation

Participants viewed lake access, clean water, and expanded trail networks as defining assets that should be protected and improved. Opportunities include adding public beach access points and stairs, opening the full Rail Trail connection, and investing in recreation amenities such as a pool, sports fields, and turf pitches. These were seen as both quality-of-life improvements and tourism draws that celebrate Lake Country's natural setting.

3. Strengthening the Economy and Local Employment

Many participants called for more local business opportunities, from small shops to light industrial and tourism ventures. Suggestions included reclaiming the Jim Bailey industrial area, attracting new employers, and supporting hotels, farm-based tourism, and manufacturing to diversify the tax base. Participants saw economic growth as essential to funding services while keeping Lake Country affordable.

4. Protecting Rural and Agricultural Character Amid Growth

Participants emphasized that growth should preserve Lake Country's rural charm and agricultural identity. Maintaining farmland, minimizing rural light pollution, and enacting stronger tree protection were common suggestions. The opportunity lies in achieving balanced, compact growth that supports a thriving town centre and active agricultural landscape while keeping the community's "small town, rural feel" intact.

HOW - How can we go from Now to Wow?

HOW?

1. Manage Growth Thoughtfully and Protect the Environment

Participants consistently called for careful, environmentally responsible growth that respects Lake Country's natural systems, water capacity, and small-town identity. There was strong agreement that development should remain focused within existing urban areas, with limits on density in sensitive areas such as Woodsdale and the lakeshore. Many urged the District to protect green space, trees, and hillsides, improve environmental regulations (e.g., tree bylaws, fertilizer restrictions), and prioritize clean lakes and water conservation as central to Lake Country's future.

2. Improve Transportation and Infrastructure

A major theme centered on the need for better transportation planning and infrastructure investment. Participants highlighted chronic traffic congestion—especially along Glenmore Road and Highway 97—and called for more sidewalks, bike lanes, and safe routes between neighbourhoods. There was strong interest in improving transit (including regional light rail and bus connections), maintaining roads, and ensuring that infrastructure upgrades keep pace with growth. Many emphasized that planning must be realistic about car use while still expanding active transportation options.

3. Expand Housing Diversity and Affordability

Participants encouraged the District to increase housing variety—including secondary suites, duplexes, and attainable multi-family homes—while maintaining Lake Country's rural and family-oriented character. They supported policies that make it easier for multi-generational families to live together, ensure housing aligns with infrastructure capacity, and prevent speculative or excessive development. Some suggested establishing mechanisms to focus housing on local needs, not just market-driven outcomes.

4. Invest in Community Amenities and Local Economy

Participants expressed enthusiasm for community facilities such as a recreation centre or pool (though opinions were mixed on cost), and improvements to parks, trails, and gathering spaces. There was also strong support for expanding local businesses, restaurants, and tourism options to strengthen the economy and reduce reliance on Kelowna and Vernon. A vibrant Main Street and increased local commerce were viewed as key to both economic sustainability and community vibrancy.

5. Strengthen Governance, Communication, and Collaboration

Several participants emphasized the need for better communication, transparency, and public involvement in decision-making. Suggestions included more opportunities for community input on development proposals, visible follow-up on public feedback, and clear communication around budgets, bylaws, and infrastructure priorities. Participants also encouraged partnerships across public and private sectors, community celebrations, and continued opportunities for civic engagement as Lake Country evolves.

HOW?

A.4. Workshop Summary

NOW.

The community workshops were structured around three themes, Now, Wow, and How, to guide discussions about the community's present, future, and path forward. The following is a summary of themes heard.

NOW - Values

1. Rural and Agricultural Identity

Participants strongly identified Lake Country's rural and agricultural roots as central to its character. Farming, ALR protection, and open landscapes were seen as core to the community's identity and economy. Many expressed pride in the District's heritage of orchards, vineyards, and small-scale agriculture, emphasizing the need to maintain this lifestyle as a defining feature that sets Lake Country apart from urban neighbours.

2. Natural Environment and Lakes

Participants highlighted the natural setting, lakes, trails, parks, views, and open space, as a defining and unifying aspect of community life. Access to the water, quiet rural spaces, dark skies, and natural beauty were seen as critical to Lake Country's appeal and quality of life. The protection of natural assets, from wildlands to lakefronts, was viewed as essential to health, recreation, and long-term sustainability.

3. Small-Town Character and Community Connection

A strong sense of belonging, volunteerism, and safety were consistently valued. Participants described Lake Country as a family-oriented, close-knit community with opportunities to participate and make a difference. They valued the quiet pace of life, strong social networks, and local initiatives, from arts and culture events to community halls, that build identity and connection. Maintaining this "small-town feel" while managing growth and change was seen as vital to preserving what people love about Lake Country.

NOW - Challenges

NOW.

1. Housing Affordability and Diversity

Participants identified limited and increasingly unaffordable housing as one of Lake Country's most pressing challenges. A lack of diverse housing types restricts opportunities for young families, workers, and seniors looking to downsize or age in place. Participants noted that high housing costs discourage volunteerism, reduce social diversity, and make it difficult for the next generation to remain in the community.

2. Infrastructure, Transportation, and Growth Management

Infrastructure capacity—particularly roads, sidewalks, schools, and recreation facilities, was a recurring concern. Participants observed that rapid growth has outpaced the infrastructure needed to support it, creating challenges related to traffic safety, connectivity, and public transit. They also pointed to a lack of safe, separated active transportation routes and limited access to healthcare and other essential services. Balancing infrastructure investment with affordability and responsible tax increases was viewed as a key challenge moving forward.

3. Economic Sustainability and Tax Base Balance

Participants emphasized the need to diversify Lake Country's economic base to reduce reliance on residential property taxes. A stronger commercial and industrial presence, as well as sustainable tourism and agricultural innovation, were seen as ways to build a more resilient local economy. This diversification would help fund community amenities, support infrastructure, and lessen dependence on commuting to neighbouring municipalities for work and services.

4. Maintaining Rural and Cultural Identity Amid Growth

Participants expressed concern that ongoing development and urbanization could erode the small-town, rural, and agricultural character that defines Lake Country. Protecting farmland, supporting the arts and culture sector, and celebrating local heritage were viewed as essential to retaining identity and vibrancy. Participants also highlighted the need for the District to more visibly support cultural institutions, such as the museum, art gallery, and community halls, which rely on limited funding and volunteer capacity.

WOW - Future Opportunities

WOW!

1. A Vibrant and Connected Town Centre

Participants envisioned a more lively, mixed-use downtown that acts as the heart of the community — a place where people live, work, and gather. They emphasized the importance of high-quality public spaces, pocket parks, and pedestrian-oriented design to foster vibrancy and connection. Beautification initiatives such as gardens, murals, and streetscape greenery were seen as key to creating a welcoming and distinctive Main Street. Participants supported accelerating Town Centre development through collaboration, incentives, and design standards that strengthen Lake Country's identity.

2. Arts, Culture, and Community Life

Participants emphasized that arts, culture, and heritage should play a larger role in shaping Lake Country's future. Ideas included recognizing history through street names and public art, expanding festivals and markets, and integrating culture into everyday spaces. Many saw a need for new cultural and community facilities, such as a shared-use hub with event space, offices, and recreation amenities, to support local organizations and provide gathering places that serve all ages. Partnerships with UBC, RCMP, and other institutions were identified as opportunities to position Lake Country as a hub for creativity, education, and research.

3. Environmental Stewardship and Access to Nature

Protecting and celebrating Lake Country's natural assets was a dominant theme. Participants called for improved lake access, expanded trails and waterfront parks, and stronger watershed management to safeguard water quality and ecosystem health. Ideas included a community tree-planting program, drought- and fire-resistant landscaping, and enhanced education on lake and watershed stewardship. Participants saw the Rail Trail, waterfront parks, and natural corridors as key connectors linking the community's recreational, ecological, and social fabric.

4. Inclusive, Safe, and Sustainable Growth

Participants described a future where Lake Country grows in a balanced, inclusive, and sustainable way. Priorities included multi-generational housing options, support for aging in place, improved accessibility for people with disabilities, and safe routes for children to walk and bike to school. Economic sustainability was also seen as essential, with calls to attract small businesses, improve local services, and reduce dependence on commuting. Participants encouraged "smart growth" that concentrates density in established nodes, supports active transportation, and protects the environment and rural character that define Lake Country.

HOW? - how we go from NOW to WOW

HOW?

1. Strengthening the Town Centre and Local Economy

Participants emphasized that revitalizing and diversifying the Town Centre is essential for achieving Lake Country's long-term vision. A vibrant downtown with mixed-use development, restaurants, offices, and small businesses was seen as central to building community pride and reducing reliance on neighbouring cities. Participants supported incentives and partnerships to attract investment, create local jobs, and diversify the tax base through a stronger commercial and light-industrial presence. Ensuring that development aligns with community values, prioritizing quality design, walkability, and unique, small-scale businesses, was viewed as critical to success.

2. Expanding Housing Choices and Affordability

Participants identified the need for a full range of housing options to meet the needs of all ages and incomes. Ideas included laneway and missing-middle housing, multi-generational and aging-in-place options, and policies that ensure developments contribute to community goals. There was strong interest in establishing a Housing Authority to lead local initiatives, pursue funding, and collaborate with developers to improve housing attainability. Participants stressed the importance of balancing growth with livability, ensuring that new housing is supported by green space, services, and transit.

3. Investing in Infrastructure, Connectivity, and Public Spaces

Participants called for continued investment in infrastructure and amenities that support quality of life. Priorities included road safety, expanded transit, and separated active transportation routes connecting Lake Country's neighbourhoods and parks. Enhancing public spaces—such as plazas, waterfront parks, and green corridors—was viewed as key to community well-being and social connection. Participants also encouraged the District to prioritize parkland acquisition, urban design standards, and wayfinding improvements as population growth continues.

4. Environmental Stewardship and Agricultural Resilience

Protecting water quality, farmland, and natural systems was a consistent theme. Participants emphasized the need for watershed protection strategies, wildfire preparedness, and support for sustainable agriculture. There was enthusiasm for positioning Lake Country as a leader in agri-tourism and local food systems—creating new jobs and reinforcing the community's identity. Clean energy generation, composting, and biomass reduction were suggested as practical steps toward becoming a more climate-resilient community.

5. Community Well-Being, Services, and Partnerships

Participants highlighted the importance of expanding local services and facilities that meet social, cultural, and recreational needs. Ideas included new recreation amenities (pool, rink, sports fields), accessible gathering spaces, and integrated hubs offering community, health, and government services locally. Strengthening partnerships, with UBC, provincial and federal agencies, and community organizations- was seen as key to achieving shared goals. Ongoing engagement, transparent communication, and recognition of volunteer and community leadership were also identified as essential to maintaining trust and civic pride as Lake Country evolves.

HOW?

A.5 Pop-up Events General Summary

NOW.

NOW.

1. Strong Appreciation for Small-Town Lifestyle and Natural Setting

Participants expressed deep appreciation for Lake Country's relaxed, small-town atmosphere, scenic views, and access to parks, beaches, and trails. Many noted that the community feels friendly, close-knit, and well-balanced between rural charm and proximity to larger centres. The outdoor recreation opportunities, such as the Rail Trail, bike skills park, and music events, were seen as key parts of what makes Lake Country special.

2. Transportation, Traffic, and Infrastructure Concerns

The most frequent challenges raised related to traffic congestion (especially on Glenmore and Highway 97), lack of sidewalks and safe routes for walking and cycling, and general infrastructure strain from growth. Participants called for better road maintenance, improved mobility options, and investment in essential systems like sewer, water, and schools before further development proceeds.

3. Growth, Affordability, and Maintaining Rural Character

Many participants were concerned about rapid development, rising housing costs, and loss of rural identity. They emphasized the need for thoughtful, well-planned growth that preserves open space, protects the environment, and keeps Lake Country's "spacious, peaceful" feel intact. Several also mentioned the importance of affordable and senior housing, while resisting over-densification and "urban-style" condo developments.

WOW!

1 Recreation and Community Spaces

Participants strongly emphasized the need for a community recreation centre with a pool, along with pickleball courts, sports fields, and expanded trail networks. These amenities were seen as vital for health, social connection, and ensuring all ages can stay active within the community.

2. Arts, Culture, and Local Identity

There was broad support for making Lake Country a hub for arts, music, and cultural expression, with a vibrant Main Street and public spaces that showcase the community's creativity and character. Participants envisioned Lake Country as a distinct and welcoming place, celebrating its small-town charm and natural setting.

3. Connectivity and Managed Growth

Participants highlighted the need for safe bike and pedestrian routes, better traffic flow, and improved transit connections, alongside balanced, inclusive growth that maintains affordability and the rural character of Lake Country. Growth should enhance—not erode—the qualities that make the community special.

WOW!

HOW?

1. Recreation, Parks, and Youth Spaces

Participants consistently called for new and expanded recreation amenities — including a community pool, indoor sports facilities, skate park upgrades, walking tracks, and more playgrounds. There was strong interest in ensuring year-round spaces for youth, families, and seniors, as well as protecting and enhancing parks, trails, and waterfront areas for community use.

2. Mobility, Infrastructure, and Smart Growth

Improving bike and pedestrian infrastructure, completing the Rail Trail, and enhancing transit connections were top priorities. Participants also emphasized the need for balanced growth, more commercial and mixed-use development on Main Street, and upgraded utilities and roads — all while maintaining Lake Country's rural and natural character.

3. Community Engagement and Local Governance

Many participants urged the District to keep citizens actively involved in planning and decision-making, with transparent communication and accessible consultation methods. There was also interest in fiscal responsibility, ensuring that growth, beautification, and recreation investments are made thoughtfully and reflect the community's shared values.

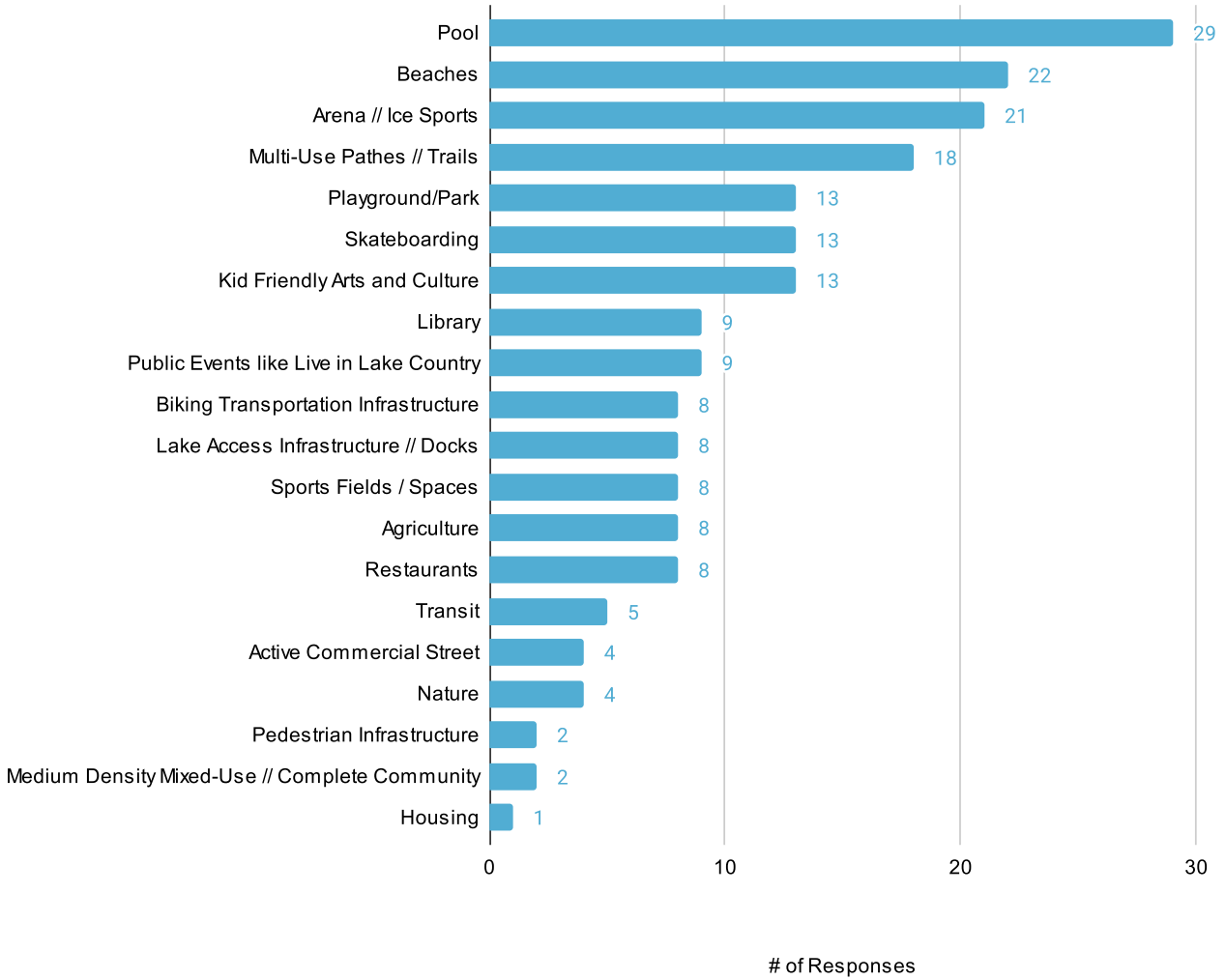
HOW?

Kids Boards

During the pop-up events, kids had their own board where they could share what's most important to them. The summary below highlights what they said.

Key findings

- Kids most often mentioned wanting a pool, beaches, ice sports, and more trails or paths to walk and bike on.



Report to Council

District of Lake Country

To:	Mayor and Council	**Meeting Date**:	February 3rd, 2026
From:	Paul Gipps, CAO	**Meeting Type**:	**Committee of the Whole**

Prepared by: **Brian Zurek, Manager of Long Range Planning**
Department: **Planning and Development**

Title: Official Community Plan Review and Update | February 2026

DESCRIPTION
Provide Council with a summary of the results of the second phase (development options) of the Official Community Plan (OCP) review and update.

EXECUTIVE SUMMARY
Phase II Development Options
The second phase of public engagement generated strong participation from local residents. Engagement opportunities included an online survey, open houses, community workshops, community pop-up display, youth engagement, Council workshop, and email submissions.

Participants expressed a high level of support for the draft planning principles and associated proposed directions. Feedback on community options varied, with different views expressed on methods to accommodate the scale, pace, and location of development. Feedback supported focused urban development that is scaled to existing neighbourhoods, highlighting the need for balance, clarity, and accountability in decision making. Participants continued to indicate strong attachment to Lake Country's community character, natural setting, and agricultural context.

Next Steps: Phase III Developing the Plan (OCP Draft 1)
Staff are planning engagement activities for the third phase of the OCP review and update (developing the draft plan). This project phase is scheduled to occur between January and March 2026.

BACKGROUND
Phase II Development Options
Described in the terms of reference, the second phase of the OCP review and update is community development options. From the Engagement Plan, the purpose of the community development options phase of the project: present and gather feedback on draft land use scenarios and policy options; refine options based on community input to ensure alignment with shared needs and priorities.

At the Committee of the Whole meeting on November 4, 2025, Council reviewed a summary of the first project phase, and an update on planned public engagement for the second phase of the project.

Staff conducted public engagement events in the community from December 2025 to January 2026.

DISCUSSION/ANALYSIS
Results of Public Engagement: Phase II Development Options
Overview
The District's OCP phase II engagement generated strong community participation with 360 survey responses, and additional in-person feedback through two open houses, one pop-up event, youth engagement at George Elliot

Secondary School (GESS), and two community workshops. Additionally, Council participated in one workshop to review engagement materials. A summary of engagement feedback is included as Attachment A to this report.

The District structured the phase II engagement activities to collect feedback on the following:

- planning principles,
- proposed directions, and
- community options.

Participants: Demographic Highlights

The survey revealed important demographic trends among respondents:

- 95% of respondents were full-time residents, with over half indicating that they resided in Winfield,
- 52% identified as female, 48% identified as male,
- homeowners and adults 35 and older were over-represented, and
- renters, children, youth and younger adults were under-represented.

The District encouraged online and in-person participation from groups who were under-represented in the first phase of the project by:

- organizing a youth-engagement event at GESS, and
- distributing engagement opportunity information to multi-family rental properties in the community.

Building off feedback received from youth, staff continue to work with School District 23 staff to develop additional student-focused opportunities to participate in future project phases.

Demographic information was not collected at open house events to determine the background of in-person participants (e.g. homeowners vs. renters). Additional outreach will be completed in future project phases to further encourage feedback from under-represented community groups.

Over 80% of survey respondents felt that they were able to express their ideas and values.

Planning Principles

Nearly 75% of survey responses supported the draft planning principles. Themes in the feedback included:

- strong support for environmental stewardship, community well-being, and managed urban growth,
- consistent calls to align principles with infrastructure capacity, servicing, and fiscal limits, and
- desire to understand the link between principles and decision making.

Proposed Directions

All proposed directions received high levels of support in survey responses. Themes in the feedback included:

- support for improvements to the planning and permitting process,
- desire for a better understanding of the plans for and implications of infrastructure and amenity projects, and
- calls for stronger communication, trust-building, and follow-through between policy direction outcomes.

Community Options

Feedback received on community options varied, with different views expressed on the future scale, pace, and location of development in Lake Country. Themes in the feedback included:

- support for focused growth in developed / serviced areas, thereby limiting the scale of development in rural / agricultural areas,
- preference for supporting the further development of the Town Centre and other areas of existing mixed-use development, and
- concern for the perceived impact of development on the community's rural character, and desire for infrastructure and services to keep pace with community growth.

Summary of Phase II Engagement Results

Participants continued to express strong attachment to Lake Country's community character, natural setting, and rural and agricultural context. Feedback identified the pace and location of growth in the community as important considerations to inform the continued development of the community, and associated concerns about infrastructure capacity, neighbourhood fit, affordability, and trust in decision-making.

Feedback addressed:

- need for clear direction on where growth should occur,
- alignment between development and infrastructure, and
- desire for predicable and open decision-making.

Participants supported focused urban development that is scaled to existing neighbourhoods, highlighting the need for balance, clarity, and accountability.

Next Steps: Phase III Developing the Plan (OCP Draft 1)

From the project Engagement Plan, the purpose of the third phase of the project: develop draft land use plans and policy; solicit public feedback on draft plans; and refine policy based on community input and the District's needs and priorities.



Staff have begun to develop draft OCP policy. The work is based on phase II engagement feedback, and information collected in previous project phases (land capacity analysis, housing needs reports, OCP phase I engagement results, etc.).

Similar to phase II, the planned engagement activities for the third phase of the project including digital and in-person events. Engagement opportunities will be varied and comprehensive to allow the public opportunities to share their feedback on the draft policy to guide the future development of Lake Country. Building off the participation and success of phases I and II engagement activities, the project team is again connecting with members of the public engaged in existing community groups, clubs, and networks to encourage public feedback. Additionally, the project team is planning a workshop with Council to discuss OCP land use and associated policy.

Neighbourhood open houses in each ward will be completed during phase III of the OCP review and update. Results of the neighbourhood engagement sessions will be summarized and used to inform the draft policy.

The project website letsgrowlakecountry.ca will continue to be the principal resource for the OCP update and review.

The third phase of the OCP review and update is scheduled from January to March 2026.

Respectfully Submitted,
Brian Zurek, Manager of Long Range Planning

Report Approval Details

Document Title:	OCP Review and Update - Phase 2 Engagement Results .docx
Attachments:	- ATTACHMENT A - OCP PHASE 2 Engagement Summary.pdf
Final Approval Date:	Jan 28, 2026

This report and all of its attachments were approved and signed as outlined below:

Jeremy Frick, Director of Development Approvals - Jan 28, 2026 - 10:51 AM

Reyna Seabrook, Director of Corporate Services - Jan 28, 2026 - 11:03 AM

Paul Gipps, Chief Administrative Officer - Jan 28, 2026 - 11:46 AM

Task assigned to Makayla Ablitt, Manager of Corporate Administration was completed by assistant Shara Glenn, Legislative and FOI Coordinator - Jan 28, 2026 - 11:48 AM

Official Community Plan Update

ROUND 2 ENGAGEMENT SUMMARY

District of Lake Country

JANUARY 2026



Let's Grow Lake Country Together

Official Community Plan Review and Update

LAKE COUNTRY

Life. The Okanagan Way.

ENGAGEMENT SUMMARY AT A GLANCE

Who We Heard From

Round 2 engagement for Lake Country's Official Community Plan (OCP) update reached a broad range of Lake Country residents through an online survey, in-person events, and targeted outreach. While participation generally reflected the community, some demographic groups were more represented than others, which is noted below.

- 360 survey responses were received during Round 2 of engagement.
  - » Most participants were full-time Lake Country residents, with approximately 95 percent identifying as year-round residents.
  - » Responses were received from all four wards, with the highest participation from Winfield, followed by Okanagan Centre, Oyama, and Carr's Landing.
  - » Homeowners and residents aged 35 and older were over-represented, while renters and younger adults were under-represented relative to census data.
- In-person engagement included two community open houses, a pop-up event, and a series of workshops, including youth, community, and Council sessions, providing additional opportunities for dialogue.
- Targeted youth engagement was undertaken to help address gaps, including a workshop with students at George Elliot Secondary School.

Engagement Overview

Round 2 engagement was structured to gather feedback on how Lake Country should grow and evolve, focusing of draft planning principles, proposed directions and community options.

Planning Principles

Participants were asked about their level of support for the draft planning principles.

Proposed Directions

Proposed Directions outlined actions identified by staff as the most practical or necessary based on technical analysis, policy requirements, or existing conditions. Feedback focused on whether these directions were supported and what refinements or safeguards were needed.

Community Options

Community Options presented different paths the community could take. These options explored trade-offs related to growth, land use, housing, infrastructure, and community character. Participants were asked to indicate their level of support and suggest changes or alternatives.







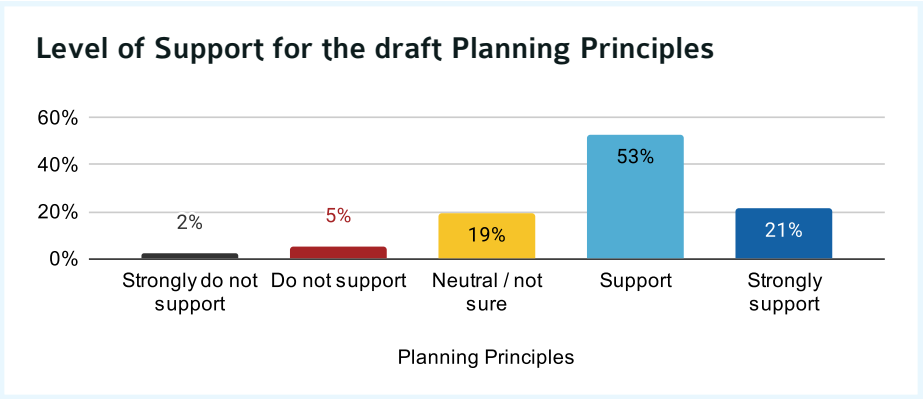
Key Themes Across Engagement

Planning Principles

Overall, feedback on the Planning Principles focused on alignment with Lake Country's identity, with strong support for the intent of the principles alongside a desire for clearer limits, priorities, and implementation.

- A clear majority of participants indicated support for the overall set of Planning Principles, particularly those related to stewardship, community well-being, and managed growth.
- Consistent calls to better align principles with infrastructure capacity, servicing, and fiscal realities.
- Desire for clearer articulation of how principles will guide real decisions, particularly around growth, density, and neighbourhood change.
- Refinements recommended to more clearly reflect reconciliation, culture, health and well-being, agriculture, and community identity.

> "Many people live in Lake Country because of the surrounding nature and rural character."



Proposed Directions

Responses to the Proposed Directions emphasized practicality, transparency, and accountability, with participants seeking clearer explanations of how and when actions would be implemented.

- All proposed sets of directions received high levels of support from respondents.
- Support for directions that improve clarity, predictability, and consistency in planning and permitting processes.
- Requests for greater detail on timelines, funding, and responsibilities for infrastructure and amenities.
- Repeated calls for stronger communication, trust-building, and follow-through between policy direction and on-the-ground outcomes.

> "We need to build the infrastructure of the community before building additional high density housing."



Community Options

Feedback on Community Options reflected differing views on the scale, pace, and location of change, with many participants weighing trade-offs between growth, livability, and long-term affordability.

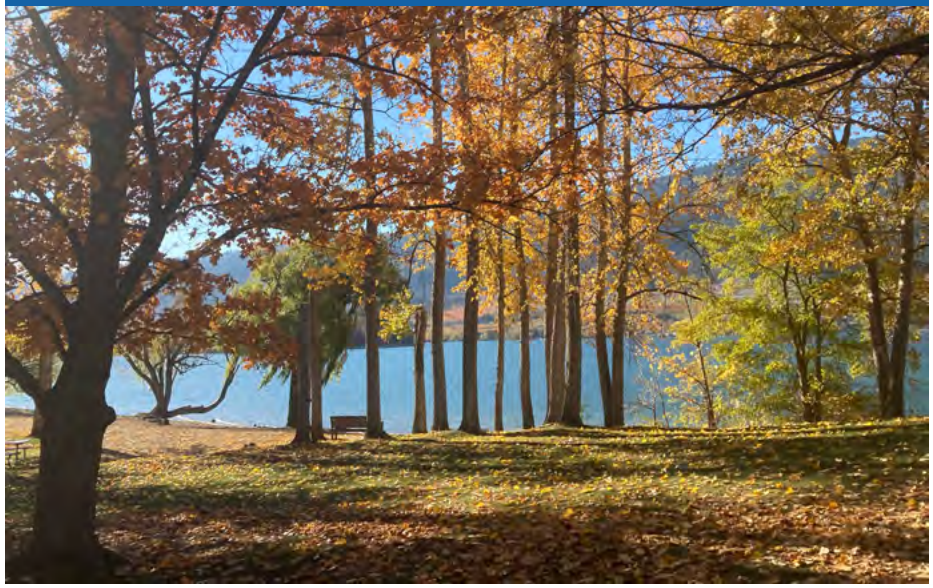
- Community Option 1A and Community Option 3 received the highest levels of support.
  - » Community Option 1A explored focusing growth in already developed or serviced areas, maintaining clearer transitions to rural and agricultural lands, and limiting the scale and spread of higher-density development.
  - » Community Option 3 explored a moderate growth scenario, allowing for additional density in key centres and corridors while still emphasizing transitions, design considerations, and infrastructure capacity.
- Strong preference for focusing on higher-density and mixed-use development in the Town Centre and other serviced areas.
- Ongoing concern about impacts to rural character, agricultural lands, and established neighbourhoods.
- Emphasis on infrastructure, transportation, and servicing, needing to keep pace with or precede new development.

> "Density should be focused in our town centre, closer to the amenities of Lake Country."

Summary

Across Round 2 engagement, participants continued to express strong attachment to Lake Country's small-town character, natural setting, and rural and agricultural context, while providing more detailed and candid feedback on how growth is being managed and experienced on the ground. The discussion shifted from broad values to specific concerns about pace, location, and form of change, particularly in relation to infrastructure capacity, neighbourhood fit, affordability, and trust in decision-making.

Looking ahead, feedback emphasized the need for clearer direction on where growth should occur, stronger alignment between development and infrastructure delivery, and more predictable, transparent processes. Many participants supported accommodating growth when it is focused in appropriate areas, designed with sensitivity to surrounding neighbourhoods, and paired with tangible community benefits, reinforcing the importance of balance, clarity, and accountability as the OCP moves forward.



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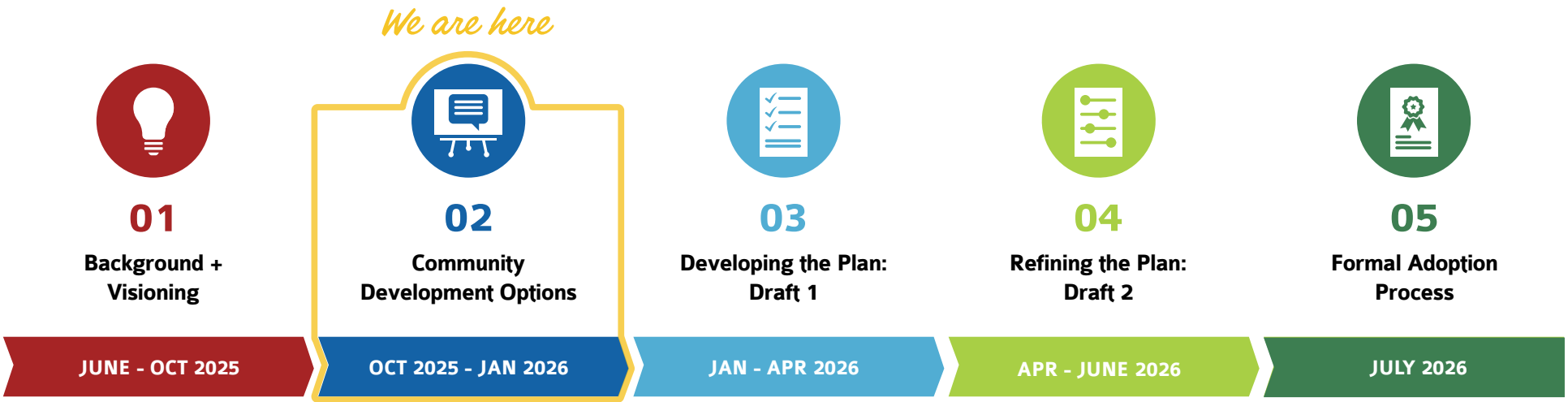
4.3. Workshops 24

01 REPORT OVERVIEW

This report provides an overview of the engagement results for Round #2 of the District of Lake Country (DLC) OCP update project. The Report is structured as follows:

- **Section 2** provides an overview of the consultation activities, including online and in-person opportunities.
- **Section 3** provides an overview of survey demographics, including which groups were over- and under-represented in the survey results.
- **Section 4** provides an overview of engagement results, including a synthesis of both online and in-person engagement.

1.1. Project Timeline



02 CONSULTATION OVERVIEW

Generally, this Round of engagement focused on:

- **Planing Principles** – These are high-level statements that set the overall values and direction of an OCP and guide how policies, land use decisions, and implementation actions are developed and interpreted, informed by Round 1 community engagement.
- **Proposed Directions** – These are actions that staff believe are the best or most practical approach based on technical analysis, policy requirements, or existing conditions.
- **Community Options** – These present different paths the community could take.

Community options and proposed directions were organized around the draft OCP planning principles, including:

- Stewardship of Land, Lakes, and Natural Systems
- Managed and Sustainable Growth
- A Vibrant and Distinct Town Centre
- Connected and Safe Mobility
- Housing Diversity and Affordability
- Local Economy and Employment
- Community Well-Being, Recreation, and Culture
- Civic Trust, Engagement, and Transparency

For both Community Options and Proposed Directions, respondents were asked to indicate how much they support each item and share any changes or suggestions.

2.1. Online Engagement

Survey

The DLC received 360 survey submissions. An overview of the demographics of respondents is provided in Section 3, including a comparison of the respondents' age with the population of Lake Country to determine which age groups are over- and under-represented.

2.2. In-person Engagement

Community Open House

DLC staff hosted two community open houses to share information and gather feedback on the OCP update process, one on Thursday, December 11th, from 3:00 pm to 7:00 pm, and another on Friday, December 12th, from 9:00 am to 1:00 pm. These sessions provided community members with opportunities to learn about the project and engage directly with the planning team.

Pop-up

On December 6th, 2025, Planning staff conducted a pop-up engagement event at the Santa's Workshop with approximately 20 participants. The pop-up provided community members with opportunities to learn about the project and engage directly with the planning team in a condensed format compared to the Community Open House.

Youth Workshop

On December 5th, 2025, DLC hosted a youth-focused workshop at George Elliot Secondary School, focusing on their priorities and the draft planning principles.

Council Workshop

On December 12th, 2025, DLC staff hosted a Council workhop where members were invited to discuss planning principles, policy directions, community options, and implementation considerations.

Community Workshops

On January 7th, 2026, DLC staff hosted two community workshops. The workshops were designed to gather input from community organizations, service providers, and stakeholder groups on the draft planning principles and emerging policy directions. Participants represented a broad range of interests, including agriculture, housing and development, health and wellness, culture and heritage, seniors services, education, libraries, tourism, and economic development.

A summary of the feedback received can be found in section 4.

2.3. Outreach

Round 2 engagement used a mix of direct mail, digital outreach, and print media to inform the community about round 2 OCP engagement activities.

Direct Mail

- Mail-out delivered to approximately 8,700 residences, businesses, and agricultural properties, distributed on November 28th

Digital Outreach

- District e-news/press release
  - » Sent to 1,890 subscribers on December 10th
- Social media (Facebook)
  - » Organic posts and event promotion
  - » Paid social media advertising campaign
    - 18,825 views
    - 6,048 accounts reached
    - 1,076 post engagements
    - 151 link clicks

Print Media

- Six newspaper advertisements were published between November 27th, 2025 and January 1st, 2026
- Newspaper article published December 18th in the Lake Country Calendar

2.4. Consultation at a Glance

360

Total Survey Submissions

2

Community Open Houses

80

Total Community Open House Participants

5

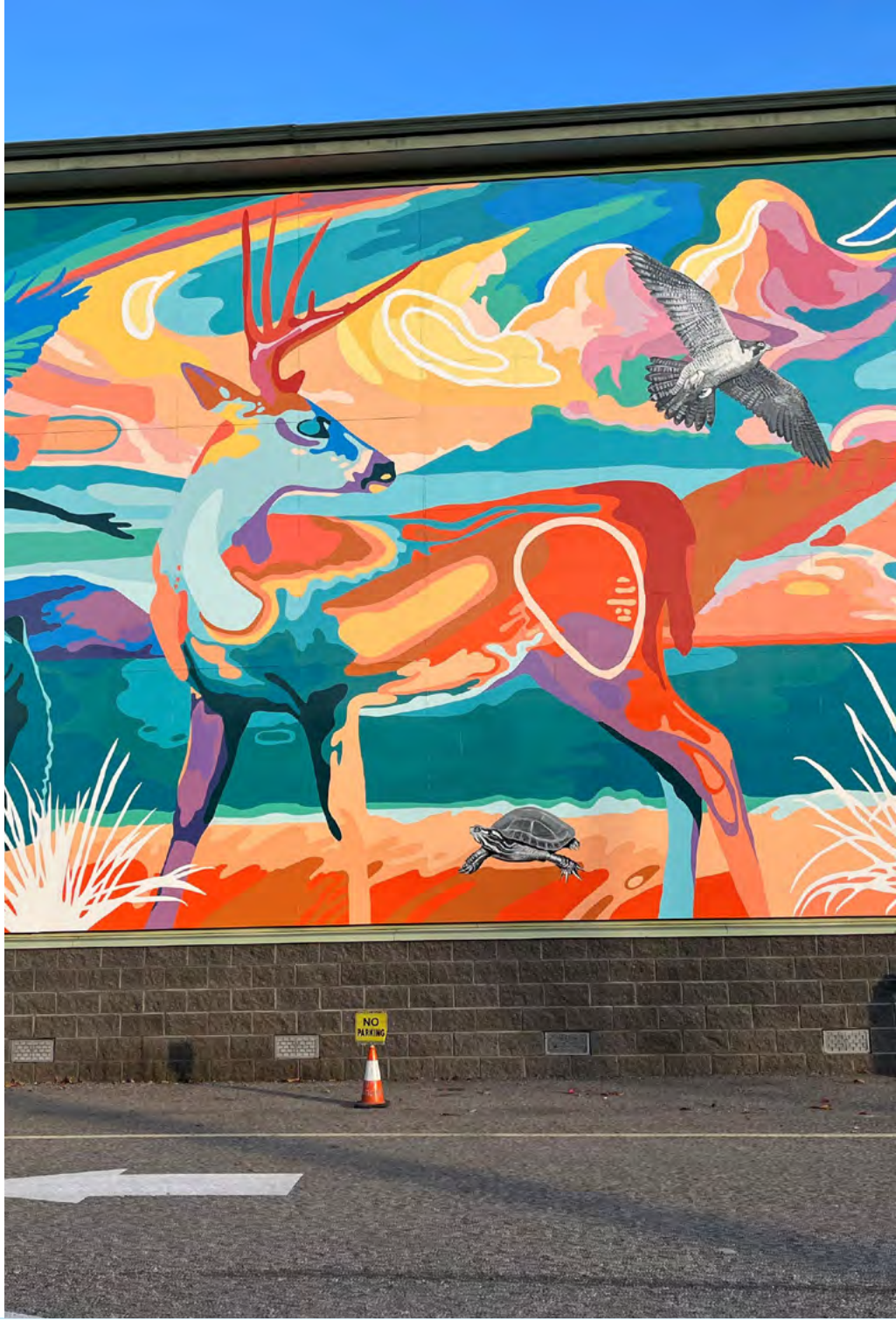
Total workshops and pop-up Events

20

Total youth-focused engagement participants

9

Total community groups engaged through workshops



03 WHO WE HEARD FROM

This section offers an overview of the survey's demographic data, highlighting groups that were over- or under-represented in the results, along with other relevant demographic and response characteristics.

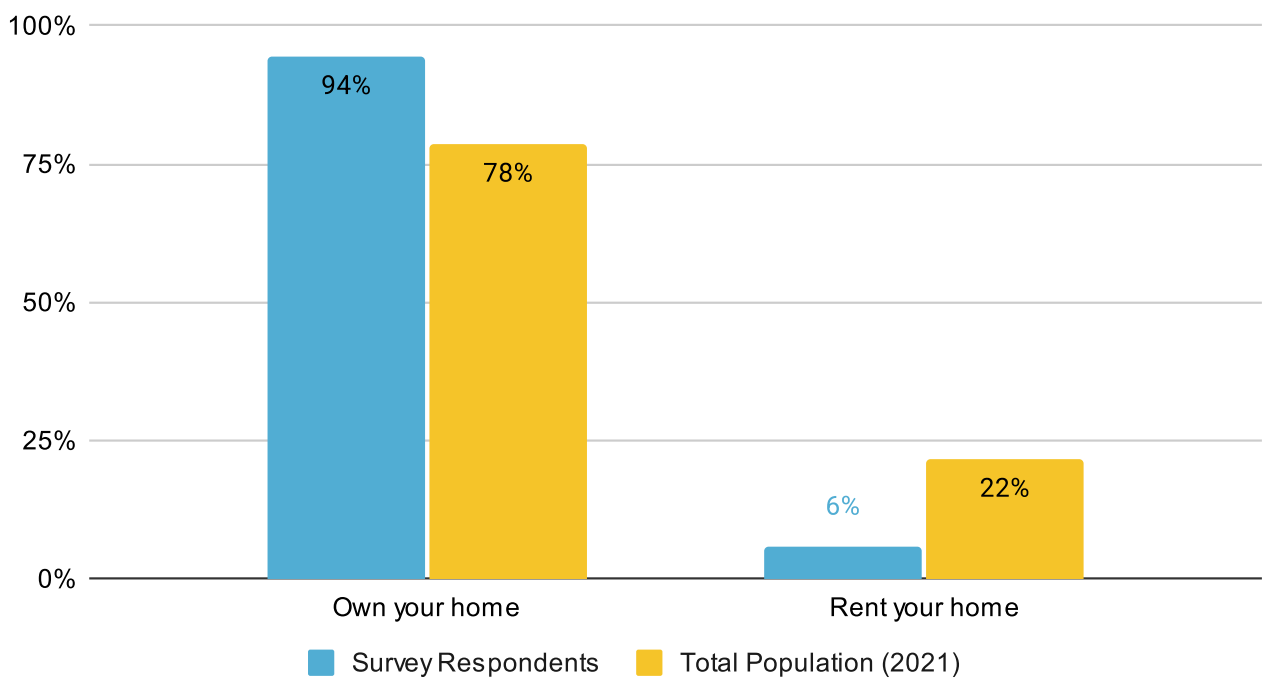
3.1. Over-and-Under Representation in the Survey Results

The online survey collected demographic and household data. The project team compared the results with DLC's most recent census information (2021) to determine what groups were over- and under-represented in the survey results.

Home Ownership

Key findings

- Homeowners were over-represented in the survey, while renters were under-represented.



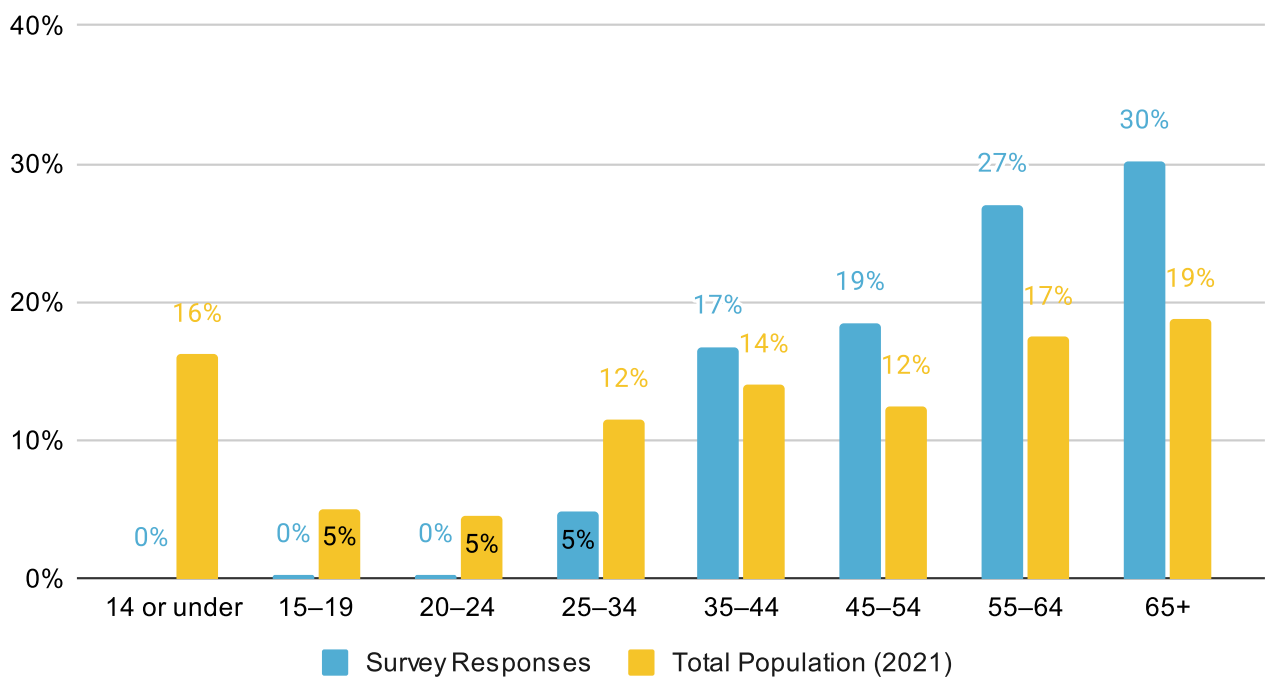
Age

Key findings

- Children, youth, and young adults (20–34) were under-represented.

Note: youth-focused engagement events were conducted which are not captured in this chart.

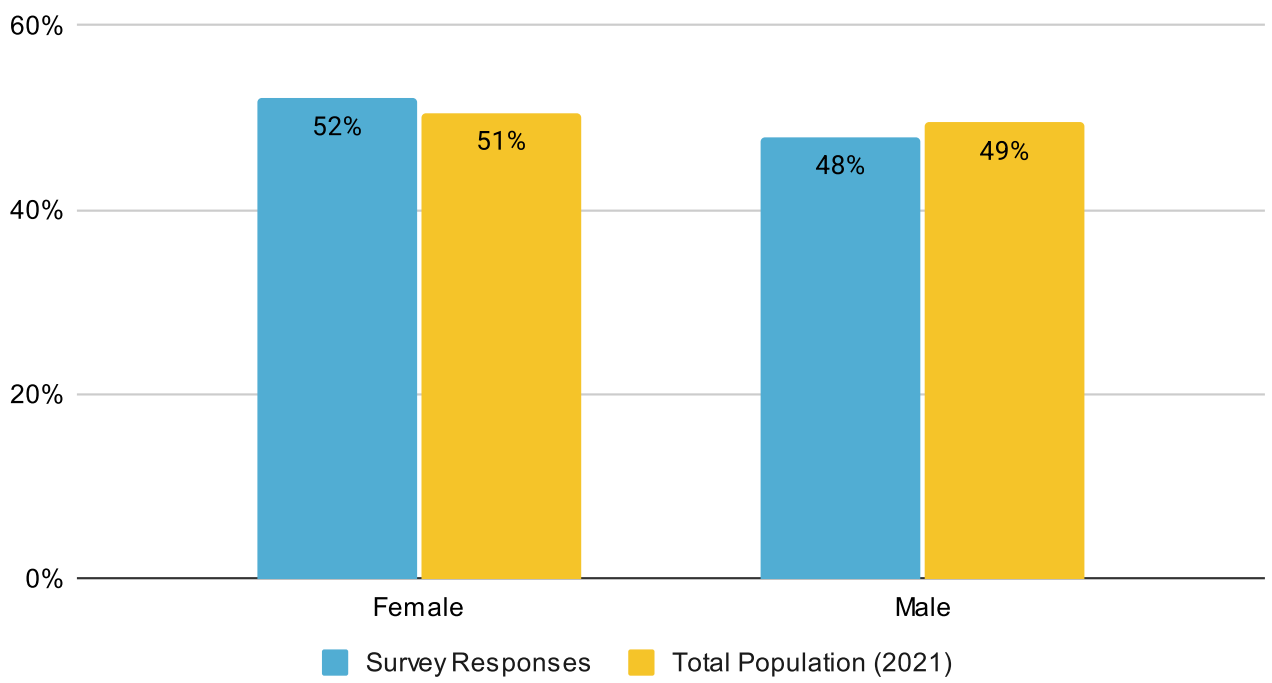
- Adults aged 35 and older were over-represented.
- Older adults (55-64) and Seniors (65+) were significantly over-represented.



Self-identified Gender

Key findings

- Individuals who identified their gender were well represented

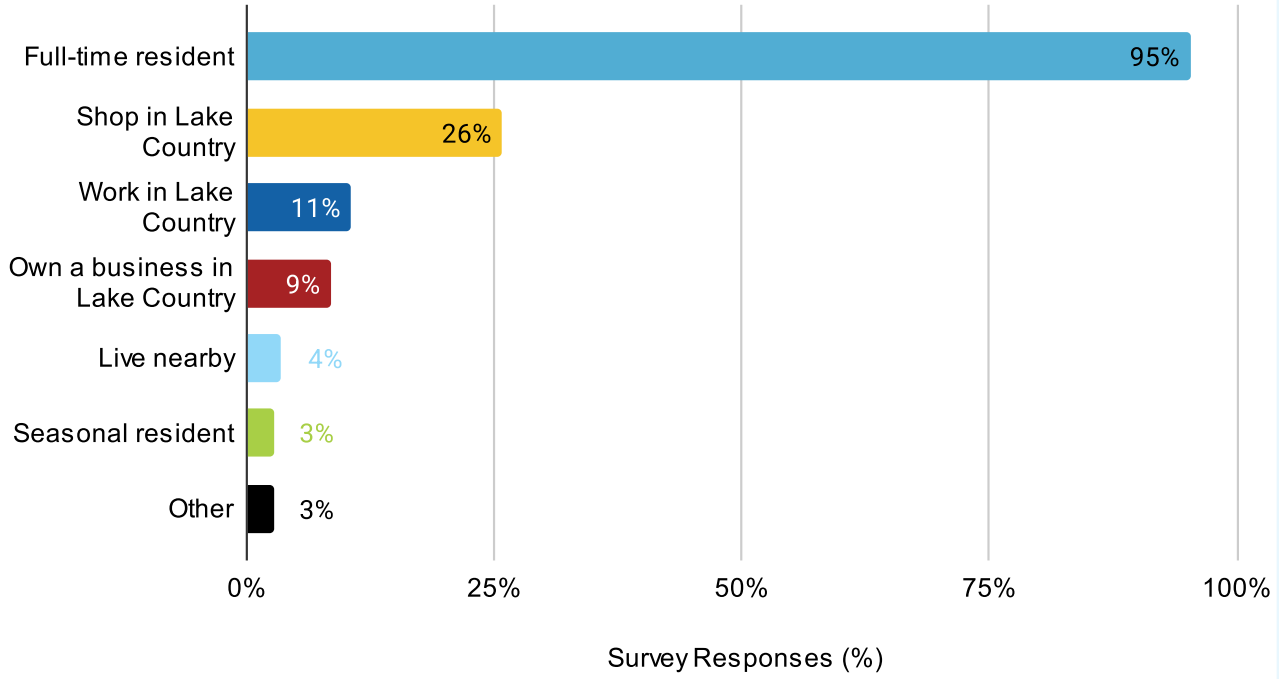


3.2. Other Demographic and Information Request Responses

Connection to Lake Country

Key findings

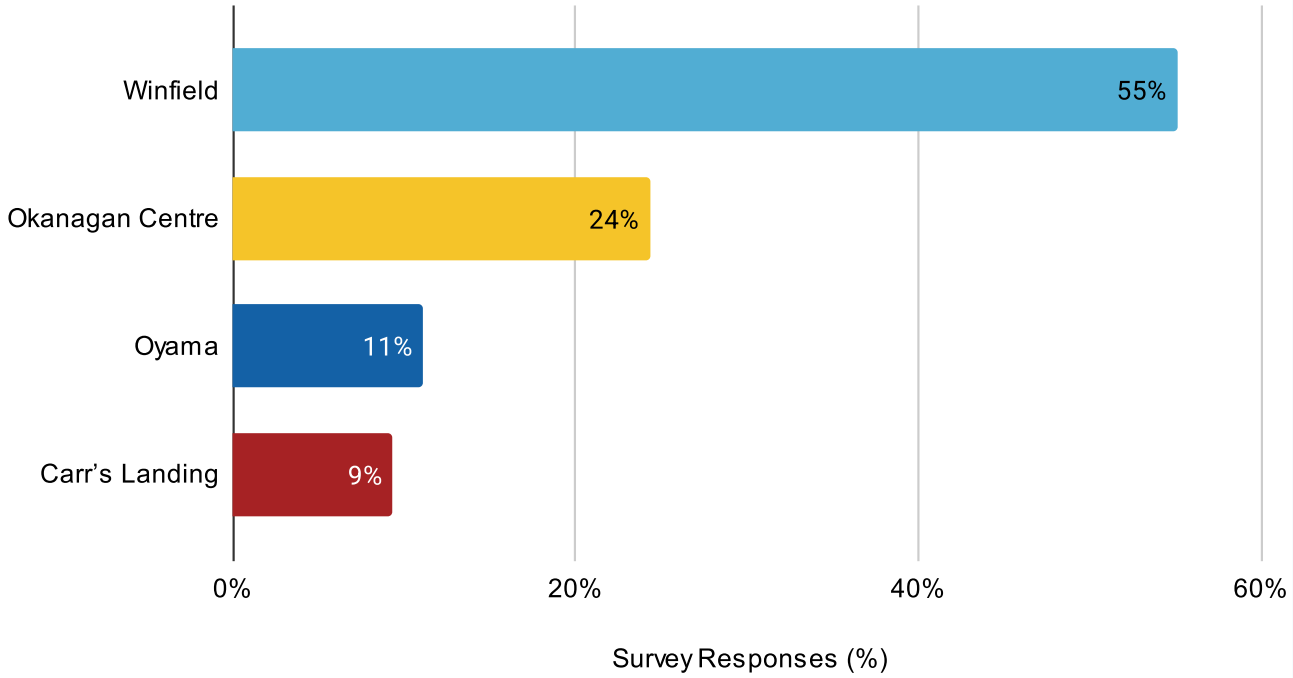
- 95 percent of respondents identified as being a full-time resident of Lake Country
- Three percent identified as a seasonal resident



Respondents by Neighbourhood

Key findings

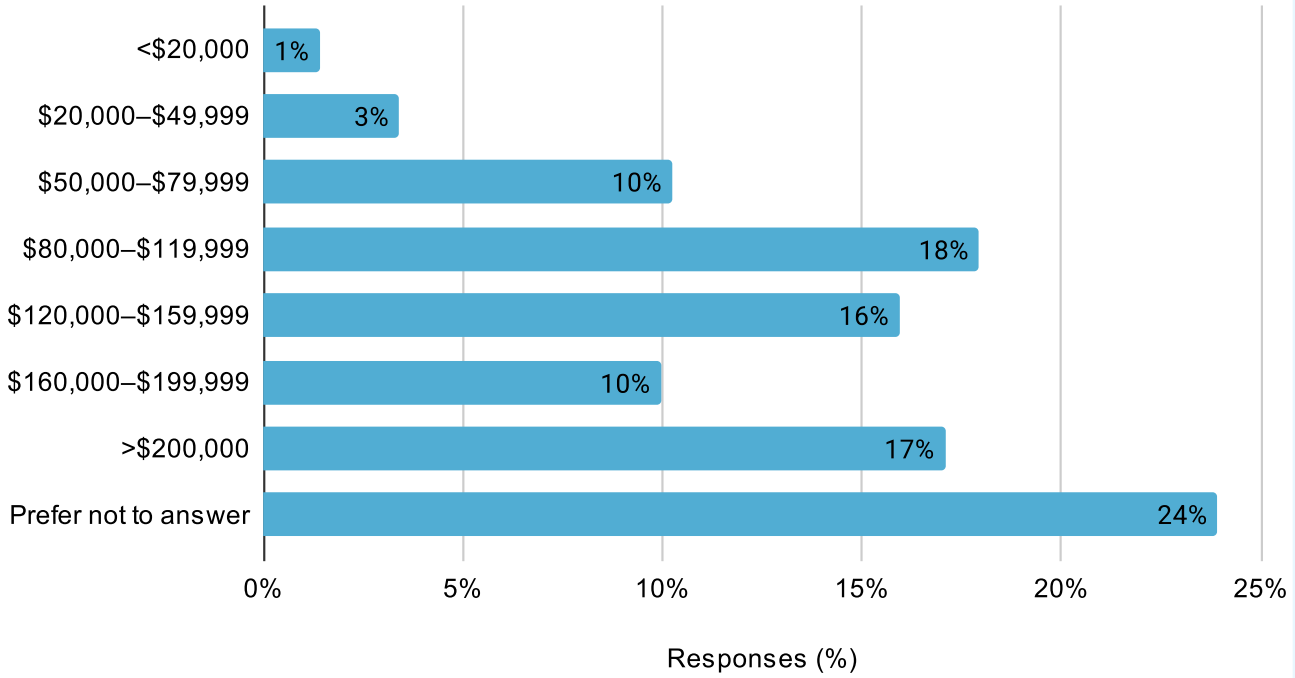
- More than half of the respondents who resided in Lake Country indicated they live in Winfield
- 24 percent of respondents indicated they live in Okanagan Centre



Household Income

Key findings

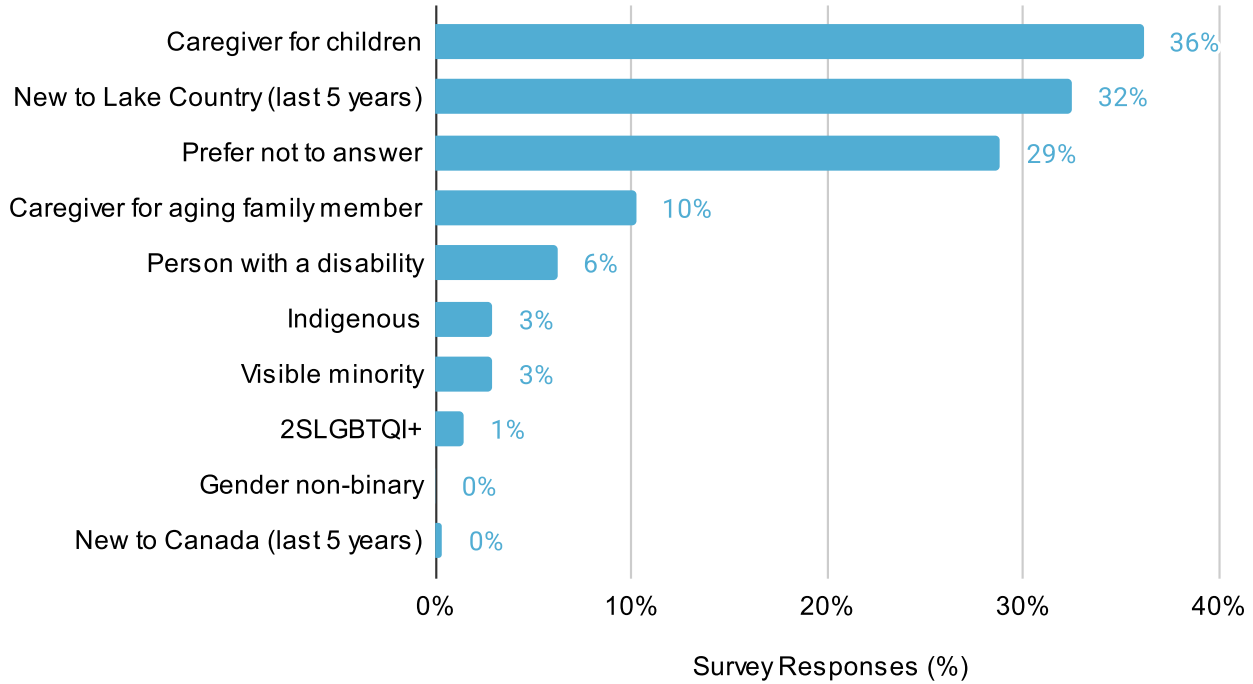
- The greatest proportion of respondents preferred not to answer



Other Self-identification

Key findings

- 36 percent of respondents identified as a caregiver to children
- 32 percent of respondents indicated they are new to Lake Country in the past 5 years.



4.0 ENGAGEMENT RESULTS

This section provides an in-depth overview of engagement analysis methodology and engagement results, broken down by engagement stream (e.g., survey, workshop).

4.1. Methodology

The engagement results were organized by OCP engagement streams (e.g., planning principles, community options) and by the question posed to respondents.

Quantitative Analysis

Descriptive Statistics

- Frequency counts for categorical data (e.g., likert) are presented in percentages.

Qualitative Analysis

Thematic Analysis

- Identify and categorize themes or patterns in open-ended responses, which were then ranked by most common to least common.
- Select quotes are presented that most accurately reflect the themes heard.

Finally, validation through a thorough review of the results between peers (e.g., peer review) was undertaken to ensure the reliability and validity of the analysis.



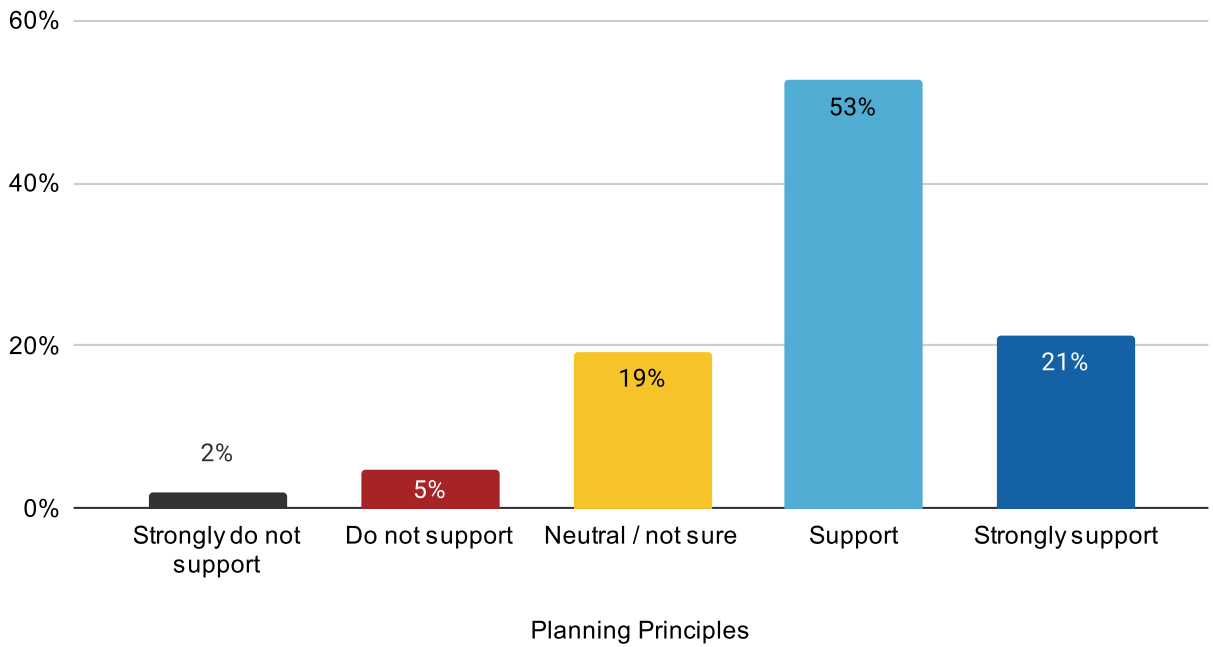
4.2. Survey + Open House + Pop-up Summary

Participants at the survey, open house, and pop-ups were asked about their level of support for the draft Planning Principles. A summary of what was heard is below.

Level of Support

Key findings

- The draft planning principles received high levels of support from respondents



Is there anything you feel is missing from the draft Planning Principles, or anything you would change?

1. Infrastructure first, growth second

Many participants said the principles should more clearly prioritize core infrastructure and safety before additional growth, including road maintenance and upgrades, congestion and intersection fixes, sidewalks and street lighting, water and sewer capacity (and drinking water quality), transit service, and emergency access/evacuation routes. The recurring message was that services and infrastructure have not kept pace with past growth, and residents want a stronger, more specific direction on how the District will catch up.

2. Cost, taxes, and fiscal accountability

A common response was concern about the implications of local government decisions, with calls for stronger emphasis on fiscal responsibility, limiting tax increases, and ensuring major projects are realistic and costed. Many comments asked for clearer principles (or follow-through in the plan) that show how priorities will be funded, how value-for-money will be assessed, and objected to downloading infrastructure and amenity costs onto existing residents

3. Managing growth and housing form

Feedback showed a clear tension around growth: many asked to slow or limit development, particularly higher-density forms outside the town centre, while others felt Lake Country should contribute more to the regional housing supply. Across viewpoints, people wanted clearer direction on where density belongs, expectations for building height/character and neighbourhood fit, parking impacts, and stronger emphasis on truly affordable and appropriate housing (including options for aging in place and multi-generational living).

4. Local amenities, recreation, youth/family needs, and community spaces

Many respondents felt the principles should place more weight on year-round amenities and community well-being, especially recreation facilities and spaces for youth, teens, and families. A pool/fitness facility came up repeatedly, alongside needs for arenas/ice, indoor youth spaces, and community gathering places that support events and social connection. Overall, residents wanted the principles to better reflect quality-of-life infrastructure that keeps pace with a growing and changing population.

5. Strengthening the local economy, Town Centre, and rural/agricultural protection

Participants frequently called for stronger direction on local jobs, services, and commercial/industrial tax base, including a more vibrant and walkable town centre with everyday amenities so residents are less reliant on Kelowna or Vernon. At the same time, many stressed protecting Lake Country's rural identity, agricultural lands, and natural beauty, with clearer expectations for stewardship and stronger management/enforcement where agriculture or agri-tourism affects community character, safety, or environmental outcomes.



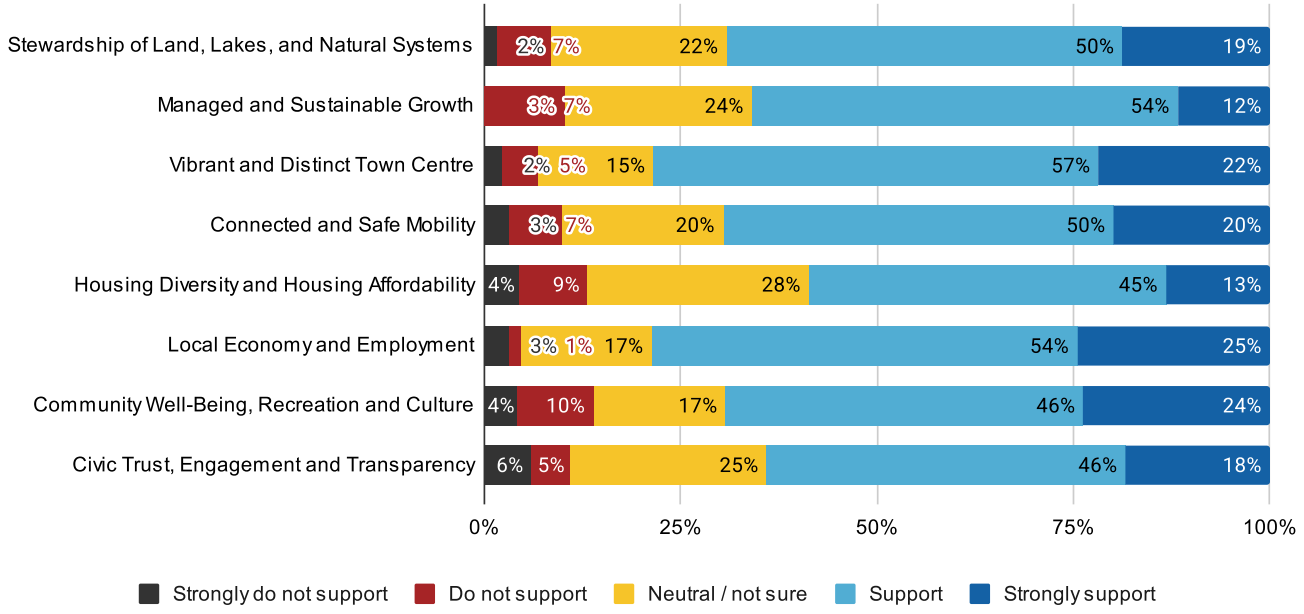
Proposed Directions

Proposed Directions are actions that staff believe are the most practical approach based on technical analysis, policy requirements, or existing conditions. A summary of what was heard is below.

Level of Support

Key findings

- All proposed directions per planning principles received high levels of support from respondents
- Local Economy and Employment received the highest levels of support, followed by Vibrant and Distinct Town Centre and Connected and Safe Mobility



Is there anything you feel is missing from the proposed directions, or anything you would change?



Stewardship of Land, Lakes, and Natural Systems

- Wildfire risk, emergency access, drinking water quality, and watershed protection were repeatedly identified as higher environmental priorities than broader or more abstract climate-focused language.
- A significant number of participants expressed concern that expanded environmental or climate-related policies could increase regulation, add costs, delay development, and worsen housing affordability or municipal finances.
- While there was broad support for protecting natural areas, lakes, agriculture, and public access, many emphasized the importance of balancing stewardship with practical implementation (e.g., zoning permitting), economic viability, and the everyday needs of residents.
- Many respondents felt the proposed directions lacked clarity and specificity, noting that without clearer definitions, concrete examples, or measurable actions, it was difficult to understand what was being proposed or to indicate support.



Managed and Sustainable Growth

- Some respondents raised concerns about the pace and scale of growth, emphasizing protection of rural character, agricultural land, views, and established neighbourhoods, with higher-density development focused in central, well-serviced areas.
- Many respondents emphasized that infrastructure should come first, pointing to roads, traffic, water and sewer systems, schools, emergency access, and parking as needing improvement before additional housing or new growth areas are introduced.
- Several respondents noted that the draft directions felt too broad or unclear, and asked for clearer maps, examples, height limits, buffers, and transitions, as well as more consistent and efficient development approval processes.
- Some respondents highlighted the need to better balance growth with community outcomes, including strengthening the local commercial and industrial tax base, revitalizing Main Street, and ensuring residential growth does not outpace services or affordability.



Vibrant and Distinct Town Centre

- There was strong interest in attracting a wider mix of everyday services and shopping, with frequent comments about "too many pizza places" and a desire for more diverse restaurants, family-friendly options, and businesses that keep spending and tax revenue in Lake Country.
- Main Street and the Town Centre were often described as stalled or under-performing, with calls for a clearer, more actionable approach to getting development moving, addressing long-vacant or underused sites, and improving communication about why projects stall.
- The Town Centre was commonly seen as car-oriented and fragmented, prompting calls for a more walkable and cohesive main street with better public spaces, accessibility, design consistency, and safer connections for walking, cycling, and transit.
- Practical constraints were raised repeatedly, including traffic and truck routing, parking supply and cost, affordability of commercial space for independent businesses, and concerns about incentives or tax breaks without clear public benefit.







Connected and Safe Mobility

- Many comments focused on basic safety and infrastructure gaps, especially the lack of sidewalks, shoulders, lighting, safe crossings, and continuous bike facilities near schools, along major roads, and in older neighbourhoods, before pursuing new mobility initiatives.
- There was strong emphasis on road conditions, congestion, and key bottlenecks such as Highway 97, Beaver Lake Road, Glenmore, Carr's Landing, and Commonwealth, with calls to prioritize traffic flow, intersection safety, emergency access, and long-planned road improvements.
- Views on transit were mixed, with some supporting better, more direct and frequent service to Kelowna, Vernon, schools, and outlying areas, and others feeling transit is unrealistic for a dispersed rural community and should not take priority over roads or taxes.
- Several respondents questioned the modal hierarchy approach, noting that most residents will continue to rely on personal vehicles due to distance, terrain, climate, and commuting patterns, and asked for policies that better reflect this reality while still improving walking, cycling, and accessibility where feasible.

Housing Diversity and Housing Affordability

- Many comments questioned whether recent housing has delivered true diversity or affordability, with concerns about higher-density forms, building design and fit, and a preference for concentrating taller or denser housing in the Town Centre and other fully serviced areas rather than in rural or established neighbourhoods.
- Affordability was frequently linked to infrastructure capacity and costs, with repeated emphasis that roads, water, sewer, and emergency access need to keep pace, and that growth should be phased or slowed if servicing cannot support additional units.
- The permitting and approvals process came up often, with calls for clearer requirements, predictable timelines, faster turnaround, and a more consistent and transparent process that does not add avoidable cost or delay for homeowners or builders.
- Suggestions to broaden the housing toolbox included more gentle density and flexible options such as suites, carriage houses, tiny homes, mixed-use buildings, seniors-oriented housing, universal design, and models like community land trusts, alongside calls for developers to contribute a fair share toward infrastructure and amenities.

Local Economy and Employment

- Many comments emphasized strengthening the local tax base and job opportunities by attracting a wider range of businesses and employers, not just additional small-format or low-job uses, and improving the overall look and quality of commercial areas.
- A frequent suggestion was to focus commercial growth in the Town Centre and existing industrial areas, with mixed views on expanding neighbourhood commercial, and concerns that dispersed commercial nodes could undermine Town Centre success.
- Several respondents pointed to barriers that limit economic development, including slow or uncertain timelines, high costs, power outages, and inadequate road and servicing capacity in employment areas, and said infrastructure should keep pace with commercial and industrial expansion.
- Many comments called for stronger senior government advocacy on boundary and tax-base issues, particularly the long-standing concern that industrial areas serving Lake Country contribute tax revenue to Kelowna, alongside continued emphasis on protecting agricultural land and managing agritourism carefully.





Community Well-Being, Recreation and Culture

- Many comments supported strengthening community well-being through recreation and gathering spaces, with strong interest in expanded indoor facilities such as an aquatic centre or pool, indoor walking and fitness options, arenas and ice, and pickleball, alongside requests for more affordable and accessible meeting space for community groups.
- There was also clear support for elevating arts and culture, including adding a dedicated arts and culture section in the OCP, recognizing the role of events and venues that already contribute to local identity, and integrating public art and heritage in ways that strengthen a sense of place.
- Cost and prioritization came up often, with some comments urging fiscal restraint and suggesting recreation and culture should not drive tax increases, that maintenance and completion of existing commitments should come before new projects, and that partnerships with Kelowna and Vernon could meet some needs without major capital builds.
- Several comments emphasized that community well-being also depends on basics such as safe neighbourhood infrastructure and accessibility, including sidewalks, lighting, connected trails, and barrier-free facilities, and that any new amenities should be planned with inclusivity and affordability in mind.

Civic Trust, Engagement and Transparency

- There was a strong emphasis on improving transparency and accountability, including clearer and more accessible communications, earlier notice of decisions and land-related changes, plain language updates, and regular reporting that shows what was decided, why, and what changed over time.
- Many comments reflected low trust in local government decision-making and engagement, with requests for more meaningful opportunities to be heard beyond surveys, such as regular town halls, neighbourhood-level meetings with clear agendas, and clearer explanations of how public input is used.
- Views on working with First Nations were mixed. Some comments supported strengthening relationships through clearer goals, education, and collaboration with measurable actions, while other comments opposed including reconciliation language in the OCP or expressed concern about scope, costs, and jurisdiction.
- Some feedback also emphasized the importance of keeping civic trust with concerns about creating additional bureaucracy, adding staffing, or initating new plans without clear outcomes and implementation frameworks.

Community Options

The Community Options present different paths the community could take. An overview of each option is provided below, followed by a summary of what was heard.

Option 1A: Within areas designated for traditional single family, duplex, and town homes:

Allow up to three-storey buildings inside the urban containment boundary when connected to municipal services (e.g., water and sanitary sewer), consistent with provincial legislation.

Option 1B: Within areas designated for traditional single family, duplex, and town homes:

Allow up to four-storey buildings inside the urban containment boundary when connected to municipal services, but step back the fourth storey (to reduce building height), adjacent to Agricultural or Rural-designated lands.

Option 2: Permit density bonusing in exchange for affordable housing or amenities:

Allow additional building height in areas throughout the community identified for higher-density development (e.g. High Density Residential, Mixed-Use Commercial)

Option 3: Within the Town Centre area:

Allow up to six storeys in areas identified for higher-density development (e.g. High Density and Mixed-Use Commercial land use designations).

Option 4: Within and between the Town Centre and Woodsdale areas:

Allow up to six storeys in areas identified for higher-density development (e.g. High Density Residential, Mixed-Use Commercial) along principal transportation corridors, including Highway 97, Bottom Wood Lake Road, Okanagan Centre Road East, Beaver Lake Road, and Woodsdale Road.

Option 5: Along boundaries between land uses that support higher / lower development densities:

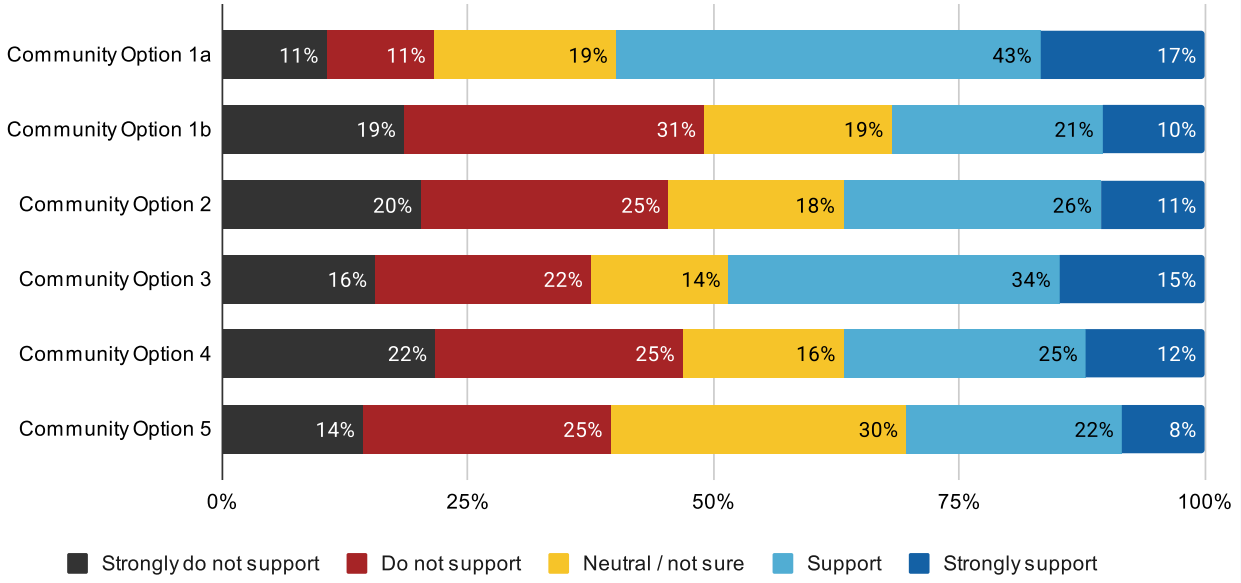
Step back upper storeys of buildings in areas permitting urban development (High Density, Mixed-Use Commercial) adjacent to lands designated to support lower development density (Urban Residential, Agricultural or Rural-designated lands).



Level of Support

Key findings

- Community Option 1A and Community Option 3 received the highest levels of support
- Community Option 1b and Community Option 5 received the lowest levels of support



Is there anything you feel is missing from the community options, or anything you would change?

1. Infrastructure capacity must come before or alongside density

The most common feedback linked proposed density increases to unresolved infrastructure constraints, including roads, traffic, parking, water, sewer, schools, and emergency services. Many comments stated that without confirmed capacity and funded upgrades, additional height or units would strain systems that are already under pressure and reduce overall quality of life.

2. Protect community character and the small-town, rural feel

A strong theme was concern that taller buildings and widespread densification could erode Lake Country's identity, views, and sense of openness. Many comments emphasized maintaining human-scale development, high-quality design, landscaping, and transitions that respect existing neighbourhoods, agricultural land, and rural areas.

3. Direct higher density to clearly defined, appropriate locations

Many respondents supported concentrating taller buildings and higher density in the Town Centre and select corridors, rather than near established low-density neighbourhoods or rural and agricultural edges. Stepbacks and setbacks were often viewed as helpful but not sufficient on their own, with a preference for clearer height limits and spatial boundaries.

4. Increase clarity, certainty, and predictability in where and how growth occurs

Respondents frequently asked for clearer rules about allowable building heights, forms, and timelines, and more confidence that policies will be applied consistently. Uncertainty around variances, developer-driven outcomes, and how quickly changes could occur made it difficult for some to support the options presented.

5. Balance growth, affordability, and responsibility

Views on affordability and growth were mixed. Some comments supported additional density to help expand housing supply and the tax base, while others questioned whether taller buildings would meaningfully improve affordability. There was broad emphasis that developers should contribute fully to infrastructure, amenities, and mitigation measures associated with higher density.



Final Thoughts

Do you have anything else you'd like to share with the project team?

1. Protect Lake Country's character while managing the pace of growth

The most common concern was preserving the small-town, rural feel, natural setting, and lower building heights that drew people to Lake Country. Many comments warned against rapid or poorly located density that could make the community feel like a larger urban centre, with strong calls to keep rural neighbourhoods rural and focus taller or more intense development only in clearly appropriate locations.

2. Address infrastructure, services, and affordability before expanding growth

A significant portion of feedback stressed that roads, traffic bottlenecks, water quality, utilities, schools, and emergency access are already strained. Many comments linked rising taxes and affordability pressures to development and spending decisions, emphasizing that core infrastructure and fiscal sustainability should be resolved before adding more residents or new amenities.

3. Strengthen the local economy and trust through clarity and follow-through

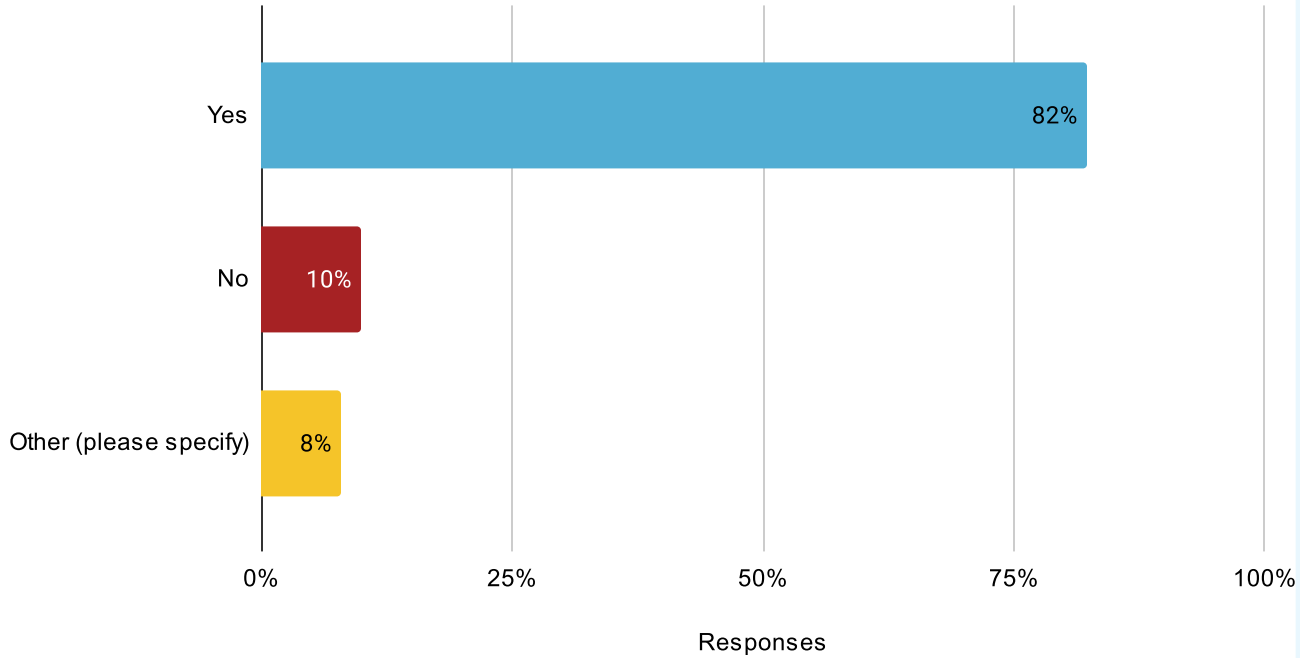
Respondents frequently highlighted the need to grow the local tax base through jobs, industry, and viable commercial activity, while also calling for clearer plans, simpler processes, and more transparent engagement. There was appreciation for the effort put into the OCP, paired with skepticism that plans will translate into action without stronger accountability and clearer communication.



Do you feel you were able to express your ideas and values?

Key findings

- The vast majority of respondents felt they were able to express their ideas and values



4.3. Workshops

Youth Workshop

On December 5th, 2025, DLC staff hosted a youth-focused workshop at George Elliot Secondary School. Participants were asked for their input on several of the key planning principles. A summary of what was heard is below.

Housing Diversity and Affordability

- Participants expressed that the focus on housing is appropriate and emphasizes the need for a mix and range of housing types.
- Access to basic and attainable homes was seen as important, with ownership identified as a key challenge.

Local Economy and Employment

- Importance of a strong local economy in shaping community identity.
- Industrial land and knowledge-based employment were seen as important for expanding local job options, while regional employment was generally viewed as acceptable.
- Keeping local dollars in the community was also emphasized.

Community Well-Being, Recreation and Culture

- Participants expressed interest in more commercial space and better use of underutilized areas, along with more spaces and activities for teenagers.
- Suggestions included youth-oriented social spaces, games, winter activities, community events, and openness to facilities such as a pool or youth spaces.
- Indigenous art and culture were viewed as valued and important.

Civic Trust, Engagement and Transparency

- Transparent engagement was seen as important, with interest in hearing diverse perspectives.
- Youth suggested using school newsletters and incentives such as prizes to encourage participation, and emphasized the importance of engagement with First Nations, including Indigenous naming of facilities.

Stewardship of Land, Lakes, and Natural Systems

- Participants identified climate change as a key concern and emphasized the need for immediate action to reduce emissions.
- Additional environmental actions were suggested, including composting agricultural waste and other waste-reduction strategies.

Managed and Sustainable Growth

- Housing affordability was seen as a major barrier preventing young people from staying in the community.

A Vibrant and Distinct Town Centre

- Participants called for more youth spaces and programming beyond sports, including creative and social places.

Connected and Safe Mobility

- Youth supported alternatives to vehicle travel, such as improved transit, and highlighted the Rail Trail as a positive asset.

Council Workshop

On December 12th 2025, DLC staff hosted a Council workshop. Council members were invited to discuss planning principles, policy directions, community options, and implementation considerations. A summary of what was heard is provided below.

Clarity, Purpose, and Policy Intent

- Strong emphasis on clearer policy language, definitions, and intent, particularly for complex concepts such as land reserves, density, DPAs, and watershed resilience.
- Interest in better articulating why policies exist (e.g., purpose of DPAs, hillside sightlines, agricultural protection) to improve consistency and defensibility.
- Support for tools such as policy review or evaluation matrices to explain what is being retained, changed, or introduced, and why.

Managing Growth While Protecting Rural and Agricultural Values

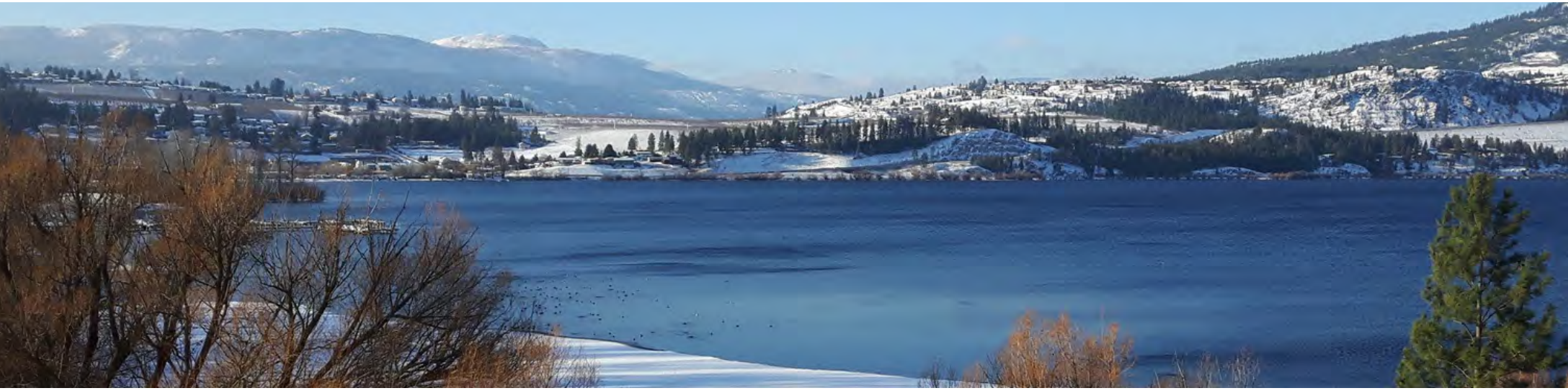
- Broad support for stewardship of natural areas, agriculture, and rural character, alongside recognition of competing pressures including housing, servicing, flood risk, and environmental constraints.
- Desire to better define concepts such as "rural," "urban," and "small-town feel," with a preference for focusing on rural character and community culture rather than subjective labels.
- Ongoing interest in supporting housing delivery, including infill and diverse forms, while acknowledging trade-offs related to height, views, shading, and neighbourhood fit.

Design, Place Identity, and Complete Communities

- Strong interest in strengthening urban design, form, and character direction, particularly in the Town Centre, Woodsdale, Bottom Wood Lake Road, and along Highway 97, while avoiding one-size-fits-all approaches.
- Desire for a clearer Lake Country identity expressed through land use, design guidelines, wayfinding, public art, and tourism-related placemaking.
- Recognition that neighbourhood commercial uses, mobility, and services should support walkable, complete communities rather than car-dependent patterns.

Implementation, Governance, and Civic Trust

- Repeated emphasis on implementation realism, including the role of bylaws, DPAs, and servicing standards in delivering OCP direction.
- Concern about adding complexity, bureaucracy, or new plans without clear outcomes or service capacity.
- Strong interest in maintaining civic trust through clear governance, defined engagement practices, regular communication, and Council involvement alongside staff.



Community Workshop

On January 7th, 2026, DLC staff hosted two community workshops. The workshops were designed to gather input from community organizations, service providers, and stakeholder groups on the draft planning principles and emerging policy directions. Participants represented a broad range of interests, including agriculture, housing and development, health and wellness, culture and heritage, seniors services, education, libraries, tourism, and economic development. A summary of key themes and feedback is provided below.

Community Well-Being, Health, and Social Infrastructure

- Strong interest in elevating health, wellness, and livability as a clearer priority within the OCP, potentially through a dedicated principle or evaluation lens.
- Emphasis on supporting facilities and services that meet the needs of residents across all ages and abilities, including seniors, youth, and families.
- Support for ageing-in-place policies, multi-generational housing, and partnerships with community organizations to deliver social and health supports.
- Interest in providing inclusive public spaces and municipal facilities that allow for social connection and co-location of services, including government agencies and community organizations.

Culture, Identity, and Reconciliation

- Broad support for recognizing culture as a foundational part of community identity, encompassing First Nations, local history, immigration, and diverse cultural groups.
- Interest in developing tools such as a naming policy and expanding the role of arts and culture bodies to more fully reflect community identity.
- Strong support for positioning the Town Centre as a cultural hub, with arts, heritage, food, and gathering spaces playing a central role.
- Recognition of opportunities for institutions such as the Lake Country Museum and Archives to support reconciliation and cultural storytelling.

Agriculture, Food Systems, and Local Economy

- Strong emphasis on agriculture as both a land use priority and a key component of economic development and community resilience.
- Support for strengthening local and regional food systems, with a focus on producing food for local residents and fostering a food-based culture.
- Interest in integrating agriculture and food themes into the Town Centre, including markets, local produce, and farm-related placemaking.
- Recognition of the need for environmental stewardship, water conservation, and ecosystem health to support long-term agricultural viability.

Growth, Housing, Mobility, and Implementation

- General support for the draft planning principles, with suggestions to prioritize them and clarify how they translate into measurable outcomes.
- Emphasis on housing diversity, including multi-generational housing, seniors housing, and supportive housing linked to health and transit services.
- Interest in improved transit and mobility options, including expanded regional transit and exploration of municipal transit to support housing, employment, and health services.
- Desire for clear implementation pathways that link OCP policy to partnerships, infrastructure, and service delivery to ensure ideas translate into action.

Let's Grow Lake Country Together

Official Community Plan Review and Update

ROUND 2 ENGAGEMENT SUMMARY

District of Lake Country

January 2026

LAKE COUNTRY

Life. The Okanagan Way.

Report to Council

District of Lake Country

To:	Mayor and Council	**Meeting Date**:	May 19, 2026
From:	Paul Gipps, CAO	**Meeting Type**:	**Committee of the Whole**

Prepared by: **Brian Zurek, Manager of Long Range Planning**
Department: **Planning and Development**

Title: Official Community Plan Review and Update | May 2026

DESCRIPTION

Provide Council with a summary of the public engagement results from the third phase (Developing the Plan) of the Official Community Plan (OCP) review and update.

EXECUTIVE SUMMARY

Phase III Developing the Plan

The third phase of public engagement generated community-wide participation through an online survey, community open houses, ward-based engagement sessions, a community pop-up event, digital communications, and a postcard mail-out to approximately 8,816 properties throughout Lake Country.

Participants generally supported the direction of the Draft Official Community Plan (OCP) and identified the protection of Lake Country's agricultural and rural character, natural environment, and outdoor amenities as key community priorities. Engagement feedback indicated support for focusing growth within serviced areas, including the Town Centre and other established mixed-use areas, while emphasizing transportation improvements, environmental protection, and maintaining neighbourhood character.

Feedback also reflected a range of perspectives regarding growth management, density, neighbourhood fit, the Future Land Use Map, and the pace of growth, including the importance of ensuring that infrastructure and servicing keep pace with growth and development.

Next Steps

Staff are refining the Draft OCP based on Phase III engagement feedback, technical analysis, agency referral comments, and information collected throughout previous project phases. The next phase of the project will focus on refining policies, land use designations, and implementation directions. Staff will share the refined Draft OCP with the public through online and in-person engagement events in advance of the formal bylaw adoption process.

BACKGROUND

Phase III – Developing the Plan

At the Committee of the Whole meeting on February 3, 2026, Council reviewed a summary of the second project phase, and an update on planned public engagement for the third phase of the project.

Described in the project terms of reference, the third phase of the OCP review and update project focused on sharing the first draft with the community and interest holders, and gathering targeted feedback to help ensure the plan reflects community priorities, values, and identified needs.

In this third phase, Staff conducted public engagement events in the community from January 2026 to March 2026.

DISCUSSION/ANALYSIS

Results of Public Engagement: Phase III Developing the Plan

Overview

The District's OCP Phase III engagement included 184 survey responses and additional in-person feedback collected through two community open houses, four ward-based engagement sessions, and a community pop-up event at Jack Seaton Park. Combined, the in-person engagement activities reached approximately 370 participants.

Engagement opportunities were supported through digital communications, newspaper advertisements, and a postcard mail-out to 8,816 residences, businesses, and agricultural properties throughout Lake Country. A summary of engagement feedback is included as Attachment A to this report.

The District structured the Phase III engagement activities to collect feedback on:

- the overall direction of the Draft OCP,
- key policy areas and OCP topics, and
- the proposed Future Land Use Map.

Participants: Demographic Highlights

The survey results identified several demographic trends among respondents:

- most respondents identified as full-time residents of Lake Country,
- responses were received from all wards, with the largest share from Winfield, reflecting population distribution,
- adults aged 35 and older, homeowners and residents living in single detached housing were strongly represented, and
- renters and younger residents were under-represented.

Similar to previous phases of engagement, additional in-person engagement opportunities, including ward-based engagement sessions, helped capture neighbourhood-specific perspectives and encourage participation from across the community.

Level of Support for OCP Topics

Survey results showed majority support across most topic areas, with the highest levels of support observed for:

- Parks and recreation,
- Environment and sustainability,
- Transportation and mobility, and
- Agriculture and economic development.

Survey results indicated community support for:

- Housing policies,
- Future land use designations, and
- Overall direction of the Draft OCP.

Overall, approximately 63% of respondents supported the overall direction of the Draft OCP, indicating general support for the draft plan while also identifying areas for further refinement.

Key Themes from Engagement

Participants generally supported the direction of the Draft OCP and consistently identified the protection of Lake Country's agricultural and rural character, natural environment, and outdoor amenities as key community priorities.

Key themes identified through engagement included:

- strong support for focusing growth in serviced areas, including the Town Centre and existing mixed-use areas,

- strong support for transportation improvements, including sidewalks, trails, cycling routes, and safer pedestrian connections,
- strong support for protecting agricultural lands, lakes, waterways, natural areas, and rural character,
- ongoing concerns regarding the pace and scale of growth, neighbourhood fit, density, and transitions between land use areas,
- emphasis on ensuring that infrastructure, servicing, and road networks keep pace with growth and development, and
- desire for predictable decision-making, including clear implementation and ongoing accountability.

While many participants supported additional housing options and focused growth in appropriate locations, feedback reflected a range of perspectives regarding growth management, density, and the Future Land Use Map.

Next Steps: Phase IV Refining the Plan (OCP Draft 2)

From the project Engagement Plan, the purpose of the fourth phase of the project is to refine the Draft OCP based on public engagement and referral feedback and prepare the plan for Council consideration and adoption.



Staff have begun refining the Draft OCP based on Phase III engagement feedback, technical analysis, agency referral comments, and information collected throughout previous project phases.

The fourth phase of the OCP review and update is scheduled from April to June 2026. This next phase will:

- incorporate feedback received through Phase III engagement and the referral process,
- refine draft policies, land use designations, and implementation directions, and
- present the refined Draft OCP to public and interest holders.

The project website, letsgrowlakecountry.ca, will continue to serve as the primary resource for the OCP review and update process.

Respectfully Submitted,
Brian Zurek, Manager of Long Range Planning

Report Approval Details

Document Title:	OCP Update .docx
Attachments:	- ATTACHMENT A PHASE 3 OCP ENGAGEMENT SUMMARY.pdf
Final Approval Date:	May 12, 2026

This report and all of its attachments were approved and signed as outlined below:

Jeremy Frick, Director of Development Approvals - May 12, 2026 - 12:33 PM

Reyna Seabrook, Director of Corporate Services - May 12, 2026 - 12:48 PM

Paul Gipps, Chief Administrative Officer - May 12, 2026 - 3:15 PM

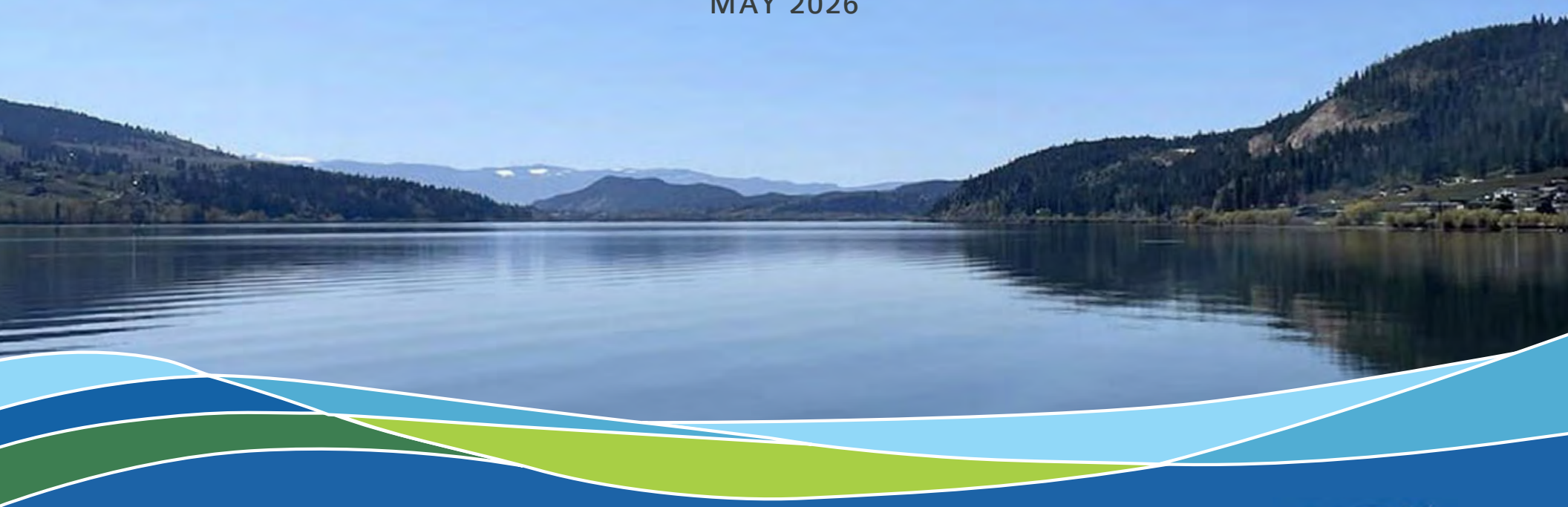
Task assigned to Makayla Ablitt, Manager of Corporate Administration was completed by assistant Shara Glenn, Legislative and FOI Coordinator - May 12, 2026 - 3:22 PM

Official Community Plan Update

ROUND 3 ENGAGEMENT SUMMARY

District of Lake Country

MAY 2026



Let's Grow Lake Country Together

Official Community Plan Review and Update

LAKE COUNTRY

Life. The Okanagan Way.

ENGAGEMENT SUMMARY AT A GLANCE

Engagement Overview

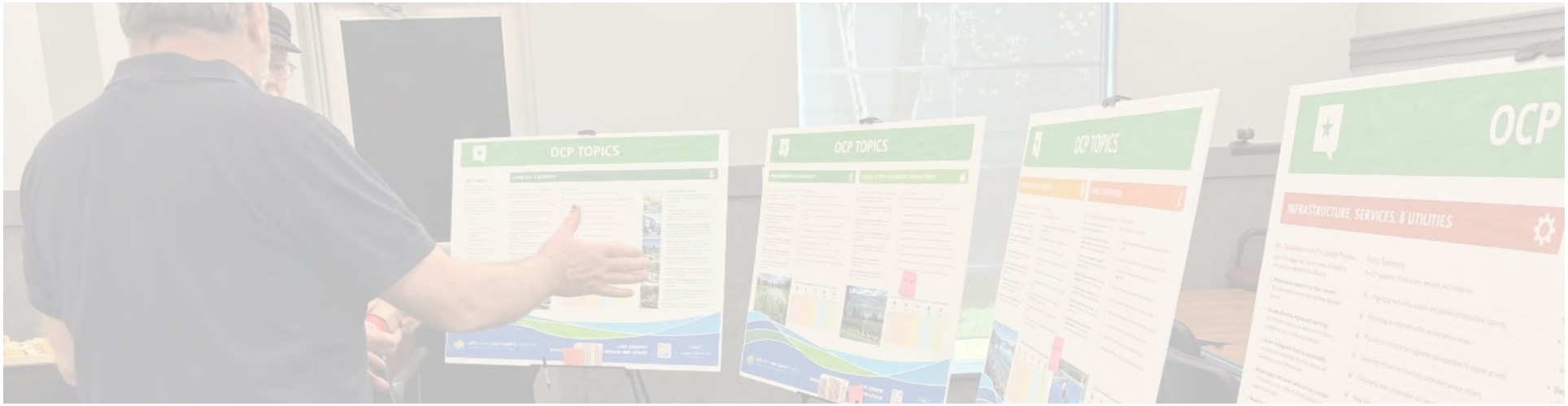
Round 3 engagement focused on presenting the Draft Official Community Plan (OCP) Summary and gathering feedback on its overall direction, policy framework, and proposed Future Land Use Map.

This phase built on earlier engagement by asking participants to review how previous input had been incorporated and to identify any final refinements. Engagement included an online survey, community open houses, and ward-based discussions, supported by a range of outreach activities including digital communications and a community-wide postcard mail-out.

Who We Heard From

Round 3 engagement included input from residents across Lake Country through both online and in-person opportunities.

- Approximately 184 survey responses were received.
- Most respondents identified as full-time residents of Lake Country.
- Responses were received from all wards, with the largest share from Winfield, reflecting population distribution.
- As in previous phases, homeowners and older residents were more strongly represented, while renters and younger residents were less represented.
- Open houses and ward-based engagement provided additional input and helped capture neighbourhood-specific perspectives.



Key Themes Across Engagement

Across all engagement streams, several consistent themes emerged:

- Support for the overall direction of the Draft OCP, with approximately 63% of respondents indicating support.
- Growth is supported when it is well-planned and well-located, particularly within serviced areas.
- Strong support for transportation improvements, including sidewalks, trails, cycling infrastructure, and safer road connections.
- High priority placed on parks, recreation, and lake access, including both outdoor and indoor facilities.
- Environmental protection remains central, particularly for lakes, waterways, and natural areas.
- Infrastructure must keep pace with growth, including roads, water, sewer, and drainage.
- Mixed perspectives on housing and land use, particularly related to density, location, and neighbourhood fit.
- Future Land Use Map feedback focused on where growth should occur, with support for concentrating development in appropriate areas and protecting rural and environmentally sensitive lands.
- Desire for clear implementation and accountability, including how feedback is incorporated and how progress will be tracked.

Summary

Round 3 engagement indicated that the Draft OCP policy directions are generally aligned with community priorities and are supported in principle. Feedback focused on refining specific aspects of the plan, particularly related to growth management, infrastructure, and neighbourhood context.

Participants emphasized the importance of implementation, including ensuring that infrastructure keeps pace with growth, protecting the community's rural and natural character, and maintaining transparency in decision-making.



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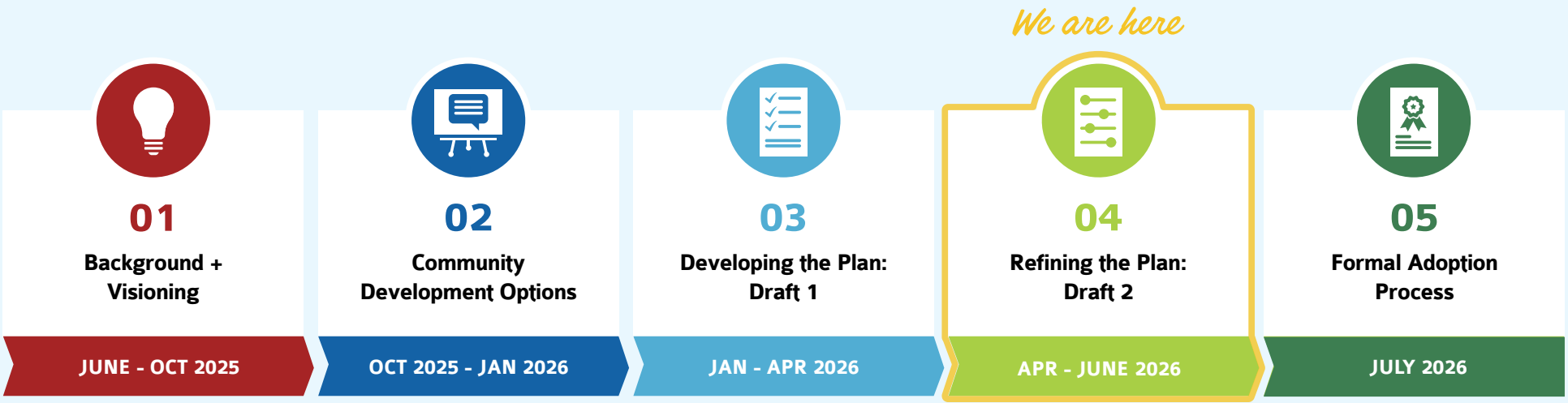
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01 REPORT OVERVIEW

This report provides an overview of the engagement results for Round #3 of the District of Lake Country (DLC) OCP Update. The Report is structured as follows:

- **Section 2** provides an overview of the consultation activities in this round of engagement.
- **Section 3** provides an overview of survey demographics, including which groups were over- and under-represented in the survey results.
- **Section 4** provides an overview of engagement results.

1.1. Project Timeline



02 CONSULTATION OVERVIEW

Round 3 engagement focused on presenting the Draft Official Community Plan (OCP) Summary and gathering feedback on its overall direction, policy framework, and future land use map.

Feedback from this phase will be used to inform final updates to the plan and support the Council's consideration of the OCP for adoption.

A summary of the feedback received can be found in section 4.



2.1. Engagement Activities

Round 3 engagement included a combination of in-person and online opportunities:

- Community open house events featuring topic-based boards and interactive feedback.
- An online survey to gather feedback on key policy areas and the overall direction of the Draft OCP.
- Ward-based engagement to capture neighbourhood-specific perspectives.
- Ongoing project webpage updates and materials, including the OCP Summary and Draft OCP boards.

2.2. Engagement Focus

Participants were asked to provide feedback on:

- The overall direction of the Draft OCP
- Topic-based policy areas, including land use, housing, transportation, environment, agriculture, parks, infrastructure, and community well-being.
- The proposed Future Land Use Map.

2.3. Outreach

A comprehensive range of outreach methods was used to inform the community about Round 3 engagement opportunities and encourage participation in reviewing the Draft Official Community Plan (OCP).

Outreach efforts combined direct mail, digital communications, print media, and in-person promotion to reach residents, businesses, and agricultural properties across Lake Country.

Key Outreach Activities

Postcard Mail-Out

Postcards were mailed to approximately 8,816 residences, businesses, and agricultural properties on April 8 to raise awareness of Round 3 engagement and direct residents to the project webpage and engagement opportunities.

Online Survey Promotion

The online survey was available from March 31 to April 19 through the Let's Talk Lake Country platform, generating 184 responses.

Print Media

Outreach included four newspaper advertisements in the Lake Country Calendar (March 26, April 2, April 9, and April 16).

Digital Communications

Digital updates supported awareness of Round 3 engagement and directed residents to participate.

Social Media

The District used Facebook (approximately 10,300 followers) to promote engagement opportunities, including open house events. Facebook event listings generated additional interest and visibility.

Community Open Houses

Two open house events were held at Municipal Hall on April 8 and 9, with approximately 70 to 80 participants attending.

Ward-Based Open Houses

Additional ward-based sessions were held to capture neighbourhood-specific input:

- Oyama: ~40 participants
- Carr's Landing: ~60 participants
- Winfield: ~75 participants
- Okanagan Centre: ~35 participants

Pop-Up Engagement

A pop-up engagement table at the Easter event at Jack Seaton Park engaged approximately 90 participants, providing an informal opportunity to share information and gather input.

2.4. Consultation at a Glance

2 Community Open Houses that reached **80** Participants

4 Ward-based Open Houses that reached **200** Participants

184 Total Survey Submissions

Both online and in person

1 Total Pop-ups that reached **90** Participants

03 WHO WE HEARD FROM

Round 3 engagement included input from residents across Lake Country through both online and in-person opportunities, with the online survey serving as the primary source of demographic information.

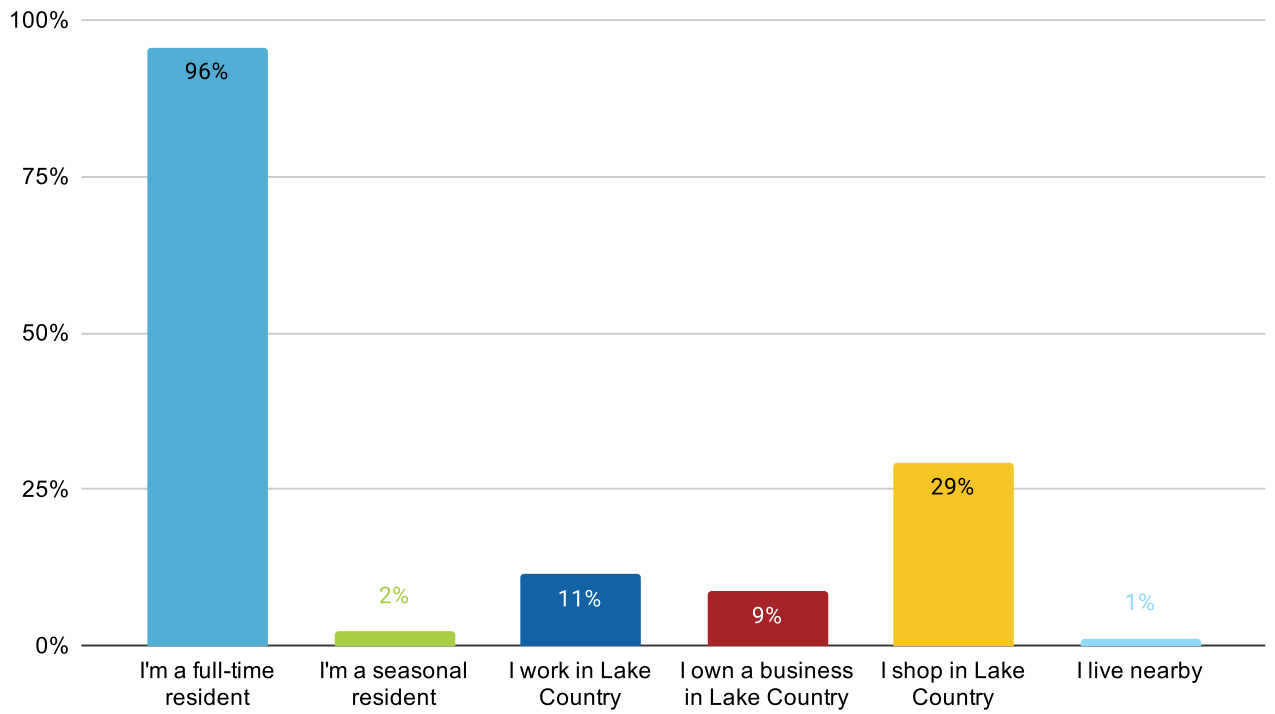
3.1. Representation in the Survey Results

The online survey collected demographic and household data. The project team compared the results with DLC's most recent census information (2021) in places to determine what groups were over- and under-represented in the survey results.

Connection to Lake Country

Key findings

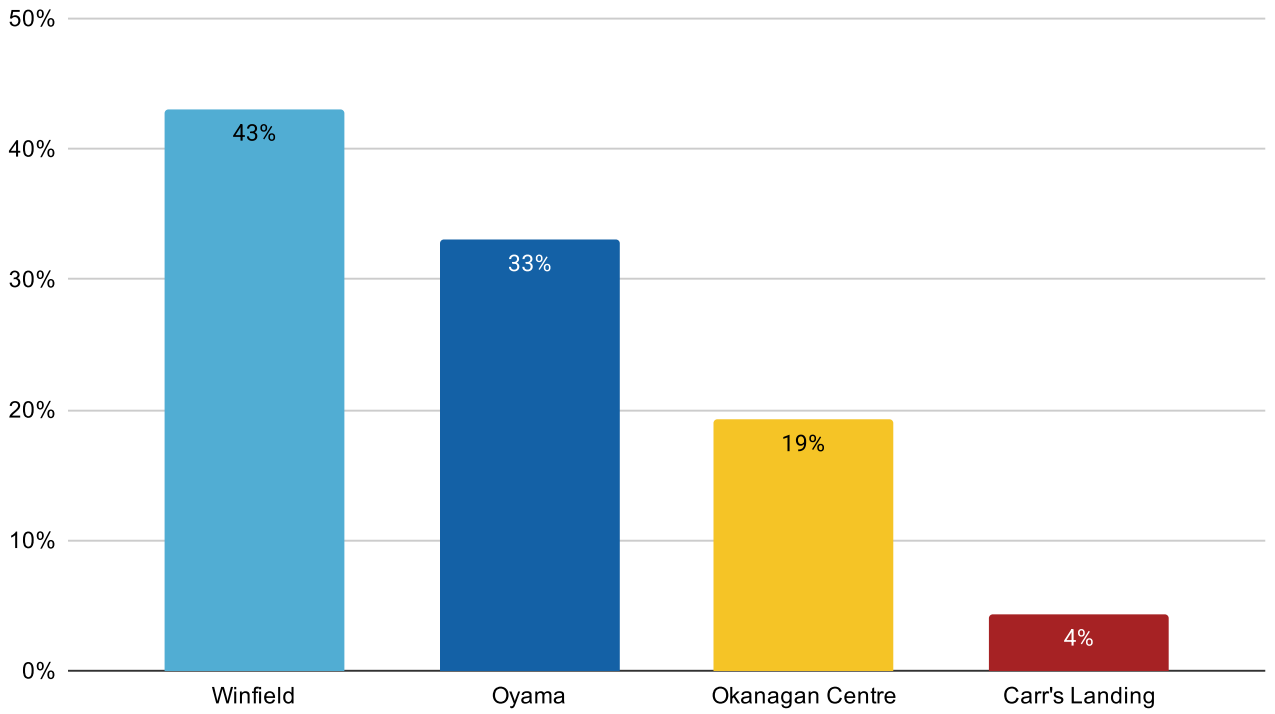
- The majority of survey respondents identified as full-time residents of Lake Country.
- A smaller proportion identified as seasonal residents, workers, or visitors.



Geographic Distribution

Key findings

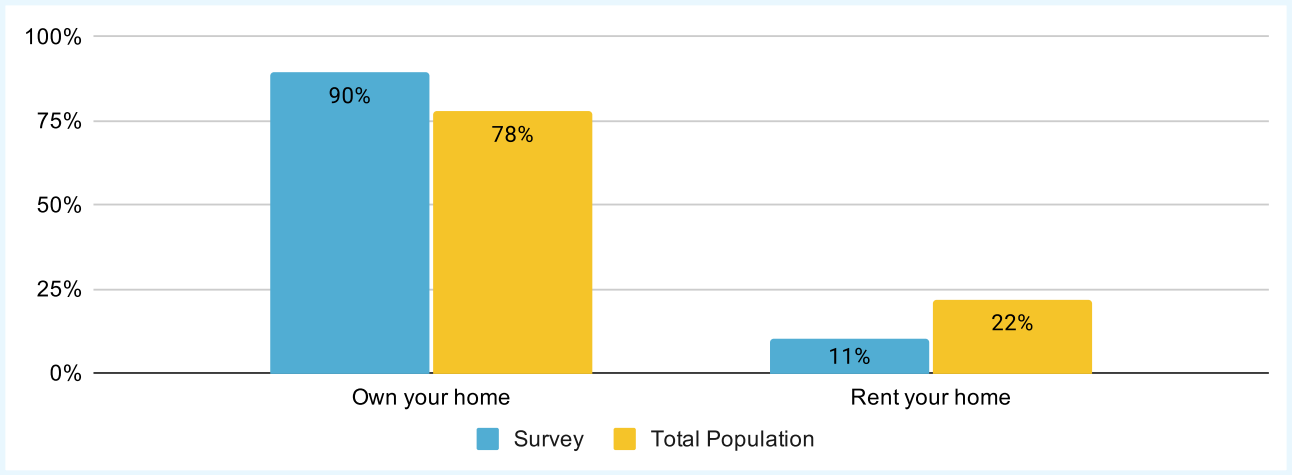
- Responses were received from across all wards, including Winfield, Oyama, Okanagan Centre, and Carr's Landing.
- As in previous rounds, Winfield represented the largest share of respondents, reflecting its population size.
- Ward-based engagement helped supplement survey data by capturing more detailed, neighbourhood-specific perspectives.

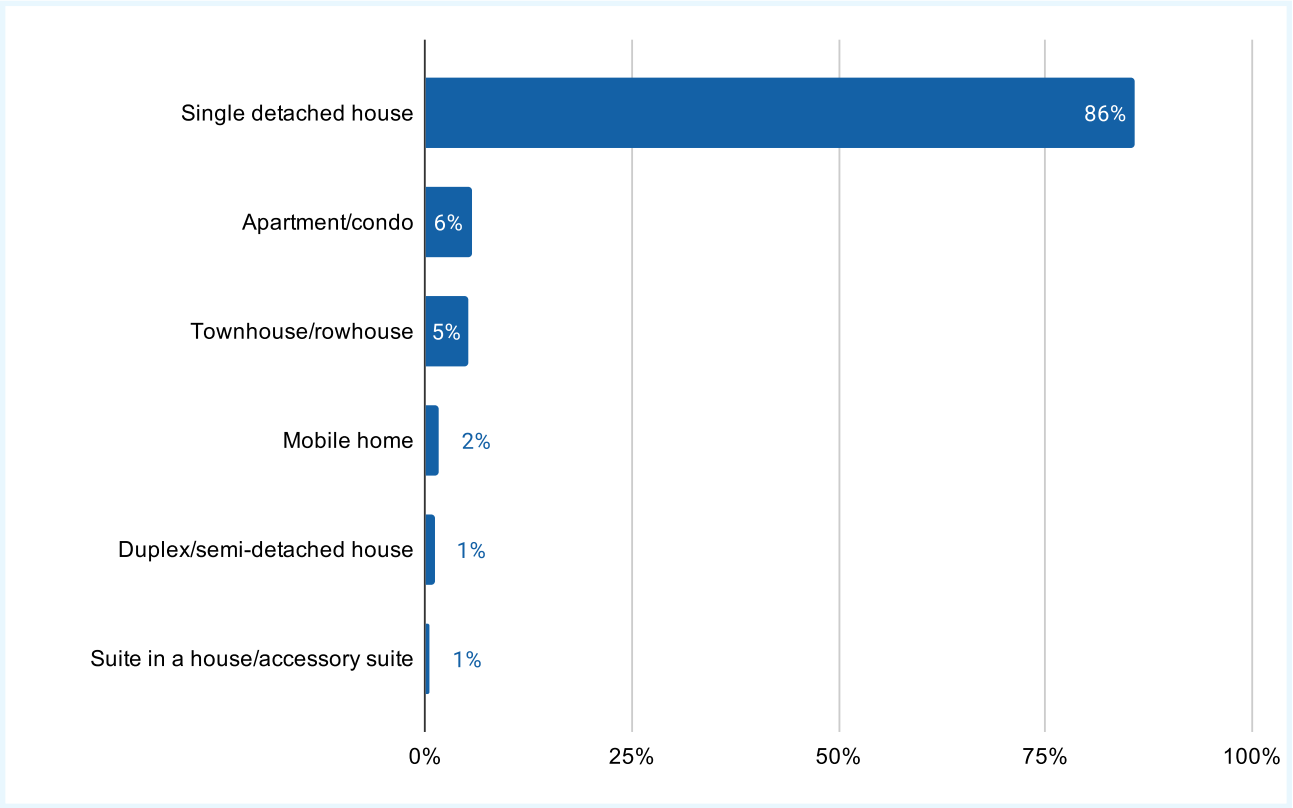


Housing and Tenure

Key findings

- Most respondents reported owning their home, with renters underrepresented relative to the broader population.
- A majority of respondents lived in single detached homes, with fewer responses from those in multi-unit housing.

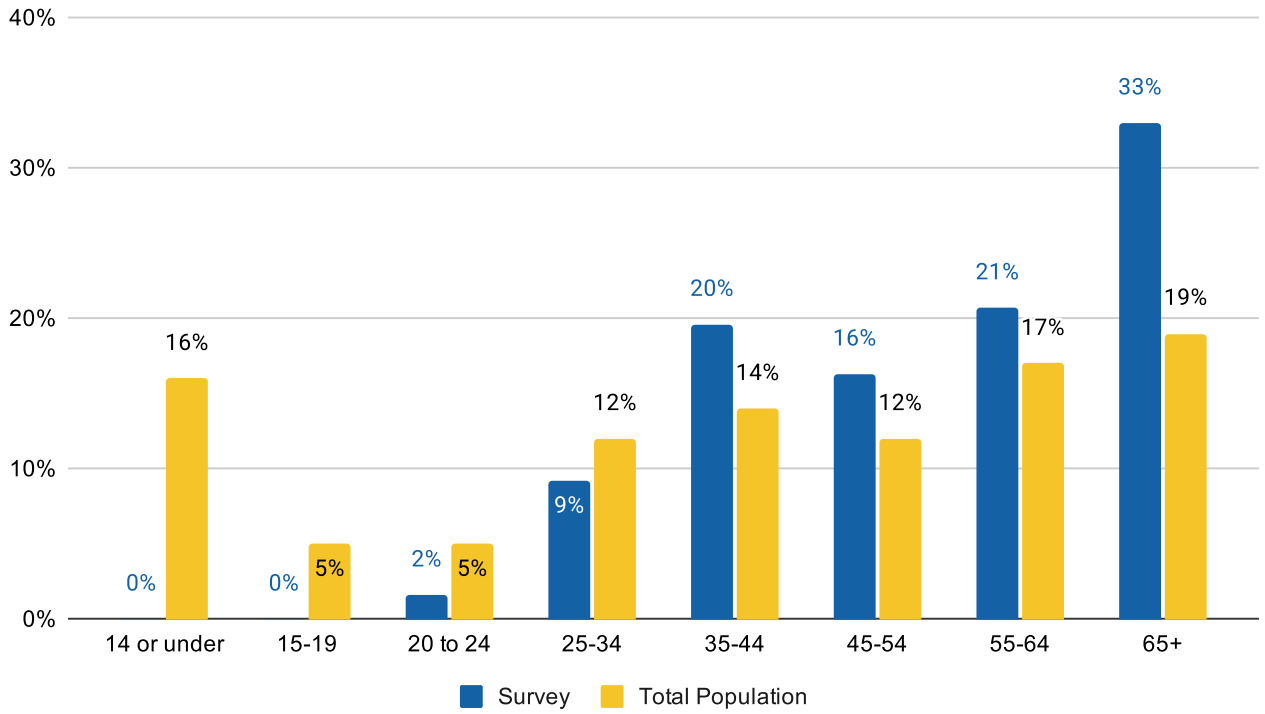




Age Distribution

Key findings

- Survey responses were primarily from adults aged 35 and older.
- Younger residents were less represented in the survey results, consistent with earlier engagement phases.



4.0 ENGAGEMENT RESULTS

This section provides an in-depth overview of engagement analysis methodology and engagement results, broken down by engagement stream (e.g., survey, workshop).

4.1. Methodology

The engagement results were organized by OCP engagement streams (e.g., planning principles, community options) and by the question posed to respondents.

Quantitative Analysis

Descriptive Statistics

- Frequency counts for categorical data (e.g., rank order) are presented in percentages.

Qualitative Analysis

Thematic Analysis

- Identify and categorize themes or patterns in open-ended responses, which were then ranked by most common to least common
- Select quotes are presented that most accurately reflect the themes heard.

Finally, validation through a thorough review of the results between peers (e.g., peer review) was undertaken to ensure the reliability and validity of the analysis.



4.2. Level of Support for OCP Topics

Survey results showed that most topic areas received majority support, with several achieving strong levels of support above 75 percent.

Highest levels of support were observed for:

- Parks and recreation
- Environment and sustainability
- Transportation and mobility
- Agriculture and economic development

Moderate levels of support were observed for:

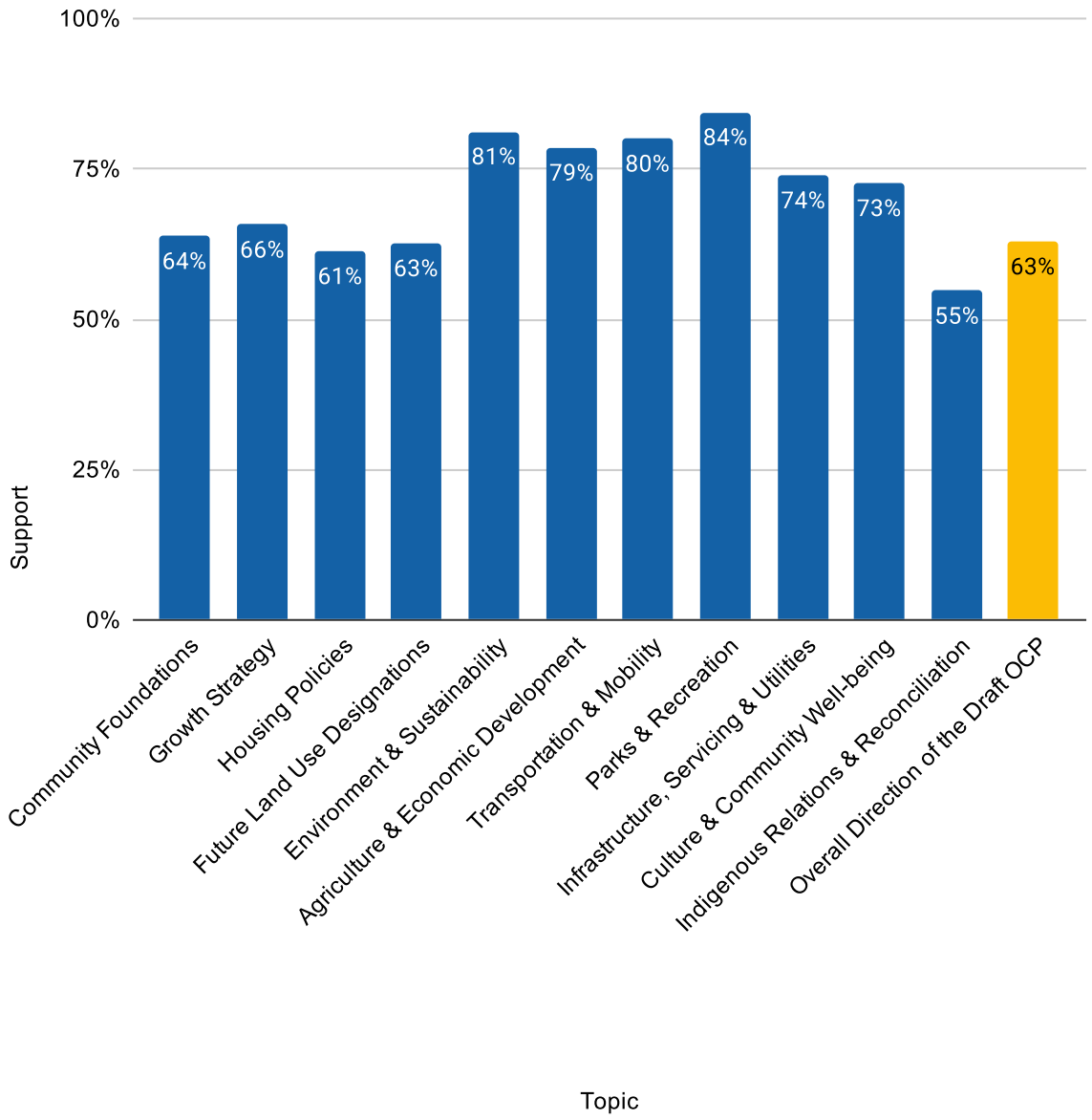
- Infrastructure and servicing
- Culture and community well-being
- Growth strategy and community foundations

More mixed levels of support were observed for:

- Housing policies
- Future land use designations
- Overall direction of the Draft OCP

Indigenous relations and reconciliation received the most varied responses, with a broader range of perspectives expressed.

Overall, approximately 63 percent of respondents supported the overall direction of the Draft OCP, indicating that the plan is generally aligned with community expectations while still requiring refinement in specific areas.



4.3. Key Themes from Engagement

Growth and Land Use

Participants generally supported accommodating growth, particularly within serviced areas. Feedback focused on the overall approach to growth, rather than specific locations.

- Preference for compact growth over outward expansion.
- Support for focusing growth in serviced areas, including the Town Centre.
- Importance of protecting rural character and agricultural lands.
- Desire for clear direction on where growth should and should not occur.
- Ongoing concerns about the pace of growth and neighbourhood fit.

Future Land Use Map

Feedback on the Future Land Use Map focused on how growth is distributed across the community.

- General support for concentrating growth in the Town Centre and established nodes.
- Concerns about higher-density designations in sensitive or lower-density areas.
- Sensitivity to development near lakes, waterfront areas, and environmental constraints.
- Desire to maintain clear transitions between urban, suburban, and rural areas.

Transportation and Mobility

Transportation was one of the most consistently supported and discussed topics across all engagement streams.

- Strong support for sidewalks, trails, cycling routes, and safer pedestrian connections.
- Desire for improved access to Highway 97 and intersection safety.
- Interest in reducing reliance on private vehicles where feasible.
- Emphasis on connectivity between neighbourhoods, parks, schools, and commercial areas.

Infrastructure and Servicing

Participants consistently emphasized that infrastructure must keep pace with growth.

- Concerns related to traffic congestion and road conditions.
- Interest in sewer expansion and improved drainage systems.
- Desire for better coordination between development and servicing capacity.
- Ongoing concerns in rural areas regarding road maintenance and infrastructure standards.

Parks, Recreation, and Community Amenities

Parks, recreation, and access to outdoor spaces remained a key priority.

- Strong support for expanding parks, trails, and recreation opportunities.
- Interest in protecting and acquiring land for conservation and public use.
- Continued demand for indoor recreation and community facilities.
- Desire for improved lake access, beaches, and waterfront amenities.

Environment and Stewardship

Environmental protection remained central to community values.

- Strong support for protecting lakes, waterways, and natural areas.
- Concerns about development impacts on sensitive environments, particularly Wood Lake.
- Interest in balancing growth with environmental sustainability.
- Support for maintaining ecological connectivity and natural systems.

Housing and Community Change

Feedback on housing reflected a range of perspectives.

- General support for increasing housing options, including for families, seniors, and local workers.
- Concerns about the pace and scale of growth in certain areas.
- Desire to ensure new development fits with existing neighbourhood character.
- Interest in attainable and multi-generational housing options.

Community Participation and Implementation

Across all engagement streams, participants emphasized the importance of implementation and accountability.

- Requests to clearly demonstrate how public input influenced the Draft OCP.
- Interest in tracking progress and ensuring the plan is implemented as intended.
- Mixed perceptions of local government processes and responsiveness.

5.0 NEXT STEPS

Following Round 3 engagement, the Draft Official Community Plan (OCP) will be refined to reflect community input and feedback received through the survey, open houses, and ward-based discussions.

Phase 4 will focus on reviewing the full Draft OCP, including updated policies, land use designations, maps, and implementation directions. This will include:

- Incorporating feedback from Round 3 engagement and the referral process.
- Sharing the refined Draft OCP with the public and interest holders.
- Advancing the plan to Council for their review and consideration through the formal bylaw adoption process.

This phase represents the transition from engagement to decision-making, with a focus on confirming the final direction of the OCP prior to adoption.



Let's Grow Lake Country Together

Official Community Plan Review and Update

ROUND 3 ENGAGEMENT SUMMARY

District of Lake Country

May 2026

LAKE COUNTRY

Life. The Okanagan Way.

Report to Council

District of Lake Country

To:	Mayor and Council	**Meeting Date**:	June 2, 2026
From:	Paul Gipps, CAO	**Meeting Type**:	**Regular Council Meeting**

Prepared by: **Brian Zurek, Manager of Long Range Planning**
Department: **Planning and Development**

Title: Official Community Plan | OCP00064 | District of Lake Country
Description: Consideration of Official Community Plan Bylaw No. 1330, 2026 for First and Second Reading

RECOMMENDATION

THAT "Official Community Plan Bylaw No. 1330, 2026" be read a first and second time;
AND THAT "Official Community Plan Bylaw No. 1330, 2026" be considered in conjunction with the current Financial Plan and the Regional District of Central Okanagan Waste Management Plan, as required by Section 477(3)(a) of the *Local Government Act;*
AND THAT "Official Community Plan Bylaw No. 1330, 2026" be referred to:

(a) the Agricultural Land Commission for comment as required by Section 477(3)(b) of the *Local Government Act*; and
(b) the Regional District of Central Okanagan for acceptance of the Regional Context Statement as required by Section 446(1) of the *Local Government Act*.

AND THAT the consultation opportunities provided during the development of "Official Community Plan Bylaw No. 1330, 2026" be considered appropriate consultation in accordance with Section 475 of the Local Government Act
AND THAT a public hearing be scheduled for "Official Community Plan Bylaw No. 1330, 2026".

EXECUTIVE SUMMARY

The proposed Official Community Plan (OCP) (Attachment B) updates the District's current OCP, adopted in 2019, and establishes the long-term policy framework to guide growth and development in Lake Country through 2045.

The updated OCP builds on the strengths of the 2019 OCP while incorporating updated policy direction related to growth management, housing, infrastructure planning, transportation and mobility, environmental stewardship, agriculture, economic development, reconciliation, and implementation. The draft OCP has been informed by technical analysis, including the Interim Housing Needs Report and Land Capacity Analysis, and a comprehensive four-phase public engagement and consultation process conducted between 2025 and 2026.

If given first and second reading, the OCP Bylaw will proceed through the remaining statutory processes required under the *Local Government Act*, including referral to the Agricultural Land Commission, Regional Context Statement acceptance by the Regional District of Central Okanagan (RDCO), and a public hearing prior to consideration of third reading and adoption.

BACKGROUND

The current Official Community Plan (OCP) was adopted in 2019, and updating the OCP is identified in Council's 2024–2026 Strategic Priorities.

The OCP establishes the long-term policy framework for growth and development within the District, including land use, housing, transportation and mobility, infrastructure servicing, parks and recreation, environmental stewardship, economic development, culture, and community well-being. It provides strategic policy direction to guide future decision-making by Council and staff across the organization.

The OCP is also the community's vision and plan for the future. Development of the OCP is informed through extensive public engagement, including visioning, consultation, and dialogue, and is intended to reflect the priorities and aspirations of the broader community.

While the OCP does not commit the District to undertaking specific projects identified in the plan, the *Local Government Act* requires that municipal bylaws adopted after an OCP is adopted be consistent with the OCP.

Guiding Principles

The OCP update was guided by the following Council-endorsed principles:

- Generate strong community engagement in the OCP review process.
- Develop a clear and coordinated vision to guide community development in the District over the next 25 years.
- Build on successful policies in the existing OCP and other strategic documents.
- Update, modify, or remove policies inconsistent with the community vision, where appropriate.
- Incorporate themes of Council's 2025 Strategic Plan and other District priorities.

Engagement Process

In April 2025, Council considered the OCP Update Engagement Plan and project workplan, which established a multi-phase engagement process to guide development of the updated OCP (Attachment D). The process was designed to gather broad community and stakeholder input during visioning, development of land use and policy options, review of draft policies, and refinement of the draft plan.

The OCP update included four phases of engagement, supported by public engagement opportunities, stakeholder consultation, external referrals, and regular Council review at key project milestones. Engagement activities identified in the Engagement Plan included online surveys, open houses, workshops, pop-up events, stakeholder meetings, mapping activities, and targeted consultation with agencies, First Nations, community organizations, and advisory committees. Figure 1 illustrates the project timeline and engagement phases for the OCP update.

Figure 1. Official Community Plan Update Project Timeline and Engagement Phases



- **Phase 1: Background and Visioning**
  Phase 1 engagement focused on establishing a foundation for the OCP update by gathering input on community values, opportunities, challenges, and priorities to help inform the overall vision and direction of the plan.
- **Phase 2: Community Development Options**
  Phase 2 engagement focused on presenting and refining land use scenarios and policy options based on feedback received from the community, stakeholders, and Council.
- **Phase 3: Developing the Plan**
  Phase 3 engagement involved public and stakeholder review of the first draft OCP, including draft land use designations and policy directions, to confirm alignment with community values and identify refinements to the draft plan.
- **Phase 4: Refining the Plan**
  Phase 4 engagement included targeted consultation and external referrals to refine the draft OCP and address outstanding issues prior to finalization and adoption.

Following completion of the engagement process, the draft OCP was finalized and is now presented to Council for consideration of first and second reading.

Engagement findings and phase summaries were presented to Council following completion of each phase and are publicly available on the District's OCP project webpage at letsgrowlakecountry.ca.

The Engagement Plan is included as Attachment D and outlines the overall engagement framework, project phases, engagement tools, stakeholder groups, and communications approach used throughout the OCP update process.

DISCUSSION/ANALYSIS

OCP Overview – Key Changes

The proposed Official Community Plan (OCP) Bylaw No. 1330 builds on the 2019 Official Community Plan, carrying forward many existing policy directions while updating policies to reflect current and emerging needs.

The updated OCP introduces a more integrated framework for growth management, environmental stewardship, infrastructure planning, housing, mobility, reconciliation, community well-being, and implementation. A summary of the key changes is included as Attachment E. The following highlights the key shifts in policy direction:

- **Land Use & Growth:** Strengthens the growth management framework by linking land use decisions more directly to housing needs, infrastructure capacity, financial sustainability, and complete communities, rather than focusing primarily on future land use designations.
- **Area Planning:** Introduces a Future Planning Areas framework to identify lands requiring more detailed planning before development occurs, replacing the existing Area Structure Plan framework and supporting coordinated planning of land use, infrastructure, transportation, parks, and environmental considerations.
- **Environment & Sustainability:** Strengthens and better integrates environmental policies throughout the OCP, with greater emphasis on restoration, ecological connectivity, public access, climate action, and long-term resilience.
- **Agriculture & Economic Development:** Brings agriculture and economic development together as connected components of Lake Country's long-term prosperity, recognizing the role of agriculture, tourism, and local business in the community's economic future.
- **Transportation & Mobility:** Shifts from a transportation network approach to a broader mobility framework focused on accessibility, travel choice, safety, user experience, and complete communities.

- **Infrastructure, Services & Utilities:** Expands beyond a servicing-focused approach to more clearly link infrastructure planning to growth management, housing delivery, asset management, and long-term financial sustainability.
- **Indigenous Relations & Reconciliation:** Iintroduces a dedicated framework for reconciliation and relationship-building, with clearer direction for ongoing relationships, collaboration, shared stewardship, and early engagement.
- **Implementation & Monitoring:** Introduces a more comprehensive implementation framework focused on coordinated implementation across bylaws, plans, development review, infrastructure planning, partnerships, and ongoing monitoring.
- **Development Permit Areas:** Streamlines the Development Permit Area framework to provide clearer expectations for applicants and improve implementation.

The proposed OCP also includes the Lake Country Business Park Area Structure Plan as an attachment to the OCP (Attachment C). The Area Structure Plan has been developed to guide future land use, servicing, and development within the Business Park. Council has previously considered the Area Structure Plan through a series of reports and presentations. Adoption of the OCP will formally incorporate the plan into the District's policy framework.

Next Steps

Following consideration of first and second reading of the OCP Bylaw, the draft OCP will proceed through the remaining statutory processes required under the *Local Government Act*, including Agricultural Land Commission review, Regional Context Statement acceptance by the RDCO, and a public hearing prior to consideration of third reading.

Following completion of the statutory process and consideration of any feedback received, the OCP Bylaw may be brought forward for Council consideration of third reading and adoption.

Implementation and Monitoring

The OCP is intended to serve as the District's long-term policy framework to guide growth and change through 2045. Implementation and monitoring actions are identified throughout the plan and in Chapter 12: Implementation and Monitoring.

The OCP is not meant to be a static document. Staff will continue to monitor housing needs, growth trends, infrastructure planning, legislative changes, and emerging community priorities, and will bring forward future amendments as needed to ensure the OCP remains current and responsive over time.

Council is also obligated to evaluate proposed OCP amendment applications received from the community. The District would review future applications received to determine whether-or-not amendment proposals would benefit the community and be consistent with the vision and intent of the OCP.

APPLICABLE LEGISLATION, BYLAWS AND POLICIES

Local Government Act – Part 14, Division 4

The development and adoption of an OCP must comply with the requirements of Part 14, Division 4 of the *Local Government Act*, including requirements related to consultation, consideration of housing needs, the Financial Plan, applicable waste management plans, and the public hearing process.

A. **Consultation Approach – Section 475**
   Section 475 of the *Local Government Act* requires a local government to provide one or more opportunities it considers appropriate for consultation with persons, organizations, and authorities it considers will be affected by the OCP.

The draft OCP was informed through a comprehensive four-phase engagement and consultation process that included public engagement opportunities, stakeholder consultation, agency referrals, and regular Council review throughout the project. The Engagement Plan is included as Attachment D.

B. **Housing Needs Report – Section 473.1(2)**
Section 473.1(2) of the *Local Government Act* requires a local government to consider the most recent Housing Needs Report and the information on which the report is based when developing an OCP.

The Interim Housing Needs Report identifies a projected need for approximately 5,162 additional housing units between 2021 and 2041 to address population growth, household formation, and existing housing gaps. This equates to approximately 250 to 300 new homes per year. Future growth can largely be accommodated within the Urban Containment Boundary through compact, serviced, and well-located development. The District's Land Capacity Analysis concludes that existing residential and mixed-use land designations can accommodate long-term housing needs if development occurs at planned densities and redevelopment opportunities are realized.

The draft OCP aligns future land use designations, housing policies, and infrastructure planning to support the District's long-term housing needs while balancing agricultural, environmental, and servicing objectives.

C. **Consideration of Financial Plan – Section 477(3)(a)(i)**
Section 477(3)(a)(i) of the *Local Government Act* requires that an OCP be considered in conjunction with the District's Financial Plan.

The draft OCP is intended to guide long-term decisions related to growth, land use, infrastructure, and servicing. While the OCP identifies future policy directions, infrastructure needs, and implementation actions, adoption of the OCP does not commit the District to undertaking any specific project or expenditure. Future implementation priorities and associated funding considerations may be evaluated through future strategic planning, capital planning, and annual budget processes.

D. **Consideration of Waste Management Plan – Section 477(3)(a)(ii)**
Section 477(3)(a)(ii) of the *Local Government Act* requires that an OCP be considered in conjunction with any applicable waste management plan.

Solid waste management is a regional function administered by the RDCO. The RDCO Solid Waste Management Plan applies within the District of Lake Country. The draft OCP is generally consistent with the RDCO Solid Waste Management Plan.

E. **Public Hearing – Section 477(3)(c)**
Section 477(3)(c) of the *Local Government Act* requires that a public hearing be held prior to third reading of the OCP Bylaw.

FINANCIAL IMPLICATIONS

☒ None ☐ Budget Previously Approved ☐ Other (see below)

COMMUNICATION

Public engagement and consultation for the OCP update was completed through a multi-phase process conducted between 2025 and 2026. Engagement summaries and project materials have been made publicly available through the District's OCP project webpage.

Notice of the public hearing will be provided in accordance with the *Local Government Act* prior to consideration of third reading of the OCP Bylaw.

ALTERNATE RECOMMENDATION(S)

1. THAT alternate direction be provided to Staff regarding Official Community Plan Bylaw No. 1330, 2026.

Respectfully Submitted.
Brian Zurek, Manager of Long Range Planning

Report Approval Details

Document Title:	OCP00064 - OCP 1st and 2nd Reading.docx
Attachments:	- Attachment A - Official Community Plan (2026-2046) Bylaw 1330, 2026.pdf - Attachment B -Official Community Plan - Schedule A to Bylaw 1330, 2026.pdf - Attachment C - Lake Country Business Park Area Structure Plan - Appendix A to Schedule A.pdf - Attachment D - Engagement Plan.pdf - Attachment E - OCP Change Summary.pdf
Final Approval Date:	May 28, 2026

This report and all of its attachments were approved and signed as outlined below:

Matthew Salmon, Director of Infrastructure & Development Engineering - May 28, 2026 - 11:12 AM

Jeremy Frick, Director of Development Approvals - May 28, 2026 - 12:09 PM

Reyna Seabrook, Director of Corporate Services - May 28, 2026 - 1:03 PM

Task assigned to Paul Gipps, Chief Administrative Officer was completed by workflow administrator Makayla Ablitt, Manager of Corporate Administration

Paul Gipps, Chief Administrative Officer - May 28, 2026 - 4:28 PM

Makayla Ablitt, Manager of Corporate Administration - May 28, 2026 - 4:28 PM

DISTRICT OF LAKE COUNTRY

BYLAW 1330

A BYLAW TO ADOPT AN OFFICIAL COMMUNITY PLAN

The Council of the District of Lake Country, in open meeting assembled, enacts as follows:

1. Schedule "A" attached hereto and forming part of this bylaw is hereby designated as the Official Community Plan for the District of Lake Country.

2. Pursuant to Section 478 of the Local Government Act, zoning bylaws currently being considered by Council but not adopted as of the date of adoption of this bylaw and the Official Community Plan adopted by the bylaw are deemed to be consistent with the official community plan adopted by this bylaw in accordance with the following:

2.1. In this section, "zoning bylaw" means a bylaw to amend the District of Lake Country Zoning Bylaw 561, 2007, as amended, which amending bylaw has received first reading and has been referred by Council resolution to a public hearing prior to the adoption of this Official Community Plan adoption bylaw;

2.2. Despite any other provision of this bylaw or the Official Community Plan adopted by this bylaw, every zoning bylaw adopted within six months of the date of adoption of this bylaw is deemed to be consistent with the Official Community Plan adopted by this bylaw.

3. District of Lake Country Official Community Plan (2018-2038) Bylaw 1065, 2018 and amendments thereto are hereby repealed.

4. This bylaw may be cited as "Official Community Plan (2026-2046) Bylaw 1330, 2026".

READ A FIRST TIME this _____ day of _____, _____.
READ A SECOND TIME this _____ day of _____, _____.
READ A THIRD TIME this _____ day of _____, _____.

ADOPTED this _____ day of _____, _____.

_____ _____
Mayor Corporate Officer

OFFICIAL COMMUNITY PLAN

Let's Grow Lake Country Together



LAKE COUNTRY
Life. The Okanagan Way.

LAND ACKNOWLEDGMENT

We acknowledge that the District of Lake Country is located on the unceded territory of squilx"/syilx (Okanagan) peoples. As a community, we recognize the importance of doing our best to build respectful relationships that contribute to stewarding the land and waters in the community with integrity and consideration for future generations.

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01

INTRODUCTION

01

INTRODUCTION

The Official Community Plan (OCP) serves as Lake Country's guiding framework for sustainable growth and development. It articulates the community's collective vision, values, and aspirations, providing direction for land use, infrastructure, housing, environmental stewardship, economic development, transportation, parks, and cultural initiatives.

Grounded in the principles of **smart growth** and community well-being, the OCP informs decision-making by Council, staff, residents, and interest holders. **Smart growth** focuses on directing development to **serviced areas**, supporting compact and **complete communities**, and making efficient use of infrastructure while protecting agricultural land and natural environments. The OCP ensures that development aligns with the community's long-term objectives, balancing rural character with urban vitality.

While the OCP is not a regulatory document, it shapes the creation of bylaws, policies, and initiatives, ensuring consistency with the community's goals. It also fulfills requirements under the *Local Government Act*, guiding land use decisions and development approvals.

This OCP reflects the evolving needs and priorities of Lake Country, incorporating recent data, legislative changes, and community input. It aims to foster a resilient, inclusive, and vibrant community for current and future generations from 2026 to 2046.

1.1 SCOPE

This OCP establishes the long-term growth management framework for the District of Lake Country over the next 20 years. It provides integrated direction on land use, housing, transportation, economic development, environmental stewardship, infrastructure, climate resilience, and community well-being.

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The OCP is designed to:

Provide Strategic Direction

Articulate the community's vision and growth framework, including the **Urban Containment Boundary**, neighbourhood structure, and long-term land capacity to accommodate projected population and employment growth.

Guide Land Use and Development

Establish clear objectives and policies to manage housing supply, commercial and industrial lands, environmental protection, and infrastructure coordination in a strategic, fiscally responsible manner.

Align with Regional and Provincial Frameworks

Ensure consistency with the **Regional Growth Strategy**, **Housing Needs Report**, provincial legislation, including the *Local Government Act,* and other statutory and strategic plans.

Support Implementation and Monitoring

Identify **Development Permit Areas**, growth considerations, infrastructure coordination, and monitoring metrics to ensure the OCP remains responsive and effective over time.

Table 1.1: How to use the OCP

Section	What The Section Does
01 Introduction	Explains the purpose, scope, and legal framework of the Official Community Plan and how it relates to other regional and municipal plans.
02 Community Foundations	Establishes the community vision, guiding principles, and long-term goals that shape all policies in the plan.
03 Land Use and Growth	Sets the overall growth strategy, land use designations, and policies that guide where and how development occurs.
04 Environment and Sustainability	Provides direction for protecting natural systems, addressing climate change, and promoting long-term environmental resilience.
05 Agriculture and Economic Development	Supports agricultural viability and economic diversification while reinforcing rural character and local employment opportunities.
06 Transportation and Mobility	Guides the development of safe, connected, and efficient transportation networks for all modes of travel.
07 Parks and Recreation	Plans for accessible parks, trails, and recreational facilities that support community well-being and identity.
08 Infrastructure, Services and Utilities	Aligns growth with water, wastewater, stormwater, and other infrastructure systems to ensure reliable and sustainable service delivery.
09 Culture and Community Well-being	Supports inclusive community life, civic engagement, cultural expression, and facilities that foster connection and belonging.
10 Indigenous Relations and Reconciliation	Affirms the District's commitment to building respectful relationships with Indigenous governments and integrating shared stewardship into planning.
11 Development Permit Areas	Establishes guidelines for form and character, environmental protection, and hazard management in designated areas.
12 Implementation and Monitoring	Outlines how the OCP will be applied, tracked, and reviewed to ensure consistent and responsive decision-making.
13 Appendix	Provides supporting information, including the definitions, maps and Lake Country's Community Profile.

1.2 RELATIONSHIPS TO OTHER PLANS

The OCP forms the central policy framework guiding land use and growth in Lake Country. It aligns with the **Regional Growth Strategy (RGS)** and is implemented through municipal bylaws, **development permit areas**, and supporting plans and strategies. Together, these tools ensure coordinated and consistent decision-making.

REGIONAL GROWTH STRATEGY CONSISTENCY

The District of Lake Country OCP is consistent with the RDCO **Regional Growth Strategy** and advances its key directions through actions that support compact and efficient growth, agricultural protection, housing supply and diversity, infrastructure coordination, environmental stewardship, economic resilience, and regional collaboration, while responding to Lake Country's local context and growth needs.

A detailed Regional Context Statement, including a policy alignment table demonstrating consistency with the RDCO **Regional Growth Strategy**, is provided in Appendix A.



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RELATED PLAN DIAGRAM

This diagram below shows how regional direction, District policy, and local regulations work together to guide growth and development in Lake Country.

Provincial Legislation

Provincial legislation establishes the housing and land use planning requirements that municipalities must address through their OCPs and regulations.

Legislation requires local governments to address:

- Housing Needs Reports and 20-year housing need
- Small-Scale Multi-Unit Housing (SSMUH) requirements
- OCP and zoning updates to accommodate anticipated housing need
- More proactive, housing-enabling land use planning
- Provincial housing tools and implementation requirements

Regional Growth Strategy

The RGS guides land use, growth, and servicing decisions across member municipalities.

The Regional Growth Strategy sets regional direction for:

- Regional Growth Management
- Agricultural protection
- Environmental stewardship
- Infrastructure coordination
- Regional transportation

Lake Country OCP

The OCP guides future zoning, infrastructure investment, and municipal decision-making.

The Lake Country OCP establishes:

- Community vision and guiding principles
- Municipal Growth Management Framework
- Land use designations
- Housing policy direction
- Environmental and agricultural protection
- Transportation and infrastructure direction
- **Development Permit Area** guidelines
- Implementation priorities

Supporting District Plans and Strategies

These plans provide technical direction and detailed implementation tools that align with OCP policy.

The Supporting District Plans and Strategies implement and inform the OCP:

- Parks and Recreation Master Plan
- Water Master Plan
- Liquid Waste Management Plan
- Agricultural Plan
- Economic Development and Tourism Strategy
- Community Wildfire Resiliency Plan
- Mobility Master Plan
- Asset Management Plans

Regulatory Tools

These tools implement the OCP.

The Regulatory tools implement the OCP:

- Zoning Bylaw
  - » Regulates permitted uses
  - » Sets **density**, height, setbacks, and lot standards
- Subdivision and Development Servicing Bylaw
  - » Establishes engineering and servicing requirements
- **Development Permit Area Guidelines (DPAs)**
  - » Guide form and character of developments
  - » Protect environmental areas
  - » Address hazards

1.3 COMMUNITY CONSULTATION

The OCP update was informed by a multi-phase engagement process designed to gather broad community input, test emerging directions, and refine policy priorities. Engagement included public surveys, open houses, interest holder meetings, youth participation, industry sessions, and Council workshops.

Phase I: Background and Visioning

Phase I engagement focused on understanding community values, priorities, and concerns.

Phase II: Community Development Options

Phase II engagement presented draft guiding principles and land use concepts to the community.

Phase III: Draft OCP Summary Review

Phase III engagement presented the Draft OCP summary, including policy intent, future land use designations, and implementation directions, to gather feedback on the overall direction of the plan and identify refinements to the draft OCP.

Phase IV: Draft OCP - Review, Referrals, and Final Refinements

Phase IV includes referral of the Draft OCP to Council, neighbouring municipalities, government agencies, and other interest holders for review. Feedback received through the referral process will be considered and incorporated, as appropriate, into the final plan prior to adoption.



1.4 COMMUNITY PROFILE AT A GLANCE

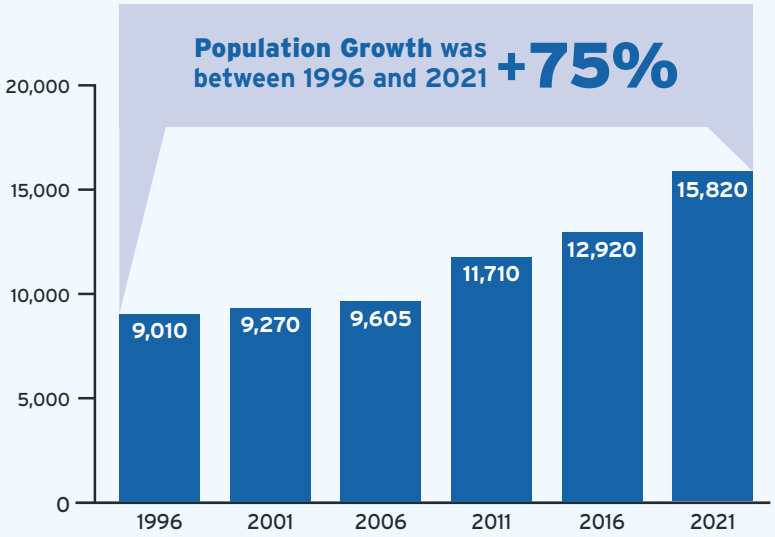
Understanding who lives in Lake Country and how the community has changed over time provides an essential foundation for the OCP. The Community Profile summarizes key demographic, housing, economic, and social trends from 1996 to 2021.

Detailed Community Profiles, including the Municipal Profile and Ward Profiles, are provided in Appendix D for reference.

Population Growth

Historically, Lake Country is one of the fastest growing communities in B.C.

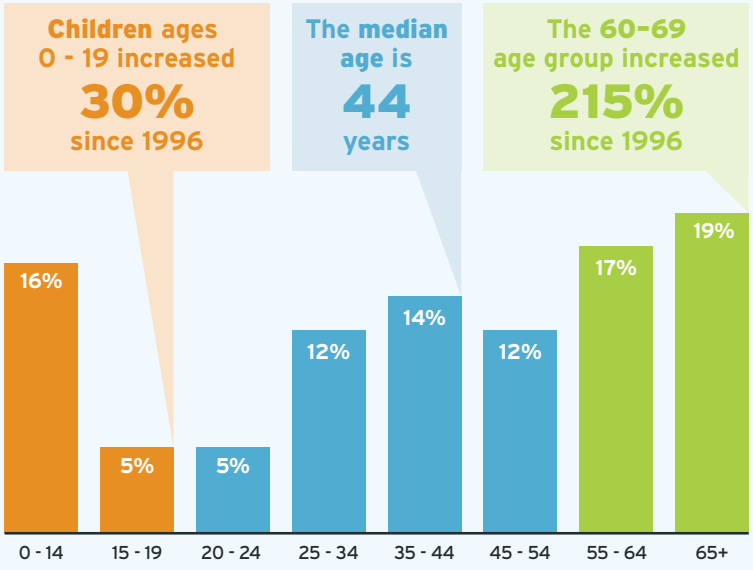
- Population increased from 9,010 (1996) to 15,817 (2021) → +75% growth since incorporation
- Growth from 2016-2021 was 22%, the third highest in B.C.
- Lake Country now represents 7.1% of RDCO population, up from 6.6% in 1996.



Age and Gender

An aging community, but still family-oriented.

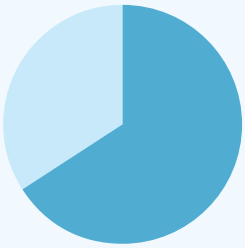
- Median age: 44 years
- Younger than Vernon (49.2), older than Kelowna (42.4)
- 65+ population: 19%
- 0-14 population: 16% (highest among comparison jurisdictions)
- Children (0-19) increased 30% since 1996
- 60-69 age group increased 215% since 1996



Households and Family

Lake Country is full of family households.

- 66% one-family households (higher than Kelowna and Vernon)
- Highest percentage of two-parent households in the region
- Children in households increased 50% since 2001
- Average household size: 2.5 people (largest in region)



66%
one-family households

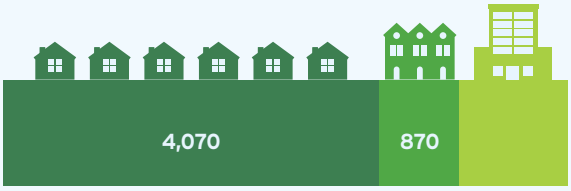


Average household size
2.5 people

Housing

Still predominantly single-detached, but diversifying.

- 66% single-detached (down from 88% in 1996)
- Duplex and low-rise apartment growth increasing
- No 5+ storey apartment buildings
- Occupied dwellings nearly doubled since 1996 (+89%)
- Lake Country has significantly less multi-family housing than Kelowna or Vernon.



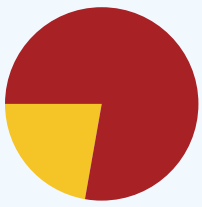
66% single-detached homes
14% apartment/flat in duplex
19% other

Housing Tenure and Affordability

High ownership, rising costs.

- 78% owner-occupied
- 22% rental (unchanged since 1996)
- Highest monthly ownership costs in region
- Median owner cost: $1,780/month
- 39% of renters spend >30% of income on shelter
- 19% of owners spend >30% of income on shelter
- 72% of housing considered "acceptable" (above provincial average)

78%
owner-occupied homes

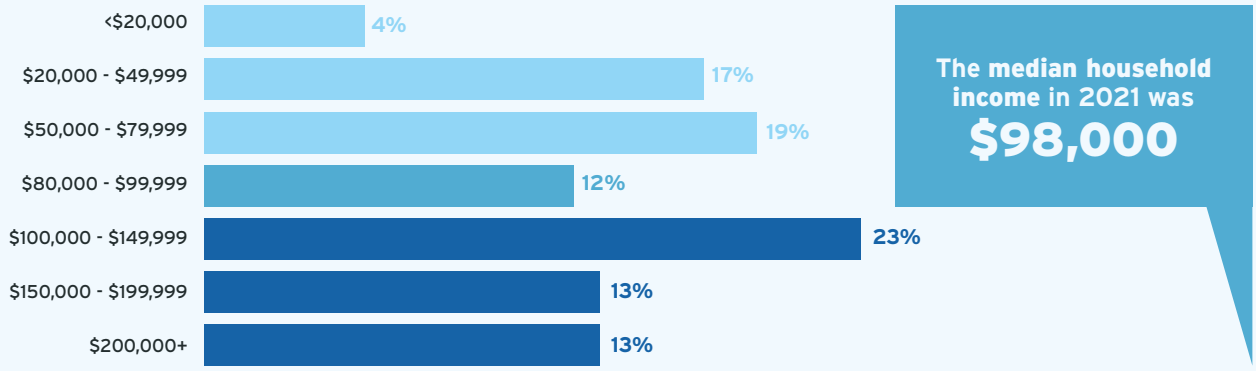


22%
rental homes

Income and Economic

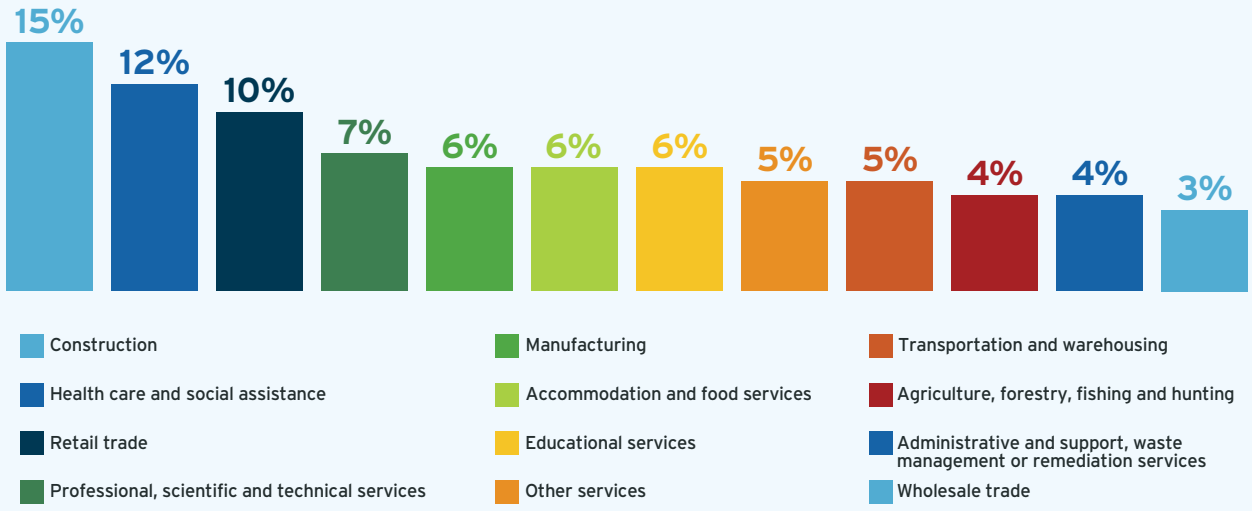
Lake Country has the highest incomes in the region.

- Median household income (2020): $98,000
- Average household income: $126,500
- Strong income growth since 1995 (+146%)
- Low-income prevalence lower than regional and provincial averages



Labour force

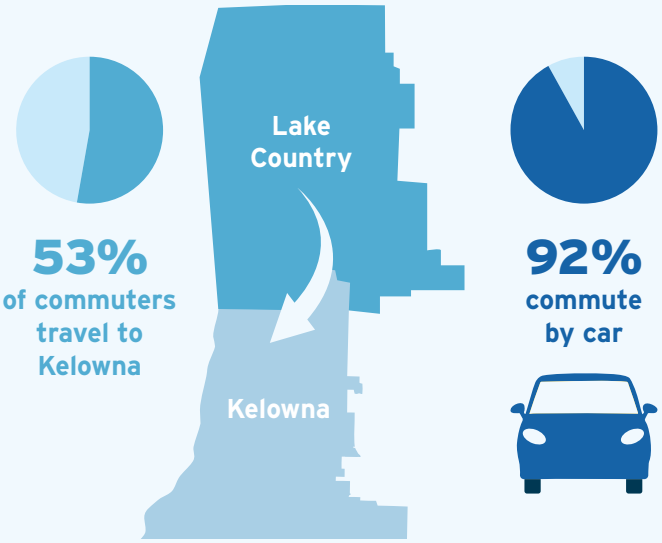
- Participation rate: 66% (highest among comparators)
- Employment rate: 61%
- Construction is top industry (15%)
- Growth in health care and social assistance



Commuting and Regional Relationship

Strongly connected to Kelowna.

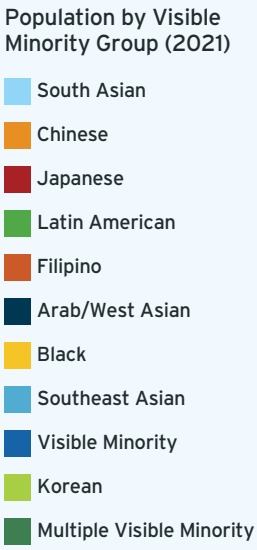
- 53% of commuters travel to Kelowna
- 92% commute by car
- Increasing work-from-home trend
- Decline in fixed-place employment over time



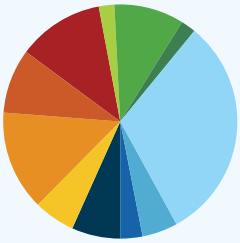
Identity and Diversity

Less diverse than the region overall.

- 6% visible minority (well below provincial 34%)
- Indigenous identity: 6% of population (up from 1% in 1996)
- Indigenous population increased from 120 to 970 (1996-2021)
- English predominant mother tongue (88-90%)



6%
visible minority (well below provincial 34%)



From 1996 - 2021 the indigenous population increased 120 to 970

What This all Means for the OCP

Lake Country's rapid growth, shifting demographics, and evolving housing market create a clear set of priorities for planning:

☑	Plan for continued population growth with scalable infrastructure, utilities, transportation, and community services.
☑	Support both an aging population and growing number of families through age-friendly design, accessible housing, schools, parks, and recreation.
☑	Expand housing diversity beyond single-detached homes to include rental, ground-oriented, multi-family, and senior-oriented options.
☑	Address rental affordability pressures and increase attainable ownership opportunities.
☑	Direct growth toward complete neighbourhoods with services, **active transportation**, and local amenities.
☑	Increase retail and commercial services to reduce leakage to other communities.
☑	Strengthen transportation connections to reduce reliance of personal-vehicle commuting to Kelowna and other communities.
☑	Encourage economic diversification while building on strong construction and service sectors.
☑	Support inclusion, cultural recognition, and continued collaboration with Indigenous communities.
☑	Maintain Lake Country's high quality of life while accommodating change.



02 COMMUNITY FOUNDATIONS

02

COMMUNITY FOUNDATIONS

The Community Foundations section establishes the long-term direction for Lake Country by articulating the values, aspirations, and priorities that will guide future growth and change.

Together, the guiding principles, goals, and vision provide a cohesive framework for decision-making, helping ensure that policies, investments, and development reflect the community's identity while supporting a resilient, complete, and sustainable future.

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2.1. GUIDING PRINCIPLES AND GOALS

The following guiding principles express the core values that shape this Official Community Plan and inform how Lake Country will grow and evolve.



STEWARDSHIP OF LAND, LAKES, AND NATURAL SYSTEMS

Principle

Protect the natural beauty, lakes, and rural landscapes that define Lake Country. Prioritize environmental health, **watershed** protection, and climate resilience and adaptation through responsible land use, **green infrastructure**, and stewardship partnerships.

Goals

- Protect and restore natural systems, lakes, and shorelines.
- Advance climate resilience and sustainable infrastructure.
- Maintain Lake Country's rural landscapes and environmental character.



COMPLETE COMMUNITIES, HOUSING, AND MANAGED GROWTH

Principle

Guide growth deliberately by focusing new development in serviced urban areas while safeguarding farmland and rural character. Support a diverse range of attainable and multi-generational housing options, ensuring that infrastructure, services, and amenities keep pace with population and housing needs so families, seniors, and local workers can locate or remain in the community.

Goals

- Direct growth to serviced urban areas.
- Expand diverse and **attainable housing** choices.
- Align infrastructure and amenities with growth.

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A VIBRANT AND DISTINCT TOWN CENTRE

Principle

Strengthen the Town Centre as the social and economic heart of the community. Encourage **mixed-use development**, local shops and restaurants, and walkable public spaces that reflect Lake Country' rural character.

Goals

- Strengthen the Town Centre for residents and visitors.
- Support local businesses, services, and gathering places.
- Create a walkable and attractive public realm.



CONNECTED AND SAFE MOBILITY

Principle

Invest in mobility systems that are safe, efficient, and inclusive. Improve sidewalks, trails, and transit to connect neighbourhoods and reduce congestion while supporting active and low-carbon travel. Enhance the safety of roads and intersections.

Goals

- Improve walking, cycling, and transit options.
- Reduce congestion and commuting and support low-carbon travel.
- Enhance road and intersection safety.



AGRICULTURE, LOCAL ECONOMY, AND EMPLOYMENT

Principle

Strengthen Lake Country's economic resilience through local business development, light industry, agriculture, and sustainable tourism. Support a diversified tax base by encouraging small business growth, tourism, and local employment opportunities that reduce reliance on commuting and reinforce the community's rural and cultural identity.

Goals

- Protect and support agriculture.
- Expand local jobs and business opportunities.
- Build a resilient and diversified tax base.



COMMUNITY WELL-BEING, RECREATION, AND CULTURE

Principle

Enhance quality of life through access to parks, recreation, arts, and cultural opportunities. Invest in gathering spaces, trails, and community facilities that foster health, connection, and civic pride, celebrating Lake Country's rural character, natural environment, and sense of belonging.

Goals

- Improve access to parks, trails, and recreation.
- Support arts, culture, and community gathering spaces.
- Foster belonging, health, and quality of life.



RECONCILIATION AND SHARED STEWARDSHIP

Principle

Advance reconciliation by building strong, respectful relationships with the syilx/Okanagan peoples. Support Indigenous knowledge, culture, and perspectives in planning and stewardship, and pursue shared approaches to caring for the land, water, and community for present and future generations.

Goals

- Strengthen relationships with the syilx/Okanagan peoples.
- Integrate Indigenous knowledge and perspectives.
- Support shared stewardship of land and water.



COLLABORATIVE GOVERNANCE AND COMMUNITY ENGAGEMENT

Principle

Foster inclusive, responsive governance through ongoing dialogue with residents, organizations, and partners. Ensure planning decisions reflect community values, support long-term goals, and are shaped through meaningful participation and shared responsibility.

Goals

- Foster inclusive decision-making.
- Strengthen partnerships with community organizations.

2.2 VISION

The Vision describes the desired future for Lake Country, reflecting the community's shared aspirations and establishing a long-term direction for growth and change.

Lake Country is a resilient and welcoming community where natural landscapes, working farms, and vibrant neighbourhoods exist in balance. Growth is thoughtfully managed to support complete communities, a thriving local economy, and a distinct Town Centre. Strong relationships with residents and community partners guide shared stewardship of the land and water, while connected transportation options, community spaces, and cultural opportunities support a high quality of life for residents of all ages.



2.3 HISTORY

Lake Country's identity is shaped by the coming together of four distinct wards: Winfield, Oyama, Okanagan Centre, and Carr's Landing. Each area has its own history, landscape, and character, ranging from centres and waterfront communities to agricultural and rural neighbourhoods. Together, these communities form a community with a strong sense of place and diverse local identities.

The lands and waters of Lake Country are located within the traditional and unceded territory of the syilx/Okanagan people, who have stewarded this area since time immemorial. The lakes, valleys, and surrounding landscapes continue to hold cultural, ecological, and historical significance, and Indigenous relationships to the land remain an important part of the community's past, present, and future.

The area has long been valued for its lakes, fertile soils, and transportation connections, supporting agriculture, settlement, recreation, and community life. Orchards, farms, and rural landscapes have played a defining role in Lake Country's development and continue to contribute to its economy and character today.

In 1995, the four communities were incorporated as the District of Lake Country, creating a unified municipality while retaining the distinct identities of each ward. Since incorporation, Lake Country has experienced steady growth driven by its high quality of life, strategic location between Kelowna and Vernon, and access to natural amenities.

This shared history provides the foundation for future growth. The OCP builds on the strengths of each ward while guiding change in a coordinated manner that supports complete communities, protects agricultural and natural lands, and strengthens Lake Country as one connected municipality.









Photos care of Lake Country Museum and Archives

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03

LAND USE AND GROWTH

03

LAND USE AND GROWTH

Lake Country will continue to manage growth in a deliberate and coordinated manner that protects agricultural lands, rural character, and natural systems while supporting vibrant and serviced communities.

Growth will be focused within the **Urban Containment Boundary**, where infrastructure, services, and amenities can be provided efficiently and sustainably. Through **compact development** patterns, complete neighbourhoods, and context-sensitive intensification, the District will accommodate housing needs and community change while reinforcing the distinct identity of its neighbourhoods.

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Supporting OCP Maps (Appendix C)

- Future Land Use
- Neighbourhood Wards
- Agricultural Land Reserve and Urban Containment Boundary
- Sand and Gravel Deposits

Compact Development

Development patterns that use land efficiently through higher densities, reduced land consumption, and proximity to services and infrastructure.

Lifecycle Costs

The total long-term cost of infrastructure, including construction, maintenance, renewal, and replacement.

The Future Land Use Designations establish the spatial framework for this growth strategy. Together with the land use map, they guide the location, scale, and form of development across Lake Country and provide clarity for residents, landowners, and decision-makers. These designations are aligned with the objectives of infrastructure coordination, environmental stewardship, agricultural protection, and housing diversity, ensuring that future development contributes positively to Lake Country's long-term sustainability and livability.

Growth management decisions will consider long-term fiscal sustainability. **Compact development** patterns, efficient infrastructure use, and coordinated servicing reduce **lifecycle costs** and support a stable tax base that can maintain high-quality services over time.

Sand and Gravel

The approximate location and extent of known sand and gravel deposits within the District are identified on the Map C9 in Appendix C, comprising approximately 1,187 hectares of potential aggregate resource lands.

Sand and gravel extraction activities are regulated by the Province of British Columbia.

Housing Needs Report

A provincially required report that identifies current and projected housing needs within a municipality.

Complete Community

A neighbourhood or area where residents have access to housing, employment, services, parks, and amenities within walking or cycling distance.

3.1 OBJECTIVES

1. Guide areas of growth and transition through comprehensive planning to ensure integrated land use, infrastructure, and environmental outcomes.
2. Achieve a sustainable growth pattern that supports long-term environmental stewardship, agricultural protection, and fiscal responsibility.
3. Support growth that is coordinated with infrastructure, public services, and community facilities.
4. Support a diverse supply of housing that meets the needs of current and future residents, informed by the District's **Housing Needs Report** and evolving demographic trends.
5. Foster neighbourhoods that prioritize pedestrian mobility and human-scale development, providing access to a variety of housing options, services, employment, and recreation within a connected and walkable environment.
6. Direct growth and change in a manner that recognizes the character of Lake Country's neighbourhood, their land use patterns, and servicing conditions; while considering provincial legislative requirements and community-wide goals for development as a **complete community**.

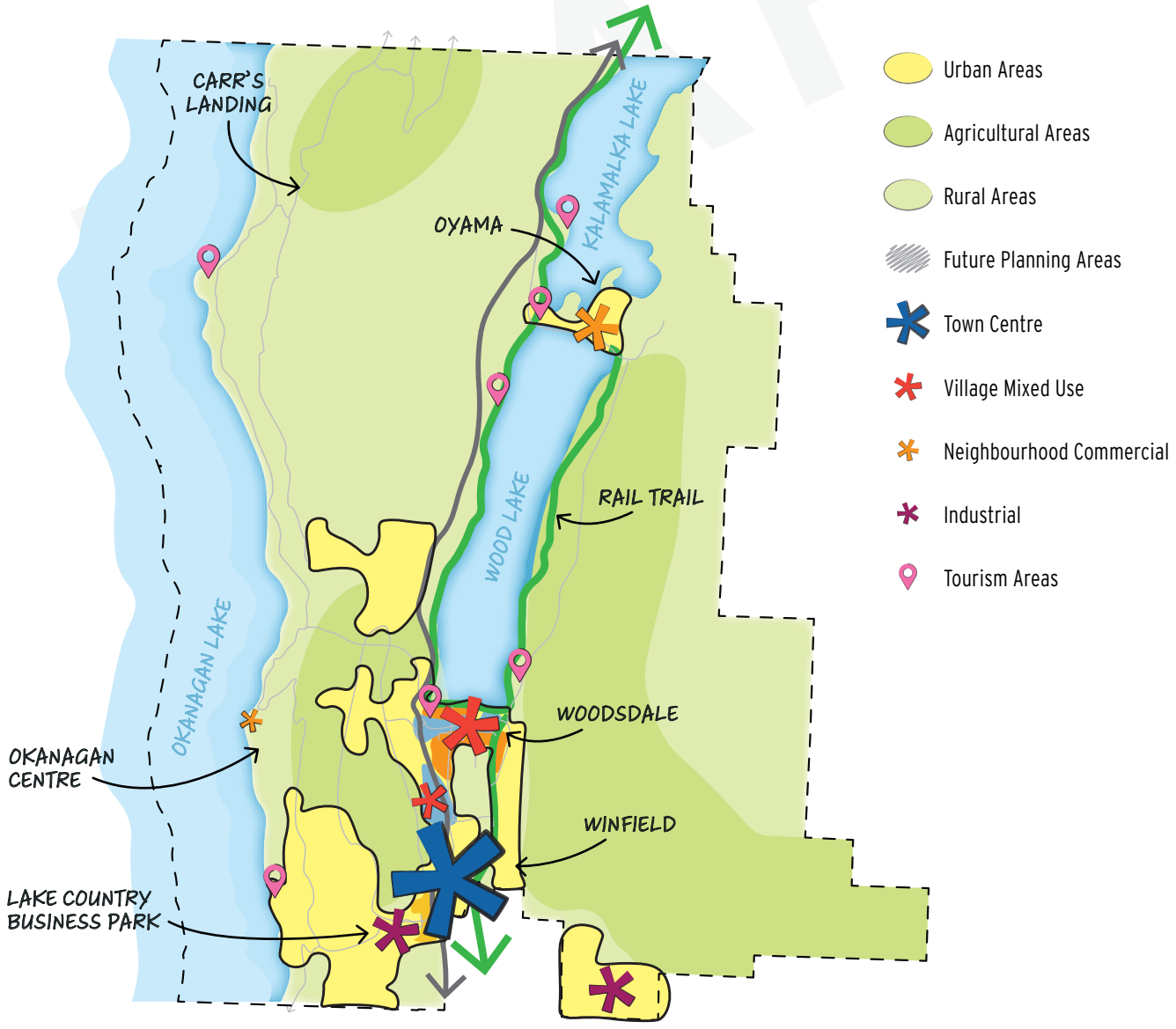


Photo credit: Shawn Talbot

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3.2 GROWTH FRAMEWORK

Lake Country's growth framework directs new urban development to areas within the **UCB**, where infrastructure, services, and amenities can be provided efficiently and sustainably. By focusing growth in serviced urban areas, the District will support **compact development** patterns, encourage complete neighbourhoods, and make effective use of existing investments. Context-sensitive intensification will help accommodate housing needs and community change while reinforcing the distinct character and identity of Lake Country's neighbourhoods and protecting agricultural and rural lands.



Active Transportation

Human-powered modes of travel such as walking, cycling, and other non-motorized mobility options.

Density

The number of dwelling units per hectare of land.

Regional Growth Strategy

A regional policy framework adopted by the Regional District that guides long-term land use, growth management, environmental protection, and infrastructure coordination across member municipalities.

3.2.1. POLICIES

1. Update zoning bylaws, development permit guidelines, and related regulations as needed to align with the Future Land Use Designations.

Urban Containment Boundary

2. Maintain a defined **Urban Containment Boundary** (UCB) as the primary framework for managing growth and protecting agricultural and rural lands.
   - 2.1. Direct urban development, subdivision, and infrastructure investment to lands within the UCB.
   - 2.2. Avoid urban encroachment into the Agricultural Land Reserve.
   - 2.3. Use the UCB to support **compact development**, efficient infrastructure investment, and long-term financial sustainability.
   - 2.4. Only consider expansion of the UCB where there is a clear demonstration of, District-wide benefit, servicing feasibility, and a thorough analysis of growth, housing, agricultural, and environmental objectives.
3. Review the **Urban Containment Boundary** at least every five years to assess long-term land supply, **infrastructure capacity**, and consistency with regional growth objectives.

Compact and Efficient Growth

4. Encourage **compact development** patterns that make efficient use of land, infrastructure, and public services.
   - 4.1. Prioritize infill, redevelopment, and intensification within **serviced areas** before considering outward expansion.
   - 4.2. Support higher residential densities in locations with access to services, transit, and **active transportation** networks.
   - 4.3. Promote land use patterns that reduce land consumption and minimize impacts on natural systems and agricultural lands (see section 4.2 Sustainable Land Use and Development).

Complete and Walkable Communities

5. Encourage the Town Centre as the primary location for **mixed-use development**, commercial activity, and higher-**density** housing.
6. Support neighbourhood design that enables access to daily needs within walking or cycling distance.

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Attainable Housing



Housing that is reasonably priced relative to local incomes, including a range of housing types and tenures that enable households to live in the community without experiencing significant financial stress.

7. Encourage a mix of housing types and local services to support **complete communities**.
8. Integrate land use planning with **active transportation** networks to reduce reliance on private vehicles.

Infrastructure-Aligned Growth

9. Align growth and development with the availability, capacity, and coordinated delivery of infrastructure and services, while considering long-term financial sustainability and avoiding development where adequate municipal servicing cannot be provided.
    - 9.1. See section 8 the Infrastructure, Servicing, and Utilities for additional policies.

Agricultural Interface

10. Ensure that development adjacent to agricultural lands is designed to protect long-term agricultural viability and minimize land use conflict.
    - 10.1. Require appropriate buffering between agricultural lands and adjacent residential, **mixed-use**, or commercial development, consistent with relevant guidelines (e.g., Agricultural DP guidelines) and local agricultural policy.
    - 10.2. Incorporate setbacks, landscaping, fencing, and other design measures to reduce potential conflicts related to noise, dust, odour, lighting, and farm operations.
    - 10.3. Avoid lot configurations and development patterns that constrain normal farm practices.
    - 10.4. In designated growth areas, including the Town Centre and Winfield, support urban development adjacent to agricultural lands where it is designed to minimize conflicts through appropriate siting, buffering, building design, and resident awareness measures.
11. Support awareness of agricultural operations for residents and businesses located near farmland.
    - 11.1. Consider requiring Agricultural Disclosure Agreements through the development of land adjacent to agricultural areas to increase awareness of owners about living near agricultural activity.
    - 11.2. Encourage education and communication initiatives that promote understanding of normal farm practices.

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Green Infrastructure



Natural or engineered systems that use vegetation, soils, and natural processes to manage stormwater, improve air quality, and enhance environmental performance.

12. Promote compatible transitions between urban development and agricultural areas, and ensure infrastructure is planned and designed to minimize impacts on agricultural lands.
    12.1. Ensure development, grading, drainage, and stormwater management are designed to avoid adverse impacts on adjacent agricultural lands.
    12.2. Locate and design roads, servicing, building siting, open space, and development intensity to minimize fragmentation and conflicts at urban-agricultural edges, with appropriate transitions in scale and use.

Community Design

Community Design Implementation

The policies in this section provide high-level direction for the design of buildings, streetscapes, and public spaces across Lake Country. More detailed design expectations are primarily implemented through **Development Permit Area (DPA)** guidelines, particularly the Form and Character DPAs, which guide site planning, building design, landscaping, and how new development fits within its context.

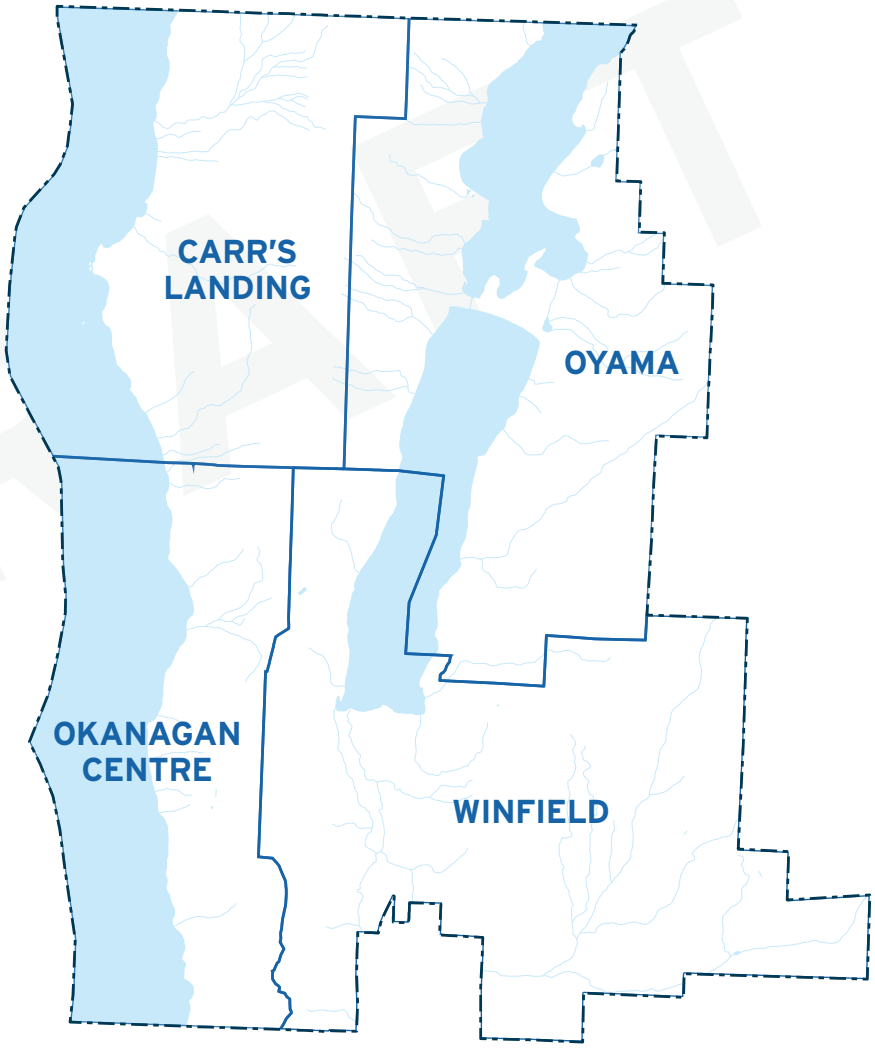
13. Ensure new development contributes positively to streetscapes and the public realm.
14. Encourage building orientation, entrances, and active frontages that support pedestrian activity.
15. Promote transitions in height and scale between lands with different future land use designations.
16. Encourage durable materials and design approaches consistent with Lake Country's rural character.
17. Encourage urban development, including buildings and landscaping, to be designed and maintained to mitigate the risk of wildland fire consistent with FireSmart practices.
18. Integrate landscaping, public spaces, and **green infrastructure** into development design.

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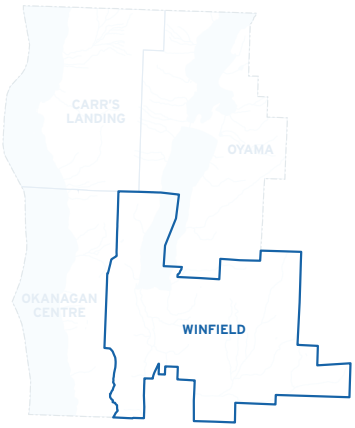
3.3 NEIGHBOURHOOD PLANNING

3.3.1. POLICIES

Figure 3: Map of Lake Country Ward Boundaries

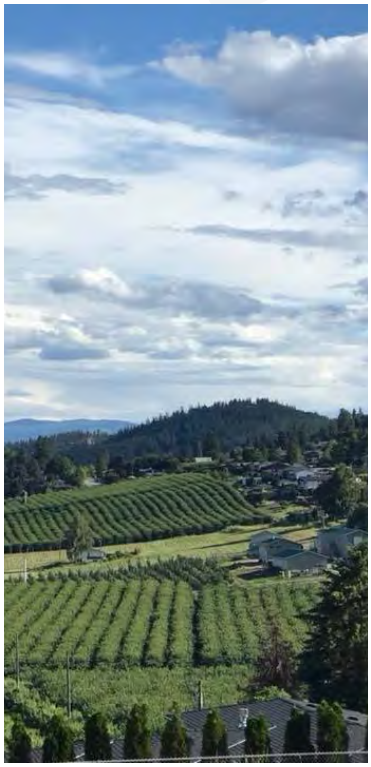


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Infill Development

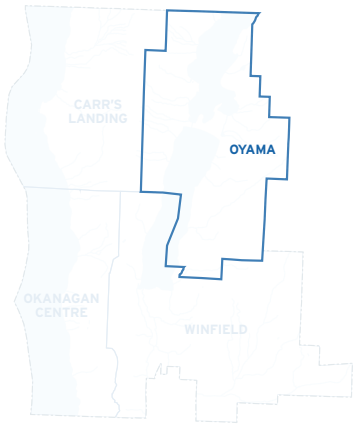
Development on vacant or underutilized land within existing serviced urban areas.



Winfield

Winfield is Lake Country's primary serviced urban area and will continue to accommodate a significant share of future growth through a mix of residential, commercial, institutional, and community uses. As part of Winfield, the Town Centre serves as the community's mixed-use and civic focal point, providing housing, services, employment, and gathering spaces in a walkable urban environment. Growth in Winfield should support context-sensitive infill, housing diversification, improved connectivity to schools, parks, and the Town Centre, and gradual intensification in appropriate locations.

1. Strengthen the Town Centre (see Town Centre designation) as the social, cultural, and economic heart of the community.
   a. Support Woodsdale as a hub of commercial and tourist-oriented uses, such as hotels, cafes, retail, and restaurants.
2. Support context-sensitive infill and housing diversity within **serviced areas**.
3. Accommodate intensification of residential **density** contributing to the needs of the District.
4. Improve walkability and support **multi-modal** connections to schools, parks, and local services through safe and accessible **active transportation** networks.
5. Develop a waterfront trail along the south shore of Wood Lake. Connect to existing trails to expand recreation opportunities and access to natural areas.
6. Recognize environmental habitat, sensitive ecosystems, and capacity of natural systems, including riparian habitat, floodplains, and sensitive ecosystems. Scale growth in proportion to the ability of land to support development, as described within future land use designations.



Agricultural Interface

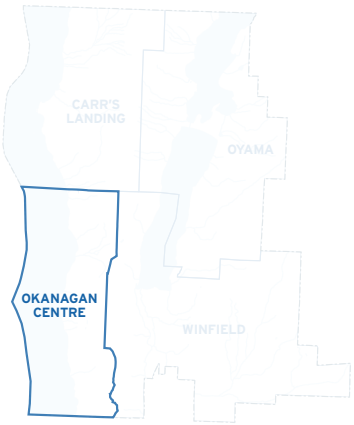
The area where urban or non-farm development is adjacent to agricultural land, particularly land within the Agricultural Land Reserve.

Oyama

Oyama maintains a village-scale character with strong links to Wood and Kalamalka Lakes. Local environmental habitat and **agricultural interfaces** help define the character of the community. Future growth should respect servicing constraints and preserve natural features and shoreline character.

7. Support development in Oyama that maintains its small-scale village character, with west-side tourist commercial uses on Oyama Road that serve as a regional draw, and east-side neighbourhood-serving mixed-use commercial uses scaled to the local community.
8. Support modest infill and redevelopment that respects existing scale, servicing capacity and environmental context.
9. Protect **agricultural interfaces** and sensitive environmental areas.
10. Support the enhancement of waterfront parks to improve public access, recreation opportunities, and environmental protection.
11. Support the preparation of a neighbourhood plan, initiated by the District, to guide land use, servicing, mobility, and public amenities.
12. Support the preparation of an area plan, initiated by an applicant, to guide the land use, servicing, mobility, and public amenities of former aggregate extraction lands on Oyama's eastern slopes.
13. Support regulations for rural large parcels along Oyama Lake Road to develop into one hectare lot sizes, where appropriate, with rural services.





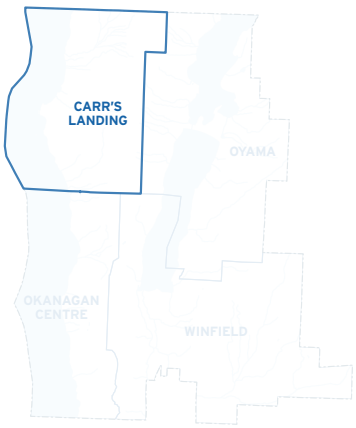
Neighbourhood Commercial

Small-scale commercial uses intended to serve the daily needs of nearby residents.

Okanagan Centre

Okanagan Centre is characterized by predominantly suburban and low-**density** residential development, hillside conditions, agricultural production, and environmental sensitivities. Future development should reflect site constraints, protect shoreline and slope stability, and maintain the area's established character.

14. Maintain the suburban and low-**density** residential character of the community, and its natural landscape setting.
15. Limit growth to areas with appropriate servicing and access.
16. Support limited **neighbourhood commercial** uses, by expanding land use and zoning designations where there is an identified need to service local residents and visitors.
17. Work to protect shoreline, hillside, and environmental features.
18. Ensure development reflects site conditions and hazard constraints.
19. Support the McCoubrey Plateau area plan update to guide future land use, servicing, mobility, and public amenities.



Carr's Landing

Carr's Landing retains a rural and estate residential character with a strong agricultural presence. The area is not identified for significant intensification, and planning should prioritize farmland protection, landscape preservation, parks and recreation opportunities, and protection and enhancement of waterfront access and the natural shoreline environment.

20. Maintain rural and estate residential character.
21. Avoid urban expansion.
22. Support limited **neighbourhood commercial**, where appropriate, providing services to local residents and seasonal visitors.
23. Protect agricultural lands and natural systems, including shoreline, hillside, and environmental features.
24. Support waterfront enhancement, and opportunities to improve or expand parks and recreation opportunities.

3.4 FUTURE LAND USE MAP

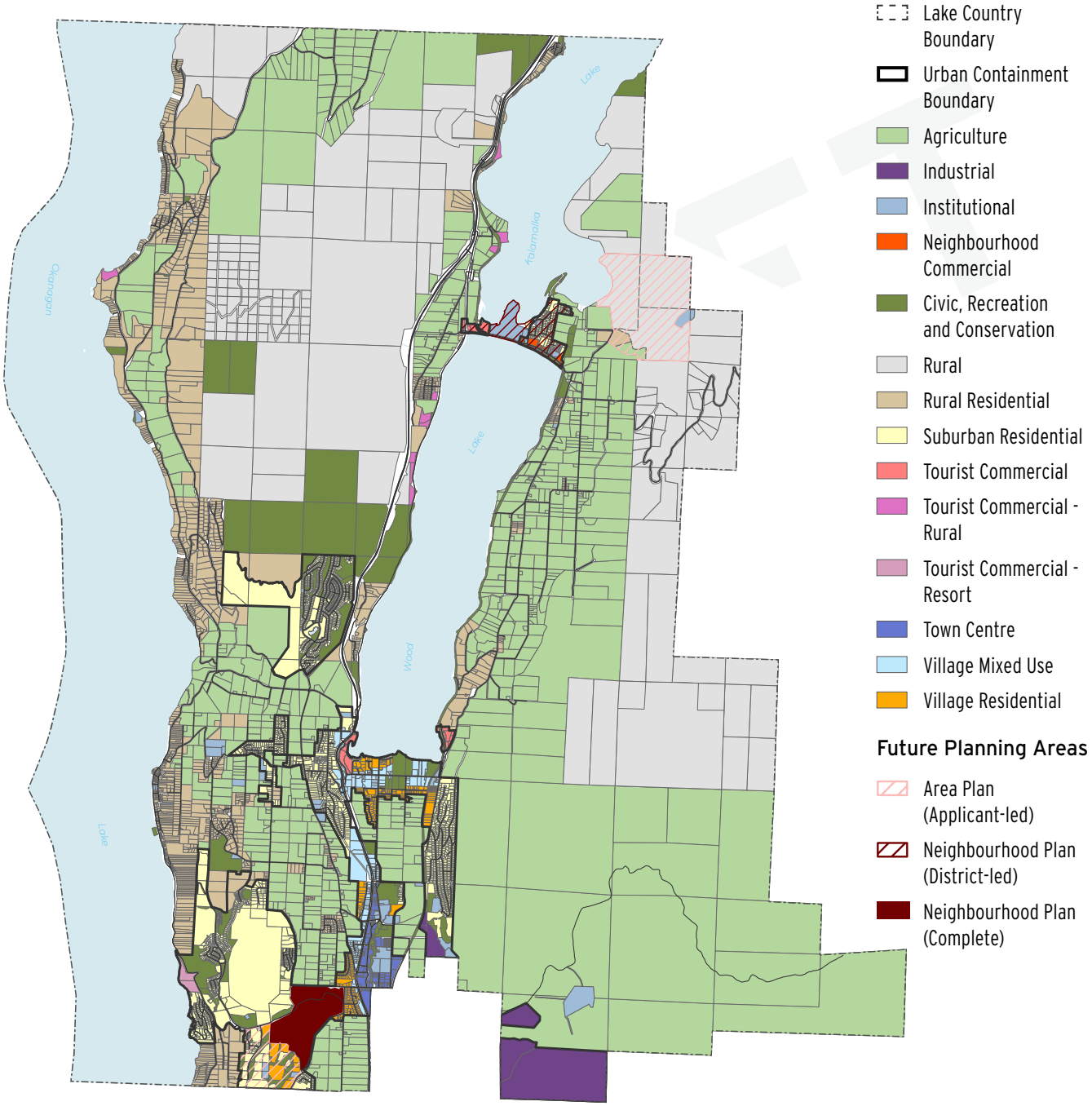


Figure 4: Future Land Use Map

Agri-tourism

A permitted, temporary, and seasonal farm use on agricultural land that is designed to supplement farm income by inviting the public to educational or recreational farm-based activities, such as tours, petting zoos, or harvest festivals, without constructing permanent facilities.

Suburban Residential

Areas designated for ground-oriented and low- to medium-**density** housing within fully serviced parts of the community.

3.5 FUTURE LAND USE DESIGNATIONS

The Future Land Use Designations identify how land across the District is intended to be used should development occur. Each designation describes the vision and intent, appropriate land uses, and built form expectations for different parts of the community.

Supporting policies provide additional direction for how development should occur within each designation and help guide land use decisions, development proposals, and future planning initiatives in a coordinated and sustainable manner.

3.5.1. OVERVIEW TABLE

Category	Designation	Hectares	%
Mixed-use	Town Centre	59	0.4%
	Village - Mixed Use	315	2.4%
	Neighbourhood Commercial	6	0.0%
	Tourist Commercial - Resort	8	0.1%
Commercial	Tourist Commercial	53	0.4%
	Tourist Commercial - Rural	17	0.1%
Residential	Village - Residential	131	1.0%
	Suburban Residential	1,601	12.2%
	Rural Residential	1,046	8.0%
	Rural	3,634	27.7%
Industrial	Industrial	165	1.3%
Institutional	Institutional	100	0.8%
Agriculture	Agriculture	5,288	40.2%
Parkland	Civic, Recreation, and Conservation Areas	651	5.0%
Future Planning Areas	Area Plan (Approved)		0.0%
	Neighbourhood Plan (Approved)	67	0.5%

Note: The land use designation totals may appear slightly higher where the same land use overlaps within the same property or area.

3.5.2. GUIDANCE

TOWN CENTRE



Vision and Intent:

The Town Centre is intended to be the vibrant heart of Lake Country, where residents and visitors come together to live, work, shop, gather, and celebrate community life. Through compact **mixed-use development**, active public spaces, and high-quality design, the Town Centre will reflect Lake Country's rural character while accommodating growth in a way that strengthens local businesses, enhances community culture, supports housing diversity, and fosters a walkable and connected core.

Height:

Up to six storeys.

Policies:

1. Consider a mix of commercial, residential, civic and cultural uses within the Town Centre
2. Prioritize higher-**density mixed-use development** (e.g., commercial, cultural, civic) that provide active ground floor uses within key locations of the Town Centre
3. Reinforce a compact, walkable core that supports local businesses, services, and community gathering spaces.
4. Ensure building scale, massing, and design enhance walkability, support **mixed-use development**, and promote high-quality urban design.
5. Locate surface parking to the side or rear of buildings to maintain continuous building frontages and reinforce an active, pedestrian-focused streetscape.
   - 5.1. Do not locate parking lots between buildings and primary streets, except where no reasonable alternative exists.
6. Promote accessible, safe, and convenient pedestrian, cycling, and transit connections between the Town Centre, surrounding neighbourhoods, parks, trails, and regional destinations
7. Seek parkland dedication along all properties along Vernon Creek to protect the sensitive ecosystem and to allow a trail to be extended along the length of the creek.
   - 7.1. Secure direct access to the Vernon Creek trail system when properties on the east side of Main Street are redeveloped.
8. Support the Town Centre through a combination of streamlined development regulations and incentives, consistent with District-wide Land Use and Growth objectives and policies.

VILLAGE - MIXED USE



Vision and Intent:

Town Centre Village designation describes **mixed-use** areas intended to evolve into vibrant, transit-supportive villages and corridors that combine housing, employment, and services in a compact urban form. These areas will accommodate higher-**density** development along key mobility routes while improving walkability, supporting local businesses, and strengthening connections between neighbourhoods and the Town Centre.

Height:

Up to four storeys.

- Up to six storeys may be considered in appropriate locations, subject to the policies below and applicable neighbourhood planning policies.

Policies:

1. Consider a combination of residential, commercial, office, tourism, and institutional uses.
2. Prioritize **mixed-use developments** that provide active ground floor uses along main streets, major road corridors, near key community nodes.
3. Consider support for additional building height in locations along major road corridors, near key community nodes, or for **affordable housing** projects and other public amenities.
4. Reinforce compact, walkable areas that support local businesses, services, and community gathering spaces.
5. Ensure building scale, massing, and design enhance walkability, support **mixed-use development**, and promote high-quality urban design.
6. Locate surface parking to the side or rear of buildings to maintain continuous building frontages and reinforce an active, pedestrian-focused streetscape.
   a. Do not locate parking lots between buildings and primary streets, except where no reasonable alternative exists.
7. Use buildings to frame the street, provide active ground floors where appropriate, and incorporate transitions in height and scale to adjacent areas with lower-**density** land use designations.
8. Support the Village - Mixed Use through a combination of development regulations and incentives, without detracting from the Town Centre.

NEIGHBOURHOOD COMMERCIAL



Vision and Intent:

Neighbourhood Commercial areas provide small-scale commercial services that support the daily needs of nearby residents. These areas are intended to reduce the need for longer vehicle trips by offering convenient access to local goods, services, and gathering spaces within walking distance of surrounding neighbourhoods.

Policies:

1. Consider small-scale retail, service commercial, and community-oriented uses that serve the surrounding neighbourhood.
2. Consider support for additional building height in locations along major road corridors, near key community nodes, or for **affordable housing** projects and other public amenities.
3. Consider residential uses on upper storeys where they complement the commercial function and contribute to a compact, walkable environment.
4. Ensure development remains modest in scale and integrates with residential neighbourhoods, including areas with lower-**density** land use designations.
5. Orient buildings toward the street, provide safe pedestrian access, and incorporate landscaping and design elements that create an inviting neighbourhood focal point.

Height:

Three storeys.

- Up to four storeys may be considered in appropriate locations, subject to the policies below and applicable neighbourhood planning policies.

TOURIST COMMERCIAL



Vision and Intent:

Tourist Commercial areas support visitor-oriented urban uses that highlight Lake Country's natural landscapes, lakes, agriculture, and recreational amenities. These areas are intended to strengthen the local tourism economy while ensuring development remains compatible with the surrounding rural and environmental context.

Policies:

1. Consider accommodation, recreation, food and beverage, retail, and other visitor-serving uses.
2. Consider additional height where site planning and design are used to complement rural character (e.g. setbacks, massing), enhance environmental outcomes (e.g., setbacks, conservation areas, restoration) and public access (e.g., trail rights-of-way or dedication) and amenities.
3. Consider visitor accommodations (e.g., hotels), **agri-tourism** activities, and tourism-oriented services that complement the District's agricultural, environmental, and recreational assets.
4. Encourage preservation and enhancement of sensitive environmental habitat, including riparian areas, lakes, and other wetlands.
5. Design development to respond to the surrounding landscape and natural features, with buildings and site planning that minimize visual and environmental impacts.
6. Prioritize landscaping, open space, and pedestrian connections through site planning, while maintaining compatibility with nearby agricultural and rural areas.

Height:

Up to three storeys.

- Up to six storeys may be considered in appropriate locations, subject to the policies below and applicable neighbourhood planning policies.

TOURIST COMMERCIAL - RURAL



Vision and Intent:

Tourist Commercial – Rural areas are intended to support tourism and visitor experiences that are closely connected to Lake Country's agricultural landscapes, natural areas, and rural character. Development in these areas should enhance the visitor experience while remaining compatible with surrounding agricultural and environmental values.

Height:

Up to three storeys.

- Up to four storeys may be considered in appropriate locations, subject to the policies below and applicable neighbourhood planning policies.

Policies:

1. Consider low-impact tourism uses such as **agri-tourism** activities, visitor accommodations, local food and beverage experiences, and recreational services that complement the surrounding rural and agricultural setting.
2. Consider support for additional height where site planning and design are used to work with on-site topography to reduce the impact of building size, complement rural character (e.g. setbacks, massing), enhance environmental outcomes (e.g., setbacks, conservation areas, restoration), and enhance public access (e.g., trail rights-of-way or dedication) and amenities.
3. Ensure development remains modest in scale and is carefully integrated into the surrounding landscape.
4. Encourage public and private recreational amenities, trails, waterfront access, or open space connections where appropriate.
5. Design buildings, access, and sites to minimize visual and environmental impacts, maintain rural character, and ensure compatibility with nearby agricultural operations and natural features, including riparian areas, lakes, and other wetlands.
6. Mitigate impacts related to traffic, noise, lighting, and neighbouring land uses through site design and operational measures.

TOURIST COMMERCIAL - RESORT



Vision and Intent:

Tourist Commercial – Resort areas support destination-oriented tourism and residential development that showcases Lake Country's lakes, landscapes, and recreational amenities. These areas are intended to accommodate a mix of residential dwellings and resort-style accommodation and visitor experiences in a coordinated manner that strengthens the local tourism economy while respecting environmental features, surrounding land uses, and community character.

Height:

Up to three storeys.

- Up to six storeys may be considered in appropriate locations, subject to the policies below and applicable neighbourhood planning policies.

Policies:

1. Consider residential and resort-oriented accommodation, recreation, hospitality, and complementary visitor-serving commercial uses.
2. Consider support for additional height where site planning and design are used to enhance environmental outcomes (e.g., setbacks, conservation areas, restoration), public access (e.g., trail rights-of-way or dedication), or other public amenities.
3. Encourage integrated resort development that combines accommodation, amenities, open space, and recreational opportunities within a cohesive site plan.
4. Ensure development is designed to respond to the surrounding landscape, natural features, and view opportunities.
5. Require high-quality site planning, architecture, and landscaping that contributes to an attractive visitor environment.
6. Encourage public and private recreational amenities, trails, waterfront access, or open space connections where appropriate.
7. Ensure transportation access, parking, servicing, and infrastructure are addressed in a coordinated manner.
8. Mitigate impacts related to traffic, noise, lighting, and neighbouring land uses through site design and operational measures.
9. Protect environmentally sensitive areas, shorelines, water resources, and natural hazard areas through environmentally responsible design and development practices.
10. Consider year-round tourism opportunities where feasible to strengthen economic activity across all seasons.

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VILLAGE - RESIDENTIAL



Vision and Intent:

Village - Residential areas are intended to provide compact, medium-**density** housing opportunities within and around the Town Centre, predominantly in a residential form. These areas will accommodate apartments, townhouses, and other multi-unit housing that support walkability, housing choice, and access to nearby shops, services, parks, and transit, while providing appropriate transitions to surrounding neighbourhoods.

Height:

Up to four storeys.

- Up to six storeys may be considered in appropriate locations, subject to the policies below and applicable neighbourhood planning policies.

Policies:

1. Consider apartments, townhouses, and other multi-unit residential forms that increase housing choice near the Town Centre.
2. Consider limited neighbourhood-serving commercial uses where they enhance walkability and meet local needs.
3. Consider support for additional building height in locations along major road corridors, near key community nodes, or for **affordable housing** projects and other public amenities.
4. Encourage development that creates a walkable residential environment with strong connections to nearby shops, services, parks, schools, and transit.
5. Use building design, landscaping, and site planning to provide appropriate transitions in height, scale, and privacy to adjacent lower-**density** residential areas.
6. Locate parking to the side or rear of buildings wherever possible to support a pedestrian-oriented streetscape.
7. Design buildings, access, and sites to minimize visual and environmental impacts, maintain rural character, and ensure compatibility with nearby agricultural operations and natural features.
8. Protect environmentally sensitive areas, shorelines, water resources, and natural hazard areas through environmentally responsible design and development practices.

SUBURBAN RESIDENTIAL



Vision and Intent:

Suburban Residential areas are intended to accommodate compact and complete neighbourhoods within fully serviced parts of the community. These areas will provide a range of housing options, efficient use of infrastructure, and access to parks, schools, and local services. Development should reinforce walkable and connected neighbourhoods while contributing to Lake Country's rural character. Traditionally single family neighbourhoods, **Suburban Residential** areas will principally support ground-oriented building forms.

Height:

Up to three storeys.

- Up to four storeys may be considered in appropriate locations, subject to the policies below and applicable neighbourhood planning policies.

Policies:

1. Consider ground-oriented housing forms, including single-unit dwellings, duplexes, townhomes, and small multi-unit buildings in appropriate locations.
2. Consider support for additional building height in locations along major road corridors, near key community nodes, or for **affordable housing** projects and other public amenities.
3. Consider limited neighbourhood-serving commercial uses where they enhance walkability and meet local needs.
4. Ensure development reflects a human-scaled, neighbourhood-oriented character, with building heights up to three storeys, massing, and site design that respect the surrounding context.
5. Design streets with sidewalks, walkways, landscaping, and connections that support safe and convenient pedestrian and cycling movement.

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RURAL RESIDENTIAL



Vision and Intent:

Rural Residential areas provide low-**density** residential living within a rural landscape setting. These areas are intended to maintain large parcel patterns, preserve rural character, and support residential uses that are compatible with surrounding agricultural lands, natural features, and limited infrastructure servicing.

Policies:

1. Consider single-unit dwellings on larger parcels, along with accessory residential uses that are consistent with the rural setting.
2. Consider limited home-based businesses and small-scale rural activities where they do not conflict with nearby residential uses, agricultural operations, or environmental values.
3. Ensure development reflects the rural character of the area through buildings and site layouts that respect the natural landscape, maintain open space, and minimize visual impacts.
4. Design sites to ensure compatibility with surrounding agricultural lands and natural features, while providing appropriate setbacks, buffering, and landscaping.

Height:

Up to three storeys.

RURAL



Vision and Intent:

Rural areas preserve Lake Country's open landscapes, natural features, and agricultural surroundings while accommodating limited rural uses and low-**density** residential development. These areas are intended to maintain rural character, support agricultural compatibility, and avoid pressures for urban expansion.

Policies:

1. Consider agricultural activities, resource uses, and low-**density** residential with accessory residential uses on development on large parcels.
2. Consider limited rural uses and home-based activities where they are compatible with surrounding agricultural lands, environmental features, and the rural landscape.
3. Ensure development remains modest in scale and is carefully integrated into the surrounding landscape.
4. Maintain large parcel patterns, minimize visual impacts, and ensure buildings, access, and site design are compatible with nearby agricultural operations and natural areas.

Height:

Up to three storeys.

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INDUSTRIAL



Vision and Intent:

Industrial areas support employment-generating uses that contribute to Lake Country's economic resilience and local job opportunities. These areas are intended to accommodate industrial, light industrial, service commercial, and other employment-oriented activities in locations that provide appropriate access, servicing, and separation from sensitive uses.

Policies:

1. Consider a range of employment uses, including light manufacturing, warehousing, distribution, contractor services, equipment and service businesses, and other industrial or employment-generating activities.
2. Consider support for additional height where site planning and design are used to enhance environmental outcomes (e.g., setbacks, conservation areas, restoration) and public access (e.g., trail rights-of-way or dedication), or other public amenities.
3. Provide space for businesses that require larger sites, operational flexibility, and access to transportation networks.
4. Prioritize functional site design while maintaining an orderly and attractive industrial environment.
5. Arrange buildings, outdoor storage, parking, and loading areas to minimize visual impacts on the public realm and surrounding areas, with landscaping and screening used where appropriate.

Height:

Up to four storeys.

- Up to six storeys may be considered in appropriate locations, subject to the policies below and applicable neighbourhood planning policies.

INSTITUTIONAL



Vision and Intent:

Institutional areas accommodate public and community-serving facilities that support the social, educational, cultural, and civic needs of Lake Country residents. These areas are intended to provide accessible locations for public services, community gathering spaces, and essential institutions that contribute to community well-being.

Policies:

1. Consider a range of public and community-oriented uses, including schools, places of worship, health care facilities, government services, community centres, and other civic or institutional uses. Permit housing developments in partnership with governmental agencies or non-governmental organizations.
2. Consider support for additional height for municipal, civic, or **affordable housing** projects.
3. Permit the broadest range of uses for land and facilities owned or operated by the municipality.
4. Uses should be located in areas that are accessible to surrounding neighbourhoods and connected to transportation and active mobility networks.
5. Development should contribute positively to the surrounding community through thoughtful building design, landscaping, and public spaces.
6. Institutional buildings should be designed to integrate with surrounding land uses while providing safe access, pedestrian connections, and welcoming public environments.

Height:

Up to three storeys.

- Up to six storeys may be considered in appropriate locations, subject to the policies below and applicable neighbourhood planning policies.

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AGRICULTURE



Vision and Intent:

Agricultural areas preserve Lake Country's agricultural land base and support the long-term viability of farming. These areas are intended to protect productive soils, maintain large agricultural parcels, and support agricultural activities that contribute to the local economy and rural landscape. Lake Country's rich agricultural heritage is central to the proud and evolving culture of the community.

Height:

Up to three storeys.

- Up to four storeys may be considered in appropriate locations, subject to the policies below and applicable neighbourhood planning policies.

Policies:

1. Consider farming, agricultural production, accessory residential uses and related activities consistent with provincial regulations and the Agricultural Land Commission Act.
   a. Consider accessory residential suites.
2. Consider additional height for buildings necessary to support farm practices and consistent with provincial regulations and the *Agricultural Land Commission Act*.
3. Prioritize agricultural uses, and discourage non-farm uses unless they directly support agricultural operations or are permitted by provincial legislation.
4. Support and maintain agricultural operations through development that minimizes impacts on farmland and agricultural activities.
5. Allow **agri-tourism** activities that enhance on-farm agricultural production and support the long-term viability of agricultural operations.
6. Protect and enhance the interface between urban areas and the Agricultural Land Reserve in accordance with the Agricultural **Development Permit Area** Guidelines.
7. Locate and arrange buildings and site design to preserve productive agricultural land, maintain large field areas, and ensure compatibility with surrounding farm operations.

CIVIC, RECREATION, AND CONSERVATION AREAS



Vision and Intent:

Parkland areas provide parks, open spaces, recreational facilities, and community gathering spaces that support community well-being, environmental protection, and outdoor recreation. These areas contribute to Lake Country's quality of life by preserving natural landscapes, accommodating active and passive recreation, providing places for community use and events, and connecting neighbourhoods through parks and trail networks.

Policies:

1. Consider a range of recreational and open space uses including parks, trails, natural areas, sports fields, waterfront access, and community recreation facilities, along with community infrastructure.
2. Consider support for additional height for municipal or community facilities (e.g., recreation centre).
3. Accommodate complementary amenities that support park use and public enjoyment.
4. Prioritize environmental protection, landscape preservation, and recreational use.
5. Design facilities and infrastructure (e.g., drainage, water lines) to complement the natural setting, enhance accessibility, and support a safe and welcoming public environment.

Height:

Up to three storeys.

- Up to four storeys may be considered in appropriate locations, subject to the policies below and applicable neighbourhood planning policies.

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AREA PLAN (AP)

Vision and Intent:

As defined by approved Area Plans, see section 3.6.

Policies:

1. As guided by approved Area Plans.

Area Plan Subdesignations:

1. Lake Country Business Park Area Plan (AP-LCBP)

NEIGHBOURHOOD PLAN (NP)

Vision and Intent:

As defined by approved Neighbourhood Plans, see section 3.6.

Policies:

1. As guided by approved Neighbourhood Plans.

Area Plan Subdesignations:

1. N/A

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3.6 FUTURE PLANNING AREAS

What are Future Planning Areas?

Future Planning Areas identify lands where additional planning is required before development occurs. These areas are typically larger, undeveloped, or undergoing transition, and require a coordinated approach to land use, infrastructure, transportation, parks, and environmental considerations.

Planning for these areas will occur through more detailed planning processes to ensure that growth is well-integrated with surrounding neighbourhoods and supported by appropriate servicing and amenities.

Planning Approaches

Future Planning Areas may be advanced through one of the following approaches:

Neighbourhood Plans (District or Applicant-Led)

Neighbourhood Plans are led by the District or Applicant to guide growth and change within a broader area. These plans provide a comprehensive framework for land use, housing, infrastructure, transportation, parks, and community amenities, and are informed by public engagement and Council direction.

Area Plans (Applicant-Led)

Area Plans may be prepared by a landowner, applicant, or developer to guide the development of a specific site or area. These plans should demonstrate how the proposed development aligns with the OCP, including land use, **density**, servicing, transportation, community amenities, parks, and environmental considerations, and provide a coordinated framework for future development including public engagement.

Urban Containment Boundary (UCB)



A defined boundary that directs urban growth to **serviced areas** while protecting agricultural and rural lands outside the boundary.

3.6.1. POLICIES

1. Require an Area Plan or Neighbourhood Plan for lands identified in Map C1 and/or for Staff/Council identified areas that may face significant growth or transition to ensure development proceeds in an orderly and integrated manner.
   - 1.1. Establish a clear land use and **density** pattern that aligns with the **Urban Containment Boundary** and overall growth and land use objectives.
   - 1.2. Integrate transportation networks, parks, open space, and community amenities into the overall design informed by the OCP and *Mobility Master Plan*.
   - 1.3. Demonstrate how development will support complete and connected neighbourhoods.
2. Ensure that growth in Future Planning Areas are supported by coordinated and financially sustainable infrastructure planning.
   - 2.1. Demonstrate consistency with infrastructure policies in Section 8.
   - 2.2. Demonstrate the availability and long-term capacity of water, wastewater, transportation, parks, and community infrastructure.
   - 2.3. Align development phasing with the logical extension of infrastructure and municipal servicing priorities.
   - 2.4. Consider **lifecycle costs** and long-term financial sustainability in infrastructure planning.
3. Ensure growth areas identified in an Area Plan or Neighbourhood Plan are planned in a manner that protects natural systems and supports agricultural viability.
   - 3.1. Identify and protect environmentally sensitive areas, hazard lands, and natural features within the planning area.
   - 3.2. Incorporate buffering and transition measures where urban development interfaces with agricultural lands.
   - 3.3. Maintain connectivity of ecological corridors and minimize fragmentation of natural systems.
   - 3.4. Direct development away from environmentally constrained lands where impacts cannot be adequately mitigated.

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3.7 HOUSING

Housing Need and Growth Outlook

Lake Country is expected to continue growing steadily over the next 20 years. The District's **Housing Needs Report** (HNR), Interim **Housing Needs Report**, and Land Capacity Analysis indicate that future growth can be accommodated largely within the **Urban Containment Boundary** (UCB) through compact, serviced, and well-located development. This OCP aligns land use designations, housing policies, and infrastructure planning to ensure sufficient residential capacity while protecting farmland, rural lands, and environmental assets.

20-Year Housing Need

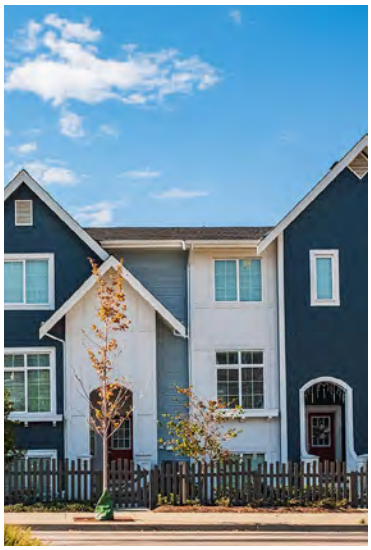
Lake Country is projected to require approximately 5,162 new housing units between 2021 and 2041 to meet population growth, household formation, and existing housing gaps. This equates to approximately 250 to 300 new homes per year.

Housing demand is expected across multiple household types, including families, seniors, workers, first-time buyers, and smaller households.

Where New Housing Will Be Accommodated

Most future housing growth is directed to areas with existing or planned infrastructure, transportation connections, and community services, including:

- **Town Centre** for apartments, mixed-use buildings, and the highest-**density** urban housing.
- **Village Mixed Use / Village Residential** for townhomes, apartments, and small-scale multi-unit housing.
- **Neighbourhood Commercial** for small-scale commercial mixed with residential housing.
- **Suburban Residential Areas** for secondary suites, duplexes, triplexes, fourplexes, townhomes, and neighbourhood-scale infill.
- **Rural / Rural Residential Areas** for single detached homes, accessory and secondary suites, where appropriate.
- **Future Planning Areas** where comprehensive planning and servicing can support longer-term neighbourhood growth.







Housing Types Needed

The HNR identifies the need for a wider range of housing choices. This OCP supports:

- Rental housing, including purpose-built rental.
- Ownership housing at varied price points.
- Apartments and townhomes for smaller households and downsizers.
- Ground-oriented family housing, including townhomes and plex housing.
- Seniors-oriented and accessible housing.
- Affordable and non-market housing through partnerships, incentives, and housing agreements.
- Secondary suites and carriage houses as lower-cost housing options.

Land Capacity and Density Assumptions

The District's Land Capacity Analysis concludes that existing residential and mixed-use land designations can meet long-term housing demand if development occurs at planned densities and redevelopment opportunities are realized. Capacity is based on a mix of:

- Infill and redevelopment in Town Centre and Village areas.
- Moderate-**density** housing in residential neighbourhoods.
- Secondary suites, carriage houses, and small-scale multi-unit housing in established areas.
- Future neighbourhood planning in designated growth areas.

Not all lands develop immediately or at maximum **density**, so the OCP provides additional capacity to maintain long-term supply and market choice.







Alignment of OCP Policies to Housing Need

This OCP responds directly to identified housing needs by:

- **More total homes:** expanding development capacity in growth areas.
- **Rental supply:** supporting purpose-built rental and mixed-use housing.
- **Affordable housing:** enabling partnerships, incentives, and housing agreements.
- **Family housing:** supporting townhomes, plex housing, and ground-oriented forms.
- **Seniors housing:** encouraging accessible design and diverse housing options.
- **Smaller households:** enabling apartments, suites, and compact ownership or rental housing.
- **Homelessness and housing insecurity:** supporting collaboration with the RDCO, the Province, housing providers, and community service organizations to improve access to supportive, transitional, and emergency housing, alongside coordinated outreach and social services

Affordable Housing



Housing where cost is no more than 30% of pre-tax household income of the median level income earner in Lake Country for the previous census year.

3.7.1. POLICIES

1. Support a range of housing tenures (e.g., rental, ownership) and types, including single-detached, duplex, townhome, apartment, and other innovative forms of housing developed through modern construction methods.
   - 1.1. Support context-sensitive intensification within established neighbourhoods.
   - 1.2. Encourage housing forms that support aging in place and accessible design and that provide a variety of bedroom types to best meet projected housing needs as identified in the *District's Housing Needs Assessment Reports*.
   - 1.3. Promote multi-generational housing options by supporting a mix of housing types and units sizes as well as flexible layouts in new housing development.
2. Identify measures that help protect tenants, reduce involuntary displacement and homelessness, and maintain stable and **affordable housing** consistent with associated provincial regulations as redevelopment and growth occur within the community.
   - 2.1. Update tenant protection or related policy to guide redevelopment involving existing rental housing, mobile or manufactured home parks, or other alternate forms of housing.
   - 2.2. For mobile home parks undergoing redevelopment, support tenant relocation, consistent with provincial regulations, through the review of relocation plans for affected residents during the redevelopment approval process.
3. Support the provision of affordable, attainable, and diverse housing options through policy, regulatory tools, partnerships, and development incentives.
   - 3.1. Develop an **affordable housing** strategy to coordinate District policy and guide the development of affordable, attainable, and diverse housing in the community.
   - 3.2. Use housing agreements in partnership with non-profit housing providers and other agencies to secure the long-term provision of affordable, rental, and special needs housing.
   - 3.3. Consider **density** bonuses or other regulatory incentives in exchange for the provision of affordable, rental, special needs, seniors, or congregate care housing or associated amenities.

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Infrastructure Capacity



The ability of municipal systems such as water, wastewater, transportation, and parks to accommodate additional growth.

3.4. Prioritize or expedite development applications that provide affordable units, purpose-built rental housing, seniors housing, or special needs housing, subject to servicing and **infrastructure capacity**.

3.5. Identify opportunities to remove regulatory barriers that limit context-sensitive infill and housing diversity.

3.6. Support partnerships with senior governments, non-profit housing providers, and other agencies to increase **affordable housing** supply.

3.7. Encourage a range of unit sizes, unit types and housing forms to improve overall housing attainability and housing stock.

4. Align housing policies and regulations with the *District's Housing Needs Assessment Report*.

4.1. Ensure that housing policies and regulations are updated to reflect projected housing needs as the District's Housing Needs Assessment Report is updated from time to time.

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3.8 TEMPORARY USE PERMITS

Temporary Use Permits may be considered to allow specific land uses on properties throughout the District for a limited period of time. A Temporary Use Permit allows for a land use not permitted by the applicable Zoning Bylaw to occur on a specified property.

The District has historically used Temporary Use Permits to enable a local business to continue operating from a site while the owner attempts to find a suitable location. Such permits have also been used to accommodate long-standing businesses in residential areas which are not compliant with the Zoning Bylaw, but nonetheless have historical ties to the area.

3.8.1. POLICIES

1. Temporary Use Permits may be considered to allow short-term or seasonal uses where they are compatible with the surrounding area and do not compromise the long-term vision of this OCP. In considering a Temporary Use Permit, the District may evaluate whether the proposed use:
    1.1. Is temporary, seasonal, or intended for a limited duration.
    1.2. Is compatible with nearby uses and does not create significant nuisance impacts such as excessive noise, vibration, dust, glare, odour, smoke, or other disturbances.
    1.3. Minimizes adverse impacts on adjacent properties, public spaces, and the natural environment.
    1.4. Can be accommodated without creating undue demand on infrastructure, utilities, roads, parking, or municipal services.
    1.5. Does not result in permanent site alterations that would limit future planned use of the property.
    1.6. Supports local economic activity, community needs, or emerging opportunities where appropriate.
2. The District may impose conditions on a Temporary Use Permit to address matters such as hours of operation, site access, parking, servicing, building placement, landscaping, screening, signage, appearance, environmental protection, security, or site restoration.
3. Temporary Use Permits may be issued for a period of up to three years and may be renewed in accordance with the *Local Government Act*.
4. Temporary Use Permits may be considered in all areas of the District.

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3.9 ACTIONS

Action	Timeline	Roles
Update zoning bylaws, development permit guidelines, and related regulations as needed to align with the Future Land Use Designations.	Short-term	DLC
Review the **Urban Containment Boundary** at least every five years to assess long-term land supply, **infrastructure capacity**, and consistency with regional growth objectives.	Medium-term	DLC
Develop an **affordable housing** strategy to coordinate District housing policy and the provision of affordable, attainable, and diverse residential units.	Short-term	DLC
Explore and develop a Tenant Protection Policy or related tools to guide redevelopment involving existing rental housing or mobile home park redevelopment.	Short-term	DLC

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04

ENVIRONMENT AND SUSTAINABILITY

04

ENVIRONMENT AND SUSTAINABILITY

Lake Country's natural environment, including its lakes, hillsides, agricultural landscapes, and ecosystems, is fundamental to the community's identity, livability, and long-term resilience. Protecting these assets while accommodating thoughtful growth requires an integrated approach that supports environmental stewardship, resilience, responsible land use, and sustainable infrastructure.

This section establishes a balanced framework to guide decision-making by protecting sensitive ecosystems, safeguarding water resources, reducing environmental impacts, and strengthening resilience to climate-related hazards such as wildfire and extreme weather. Recognizing the importance of both conservation and connection, the District supports responsible public access to natural areas while ensuring ecological integrity is maintained.

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Supporting District plans

- Community Wildfire Resilience Plan
- Agricultural Plan
- Integrated Community Sustainability Plan
- Water Conservation Plan
- Climate Change Adaptation Plan (Draft 2026)
- Foreshore Inventory Management Plan (Draft 2026)
- Watershed Resiliency Plan (In Development)
- North Aberdeen Plateau Guidance Plan

Supporting OCP Maps (Appendix C)

- Parks and Trails Network

The District has adopted several strategies and technical studies that provide detailed direction on environmental management, water conservation, agricultural viability, climate adaptation, and wildfire risk reduction. These documents should be used alongside the OCP to inform land use decisions, infrastructure planning, and future investment.

Lake Country will continue to demonstrate leadership through practical and forward-focused environmental practices in collaboration with senior governments, Indigenous communities, and regional agencies. Together, these efforts will help ensure the community remains environmentally healthy, adaptable, and vibrant for current and future generations.

4.1 OBJECTIVES

1. Protect, restore, and enhance Lake Country's natural ecosystems, biodiversity, and habitat connectivity while supporting responsible public access to the waterfront and natural areas.
2. Reduce greenhouse gas emissions and support the transition to low-carbon energy systems in both municipal operations and the broader community.
3. Strengthen community resilience to climate-related hazards, including wildfire and extreme weather, through risk-informed land use planning, infrastructure, and environmentally responsive design.
4. Protect and sustainably manage water resources through **watershed**-based planning, conservation, and **infrastructure capacity** that supports current and future growth.
5. Ensure land use and development practices minimize environmental impacts, support efficient infrastructure, and provide clear and predictable expectations while protecting the natural features that define Lake Country.
6. Foster a culture of environmental stewardship through education, collaboration, and partnerships with residents, organizations, Indigenous communities, and other governments.

Watershed



A land area that drains into a common water body such as a lake, river, or aquifer.

4.2 POLICIES

1. Support the implementation of adopted District strategies, including the *Community Wildfire Resilience Plan*, *Agricultural Plan*, *Integrated Community Sustainability Plan*, and *Water Conservation Plan*; and the development of the *Climate Change Adaptation Plan*, *Foreshore Inventory Management Plan*, and *Watershed Resiliency Plan*.
    1.1. Maintain alignment between the OCP and adopted District strategies, and consider updates to those plans as part of future OCP reviews.
2. Protect environmentally sensitive areas, riparian corridors, wetlands, and wildlife habitats from fragmentation and incompatible development, and avoid development in these areas where impacts cannot be adequately mitigated.
    2.1. Ensure development is planned and designed to minimize impacts on sensitive ecosystems and natural features.
    2.2. Support the use of conservation tools such as covenants, land dedication, clustered developments, and **density** transfer to protect ecological values.
    2.3. Maintain and enhance ecological connectivity by supporting landscape-scale planning and the preservation of habitat, including wildlife corridors.
3. Encourage the restoration of degraded ecosystems and shorelines to improve long-term environmental function.
    3.1. Work with senior levels of government to identify unauthorized development in natural areas, including sensitive environmental habitats, and to support their restoration.
4. Support redevelopment as an opportunity to secure environmental benefits, including habitat conservation, ecological restoration, natural area enhancement, **green infrastructure**, and improved environmental performance.
    4.1. Consider and recognize opportunities to improve environmental outcomes beyond existing conditions, including increasing habitat and improving ecological function.

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Development Permit Area (DPA)

An area designated under the *Local Government Act* where specific development guidelines apply to address form and character, protection of farmland, environmental protection, or hazard management.

5. Support responsible public access to lakes, shorelines, and natural areas while protecting ecological integrity.
   - 5.1. Examine opportunities to secure lands to provide additional public access to the foreshore.
   - 5.2. Encourage the establishment or extension of public waterfront trails during the development of commercial and multi-family waterfront properties where feasible.
   - 5.3. Work with senior levels of government to identify limits to public access, including constructed barriers, to and along the foreshore, and to improve and maintain public access along lakes in the District.
6. Promote the retention of native vegetation and the use of climate-resilient species in corporate, community, and development projects to support biodiversity and reduce water demand.
7. Recognize natural features as essential assets that provide ecological services and long-term community value (see section 8 Stormwater, Natural Systems, and Green Infrastructure).

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NATURAL SYSTEMS AND BIODIVERSITY

Natural Systems and Biodiversity Implementation

The policies in this section provide overall direction for protecting and enhancing natural systems, habitat areas, and biodiversity across Lake Country. More detailed environmental requirements are primarily implemented through **Development Permit Area (DPA)** guidelines, which help guide development near environmentally sensitive areas, riparian corridors, shorelines, slopes, and other natural features.



WATER SECURITY AND WATERSHED HEALTH

8. Support the implementation of the *District's Water Conservation Plan*.

9. Protect **watersheds**, foreshores, aquifers, and surface water resources through integrated planning.

    9.1. Minimize impacts to water quality by managing stormwater, limiting runoff, and protecting natural drainage systems.

    9.2. Identify, manage and protect drinking water intake protection zones.

    9.3. Consider the limited expansion of sanitary sewer infrastructure outside the **Urban Containment Boundary** where existing conditions may reduce environmental or public health, where feasible (see section 8 Infrastructure, Services and Utilities).

10. Ensure water supply and wastewater **infrastructure capacity** are considered alongside land use decisions to support sustainable growth.

11. Collaborate with regional partners and provincial agencies to advance **watershed** health and long-term water security.

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WHY NATURAL FEATURES MATTER

Natural features such as wetlands, forests, grasslands, and shorelines provide valuable ecological services that support community well-being and reduce long-term costs. These natural systems often perform functions that would otherwise require expensive built infrastructure to:

- **Manage stormwater** by absorbing and slowing runoff.
- **Improve water quality** through natural filtration.
- **Reduce heat and provide shade** through tree canopy and vegetation.
- **Store carbon and support climate resilience**.
- **Provide habitat, recreation, and scenic value** that enhance quality of life and tourism.
- **Reduce municipal costs** by complementing or replacing engineered solutions.



CLIMATE ADAPTATION AND HAZARD RESILIENCE

12. Support the implementation of the *Community Wildfire Resilience Plan*.

13. Integrate climate adaptation and hazard risk reduction into land use planning, infrastructure investment, and asset management.
    - 13.1. Direct development away from hazardous areas where risk cannot be safely mitigated.
    - 13.2. Promote nature-based solutions, including **green infrastructure**, to manage stormwater, reduce heat impacts, and enhance resilience.
    - 13.3. Update policies, regulations, and other tools (e.g., **Development Permit Areas**) to reflect new floodplain mapping, **watershed** studies, and hazard assessments as they are completed.
    - 13.4. Consider the expansion of municipal water service infrastructure outside the **Urban Containment Boundary** to improve fire protection for buildings and structures, where appropriate, to mitigate the risk of environmental hazards.

14. Support community resilience to wildfire and other climate-related hazards by identifying hazards and implementing and maintaining mitigation measures through land use planning, emergency access considerations, and resilient landscape design.

15. Encourage disturbed areas to be stabilized and revegetated to reduce erosion and environmental degradation.

CLIMATE ACTION AND ENERGY TRANSITION

16. Support efforts to reduce community-wide greenhouse gas emissions through land use patterns that encourage **compact development** and **active transportation**.
    - 16.1. Reduce community greenhouse gas emissions by 80% below 2007 levels by 2050.
    - 16.2. Prepare and implement a greenhouse gas emissions reduction plan to support long-term climate mitigation.

17. Demonstrate leadership in sustainable District operations by improving energy efficiency and reducing corporate emissions (e.g., buildings, fleet).

18. Encourage energy-efficient building designs and support the transition toward low-carbon and renewable energy systems.

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19. Consider climate impacts in major planning and infrastructure decisions.

SUSTAINABLE LAND USE AND DEVELOPMENT

20. Promote development practices that minimize impervious surfaces and incorporate low-impact design approaches.
21. Require stormwater management strategies that prioritize infiltration, retention, and natural drainage.
22. Support site design that integrates natural features, preserves significant trees, and protects viewscapes where feasible.
23. Encourage green building practices and sustainable construction methods.
24. Promote clear and predictable environmental expectations for development that support both efficient approvals and the protection of natural features.
    24.1. Undertake a review and update the Environmental Development Permit Guidelines.
25. Support the protection and management of the urban forest to enhance climate resilience and livability.
26. Protect and enhance dark night skies by minimizing light pollution through appropriate lighting design, shielding, downward-directed fixtures, reduced glare, and lighting levels that provide safety while avoiding unnecessary illumination.

ENVIRONMENTAL STEWARDSHIP AND PARTNERSHIPS

27. Support the implementation of the *Agricultural Plan* to help protect farmland, strengthen agricultural viability, and reinforce the long-term sustainability of the agricultural land base (see section 5 Agriculture and Economic Development).
28. Foster a shared responsibility for environmental stewardship through collaboration with residents, community organizations, Indigenous communities, senior governments, and partner agencies.
29. Encourage environmental education and awareness to promote sustainable behaviours.

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POLLUTION REDUCTION

30. Reduce pollution that may negatively affect public health, environmental quality, and community well-being, including impacts to air, land, and water.

31. Encourage development and business activities to minimize noise, dust, odour, runoff, waste, and other forms of pollution through appropriate siting, design, mitigation measures, and regulatory compliance.

4.3 ACTIONS

Action	Timeline	Roles
Prepare and implement a greenhouse gas emissions reduction plan to support long-term climate mitigation.	Short-term	DLC
Undertake a review and update the Environmental Development Permit Guidelines.	Short-term	DLC

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05 AGRICULTURE AND ECONOMIC DEVELOPMENT

05

AGRICULTURE AND ECONOMIC DEVELOPMENT

Agriculture and economic development are central to Lake Country's identity, landscape, and long-term prosperity.

The community's agricultural land base, rural character, and natural setting provide both economic opportunity and a foundation for sustainable growth.

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Supporting District plans

- Agriculture Plan
- Tourism Strategy (2024)
- Target Market Identifications - Strategy Report (2026)
- Hotel and Retail Analysis (2025)

Supporting OCP Maps (Appendix C)

- Agricultural Land Reserve and Urban Containment
- Sand and Gravel Deposits

This section supports the protection and long-term viability of agriculture while encouraging a resilient and diversified local economy that provides employment opportunities close to home. Commercial and employment growth will be concentrated in appropriate **serviced areas** to support **compact development**, infrastructure efficiency, and vibrant local businesses. By aligning economic activity with agricultural protection, environmental stewardship, and neighbourhood character, Lake Country will strengthen its local economy while maintaining the qualities that define the community.

5.1 OBJECTIVES

1. Support and strengthen Lake Country's agricultural land base and long-term farm viability.
2. Support a resilient and diversified local economy that provides diverse employment opportunities and reinforces community identity.
3. Concentrate commercial and employment growth in appropriate **serviced areas** to support **compact development** and infrastructure efficiency.
4. Promote employment areas as vibrant, people-oriented environments by integrating amenities, green space, and social infrastructure that foster well-being and a sense of community.
5. Promote economic activity that is compatible with agricultural, environmental, and neighbourhood objectives.



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Agricultural Land Reserve (ALR)

Land designated under provincial legislation for the purpose of protecting agricultural capability and farm use.

5.2 POLICIES

AGRICULTURE

1. Support the implementation of the *Agricultural Plan*.
2. Work to protect agricultural lands within the **Agricultural Land Reserve** from fragmentation and non-farm uses.
   2.1. Consider opportunities for civic uses providing a community benefit and compatible with agriculture on District-owned properties within the **Agricultural Land Reserve**.
3. Minimize land use conflicts between agricultural operations and adjacent development by utilizing the Ministry of Agriculture's "Guide to Edge Planning", including Urban Side Edge Planning tools, and the District's Agricultural DP Area guidelines to:
   3.1. Encourage separation and vegetative buffering between non-agricultural development and agricultural lands, whether vacant or in active production, to minimize potential conflicts between farm uses and urban activity; and
   3.2. Evaluate changes to land use or subdivision adjacent to the ALR to minimize potential conflicts and avoid the creation of expectations for future development into adjacent ALR lands.
4. Maintain large parcel patterns in agricultural areas outside the **Urban Containment Boundary** to support current and future agricultural activities.
5. Support agricultural viability through value-added activities, innovative farming practices and farm-based diversification where consistent with provincial regulations.
   5.1. Prioritize the long-term agricultural use of farmland, and ensure **agri-tourism** uses are limited in scale and located to avoid the erosion, fragmentation, or loss of productive agricultural land.
   5.2. Evaluate policy and regulations, as appropriate, to support innovation and production in the agricultural sector.
6. Ensure growth and infrastructure decisions protect long-term agricultural water supply and soil capabilities, including by controlling the deposit and removal of soil on Agricultural properties.
7. Support partnerships among farmers, government agencies and other industries.
8. Encourage local agriculture by supporting farmers' markets, farm retail sales, and buy local campaigns.

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FOOD SECURITY

9. Support local food processing, storage, and distribution systems that strengthen regional food supply chains and improve access to locally produced food.
    9.1. Strengthen links between the agricultural community and non-for-profit sector, including the Lake Country Food Bank, to enhance the production and distribution of food produced and consumed locally.
10. Encourage urban agriculture, edible landscaping, and small-scale food growing opportunities in appropriate locations.
11. Support policies and partnerships that increase access to affordable, healthy, and culturally appropriate food for residents.
12. Encourage institutions, businesses, and community organizations to source locally produced food where feasible.
13. Support educational initiatives and community programs, including community gardens, that build awareness of farming, food systems, and local food production.
14. Encourage the retention and expansion of agricultural infrastructure that supports long-term food production, including irrigation, farm services, and farm worker needs.



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Mixed-Use Development



Development that combines residential, commercial, institutional, or other compatible uses within a building or site.

COMMERCIAL AND ECONOMIC DEVELOPMENT

15. Support the implementation of the *Economic Development, Tourism Strategy*, and *Lake Country Business Park Area Plan, as updated from time-to-time*.

16. Support economic activities that are compatible with environmental protection, **infrastructure capacity**, and community character.

17. Encourage land use patterns that support access to employment opportunities within the community.
    - 17.1. Support the Town Centre as the primary location for commercial, office, and **mixed-use development**.
    - 17.2. Support small-scale commercial uses that serve neighbourhood needs in appropriate locations.
    - 17.3. Protect designated employment lands for industrial, light industrial, and employment-generating uses.
    - 17.4. Avoid conversion of employment lands to non-employment uses unless long-term demand analysis supports the change.

18. Support small, home-based, and creative businesses through land use flexibility and business-friendly policies.

19. Strengthen year-round tourism by enhancing visitor amenities and connecting sports, recreation, culture, and food experiences.

20. Invest in infrastructure that enables economic diversification, such as efficient, **active transportation** and public mobility links.

21. Encourage economic diversification, including tourism, local food production, businesses of all sizes, and emerging industries.

22. Facilitate investment in agriculture, arts, and culture to support Lake Country's cultural and economic development.

23. Partner with post-secondary institutions and regional partners to support education and training, and attract innovation, employment, and investment to Lake Country.

24. Regularly review District application processes to ensure efficiency, consistency, and positive user experiences.

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06

TRANSPORTATION AND MOBILITY

06

TRANSPORTATION AND MOBILITY

A safe, connected, and efficient mobility system is essential to Lake Country's quality of life and economic vitality.

As the community grows, transportation planning will be closely aligned with land use, **infrastructure capacity**, and long-term financial sustainability to ensure that mobility improvements keep pace with development.

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Supporting District plans

- Mobility Master Plan

Supporting OCP Maps (Appendix C)

- Parks and Trails Network
- Active Transportation
- Road Network Plan

Guided by the *Mobility Master Plan*, the District will prioritize safety, improve key corridors and intersections, and enhance connections between neighbourhoods, the Town Centre, schools, parks, and employment areas. A balanced transportation network that supports walking, cycling, transit, agricultural movement, and private vehicles will provide residents and businesses with reliable travel options while supporting environmental sustainability and community resilience.

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WHY WE USE THE TERM MOBILITY

This OCP uses the term mobility to reflect a broader and more people-focused approach than traditional transportation planning. While transportation often refers to the movement of vehicles and goods, mobility focuses on how easily people of all ages and abilities can access the places they need to go.

- **Travel choice**, including walking, cycling, transit, driving, and emerging modes.
- **Accessibility**, by reducing barriers and improving options for all users.
- **Quality of life**, through safer, healthier, and more connected communities.
- **Sustainability**, by supporting lower-impact travel options.
- **User experience**, by planning streets and infrastructure around people first.

In this context, mobility is about creating a community where getting around is safe, convenient, inclusive, and efficient.



Multi-Modal Transportation

A transportation system that accommodates multiple forms of travel including walking, cycling, transit, and motor vehicles.



6.1 OBJECTIVES

1. Provide a safe, connected, and efficient mobility system for all ages and abilities that supports residents, businesses, and visitors.
2. Support a balanced and **multi-modal** mobility network that improves access and travel choice.
3. Align transportation planning with land use, growth management, and **infrastructure capacity**.
4. Improve connectivity between neighbourhoods, the Town Centre, and key destinations.
5. Support mobility systems that enhance environmental sustainability and community resilience.

6.2 POLICIES

1. Support the implementation of the *Mobility Master Plan*, including the development of an all-ages and abilities network.
2. Promote mobility systems that reduce environmental impacts and support long-term sustainability.
3. Support improved **multi-modal** connectivity between neighbourhoods, popular destinations and key regional destinations.
4. Integrate mobility planning with land use decisions to support **compact development** and **complete communities**.
   - 4.1. Plan mobility networks in coordination with growth areas, infrastructure investment, and environmental protection.
5. Support sustainable transportation – and housing attainability – by enabling reduced parking requirements in walkable, transit-supportive locations and where developments incorporate appropriate Transportation Demand Management strategies (e.g., bicycle parking, end-of-trip facilities, transit passes, car share).
6. Incorporate climate adaptation considerations into mobility infrastructure design and planning.
   - 6.1. Support the expansion of public electric vehicle charging infrastructure.
   - 6.2. Consider requirements for the provision of electric vehicle charging infrastructure in commercial, mixed-use and multi-family developments.

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7. Collaborate with senior governments, neighbouring municipalities, and regional agencies to support improvements to the regional transportation network, including Highway 97 and Glenmore Road.

SAFETY

8. Prioritize transportation safety for all users, including pedestrians, cyclists, motorists, agricultural operators, and transit users.
   8.1. Promote road and mobility safety through education, awareness, shared social responsibility.
9. Improve key intersections, corridors, and access points to reduce congestion and enhance network efficiency.
10. Promote safer, more people-oriented streets by lowering speed limits and using design measures to calm traffic and discourage speeding.
11. Support safe routes to schools and community facilities.
12. Design infrastructure to accommodate agricultural and emergency vehicle access where required.

ACTIVE TRANSPORTATION

13. Expand and enhance walking, cycling, and trail networks to connect neighbourhoods, schools, parks, and the Town Centre.
    13.1. Pursue the acquisition and protection of **active transportation** corridors through development approvals and other mechanisms to support an integrated mobility network.
14. Support all cultures, demographics, ages and abilities and **active transportation** infrastructure that is accessible, safe, and integrated into road design.
15. Encourage development that supports walkability and reduces reliance on private vehicle trips for short distances.
16. Consider expanding bicycle parking requirements, including electric bicycles, in commercial, mixed-use and multi-family developments.
    16.1. Strengthen bicycle and micromobility parking requirements in new development to support safe, convenient, and accessible travel by bicycle, electric bicycle, scooter, and other **active transportation** devices.
    16.2. Require additional secure, weather-protected bicycle and micromobility parking in developments where reductions to off-street vehicle parking requirements are supported.

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16.3. Review and update the Zoning Bylaw's off-street parking requirements to modernize bicycle and micromobility parking standards and establish clear criteria for reducing vehicle parking requirements.

TRANSIT

17. Support transit service improvements for all cultures, demographics, ages and abilities in collaboration with regional partners.
18. Consider the broad spectrum of users of affordable transit (e.g. residents, employees of local businesses, seniors, youth) when evaluating future transit service levels.
19. Support higher-**density** development in areas with frequent transit service, particularly where walkability and access to daily needs can be achieved.
20. Implement transportation demand management measures such as parking management, end-of-trip facilities, transit incentives, carshare and carpool programs, and mobility education initiatives to reduce single-occupant vehicle trips and support walking, cycling, transit, and other efficient travel options.

AGRICULTURAL AND ECONOMIC MOBILITY

21. Maintain transportation corridors that support agricultural operations and goods movement.
22. Support mobility infrastructure that enhances tourism access and economic activity.
23. Protect and enhance access to employment lands and commercial areas.

6.3 ACTIONS

Action	Timeline	Roles
Review and update the Zoning Bylaw's off-street parking requirements to modernize bicycle and micromobility parking standards and establish clear criteria for reducing vehicle parking requirements.	Short-term	DLC

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07

PARKS AND RECREATION

07

PARKS AND RECREATION

Parks and recreation are central to Lake Country's quality of life, environmental stewardship, and community identity.

Parkland, Open Space, and Natural Areas include District parks, natural areas, sports fields, regional parks, crown lands, school fields, and privately held greenspaces. Together, they form a community-wide network that supports recreation, well-being, and environmental stewardship.

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Supporting District plans

- Parks and Recreation Master Plan
- Sport and Recreation Need Assessment

Supporting OCP Maps (Appendix C)

- Parks and Trails Network

Lake Country's strong recreational identity is shaped by its extensive publicly accessible waterfronts along Okanagan, Wood, and Kalamalka Lakes, together with a growing network of parks, beaches, trails, and greenways. Notable destinations such as the Okanagan Centre Shoreline, Pelmewash Parkway, the Okanagan Rail Trail, and waterfront areas in Oyama, Carr's Landing, and Woodsdale provide valued opportunities for swimming, boating, walking, cycling, and year-round outdoor recreation, while nature trails in areas such as Lakestone, The Lakes, Jack Seaton Park, and Spion Kop further expand access to the outdoors.

Guided by the *Parks and Recreation Master Plan*, park planning and investment will be aligned with growth, neighbourhood development, and long-term financial sustainability to ensure that new and existing communities are well served. By expanding connectivity, protecting natural areas, improving waterfront access, and supporting inclusive and multi-generational spaces, Lake Country will continue to strengthen its park system as a defining feature of the community.

7.1 OBJECTIVES

1. Provide accessible, connected, and high-quality parks and recreation opportunities that support community well-being.
2. Protect and enhance natural areas, waterfront access, and ecological connectivity as part of the parks system.
3. Align park planning and investment with growth, neighbourhood development, and long-term financial sustainability.
4. Support inclusive and multi-generational recreation opportunities that meet diverse community needs.
5. Strengthen Lake Country's identity through parks, trails, public spaces, and recreational amenities.



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7.2 POLICIES

1. Support the implementation of the *Parks and Recreation Master Plan*.
    1.1. Align park acquisition and facility investment with infrastructure planning and long-term financial sustainability.
    1.2. Maintain alignment with Parks and Recreation policies and future updates to the *Parks and Recreation Master Plan*.
2. Plan parkland and recreation facilities in coordination with growth areas and neighbourhood planning.
    2.1. Expand and enhance the network of parks, trails, and multi-use pathways to improve connectivity between neighbourhoods, schools, the Town Centre, waterfront areas, and regional destinations.
    2.2. Ensure residents have access to neighbourhood parks within reasonable proximity to their homes.
    2.3. Support the development and renewal of recreation facilities that serve youth, seniors, families, and visitors.
    2.4. Ensure new development contributes to the provision and improvement of parks and recreation amenities consistent with District policy.
3. Enhance public waterfront access while protecting shoreline and ecological values (see section 4 Environment and Sustainability).
4. Pursue year-round recreational opportunities where feasible to support community well-being and promote active lifestyles.
5. Protect environmentally sensitive areas within the parks system and integrate ecological restoration where feasible.
    5.1. Use parks and open spaces to support biodiversity, **watershed** protection, and climate resilience.
    5.2. Maintain ecological connectivity between natural areas and green corridors.
6. Encourage joint-use partnerships with School District 23 and community organizations to maximize facility use.
7. Design parks and public spaces to be accessible, inclusive, and welcoming to people of all cultures, demographics, ages and abilities.
    7.1. Incorporate gathering spaces, cultural elements, and flexible recreational areas into park design.

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8. Prioritize park acquisition in growth areas, underserved neighbourhoods, trail corridors and waterfront locations.
    8.1. Acquire and develop parkland in advance of new development, where feasible, to proactively meet future community needs.
9. Monitor parkland and recreation facility provisions relative to population growth and servicing benchmarks.
10. Use park dedication, cash-in-lieu, and development approvals to help deliver parks and trails consistent with District policy.
11. Maintain a parks and trails classification system to guide planning and investment.
12. Incorporate Crime Prevention Through Environmental Design principles when assessing park locations, designs, and uses.
13. Support stewardship partnerships, volunteerism, and community programming in parks.
14. Work collaboratively with Indigenous communities to incorporate culture, learning, and stewardship in parks planning.

7.3 ACTIONS

Action	Timeline	Roles
Update the *Parks and Recreation Master Plan*.	Short-term	DLC



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H.S. GRENDA
Middle School

08

INFRASTRUCTURE, SERVICES AND UTILITIES

08

INFRASTRUCTURE, SERVICES AND UTILITIES

Reliable and sustainable infrastructure is essential to supporting Lake Country's long-term growth, environmental stewardship, and quality of life.

Water, wastewater, stormwater systems, utilities, and community services must be carefully planned and coordinated to ensure development aligns with available capacity, long-term financial sustainability, environmental protection, and stewardship.

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Supporting District plans

- Water Master Plan
- Liquid Waste Management Plan
- Integrated Stormwater Master Plan

Supporting OCP Maps (Appendix C)

- Sewer Service Infrastructure
- Water Utilities

Guided by the *Water Master Plan*, *Liquid Waste Management Plan*, and *Integrated Stormwater Master Plan* and other supporting strategies, the District will align infrastructure investment with the UCB and identify growth areas to promote efficient service delivery and responsible asset management. By integrating **green infrastructure**, protecting water resources, and enhancing resilience to climate and natural hazards, Lake Country will ensure that essential services remain dependable, adaptable, and supportive of community well-being and economic vitality.

Infrastructure investment decisions will be evaluated not only on technical feasibility but also on lifecycle cost, long-term maintenance obligations, and financial sustainability. Growth should contribute fairly to the infrastructure it requires and support the District's long-term financial health.

8.1 OBJECTIVES

1. Provide reliable, efficient, and sustainable infrastructure and municipal services that support current and future residents.
2. Align infrastructure planning and investment with growth management and land use objectives.
3. Protect water resources and **watershed** health while ensuring long-term water security.
4. Enhance infrastructure resilience to climate change, natural hazards, and long-term and evolving community needs.
5. Support fiscally responsible infrastructure investment and asset management.



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8.2 POLICIES

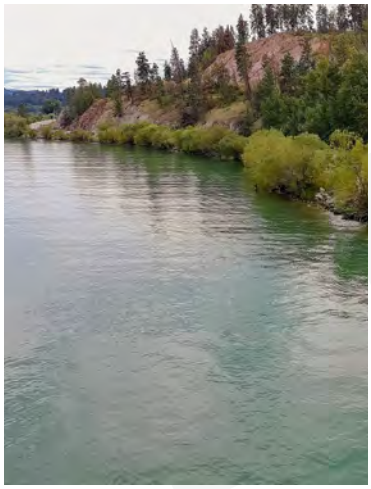
GROWTH, ASSET MANAGEMENT, AND FINANCIAL SUSTAINABILITY

1. Ensure infrastructure planning and investment are closely aligned with growth management and land use decisions.
    1.1. Direct growth to serviced and strategic locations to make efficient use of existing infrastructure, reduce long-term servicing costs, and support complete communities.
    1.2. Align infrastructure investment with the UCB and identified growth areas.
    1.3. Phase development in coordination with infrastructure delivery and capital planning.
    1.4. Avoid development where adequate servicing and access cannot be provided.
2. Promote fiscally responsible infrastructure investment and long-term asset management.
    2.1. Support asset management practices that consider **lifecycle costs** and long-term sustainability.
    2.2. Align infrastructure investment with capital planning and financial strategies.
    2.3. Monitor infrastructure performance and capacity to inform future land use decisions.
    2.4. Design and upgrade infrastructure to account for climate-related risks, including wildfire, drought, extreme weather, and flooding.
3. Ensure that new development bears the cost of infrastructure required to support growth in a fair, transparent, and financially sustainable manner.
    3.1. Require development to fund on-site infrastructure necessary to service the proposed development.
    3.2. Require development to fund off-site infrastructure extensions and improvements directly attributable to the development.
    3.3. Require development to contribute to strategic upgrades, system interconnections, or capacity improvements to water and wastewater systems where growth necessitates such works.

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Serviced Area

Land that has access to municipal water, wastewater, and other essential infrastructure systems.



3.4. Utilize development finance tools, including development and amenity cost charges, to equitably recover the cost of infrastructure that provides tangible and direct benefits to growth areas.

3.5. Consider the financial and **lifecycle costs** of extending infrastructure into new areas.

3.6. Avoid transferring the cost of growth-related infrastructure to existing taxpayers.

WATER AND WASTEWATER SYSTEMS

4. Protect and manage municipal water and wastewater systems to ensure long-term reliability, environmental protection, and community resilience.

4.1. Support the implementation of the *Water Master Plan* and *Liquid Waste Management Plan*.

4.2. Protect drinking water sources and **watershed** health.

4.3. Plan for long-term water supply security, including agricultural and environmental needs.

4.4. Promote water conservation and efficient use in municipal and community operations.

4.5. Ensure wastewater treatment and discharge practices protect receiving environments.

5. The creation of new private community water systems will not be supported.

6. Support the extension of municipal sewer services in accordance with the UCB and adopted servicing plans.

6.1. Do not support the extension of municipal sewer services beyond designated urban service areas except where required for environmental protection, public health, or system integrity (see section 3 Land Use and Growth).

6.2. Require new developments to fund network extensions through the development process. For District-led service extensions, complete network improvements with funds including grants and local service area fees.

6.3. Require new subdivision and development within designated urban service areas to connect to the municipal sewer system where service is available.

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Septic system

7. Prioritize connection to the community sewer system within designated urban service areas and discourage new lots or privately operated sewage treatment facilities that would rely on long-term private septic systems where District servicing is planned or feasible.
    7.1. Where a community sewer service is not available, require on-site septic systems to meet provincially legislated performance standards consistent with enhanced District policy and best practices .
    7.2. At the discretion of the District, for any on-site septic system identified in section 7.1, the District can consider managing system operations, maintenance, and replacement and collecting associated costs through the establishment of a defined service area.

SOLID WASTE MANAGEMENT

8. Support the Regional District of Central Okanagan in the provision of solid waste management services.
9. Encourage waste reduction, reuse, and recycling, through land use planning, development design, and public education.
10. Ensure new development provides adequate space for waste, recycling, and organics collection in a manner that is accessible and compatible with neighbourhood character.
11. Support integrated waste management practices that protect public health, reduce wildlife and pest conflicts, and prevent environmental contamination.
    11.1. Minimize wildlife attractants by supporting wildlife-resistant waste storage, collection practices, and site design that reduce human-wildlife conflicts.
    11.2. Reduce vector and pest-related impacts through secure waste storage, timely collection, and site design measures that limit access to waste by rodents, insects, and other nuisance species.
    11.3. Protect ecological systems from solid waste impacts by supporting proper waste containment, handling, and disposal practices that prevent contamination of soil, groundwater, and watercourses.

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STORMWATER, NATURAL SYSTEMS, AND GREEN INFRASTRUCTURE

12. Protect, enhance, and integrate natural systems, ecological services, and engineered infrastructure to manage stormwater and strengthen climate resilience.
    - 12.1. Incorporate **green infrastructure** and low-impact development approaches into site design and public works to support ecological services and **watershed** health.
    - 12.2. Protect natural drainage corridors, **watershed** function, and the ecological services they provide.
    - 12.3. Design drainage systems to reduce flood risk, protect water quality, and complement natural hydrological processes.
    - 12.4. Coordinate stormwater infrastructure planning with environmental protection objectives and the long-term value of ecological services.

COMMUNITY SERVICES AND UTILITIES

13. Ensure essential services and utilities support community needs and economic vitality.
    - 13.1. Coordinate infrastructure planning with schools, emergency services, community facilities, and other community groups.
    - 13.2. Support upgrades to utilities such as electricity, telecommunications, and internet in alignment with growth.
    - 13.3. Plan infrastructure to support economic diversification and employment areas.
    - 13.4. Consider redundancy and reliability to enhance community resilience.



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ENERGY SUPPLY PLANNING

14. Support timely expansion, upgrading, and modernization of energy infrastructure required to serve existing and planned development.

    14.1. Plan for future energy needs by coordinating land use, growth management, and infrastructure planning with utility providers and senior governments.

    14.2. Encourage development patterns and building design that improve energy efficiency and reduce long-term energy demand.

    14.3. Support local and renewable energy opportunities, energy storage, and emerging technologies that improve resilience and diversify energy supply where feasible.

    14.4. Consider energy capacity, servicing requirements, and long-term infrastructure needs when evaluating growth areas and major development proposals.



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09

CULTURE AND COMMUNITY WELL-BEING

09

CULTURE AND COMMUNITY WELL-BEING

Lake Country's strength lies in its strong sense of community, rural character, and commitment to connection and belonging.

As the community grows and evolves, planning must continue to support inclusive spaces, cultural expression, youth engagement, and opportunities for residents of all ages and abilities to participate in civic life.

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Community facilities, public spaces, and local events play an important role in fostering social connection, health, and resilience. Through thoughtful facility planning, age-friendly initiatives, meaningful public engagement, and strategic governance, Lake Country will continue to nurture a welcoming and connected community that reflects shared values and supports the well-being of current and future generations.

As Lake Country grows, planning decisions will consider how policies, infrastructure investments, and land use patterns affect different populations. The District will strive to ensure that growth contributes to equitable access to housing, services, transportation, parks, and economic opportunity.

9.1 OBJECTIVES

1. Foster a welcoming, inclusive, and connected community that supports the well-being of residents of all ages and backgrounds.
2. Strengthen Lake Country's cultural identity, heritage, and sense of belonging.
3. Support accessible community facilities, gathering spaces, and civic amenities.
4. Encourage meaningful community engagement and collaborative governance.
5. Promote social resilience and equity in planning and service delivery.



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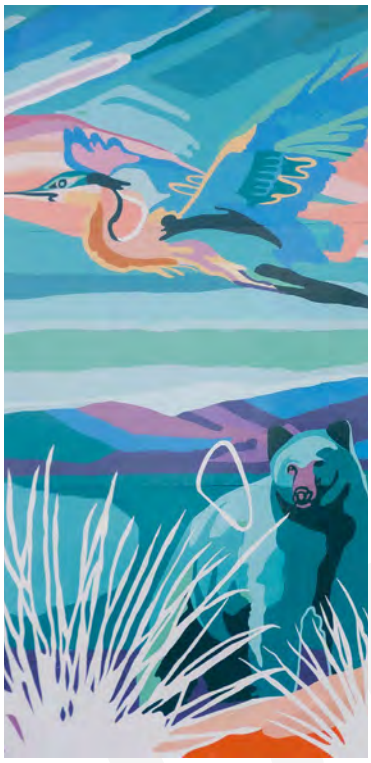


9.2 POLICIES

COMMUNITY IDENTITY, INCLUSIVITY, AND CULTURAL EXPRESSION

1. Strengthen Lake Country's sense of place by supporting cultural expression, heritage, and opportunities for community connection.
   - 1.1. Celebrate Lake Country's rural character, history, and cultural identity through public spaces, events, and design.
   - 1.2. Recognize agriculture and local food production as central to Lake Country's cultural identity.
   - 1.3. Encourage cultural expression, public art, and heritage recognition in civic spaces and new development where appropriate.
   - 1.4. Support community events, festivals, and gathering spaces that foster connection and civic pride.
   - 1.5. Integrate cultural and community storytelling into parks, trails, and public facilities.
   - 1.6. Support the development of an Arts and Culture Plan.
2. Promote an inclusive and welcoming community that supports residents of all cultures, demographics, ages and abilities.
   - 2.1. Consider the needs of youth, seniors, families, and diverse populations in land use and community planning.
   - 2.2. Support the development of an Accessibility Plan to improve access to facilities, services, and public spaces for people of all ages and abilities.
   - 2.3. Encourage opportunities for youth engagement in civic decision-making, community planning, and advisory processes.
   - 2.4. Support youth-oriented gathering spaces, recreation opportunities, and community programming.
   - 2.5. Design public spaces and facilities to be accessible and welcoming to people of all cultures, demographics, ages and abilities.
3. Integrate equity considerations into land use, infrastructure, and service planning decisions.
   - 3.1. Consider the needs of seniors, youth, renters, persons with disabilities, Indigenous residents, and lower-income households when evaluating major planning initiatives.
   - 3.2. Encourage universal design principles in housing and public realm improvements.

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PUBLIC ART

4. Support public art that enhances civic spaces, parks, streets, and public facilities, and contributes to Lake Country's identity and sense of place.
5. Encourage the integration of public art into public projects, private development, and community spaces where appropriate.
6. Prioritize public art that reflects local history, agricultural heritage, natural landscapes, and the diverse cultures of the community.
7. Work with artists, Indigenous communities, community organizations, and partners to plan, deliver, and maintain public art initiatives.
8. Locate public art in prominent, accessible, and highly visible locations that support gathering, wayfinding, and community animation.

HOUSING

9. Support inclusive housing outcomes.
    - 9.1. Encourage a mix of housing types, unit sizes, and tenures.
    - 9.2. Support accessible and adaptable housing forms that enable aging in place.
10. Support the expansion of non-market housing by partnering with senior levels of government and community organizations, advocating for funding and programs, and exploring opportunities to acquire land for residential development to meet community needs (see housing policies in section 3.7).
11. Community Facilities and Civic Amenities
    - 11.1. Plan and maintain community facilities that support social connection, recreation, culture, and civic life.
    - 11.2. Plan community facilities and civic amenities in coordination with growth and neighbourhood development.
    - 11.3. Encourage joint-use partnerships with schools, community organizations, and regional agencies to maximize shared benefit.
    - 11.4. Support the renewal and enhancement of existing community facilities to meet evolving needs.

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GOVERNANCE AND COMMUNICATION

12. Foster open, inclusive, and responsive governance supported by clear and effective communication.
    - 12.1. Conduct public engagement events with neighbourhood residents, including opportunities for in-person dialogue and discussion.
    - 12.2. Support accessible and inclusive decision-making processes.
    - 12.3. Provide clear, consistent, and timely communication between the District and the community.
    - 12.4. Encourage ongoing dialogue with residents, local organizations, youth, and regional partners to inform planning and service delivery.
    - 12.5. Use a variety of engagement methods to ensure broad and diverse participation.
13. Consider District-led updates to the OCP to ensure that the document remains relevant to existing conditions, supports innovation, and responds effectively to emerging issues, opportunities, or provincial requirements.
14. Evaluate OCP amendment proposals against existing District policies to determine if applications would support progress towards or enhance the vision and objectives described in the plan.



Photo credit: Steve Austin

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CULTURAL HERITAGE STEWARDSHIP

15. Identify, conserve, and celebrate heritage resources and cultural landscapes as important community assets.
16. Work with Indigenous communities, property owners, and community partners to support respectful stewardship, interpretation, and awareness of cultural heritage resources.
17. Encourage documentation, commemoration, and public education initiatives that strengthen understanding of Lake Country's history and evolving community identity.

9.3 ACTIONS

Action	Timeline	Roles
Develop and implement an Arts and Culture Plan	Short-term	DLC
Develop and implement an Accessibility Plan to improve access to facilities, services, and public spaces for people of all ages and abilities.	Short-term	DLC



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WINFIELD
MEMORIAL HALL

10

INDIGENOUS RELATIONS AND RECONCILIATION

10

INDIGENOUS RELATIONS AND RECONCILIATION

Lake Country recognizes that it is located on the traditional territory of the syilx/Okanagan peoples and is committed to building respectful relationships with local Indigenous governments.

Existing agreements provide a foundation for continued collaboration on shared priorities, supporting informed decision-making and responsible stewardship of the land and water.

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10.1 OBJECTIVES

1. Build and maintain respectful and meaningful, government-to-government relationships with the Okanagan Indian Band and other Indigenous governments.
2. Support ongoing dialogue and collaboration on matters of shared interest, including land use, environmental stewardship, and community well-being.
3. Recognize the history, culture, and enduring presence of Indigenous peoples in the Lake Country area.
4. Seek opportunities for partnership that contribute to a more inclusive and informed planning process.



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10.2 POLICIES

1. Continue to work collaboratively with the Okanagan Indian Band and other Indigenous governments through early and ongoing engagement on relevant planning initiatives.
2. Recognize Indigenous history and presence in plans, communications, and community initiatives.
3. Support opportunities to incorporate Indigenous knowledge and perspectives into planning processes to help inform responsible land stewardship.
4. Explore partnership opportunities that advance shared environmental, cultural, and community interests.
5. Continue to build organizational awareness and understanding of Indigenous history and reconciliation to support respectful decision-making.

10.3 ACTIONS

Action	Timeline	Roles
Support implementation of existing agreements with the Okanagan Indian Band and continue collaboration on shared initiatives.	Ongoing	DLC



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11

DEVELOPMENT APPROVAL INFORMATION

11

DEVELOPMENT APPROVAL INFORMATION

Development Approval Information (DAI) means information on the anticipated impact of a proposed activity or development on the community.

This includes, without limiting this, information on matters such as: transportation patterns, including traffic flow, local infrastructure, public facilities including schools and parks, community services and the natural environment of the affected area.

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Development Approval Information (DAI)

Information required by the District to assess the anticipated impacts of a proposed development on infrastructure, environment, community services, and surrounding properties.

Pursuant to section 485(1)(b) of the *Local Government Act*, the District may also specify circumstances in which DAI may be required and the substance of the information that may be required.

Pursuant to section 485.1 of the *Local Government Act*, all DPAs are designated as **Development Approval Information (DAI)** areas to guide and support new development that contributes to the goals and objectives of the OCP. The DAI required will be assessed on a case-by-case basis and, pursuant to section 487(1) of the *Local Government Act*, may be required for a development permit, zoning amendment, or temporary use permit.

The conditions and objectives that justify the designation of DAI Areas include:

- Lake Country is a rapidly growing community, and this growth will impact neighbourhoods, businesses, service provision and infrastructure. Information may be required to assess impacts on nearby and adjacent development, including shadowing, noise, visual impacts and scale, impacts on community services, such as parks, schools and protective services, socio-economic impacts, and impacts on the transportation and utility network and infrastructure.
- Lake Country's landscape includes hillsides, floodplains, wildfire interface areas and other unique landscapes. Information may be required to assess impacts on these landscapes and to protect people, property and infrastructure.
- Lake Country is home to many sensitive terrestrial and aquatic ecosystems, a valley-wide airshed, agricultural lands and water bodies, including Okanagan Lake. Information may be required to guide and inform the protection of this land, water and air.

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12 IMPLEMENTATION AND MONITORING

12

IMPLEMENTATION AND MONITORING

This OCP establishes the long-term policy framework for growth and development in Lake Country.

Effective implementation requires alignment between land use decisions, infrastructure investment, financial planning, and supporting District strategies. Through consistent application, regular monitoring of growth and housing trends, and periodic review, the District will ensure the OCP remains responsive to changing conditions, legislative requirements, and community priorities.

See Appendix E for the Monitoring Framework.

12.1 OBJECTIVES

1. Ensure the consistent application of the OCP in decision-making.
2. Maintain consistency with the RGS and provincial legislation.
3. Support coordinated implementation through supporting plans, bylaws, and partnerships.
4. Align growth, infrastructure investment, and financial planning with the policies of the OCP.
5. Monitor growth, housing supply, and **infrastructure capacity** to inform periodic review and updates.

12.2 POLICIES

1. Undertake a comprehensive review of the OCP at least every five years, or sooner if warranted by significant changes in growth patterns, **infrastructure capacity**, or legislative direction.
2. Maintain consistency with the RGS of the Regional District of Central Okanagan.
3. Prepare periodic monitoring reports summarizing growth trends, housing supply, and **infrastructure capacity**.
    - 3.1. Monitor and report on key indicators related to growth, housing supply, **infrastructure capacity**, environmental stewardship, transportation, and community well-being.
    - 3.2. Provide Council with periodic monitoring updates to inform capital planning, land use decisions, and OCP review.
    - 3.3. Use monitoring results to evaluate whether growth is occurring within the UCB and consistent with **density** and housing objectives.
    - 3.4. Review land supply and UCB capacity at least every five years.
    - 3.5. Update policies or implementation actions where monitoring indicates unintended outcomes or emerging pressures.
    - 3.6. Align monitoring with **Housing Needs Reports**, infrastructure master plans, and regional growth requirements.

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APPENDICES

13 APPENDICES

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APPENDIX A: REGIONAL CONTEXT STATEMENT

As required by Section 446 of the *Local Government Act*, the District of Lake Country Official Community Plan (OCP) includes a Regional Context Statement demonstrating consistency with the Regional District of Central Okanagan (RDCO) **Regional Growth Strategy** (RGS), Bylaw No. 1336, 2013.

The Lake Country OCP supports the overall vision and policy direction of the RGS by focusing growth within the **Urban Containment Boundary**, protecting agricultural and rural lands, supporting housing diversity, coordinating infrastructure investment, protecting natural systems, reducing greenhouse gas emissions, and strengthening complete communities. The following table summarizes how the OCP aligns with the key issue areas and policy directions of the RDCO RGS.

RGS Issue Area	RDCO RGS Goals	Lake Country OCP Alignment
1. Our Land	To manage the land base effectively to protect natural resources and limit urban sprawl	Section 3 Land Use and Growth establishes the **Urban Containment Boundary** (UCB), directs growth to **serviced areas**, prioritizes infill and redevelopment, and protects agricultural and rural lands outside the UCB.
2. Our Economy	To develop and enhance a positive business environment in the region to achieve a dynamic, resilient and sustainable economy	Section 5 Agriculture and Economic Development supports agriculture, **agri-tourism**, local business growth, industrial lands, tourism, and economic diversification.
3. Our Water Resources	To manage and protect water resources	Section 5 Agriculture and Economic Development and section 8 Infrastructure, Services and Utilities include **watershed** protection, water conservation, sustainable infrastructure, stormwater management, and coordinated servicing.
4. Our Health	To contribute to the improvement of community health, safety and social well-being	Section 3 Land Use and Growth, section 6 Transportation and Mobility, section 7 Parks and Recreation, and section 8 Infrastructure, Services and Utilities support walkability, cycling, parks, trails, recreation, public gathering spaces, and community well-being.

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RGS Issue Area	RDCO RGS Goals	Lake Country OCP Alignment
5. Our Food	To support a regional food system that is healthy, resilient and sustainable	Section 3 Land Use and Growth and section 5 Agriculture and Economic Development protect the ALR, support farm viability, reduce urban-agricultural conflict, and encourage local agriculture and **agri-tourism**.
6. Our Housing	To improve the range of housing opportunities to meet the social and economic needs of the region	Section 3 Land Use and Growth and related housing policies support approximately 5,162 new units over 20 years through diverse housing forms, rental, infill, townhomes, apartments, and **mixed-use development**.
7. Our Climate	To minimize regional greenhouse gas emissions and respond to the impacts of climate change	Section 3 Land Use and Growth, section 4 Environment and Sustainability, section 7 Parks and Recreation, and section 8 Infrastructure, Services and Utilities promote compact growth, **active transportation**, **green infrastructure**, wildfire resilience, and sustainable servicing.
8. Our Ecosystems	Be responsible stewards of natural ecosystems to protect, enhance and restore biodiversity in the region	Section 4 Environment and Sustainability and **Development Permit Areas** protect riparian areas, shorelines, sensitive ecosystems, hazards, and environmental corridors.
9. Our Transportation	To enhance the regional transportation system to ensure that it is accessible, affordable, and efficient	Section 7 Parks and Recreation supports **multi-modal transportation**, transit, walking, cycling, reduced car dependence, and improved regional connectivity.
10. Our Governance	To respond to the needs of the region with an effective and efficient governance service model	Section 1 Introduction and section 12 Implementation and Monitoring commit to alignment with the RGS, integrated planning, infrastructure coordination, monitoring, and periodic OCP review.

APPENDIX B: DEFINITIONS

Term	Definition
Active Transportation	Human-powered modes of travel such as walking, cycling, and other non-motorized mobility options.
Agricultural Interface	The area where urban or non-farm development is adjacent to agricultural land, particularly land within the Agricultural Land Reserve.
Agricultural Land Reserve (ALR)	Land designated under provincial legislation for the purpose of protecting agricultural capability and farm use.
Agri-tourism	A permitted, temporary, and seasonal farm use on agricultural land that is designed to supplement farm income by inviting the public to educational or recreational farm-based activities, such as tours, petting zoos, or harvest festivals, without constructing permanent facilities
Attainable Housing	Housing that is reasonably priced relative to local incomes, including a range of housing types and tenures that enable households to live in the community without experiencing significant financial stress.
Affordable Housing	Housing where cost is no more than 30% of pre-tax household income of the median level income earner in Lake Country for the previous census year.
Compact Development	Development patterns that use land efficiently through higher densities, reduced land consumption, and proximity to services and infrastructure.
Complete Community	A neighbourhood or area where residents have access to housing, employment, services, parks, and amenities within walking or cycling distance.
Density	The number of dwelling units per hectare of land.
Development Permit Area (DPA)	An area designated under the *Local Government Act* where specific development guidelines apply to address form and character, protection of farmland, environmental protection, or hazard management.
Development Approval Information (DAI)	Information required by the District to assess the anticipated impacts of a proposed development on infrastructure, environment, community services, and surrounding properties.

Term	Definition
Green Infrastructure	Natural or engineered systems that use vegetation, soils, and natural processes to manage stormwater, improve air quality, and enhance environmental performance.
Housing Needs Report	A provincially required report that identifies current and projected housing needs within a municipality.
Infill Development	Development on vacant or underutilized land within existing serviced urban areas.
Infrastructure Capacity	The ability of municipal systems such as water, wastewater, transportation, and parks to accommodate additional growth.
Lifecycle Costs	The total long-term cost of infrastructure, including construction, maintenance, renewal, and replacement.
Mixed-Use Development	Development that combines residential, commercial, institutional, or other compatible uses within a building or site.
Multi-Modal Transportation	A transportation system that accommodates multiple forms of travel including walking, cycling, transit, and motor vehicles.
Neighbourhood Commercial	Small-scale commercial uses intended to serve the daily needs of nearby residents.
Regional Growth Strategy	A regional policy framework adopted by the Regional District that guides long-term land use, growth management, environmental protection, and infrastructure coordination across member municipalities.
Serviced Area	Land that has access to municipal water, wastewater, and other essential infrastructure systems.
Smart Growth	A development approach that combats urban sprawl by encouraging compact, walkable, and mixed-use communities.
Urban Containment Boundary (UCB)	A defined boundary that directs urban growth to **serviced areas** while protecting agricultural and rural lands outside the boundary.
Suburban Residential	Areas designated for ground-oriented and low- to medium-**density** housing within fully serviced parts of the community.
Watershed	A land area that drains into a common water body such as a lake, river, or aquifer.
Wildland Urban Interface	Areas where development is located adjacent to or intermixed with forested or wildland areas, increasing wildfire risk.

APPENDIX C: MAPS

C.1. Future Land Use

C.2. Neighbourhood Wards

C.3. Agricultural Land Reserve and Urban Containment

C.4. Parks and Trails Network

C.5. Active Transportation

C.6. Road Network Plan

C.7. Sewer Service Infrastructure

C.8. Water Utilities

C.9. Sand and Gravel Deposits

C.10. Form and Character Development Permit Area

C.11. Agricultural Development Permit Area

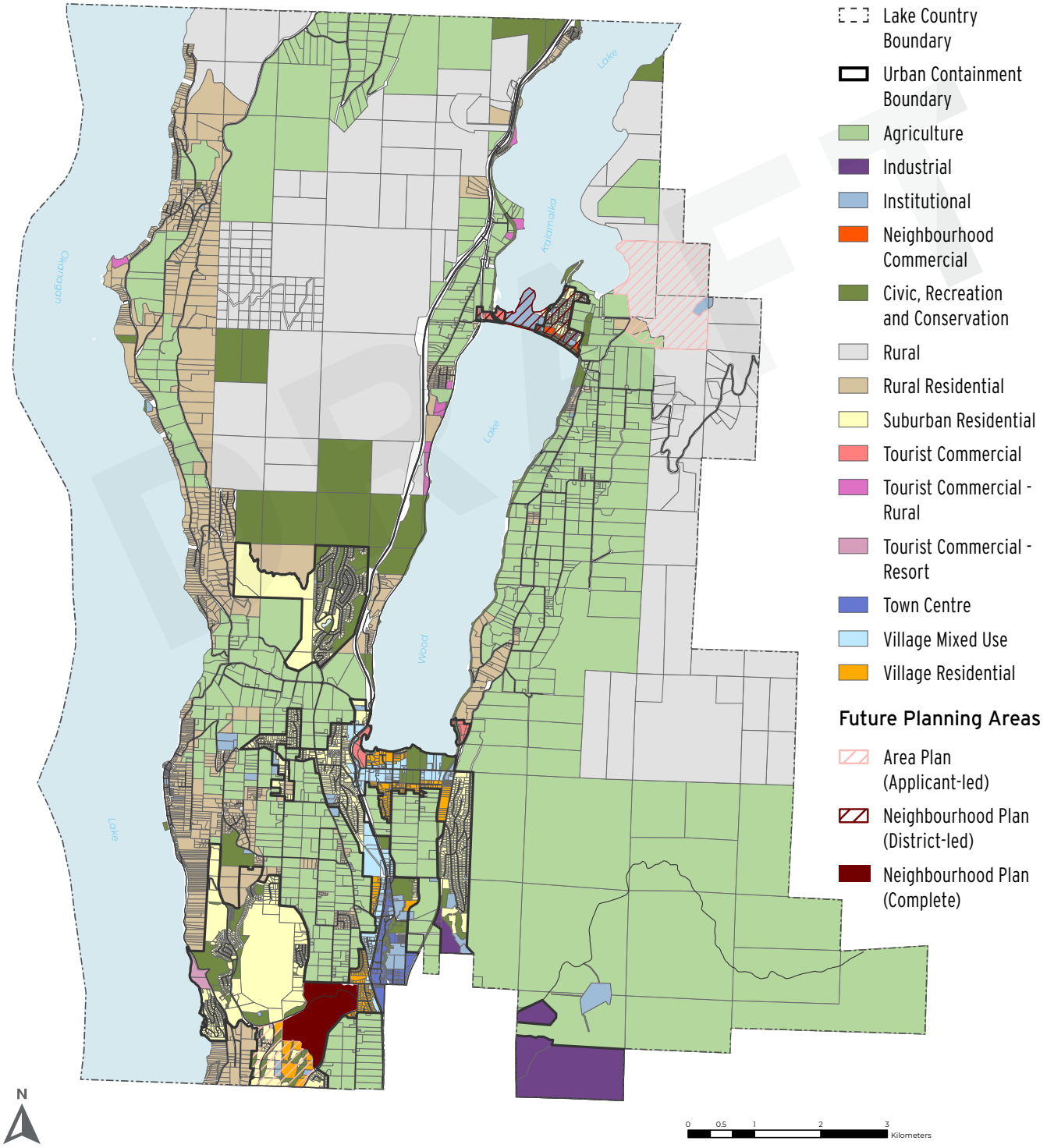
C.12. Natural Environment Development Permit Area

C.13. Stability, Erosion, and Drainage Hazard Development Permit Area

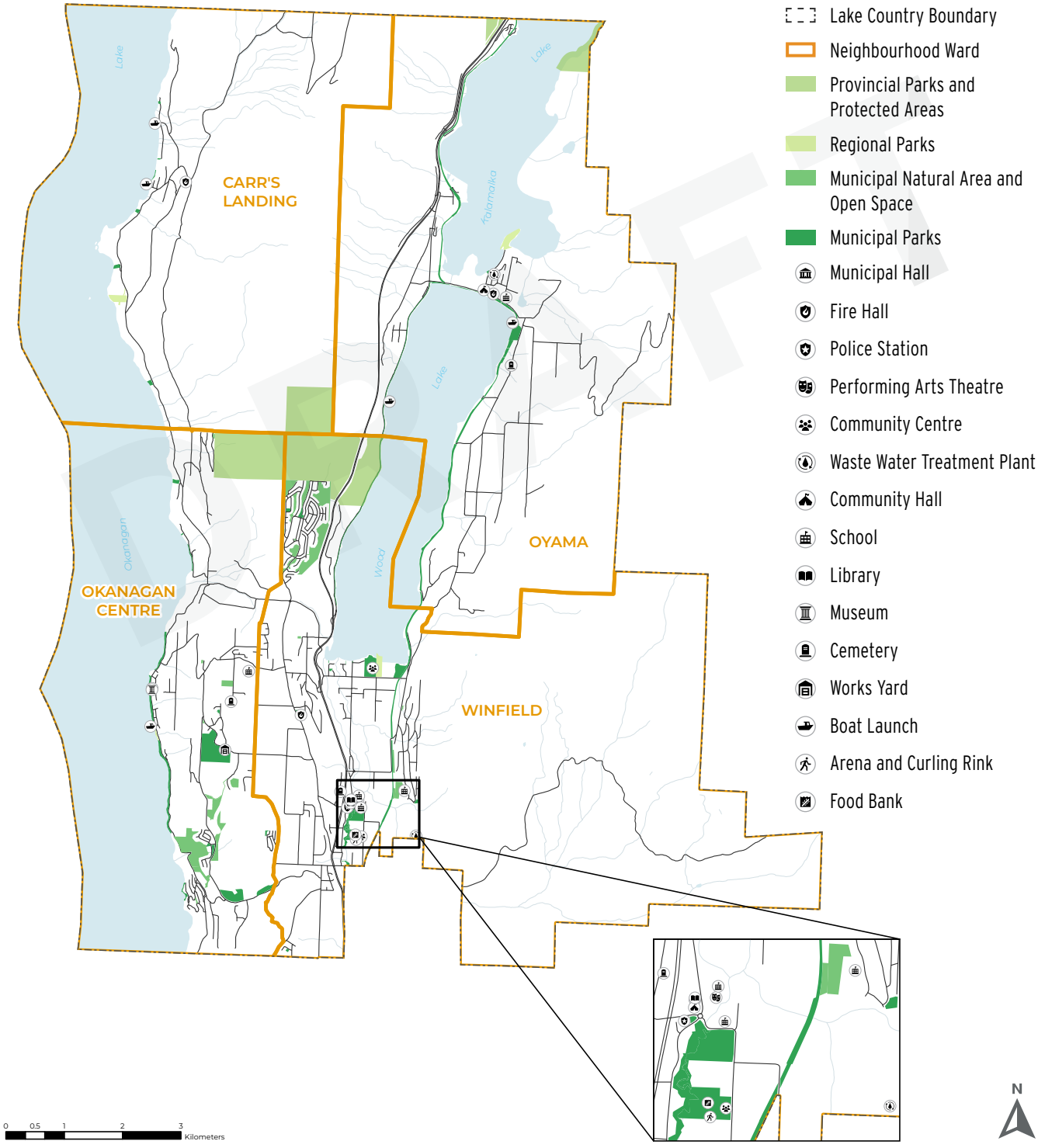
C.14. Wildland Fire Development Permit Area

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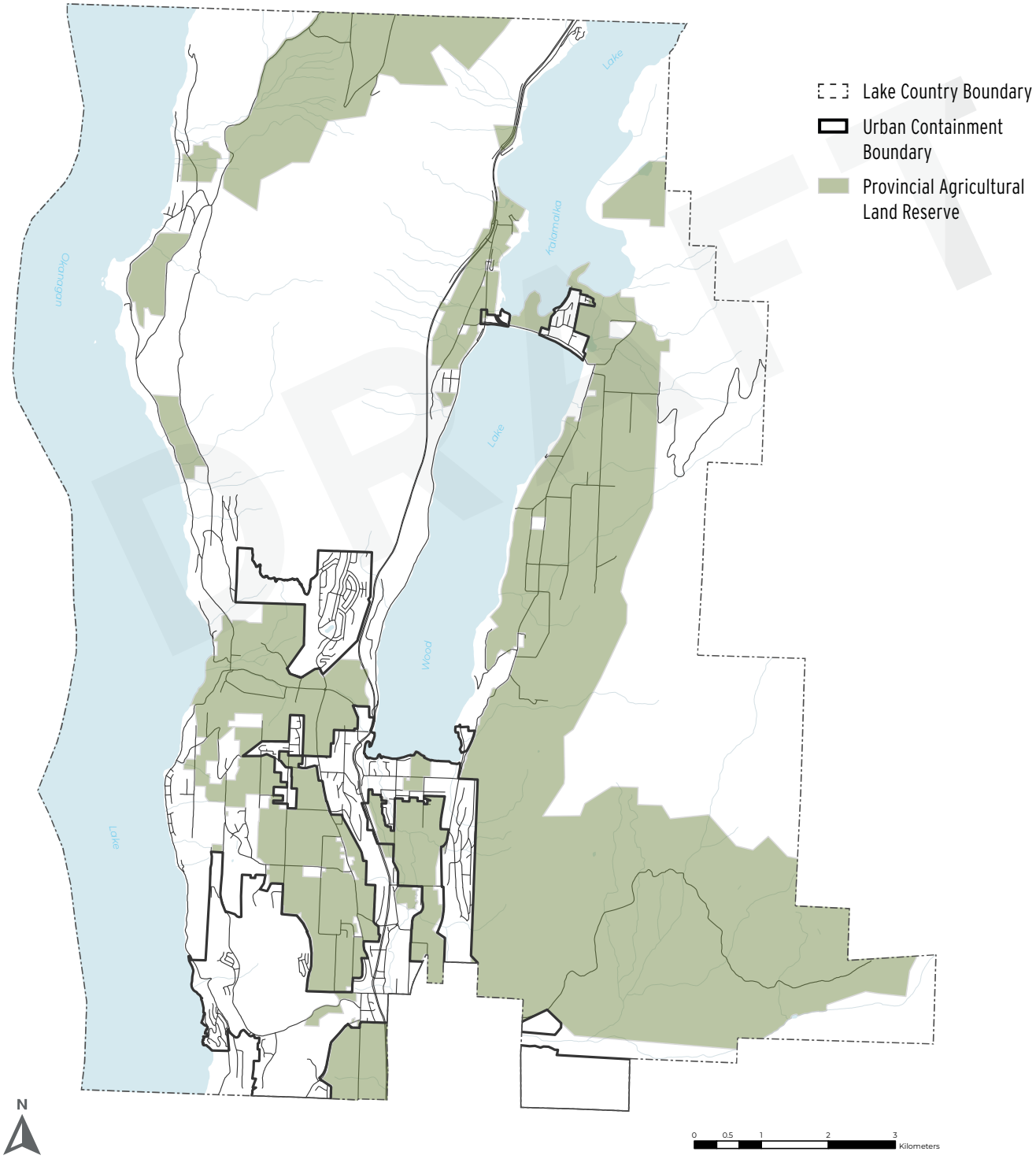
C1. FUTURE LAND USE MAP



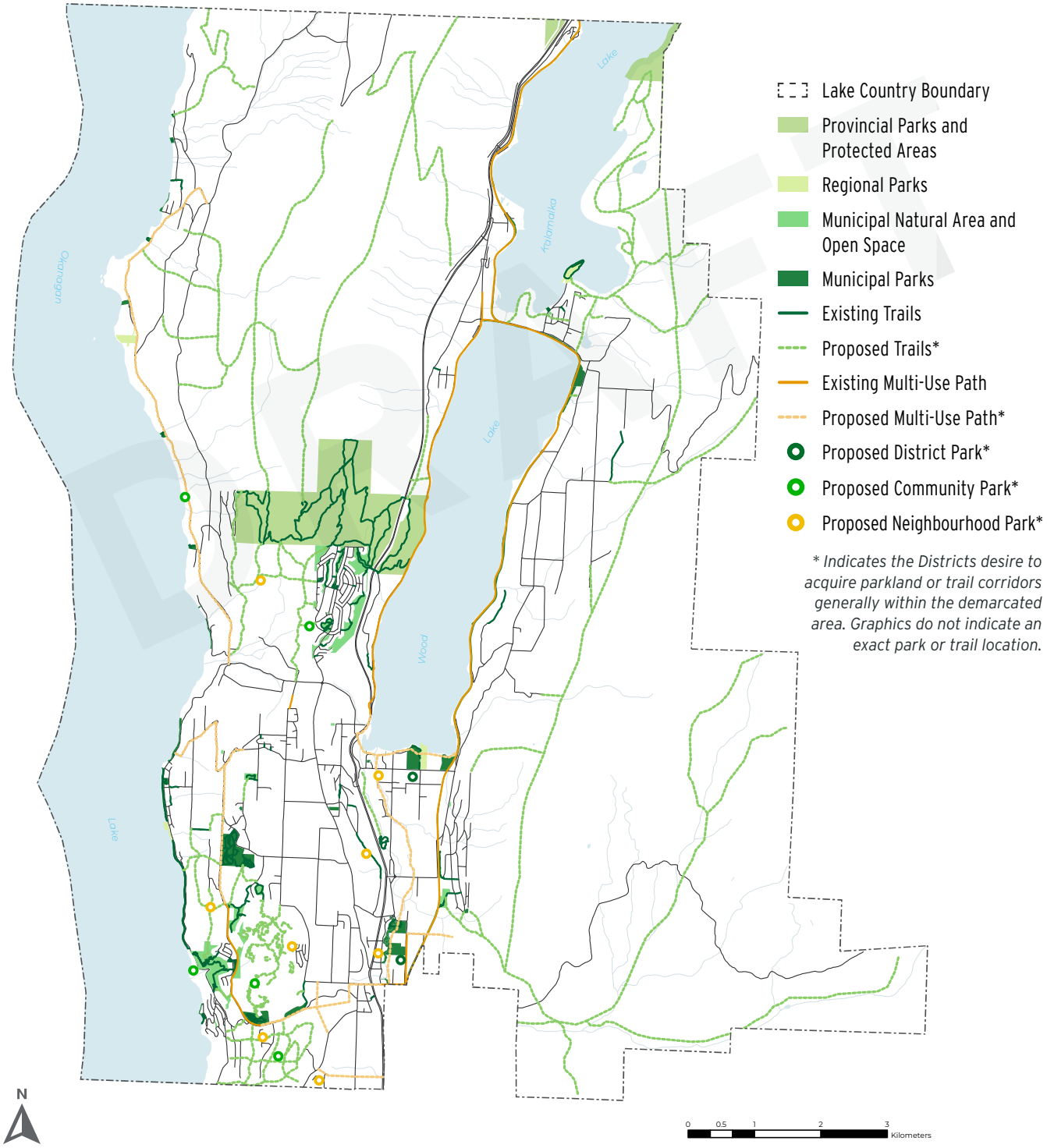
C2. NEIGHBOURHOOD WARDS MAP



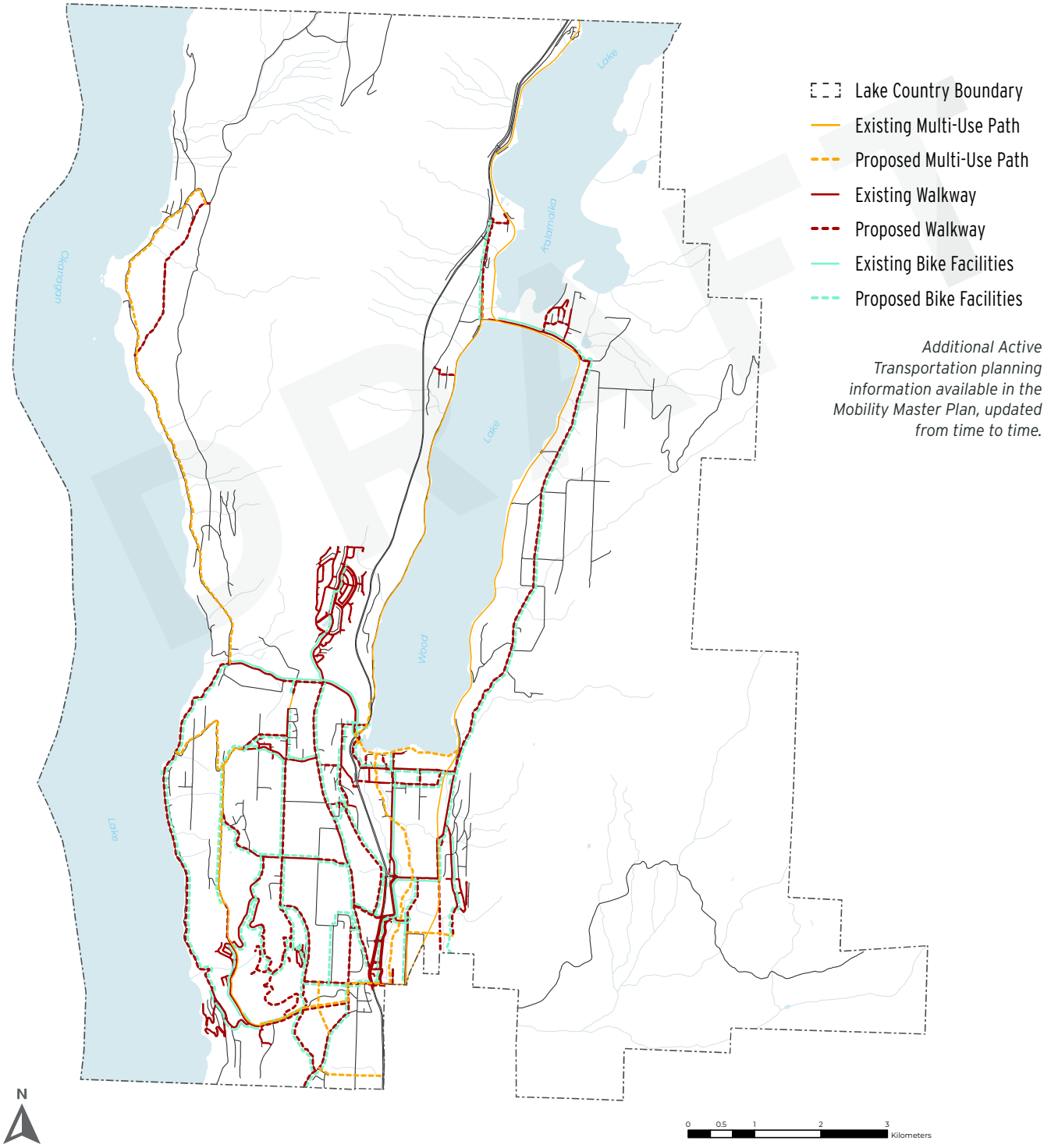
C3. AGRICULTURAL LAND RESERVE AND URBAN CONTAINMENT MAP



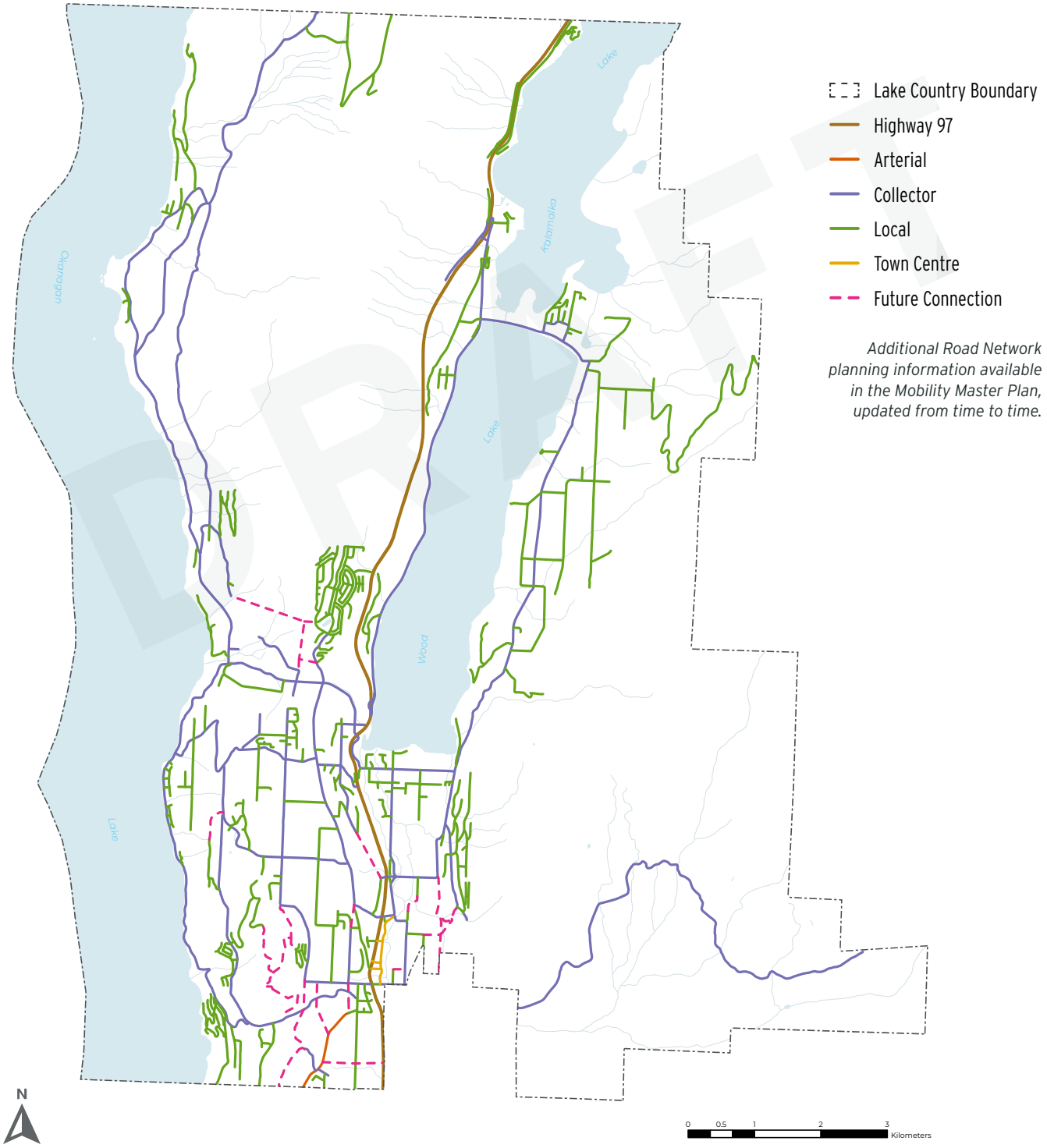
C4. PARKS AND TRAILS NETWORK MAP



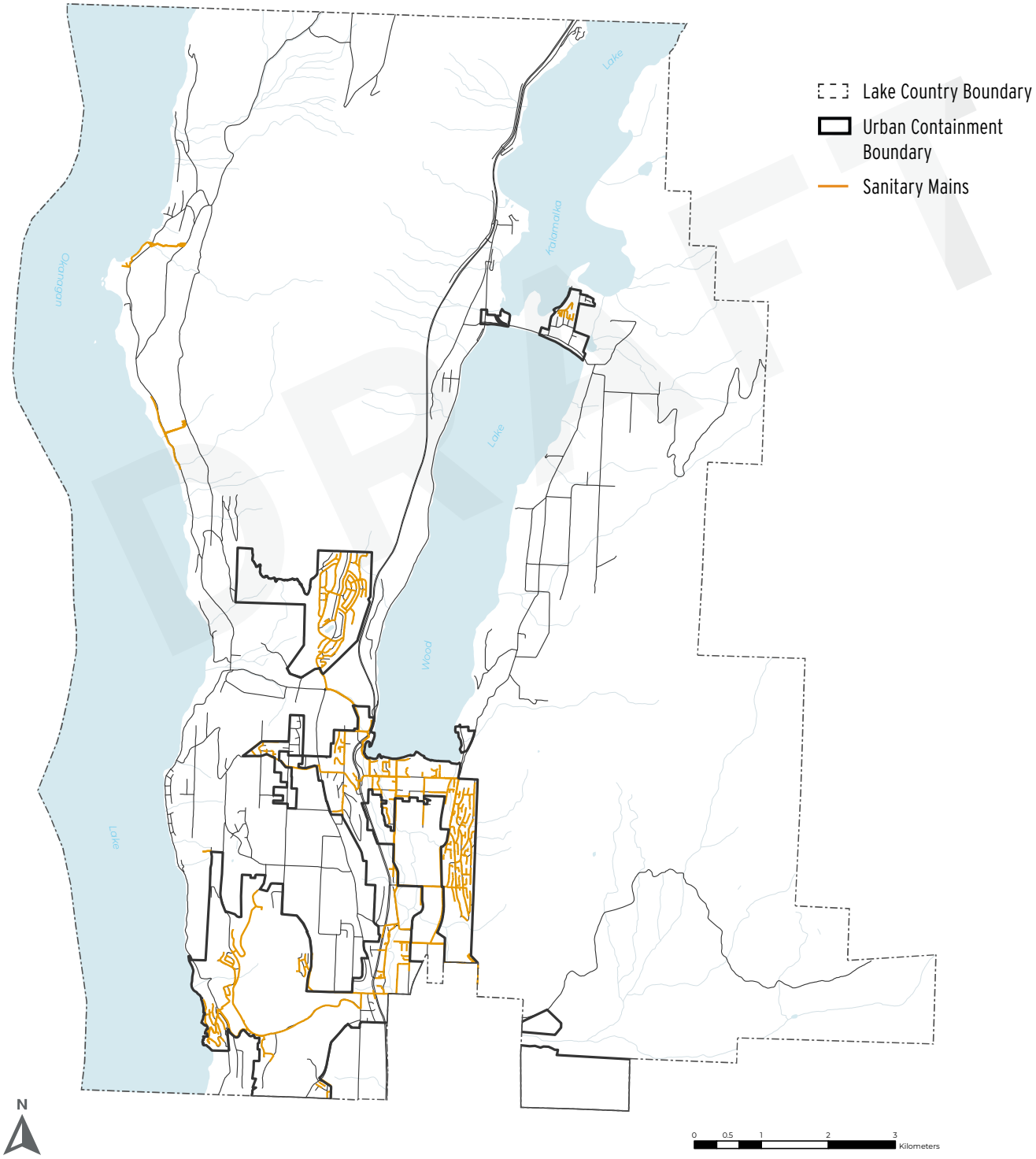
C5. ACTIVE TRANSPORTATION MAP



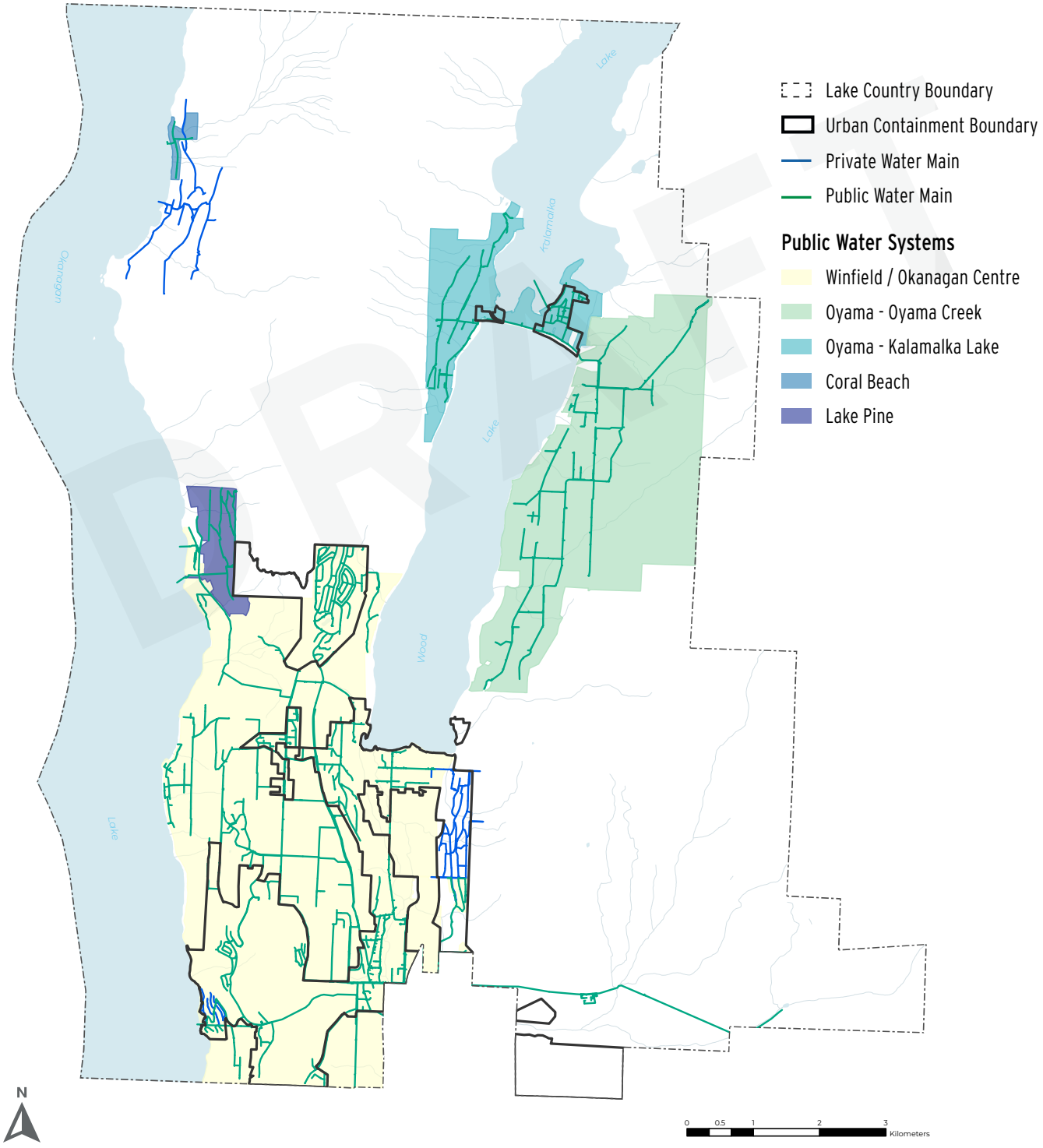
C6. ROAD NETWORK PLAN MAP



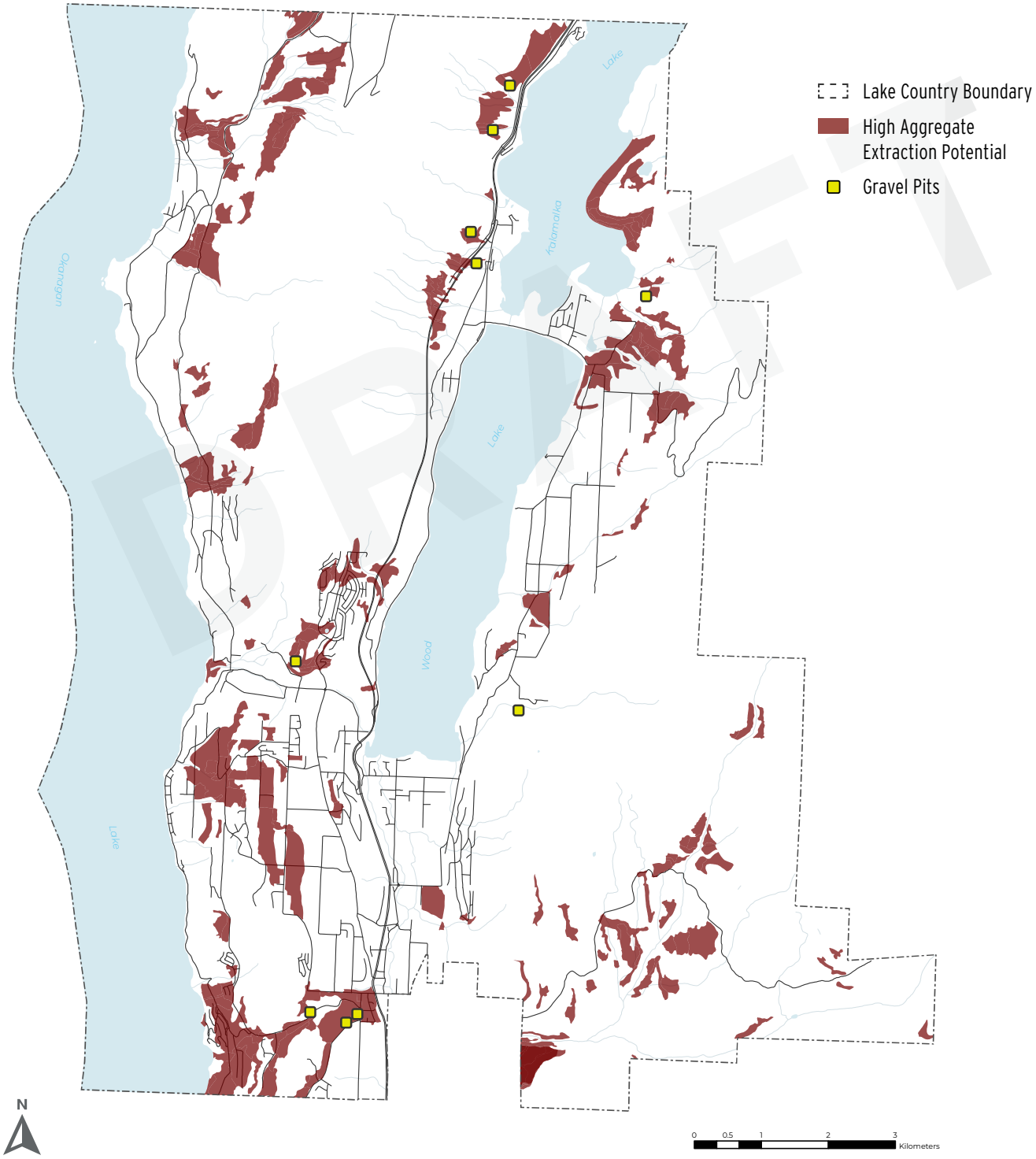
C7. SEWER SERVICE INFRASTRUCTURE MAP



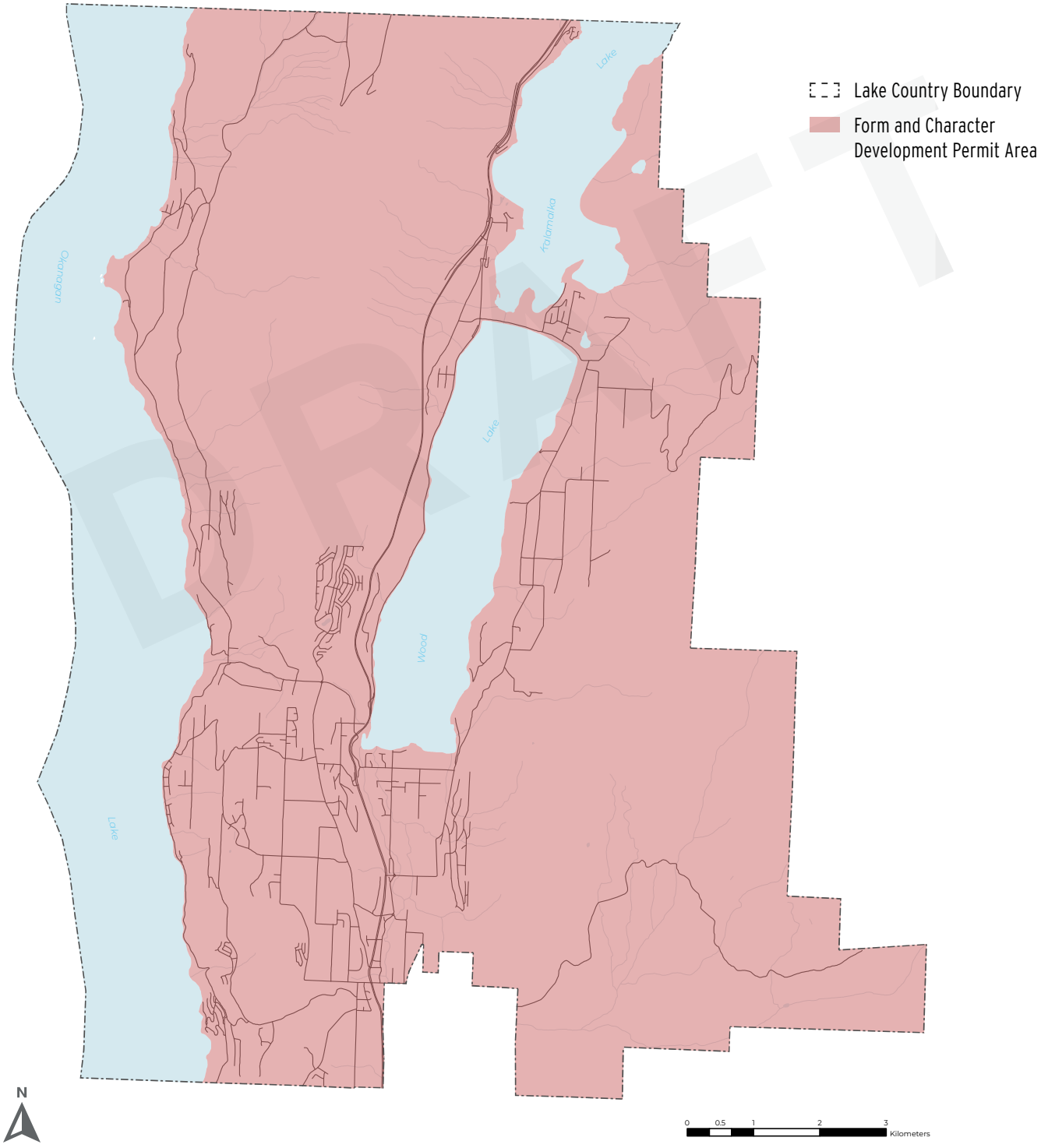
C8. WATER UTILITIES MAP



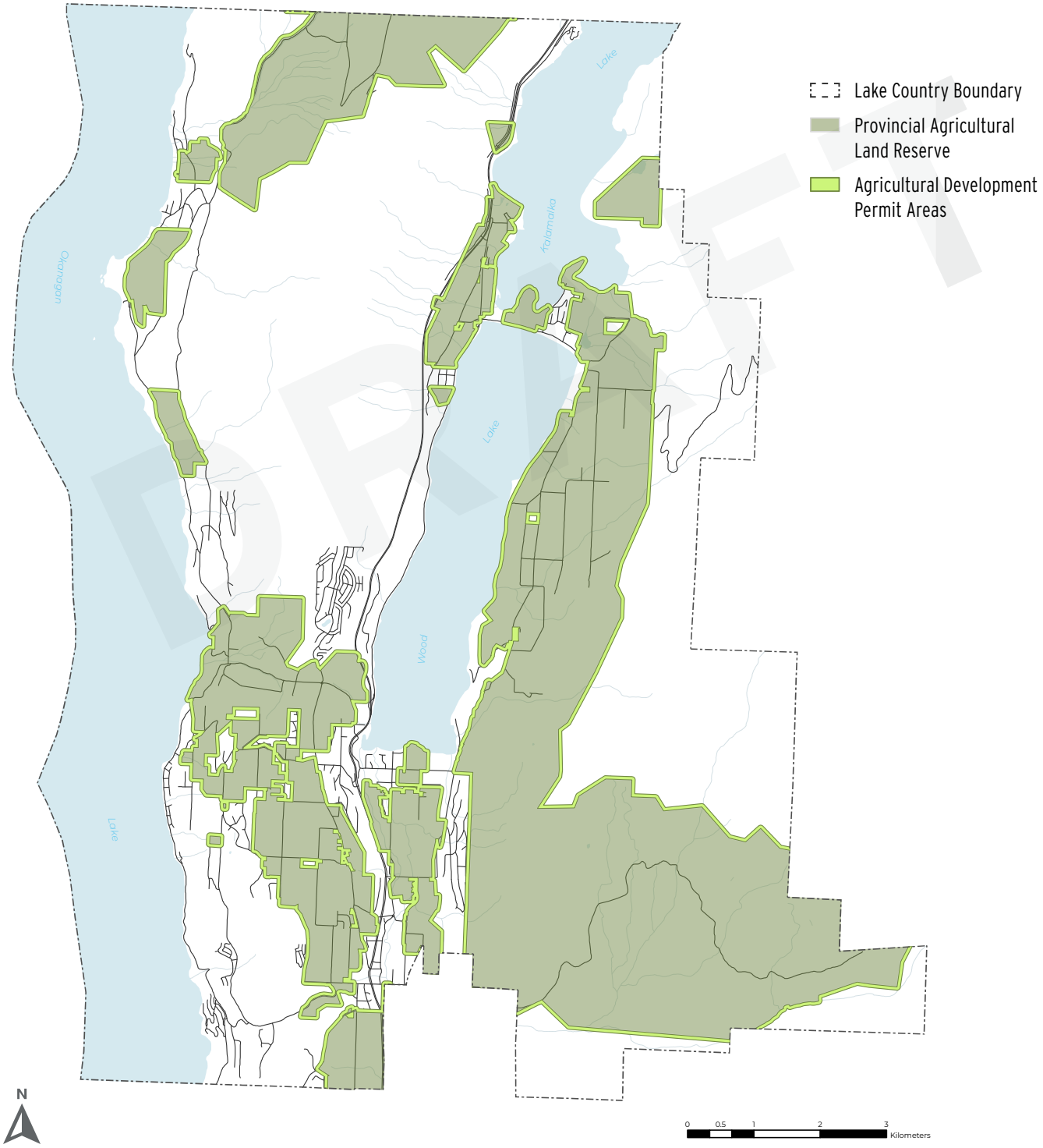
C9. SAND AND GRAVEL DEPOSITS MAP



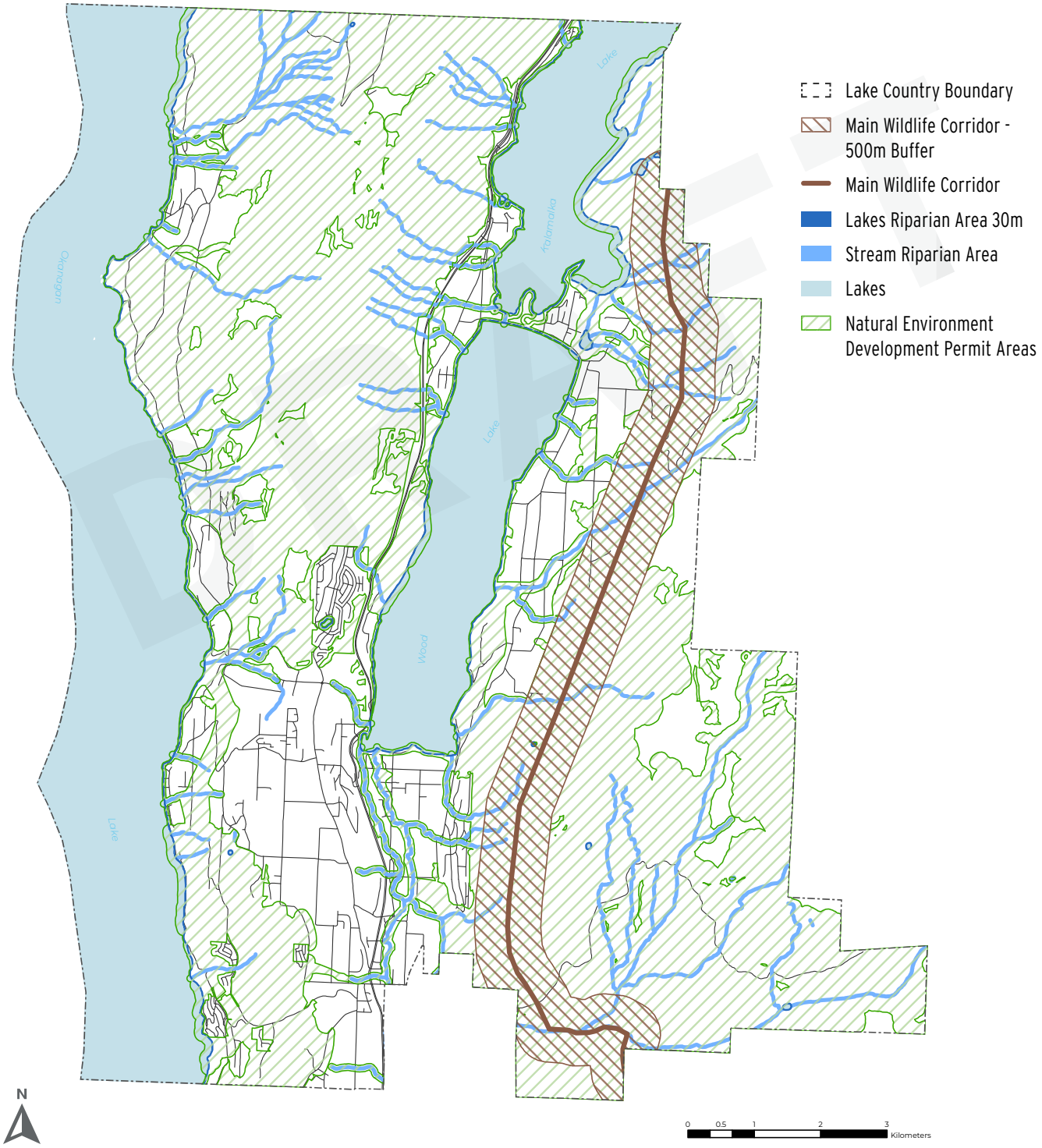
C10. FORM AND CHARACTER DEVELOPMENT PERMIT AREA MAP



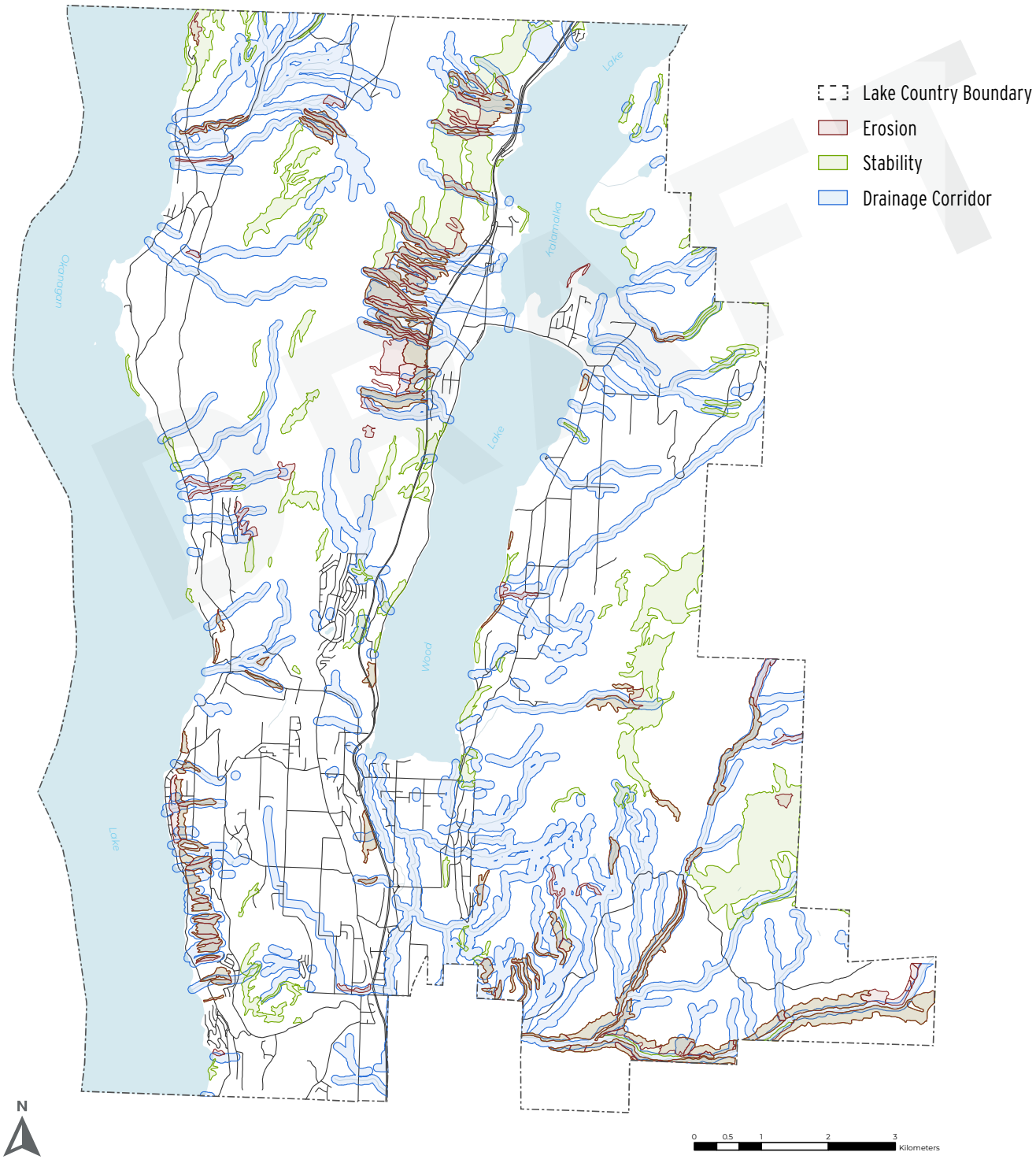
C11. AGRICULTURAL DEVELOPMENT PERMIT AREA MAP



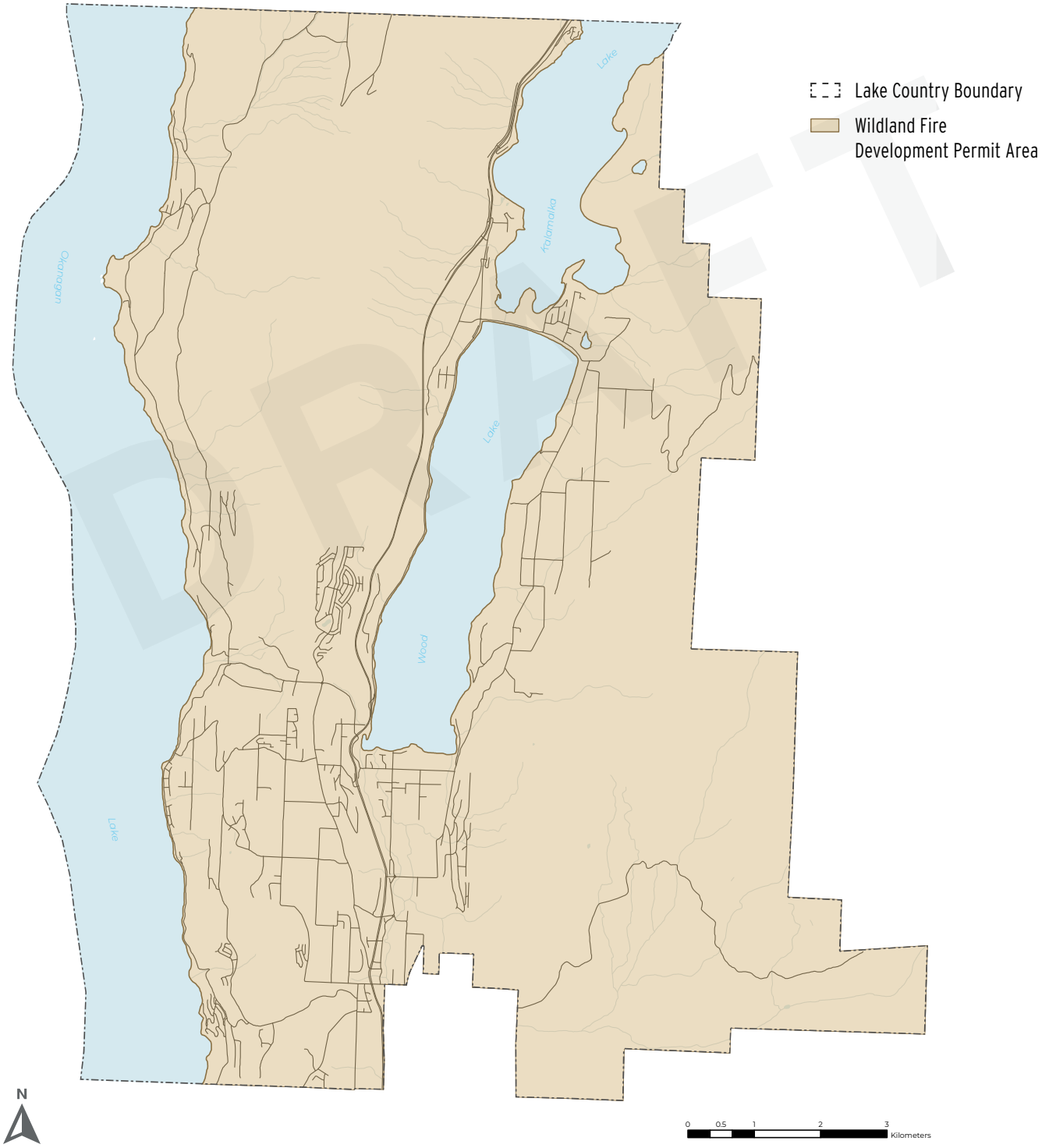
C12. NATURAL ENVIRONMENT DEVELOPMENT PERMIT AREA MAP



C13. STABILITY, EROSION, AND DRAINAGE HAZARD DEVELOPMENT PERMIT AREA MAP



C14. WILDLAND FIRE DEVELOPMENT PERMIT AREA MAP



APPENDIX D: COMMUNITY PROFILES

DLC Municipal Profile 1996-2021

DLC Ward Profiles 2001-2021

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APPENDIX E: MONITORING FRAMEWORK

The Monitoring Framework provides a structured approach to evaluating whether the policies of this OCP are delivering the intended outcomes.

GROWTH AND LAND USE

Indicator	What It Measures	Reporting Frequency	Data Source
Population Growth	Overall growth rate	Census cycle	Census
New Dwelling Units by Type	Housing mix (single, duplex, townhouse, apartment)	Annual	Internal DLC
% of New Units within UCB	Compact growth performance	Annual	Internal DLC
Residential Density Achieved in Growth Areas	Alignment with **density** targets	Every 2 years	Internal DLC
UCB Land Supply (Years of Supply)	Remaining capacity within UCB	Every 5 years	OCP Review Process

HOUSING AND AFFORDABILITY

Indicator	What It Measures	Reporting Frequency	Data Source
Rental vs Ownership Construction	Housing tenure balance	Annual	Internal DLC
Purpose-Built Rental Units Created	Rental supply growth	Annual	Internal DLC
Housing Cost Data	Affordability trends	Census cycle	Census
Housing Supply vs Housing Needs Report Targets	Alignment with HNR	Every 2 years	Internal DLC

INFRASTRUCTURE AND SERVICING

Indicator	What It Measures	Reporting Frequency	Data Source
Water System Capacity Utilization	Servicing pressure	Annual	Internal DLC
Wastewater Capacity Utilization	Servicing pressure	Annual	Internal DLC
Development Cost Charges Collected vs Capital Expenditures	Growth paying for growth	Annual	Internal DLC
Infrastructure Lifecycle Funding Gap	Fiscal sustainability	Every 2 years	Internal DLC
% of Development Connected to Municipal Sewer within Service Area	Servicing alignment	Annual	Internal DLC

ENVIRONMENT AND CLIMATE

Indicator	What It Measures	Reporting Frequency	Data Source
GHG Emissions (Community and District)	Climate progress	Every 2 years	Internal DLC
Development in Hazard Areas	Risk management effectiveness	Annual	Internal DLC
Riparian/Environmental Area Protection Through DPAs	Environmental stewardship	Annual summary	Internal DLC

TRANSPORTATION AND MOBILITY

Indicator	What It Measures	Reporting Frequency	Data Source
GHG Emissions (Community and District)	Climate progress	Every 2 years	Internal DLC
Development in Hazard Areas	Risk management effectiveness	Annual	Internal DLC
Riparian/Environmental Area Protection Through DPAs	Environmental stewardship	Annual summary	Internal DLC

COMMUNITY AND CULTURE

Indicator	What It Measures	Reporting Frequency	Data Source
Parkland Acquired (hectares)	Growth alignment	Annual	Internal DLC
Recreation Facility Investment	Service capacity	Annual	Internal DLC
Public Engagement Participation Levels	Civic participation	Annual summary	Internal DLC



APPENDIX F: DEVELOPMENT PERMIT AREAS

1.1. Form and Character Development Permit Areas

1.2. Natural Environment Development Permit Area Guidelines

1.3. Wildland Fire Development Permit Area Guidelines

1.4. Stability, Erosion, and Drainage Hazard Development Permit Area Guidelines

1.5. Agricultural Development Permit Area Guidelines

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1.1 FORM AND CHARACTER DEVELOPMENT PERMIT AREA GUIDELINES

CATEGORY

The *Local Government Act (LGA)* enables local governments to designate **Development Permit Areas** for specific purposes, including:

> Section 488(1)(d) and (f) of the LGA allows the revitalization of an area in which a commercial use is permitted and the establishment of objectives for the form and character of commercial, industrial or multi-family residential development.

JUSTIFICATION

This **Development Permit Area (DPA)** is established to guide the form and character of development throughout the District and to help ensure new development contributes positively to Lake Country's identity, livability, and long-term sustainability. Well-designed development supports attractive streetscapes, functional sites, compatibility between land uses, and high-quality public and private spaces. The Development Permit process guides development through considerations such as building siting, massing, landscaping, access, parking, pedestrian connections, interface transitions, and overall site design.

APPLICABLE AREA

This DPA applies to all areas of the District, shown on Map C10. The Town Centre guidelines in this section apply to the lands designated with Town Centre future land use on MapC1.

EXEMPTIONS

A Development Permit will not be required if the development consists of the following:

1. Land alteration or site preparation activities do not involve any buildings or structures.
2. The proposed development is exclusively residential with four (4) or less dwelling units.

3. External additions or alterations to existing buildings meet all the following conditions:
    3.1. Additions or alterations are valued less than $200,000 for materials and labour combined;
    3.2. Changes are consistent with the general character of the development in terms of colour, material and form;
    3.3. Additions are less than 25% of the gross floor area to a maximum of 200 square metres; and
    3.4. Changes in the exterior design of a building on any one side involve an area less than 25%.
4. The development is **agri-tourism** accommodations:
5. Construction is in relation to existing or new accessory buildings or structures; or
6. Accommodation facilities have, or will have, four (4) or fewer Sleeping Units as defined in the District's Zoning Bylaw.

BYLAW VARIANCE OR SUPPLEMENTATION

As part of a Form and Character Development Permit, the District may consider varying or supplementing applicable bylaws as per the *Local Government Act*.

REQUIRED DOCUMENTS AND REPORTS

Applications for Agricultural Development Permit may include:

a. **Site Plan** – A detailed, professionally-prepared Site Plan showing parking layouts, all existing and proposed development.
b. **Concept Plan** – A Concept Plan showing context photos, colour elevation drawings and list of materials to be used.
c. **Landscape Plan** – A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and all proposed landscaping. A full planting list and estimate is required.

A security deposit may be required to ensure works have been completed as shown on the submitted drawings.

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GUIDELINES

Site Planning

Design Intent

Site buildings to respond sensitively to topography and environmental features, enhance privacy, livability, safety, and accessibility, and strengthen connections to streets, parks, and the surrounding open space network.

Guidelines

1. Retain and protect important site features such as mature trees, archaeological or cultural sites, rock outcrops, ridgelines, and other distinctive landscape elements. Design buildings to respond to the natural environment and unique site conditions, making use of topography, views, irregular site shapes, and open spaces.
2. Design outdoor spaces to provide shelter from wind and weather while allowing access to sunlight throughout the year, and incorporate shade through trees or structures where needed during warmer periods.
3. Where appropriate, consider the placement and massing of buildings to reduce impacts on important views from neighbouring properties, streets, and public spaces.
4. Locate noise-, dust-, light-, or odour-generating activities away from sensitive uses and mitigate impacts through building orientation, enclosure, screening, and operational design.

Safety and Crime Prevention

5. Apply Crime Prevention Through Environmental Design (CPTED) principles to enhance public safety, including:
    - 5.1. Designing outdoor areas so people can see and be seen day or night.
    - 5.2. Locating windows, doors, and balconies to overlook streets, pathways, and shared spaces.
    - 5.3. Avoiding hidden corners, dead ends, and isolated areas that may feel unsafe.
    - 5.4. Clearly defining transitions between public and private spaces using fences, landscaping, and design cues.
    - 5.5. Maintaining landscaping, lighting, and buildings so spaces appear well cared for and monitored.
6. Provide appropriate separation, security, and visual and acoustic privacy where development is adjacent to non-residential land uses.

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Relationship to Grade

7. Design with the existing topography, minimizing cut and fill, large retaining walls, and significant grade alterations.
8. Respond to slopes and changing grades by:
   - 8.1. Stepping buildings with the terrain and locating entrances at each level where appropriate.
   - 8.2. Using landscaped terracing to create functional outdoor spaces and minimize the visual impact of grade changes. Where retaining walls are required, integrate them into the landscape using planting, terracing, and high-quality materials.
   - 8.3. Breaking larger buildings into smaller terraced forms that follow the contours of the hillside.
   - 8.4. Integrating under-building parking or service areas within the slope where feasible.
   - 8.5. Using building foundations or structural elements to assist in retaining slopes.
9. Position buildings to maintain important public views toward lakes, orchards, hillsides, and surrounding landscapes where possible.

Connectivity

10. Design internal streets, sidewalks, walkways, and pathways to connect seamlessly with existing and planned transit, bicycle, and pedestrian networks.
11. Include mid-block connections, where appropriate, to improve walkability and pedestrian comfort.
12. Integrate low-maintenance traffic calming measures, such as parking bays, curb extensions, textured surfaces, and raised crosswalks.
13. Apply universal accessibility principles to key areas, including building entrances, sidewalks, plazas, mid-block connections, lanes, and courtyards, using appropriate materials, ramps, stairs, wayfinding, and lighting.
14. Large commercial sites should provide clear, safe, and attractive pedestrian connections between public sidewalks, building entrances, parking areas, and adjacent sites.

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Street Interface

Design Intent

Site and design buildings to enhance and activate streets and public open spaces.

Guidelines

15. Orient primary building facades and main entrances toward streets or public open spaces where possible.
16. In larger sites or multi-building developments, entrances may also face internal streets, courtyards, or shared circulation areas, provided they remain clearly visible and connected to the public realm.
17. Design buildings on corner sites to address and activate both streets, with consistent facade treatment and entrances that engage each frontage.
18. Where appropriate, emphasize building corners through entrances, glazing, public space, landscaping, or architectural features to improve visibility and pedestrian experience.
19. Minimize the distance between buildings and sidewalks (or property lines) and maintain consistent streetwall heights where appropriate to reinforce street definition and create a comfortable pedestrian environment.
20. Create active and engaging street frontages by incorporating glazing, balconies, street-level uses, and facade articulation that support natural surveillance. Avoid blank walls along streets and public spaces.
21. Encourage frequent commercial storefronts in mixed-use buildings to create visual interest and a comfortable pedestrian rhythm along the street.
22. Provide clearly identifiable residential entrances using architectural treatment, high-quality materials, colour, lighting, or signage to support wayfinding.
23. Use building setbacks and frontage variations to create sunny, sheltered spaces that support walking, seating, landscaping, and outdoor activity throughout the year.
24. Where possible, ensure commercial entrances connect directly and smoothly to sidewalks, providing barrier-free access that remains

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safe and functional year-round.

25. Locate surface parking to the side or rear of buildings where feasible to maintain active frontages and reinforce a pedestrian-oriented streetscape.

Size and Scale

Design Intent

Ensure buildings complement the surrounding neighbourhood and provide context-sensitive transitions in scale to adjacent and future buildings, parks, and open spaces.

Guidelines

26. Transition building heights gradually from taller to shorter structures within and around the site, considering adjacent development and future land use directions.

27. Vary building heights and massing along the block to create visual interest and help reduce ground-level wind impacts.

28. Reduce the perceived mass of large buildings through facade articulation such as recessed entries, balconies, material changes, and projections or recesses.

29. Where appropriate, setback upper storeys above the streetwall or podium a minimum of 1.5 m to reduce perceived building mass and maintain an appropriate pedestrian scale along streets and open spaces, including to:

    29.1. Minimize shadowing on adjacent buildings, sidewalks, plazas, and open spaces.

    29.2. Maximize sunlight for outdoor spaces and street trees.

    29.3. Maintain a pedestrian-scaled street wall.

30. **Neighbourhood commercial** development should be scaled and designed to integrate with nearby residential areas through building form, lighting, landscaping, and transitions.

31. Large-format industrial buildings should use facade modulation, entrances, glazing, material changes, and landscape treatment to reduce perceived scale along public frontages.

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Design and Materials

Design Intent

Enhance livability, visual interest, identity, wayfinding, and sense of place through thoughtful building form, architectural composition, and material selection.

Guidelines

Building Design

32. Design buildings to create human scale and visual interest, ensuring that building form and architectural style reflect their internal function and use.
33. Design buildings to maintain visual privacy for adjacent residential properties by positioning windows and balconies to minimize direct sightlines into neighbouring units.
34. Develop a cohesive architectural concept that incorporates variations in facade treatments while considering the relationship between massing, articulation, and building performance. Strategies may include:
    - 34.1. Stepping back or extending portions of facades to create visual intervals or breaks.
    - 34.2. Repeating window patterns across articulated facade sections.
    - 34.3. Incorporating architectural elements such as porches, patios, decks, covered entries, balconies, or bay windows.
    - 34.4. Varying rooflines using dormers, stepped roofs, gables, or similar features.
35. Use high-quality and durable materials such as wood, stone, masonry, and fibre cement on building facades, while maintaining FireSmart principles where applicable.
36. Select materials and colours that complement the tones of the surrounding natural landscape, and use accent colours to provide distinction and support wayfinding.
37. Where appropriate, express structural elements such as timber beams, columns, and ceilings to highlight the use of natural materials.

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38. Consider innovative, renewable, or recyclable building materials that improve durability, longevity, and environmental performance.
    38.1. Standardized franchise or corporate building designs should be adapted to respond to local context, site conditions, and the character objectives of Lake Country.
    38.2. Industrial buildings visible from public streets should incorporate articulated facades, glazing, entrances, and durable materials to create a high-quality employment area character.

Weather Protection

39. Provide continuous weather protection along building frontages wherever possible, including over main entrances, ramps, and stairs, through elements such as canopies or arcades that provide shelter from wind, rain, and snow.
40. Extend weather protection over the public sidewalk or setbacks where permitted by the Zoning Bylaw.
41. Incorporate barrier-free design principles that consider seasonal conditions such as snow and ice accumulation.

Signage

42. Use pedestrian-oriented signage such as projecting signs, awning or canopy signs, and window signs.
43. Design signage to support building identity and improve wayfinding by:
    43.1. Using clear fonts and contrasting colours for visibility.
    43.2. Illuminating signage appropriately after sunset while limiting brightness.
    43.3. Limiting the number, size, and placement of signs to reduce visual clutter.
    43.4. Providing coordinated sign plans for buildings with multiple tenants.
44. Design signage for home-based businesses and **neighbourhood commercial** uses to match the residential character of surrounding areas in size, scale, and placement.
45. Locate commercial signage primarily at street level and avoid upper-storey placement where possible.

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46. Avoid large freestanding signs, rooftop signs, inflatable signs, flashing or moving signs, audible signs, and similar elements that detract from the streetscape.

Access and Parking

Design Intent

Ensure adequate servicing, vehicle access, and parking while minimizing impacts on the comfort, safety, and visual quality of the public realm.

Guidelines

Site Servicing

47. Locate back-of-house functions such as loading areas, garbage collection, utilities, and parking access away from public streets and open spaces where possible. Access these areas from secondary streets or lanes and separate them from pedestrian circulation routes.
    - 47.1. Integrate or screen these elements within buildings, underground parking structures, or enclosed areas so they are not visible from public streets and sidewalks.
    - 47.2. Integrate mechanical equipment, vents, and service areas into the overall building design and screen them with durable materials that complement the building's architectural design.
    - 47.3. Screen outdoor storage, equipment yards, and service areas from public streets and adjacent non-industrial uses through fencing, berms, walls, or landscaping.
48. Locate mechanical equipment to minimize impacts on nearby residential uses, avoiding placement near windows, entrances, or outdoor living spaces.
49. Clearly identify utility areas and pad-mounted transformers during the Development Permit stage.
50. Avoid placing off-street parking between a building's front facade and the fronting public street.
51. Where service roads or shared access routes exist, locate vehicle accesses toward these frontages to reduce direct driveway access onto major roads.
52. Locate loading areas and service functions to minimize conflicts with pedestrian routes, internal circulation, and adjacent uses.

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Vehicle Parking

53. Prioritize off-street parking in the following order of preference:
    - 53.1. Underground parking.
    - 53.2. Half-storey parking integrated into the building where a pedestrian-friendly street frontage is maintained.
    - 53.3. Above-grade structured parking integrated into the building and wrapped with active uses such as townhouses or commercial units.
    - 53.4. Surface parking located at the rear or side of the site and accessed from a secondary street where possible.
54. Design parking structures to contribute positively to the public realm by wrapping parking areas with active uses, glazing, architectural detailing, or other features that avoid blank walls along streets.
55. Where parking is visible from public areas, use screening strategies such as landscaping, trellises, grillwork with climbing plants, or other visually permeable treatments.
56. Where appropriate, provide buffers or setbacks between parking areas and adjacent residential uses.
57. Combine driveways between adjacent developments where possible to minimize curb cuts and reduce pavement along the street.
58. Design parking ramps and entrances to minimize visual and functional impacts through the use of screening, high-quality materials, landscaping, and appropriate lighting.
59. Locate accessible parking spaces near main building entrances along barrier-free paths of travel.
60. For larger surface parking areas, incorporate green parking lot practices such as permeable surfaces, tree planting, landscaped islands, and landscape-based stormwater management features such as rain gardens or swales.
61. Locate loading areas, truck maneuvering, and service functions to the side or rear of buildings where feasible, and away from public streets.
62. Design loading and vehicle circulation to avoid backing movements across sidewalks, multi-use paths, or public streets where possible.

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Bicycle Parking

63. Provide bicycle parking in convenient and visible locations on site, including both short-term and long-term parking.
64. Short-term bicycle parking should be located near main entrances in well-lit and visible areas and should not obstruct pedestrian walkways.
65. Use secure bicycle racks that support the bicycle frame and accommodate a variety of bicycle types.
66. Provide secure long-term bicycle parking in weather-protected areas such as locked rooms, lockers, or secure indoor storage areas with controlled access.
67. Locate long-term bicycle parking in easily accessible locations that do not require navigating stairs or tight circulation areas.
68. For additional guidance on bicycle parking, refer to the BC *Active Transportation Design Guide*.

Landscaping and Outdoor Areas:

Design Intent

Design internal streets, driveways, amenity areas, and open spaces to enhance visual interest, comfort, and safety for pedestrians, while contributing positively to the tree canopy, ecological function, and stormwater management.

Guidelines

General Site Landscaping

69. Design on-site open spaces to be attractive, functional, and durable using appropriate planting, lighting, seating, and site furnishings.
70. Arrange buildings and outdoor amenity areas to create usable shared spaces such as courtyards, gardens, play areas, or gathering spaces that support social interaction and resident comfort.
71. Use landscaping to define transitions between private, shared, and public outdoor spaces while providing privacy where needed.
72. Design landscapes that prioritize native, drought-tolerant, or climate-adapted planting and low-maintenance approaches suited to local growing conditions.

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73. Where possible, retain existing mature trees and integrate new planting to enhance the community tree canopy.
74. Position trees and planting to maintain clear sightlines, circulation routes, and utilities as vegetation matures.
75. Reduce impervious surfaces and incorporate permeable materials where appropriate, such as permeable pavers, reinforced grass, or similar treatments.
76. Incorporate landscape-based stormwater management features such as rain gardens, bioswales, or landscaped infiltration areas where feasible.
77. Use FireSmart planting strategies where appropriate in accordance with FireSmart BC guidance.
78. Provide landscaped frontages along roads to improve streetscape appearance, support tree canopy, and soften building facades, including industrial developments.

Residential Amenity Areas

79. Ensure residential units have convenient access to usable private, semi-private, or shared outdoor amenity areas.
80. Design shared outdoor spaces to be flexible and inviting, incorporating landscaping, seating, gardens, play areas, or gathering spaces where appropriate.
81. Ground-oriented residential units should incorporate patios, porches, or entries that help animate the street and provide a transition between private and public space.
82. Design rooftop amenity spaces, where provided, to balance usability, privacy, and visual integration with the building.
83. For larger residential developments, consider incorporating community gardens, edible landscaping, orchards, or similar shared growing spaces where feasible.

Lighting and Wayfinding

84. Design exterior lighting to support safety, visibility, and comfort while minimizing light pollution and spill onto adjacent properties.
85. Provide clear and cohesive wayfinding signage for pedestrians, cyclists, and motorists that complements the overall site and building design.

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Smart Growth



A development approach that combats urban sprawl by encouraging compact, walkable, and mixed-use communities.

Fences and Edges

86. Discourage solid walls along public streets that negatively impact the public realm.
87. Where fencing is required, use low-height or visually permeable materials to balance privacy, openness, and neighbourhood character.

Town Centre

Design Intent

Support the Town Centre as Lake Country's civic, commercial, and mixed-use heart through a walkable, vibrant, and attractive built environment that prioritizes pedestrians, active frontages, high-quality design, and a strong sense of place. The Town Centre guidelines apply to development proposed in the Town Centre; where there may exist overlap between guidelines for the Town Centre and other form and character sections, the Town Centre guidelines take precedence.

Guidelines

Street Interface

88. Locate buildings close to the street to frame sidewalks and reinforce a pedestrian-oriented streetscape.
89. Provide frequent entrances, storefronts, and façade articulation along primary commercial streets to create visual interest and an active pedestrian rhythm.
90. Provide transparent ground-floor frontages for commercial and mixed-use buildings to support visibility, animation, and connections between indoor and outdoor spaces.
91. Design corner buildings to address both streets and emphasize intersections through entrances, glazing, patios, plazas, or distinctive architectural features.
92. Incorporate weather protection such as canopies, awnings, or arcades along key pedestrian frontages where appropriate.

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Access and Parking

93. Locate surface parking at the rear or side of buildings where possible. Avoid parking between buildings and primary Town Centre streets.
94. Encourage shared driveways, rear lane access, and interconnected parking areas to reduce curb cuts and improve pedestrian safety.
95. Screen loading, servicing, waste, and utility areas from streets and public spaces.
96. Provide convenient bicycle parking near building entrances and public gathering areas.

Design and Materials

97. Use durable, high-quality materials and building detailing that contribute to a cohesive and welcoming Town Centre character.
98. Design larger buildings with varied massing, façade modulation, and upper-storey stepbacks where appropriate to maintain pedestrian scale.
99. Where rooftops are visible from surrounding roads or hillsides, consider rooftop appearance through screening, landscaping, or integrated rooftop amenity design.

Landscaping and Public Realm

100. Incorporate street trees, planters, seating, patios, and other pedestrian amenities that support comfort and activity.
101. Design publicly accessible open spaces such as plazas, courtyards, and gathering areas to receive sunlight where possible while providing shade and weather protection.
102. Use landscaping to soften parking areas, define walkways, and enhance the overall streetscape.

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Accessible and Adaptive Design

Design Intent

Design buildings, sites, and public-facing spaces to be inclusive, barrier-free, and adaptable over time.

Guidelines

Site Accessibility

103. Provide clearly identifiable and universally accessible main building entrances.
104. Design ground-oriented residential units with accessible entries where feasible.
105. Provide clear, direct, and barrier-free routes from public sidewalks and accessible parking areas to building entrances.
106. Minimize grade changes along primary pedestrian routes and integrate ramps, exterior lifts, and related accessibility features into the overall site and building design.
107. Design exterior accessible routes to be:
    107.1. A minimum clear width of 1.8 m.
    107.2. A minimum headroom clearance of 2.1 m.
    107.3. Firm, stable, and slip-resistant.
    107.4. Free of stairs or barriers to mobility devices.
108. Ensure accessible routes are well lit, visible, and usable year-round.
109. Locate site furnishings such as benches, bicycle racks, waste bins, gratings, and grills so they do not obstruct accessible routes.

Adaptability and Long-Term Use

110. Encourage building layouts that support flexibility and adaptability over time.
111. Design residential units and amenity spaces to accommodate changing mobility needs where feasible.
112. Incorporate windows in exit stairs, corridors, and lobby areas where possible to improve daylight access and user comfort.

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1.2 NATURAL ENVIRONMENT DEVELOPMENT PERMIT AREA GUIDELINES

CATEGORY

Section 488(1)(a) of the *Local Government Act* allows for protection of the natural environment, its ecosystems and biological diversity.

JUSTIFICATION

A District sponsored study in 2006 with mapping updated in 2012, established a Sensitive Ecosystems Inventory which identified areas in the District that had significant environmental value that should be protected, including the preservation of corridors between the areas. Sensitive Habitat Inventory Mapping for the Vernon Creek riparian area was conducted in 2012 to identify fish habitat and associated sensitivities. The Regional Biodiversity Conservation Strategy in 2014 identified significant natural areas in the Okanagan and how they can be protected. A Foreshore Inventory Study and mapping was completed in 2016 to further refine and identify critically sensitive areas located along the Okanagan Lake shoreline. All of these mapping projects have been included within the Natural Environment DPA. This DPA also includes ecological corridors, foreshore areas of Okanagan, Wood and Kalamalka Lakes and riparian areas.

This DPA seeks to protect these environmental features because of their significance as habitat for fish and wildlife, their vital functions in natural water storage and flood protection and their role in reducing climate change impacts. The ecological connectivity corridor is a wildlife corridor that connects Okanagan Mountain Provincial Park to Kalamalka Lake Provincial Park. These parks provide habitat for many species, but the ecological corridor allows species to move between the parks to find food and mates to ensure genetic diversity and the survival of species. The broader Natural Environment DPA area also covers a number of smaller local ecological corridors identified in the Sensitive Ecosystems Inventory that, if conserved or restored, will contribute to maintaining ecosystem connectivity within the District of Lake Country. This DPA mitigates the effect of development on the natural environment to protect environmentally sensitive areas in the community and lesson the negative effects of development on sensitive environmental features.

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The Riparian Areas Protection Regulation requires the District to protect riparian areas from the effects of development and the District also wishes to consider the Species at Risk Act, *Migratory Birds Convention Act*, *Water Sustainability Act* and *Wildlife Act* to protect the environment from the effects of development. All development within 30 metres of a watercourse must abide by the applicable Provincial and Federal legislation.

APPLICABLE AREA

This DPA applies to all land within areas shown on Map C11, unless exempted.

EXEMPTIONS

A Development Permit will not be required if the development consists of the following:

1. Land is no longer considered environmentally sensitive due to the loss of environmental features, functions and conditions as a result of a previously approved development.
2. Land is or has been used for mining or forestry-related development with an approved permit or licence from the Ministry of Mining and Critical Minerals, or the Ministry of Forests.
3. A restrictive covenant under Section 219 of the Land Title Act is registered on title. The covenant shall:
    - 3.1. Require the owner to accomplish the objectives of this DPA
    - 3.2. Require an Environmental Assessment or Baseline Management Report prepared by a Qualified Environmental Professional as an attachment to the covenant;
    - 3.3. Require adherence to the professional report ensuring protection of environmentally-significant natural areas and features identified in the report; and
    - 3.4. Require indemnity to the benefit of the District.
4. The construction, alteration, or addition to a building or structure, or alteration of land, is occurring outside of the DPA confirmed by the District or by a Qualified Registered Professional and identified on a survey completed by a registered BC Land Surveyor.

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BYLAW VARIANCE OR SUPPLEMENTATION

As part of a Natural Environment Development Permit, the District may consider varying or supplementing applicable bylaws as per the *Local Government Act*.

The Development Permit should state the measures that need to be undertaken as identified in a report prepared by a Qualified Environmental Professional.

REQUIRED DOCUMENTS AND REPORTS

All other types of applications for Agricultural Development Permit may include:

a. **Site Plan** – A detailed, professionally-prepared Site Plan showing parking layouts, all existing and proposed development.
b. **Landscape Plan** – A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and all proposed landscaping. A full planting list and cost estimate is required.
c. **Environmental Assessment** - A report prepared by a registered qualified professional with experience relevant to the applicable matter.
d. **Environmental Monitoring Plan** - A report prepared by a registered qualified professional with experience relevant to the applicable matter.

A security deposit may be required to ensure works have been completed as shown on the submitted drawings.

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GUIDELINES

Site Guidelines

5. Development within an environmentally-significant area should be considerate of the features located within or nearby the site.
6. Timing of development should consider and avoid times of the year when critical fish and wildlife activities occur; development activities should be scheduled during windows of time when critical fish and wildlife activities do not occur.
7. Environmentally-significant natural areas and features should be identified and avoided. Subdivision plans should preserve and protect environmental features.
8. Environmentally-sensitive areas should be identified and protected by environmental buffers to separate these areas from development footprints, including yards.
9. Limit development to those areas of the property where minimal impact on environmental features will occur.
10. Remaining natural areas and sensitive features should be temporarily fenced or otherwise protected from damage prior to commencing development activities.
11. Subdivision design should ensure natural corridors through subdivisions are preserved.
12. Indigenous vegetation within environmental buffers should be retained where possible and restored if damaged.
13. Access to environmental buffers should be restricted.
14. Permeable paving materials should be used to protect groundwater supply and minimize erosion from surface runoff.

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Habitat Restoration

15. Any development that disturbs an environmentally-significant feature should appropriately restore such feature.
16. Development should avoid the loss of features or functions relating to environmentally-significant natural areas and features.
17. Site development should avoid impacts through appropriate project siting and design. Site development should mitigate by minimizing impacts and restoring damaged areas and features to their former state.
18. Applicants are responsible for proving all measures to avoid or mitigate impacts have been exhausted prior to proposing restoration measures. When restoration is proposed, the following factors should be considered:
    - 18.1. Time lag in achieving functioning habitat, feature or area.
    - 18.2. Risk associated with success of compensation measures.
    - 18.3. Whether replacement area is of the same type and value.
19. Like-for-like restoration is required over replacing lost features with a different type of feature. This entails the use of species that are suited to the site's soil, light and groundwater conditions, native to the area and create habitat value.

Buildings and Structure Guidelines

20. Buildings and structures should be constructed so as to minimize disturbance to the site and its features.
21. Buildings and structures are to be designed so as to minimize the developed footprint on the site during and after construction
22. Building and structure design should incorporate the existing terrain as much as possible in order to minimize impacts to the natural environment (e.g. rocky outcrops, native trees, shrubs and established grasslands are important habitat for snakes, skinks and bats).
23. Landscaping of new development will be compatible with the existing environmental features and species of the area.
24. Where appropriate, use thorny shrubs (e.g. hawthorn) or dense plantings of conifers to deter livestock from using riparian restoration areas.
25. Environmental buffers are to remain undeveloped; landscaping in these areas should only consist of restoration using indigenous vegetation.

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26. Should environmental buffers be disturbed, revegetation should consist only of indigenous species and the following replacement ratios should be adhered to:

    26.1. Shrub removal and replacement should be at a ratio of 1:2.

    26.2. Tree removal and replacement should occur according to the following guidelines:

Removal	Replacement
0mm - 151mm dbh*	2 replacement trees or 4 shrubs for up to 50% of trees being replaced in this range)
152mm - 304mm dbh *	3 replacement trees (minimum height 1.5m)
305mm - 456mm dbh *	4 replacement trees (minimum height 1.5m)
457mm - 609mm dbh *	6 replacement trees (minimum height 1.5m)
610mm + dbh *	8 replacement trees (minimum height 1.5m)
20% of trees > 304mm dbh should be retained as wildlife snags at a minimum height of 3m * dbh = diameter at breast height	

27. Landscape schemes consisting of drought-resistant vegetation and indigenous vegetation are required throughout all areas of the property.

28. Invasive weeds should be eradicated within environmental buffers and should be controlled in all other areas of a property.

29. Formal trails and landscaping such as lawns and formal gardens are not permitted within the environmental buffer.

30. Retention of existing trees is encouraged. All retained trees should have their root systems and drip line protected.

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Riparian Area Guidelines

31. A Development Permit is required for any subdivision or development within a Riparian Assessment Area for any stream. Existing streams shown on Map C11, as well as those not shown on Map C11 that are subject to the Riparian Areas Protection Regulation (RAPR), are included in the Natural Environment **Development Permit Area**. For reference, a stream includes any of the following that provides fish habitat:
    - 31.1. A watercourse, whether it usually contains water or not;
    - 31.2. A pond, lake, river, creek, or brook; or
    - 31.3. A ditch, spring or wetland that is connected by surface flow to something referred to in paragraph a) or b).
32. Development should not cause negative impacts to riparian areas and their species.
33. A Natural Environment Development Permit shall not be issued until the District has been provided with a copy of an assessment report, prepared by a Qualified Environmental Professional who has carried out an assessment, that:
    - 33.1. Certifies that the Qualified Environmental Professional is qualified to carry out the assessment.
    - 33.2. Certifies that the assessment methods have been followed.
    - 33.3. Provides the professional opinion of the Qualified Environmental Professional that:
        - 33.3.1. If the development is implemented as proposed there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area; or
        - 33.3.2. If the width of the streamside protection and enhancement area identified in the report is protected from the development, and the measures identified in the report as necessary to protect the integrity of those areas from the effects of the development are implemented by the developer, there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the Riparian Assessment Area.

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34. The District may include, as conditions of approval of a Development Permit application, the measures identified by a Qualified Environmental Professional in the environmental assessment report necessary to protect streamside protection and enhancement areas.

35. The District may include, as conditions of approval of a Development Permit application, the measures identified by a Qualified Environmental Professional in the environmental assessment report necessary to protect streamside protection and enhancement areas.

36. For development occurring within areas identified as Riparian Areas on Map C11, applicants should refer to any existing Sensitive Habitat Inventory Mapping and ensure development is sensitive to the features identified in this mapping.

37. For development occurring along Vernon Creek, applicants must refer to Sensitive Habitat Inventory Mapping completed for this riparian area and ensure development is sensitive to the features identified.

38. Applicants must determine, during the assessment process, if the parcel is within or adjacent to any other Ecological Connectivity Corridors aside from that indicated on Map C11. Areas that are within an identified Ecological Connectivity Corridor should be examined on a site-specific basis for any potential impacts to wildlife.

Ecological Corridor

For areas identified as Ecological Connectivity Corridors on Map C11 and other unidentified local corridors such as connections between parks and wetlands, the following guidelines apply:

39. Maintain existing ecosystems to ensure development will not impact the ability of wildlife to travel throughout the ecological corridor.

40. The area located within the Ecological Connectivity Corridor should remain as free as possible of buildings and structures, in order to ensure the free movement of wildlife.

41. If buildings or structures are absolutely unavoidable, they should be located as far as possible from the centre of the corridor as shown on the map while also considering and avoiding other priority sensitive areas on the parcel. Structures and plans that support and promote animal movement are preferred.

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42. Screening vegetation near buildings and at-grade wildlife crossings (indicated by signs and speed control) or wildlife crossing structures will be required where new roads bisect the Ecological Connectivity Corridor.

43. The length of the Ecological Connectivity Corridor should remain connected, but in rare exceptions, the width of un-fragmented (contiguous) natural vegetation in the corridor area and buffer could be reduced to a bare-minimum width of 50m to 100m for a short distance (e.g. 100m maximum distance along the corridor in a 5km stretch).

44. Ensure riparian areas remain connected to the Ecological Connectivity Corridor and minimize any buildings and structures including fences that can act as obstructions or deterrents to the free movement of wildlife.

45. Any subdivision of parcels within the Ecological Connectivity Corridor should consider the movement of wildlife in the orientation of the parcels and the positioning of any future buildings and structures including fences, vineyard trellises and other structures that may impede the movement of wildlife.

46. Any area developed within the corridor should be offset by an equal contiguous area of similar or better habitat for local wildlife species to provide for wildlife movement, protected by restrictive covenant, adjacent to or near the corridor.

47. Any fencing installed on parcels within the Ecological Connectivity Corridor must not pose any hazards to wildlife or impede access to wildlife habitat areas. As part of any development, the owner should consider updating or eliminating existing fences that may be hazardous to wildlife (e.g. broken wires and rails).

48. Use wildlife-proof fencing (e.g. for ungulates or snakes) only in specific areas of concern. When using such fences over larger areas, work with local experts to ensure critical wildlife travel routes are not completely blocked. [Note: A good resource to consult is the Regional District of Okanagan-Similkameen's Living with Wildlife in BC – Conflict Reduction Techniques #8.]

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1.3 WILDLAND FIRE DEVELOPMENT PERMIT AREA GUIDELINES

CATEGORY

The *Local Government Act* enables local governments to designate **Development Permit Areas** for specific purposes, including Section 488 (1)(b) of the *Local Government Act* for the protection from hazardous conditions.

JUSTIFICATION

The purpose of the Wildland Fire **Development Permit Area** is to reduce the risk to life and property from possible **wildland urban interface** fires. This **Development Permit Area (DPA)** establishes guidelines aimed at reducing the risk of wildfire to development, life and property while balancing tree retention and other environmental protection considerations with wildfire risk management. Guidelines or best practices in this section reference FireSmart BC guidance, updated from time to time.

APPLICABLE AREA

This DPA applies to all land within areas shown on Map C12, unless exempted (see below).

Property owners and developers are only able to mitigate the risk of wildland fire on their property. When FireSmart zones extend beyond a parcel undergoing redevelopment, developers are not obligated to mitigate wildfire risk on adjacent properties.

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Wildland Urban Interface



Areas where development is located adjacent to or intermixed with forested or wildland areas, increasing wildfire risk.

EXEMPTIONS

A Development Permit will not be required if the development consists of the following:

1. Development for which a building permit is not required under the District's Building Bylaw.
2. Construction that does not alter the footprint of a building or structure, or that is limited to interior alterations of a building or structure.
3. Any development comprised entirely of non-flammable materials such as metal, stone or concrete, including decks, patios, and stairs.
4. Lot consolidation, lot line adjustments, or road dedication.
5. The removal of trees or other plant materials is done in accordance with Wildland Fire DP Area Guidelines and FireSmart BC principles.
    5.1. To determine whether the proposed development qualifies for this exemption, the District may require the owner to provide a report prepared by a Qualified Registered Professional registered in British Columbia with specific training and experience working with **wildland urban interface** fire mitigation.
6. Land alteration or construction of buildings and structures, if a restrictive covenant under Section 219 of the Land Title Act is registered on title. The covenant shall:
    6.1. Require the owner to confirm development, ongoing maintenance and use of the property will occur in accordance with Wildland Fire DP Area Guidelines and FireSmart BC principles;
    6.2. Require indemnity to the benefit of the District.
    6.3. To determine whether the proposed development qualifies for this exemption, the District may require the owner to provide a report prepared by a Qualified Registered Professional registered in British Columbia with specific training and experience working with **wildland urban interface** fire mitigation.

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7. Subdivision where the proposed development is designed to mitigate the risk of a **wildland urban interface** fire to the satisfaction of the Approving Officer. The Approving Officer may require the registration of a Section 219 Land Title Act covenant on the title of parcels undergoing subdivision. If required, the covenant shall:

    7.1. Require the owner(s) to confirm development, ongoing maintenance and use of the property will occur in accordance with Wildland Fire DP Area Guidelines and FireSmart BC principles;

    7.2. Require indemnity to the benefit of the District.

    7.3. To determine whether the proposed development qualifies for this exemption, the Approving Officer may require the owner to provide a report that assesses the risk of a **wildland urban interface** fire, and provides recommendations to design and protect development from the associated hazards. The report shall be prepared by a Qualified Registered Professional registered in British Columbia with specific training and experience working with **wildland urban interface** fire mitigation.

8. Works undertaken by the District, Regional District of Central Okanagan, Federal or Provincial Government, or their authorized agents where appropriate measures have been undertaken to satisfy the applicable **development permit area**.

    8.1. Any development that, in the opinion of the District Fire Chief, will mitigate the **wildland urban interface** hazard in accordance with the Wildland Fire **Development Permit Area** Guidelines and FireSmart principles.

BYLAW VARIANCE OR SUPPLEMENTATION

9. As part of Wildfire Development Permit, the District may consider varying or supplementing development bylaws.

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REQUIRED DOCUMENTS AND REPORTS

The District may require Development Permit applications for a Wildland Fire Development Permit to include:

a. **Wildfire Hazard Assessment and Mitigation report** – prepared by a qualified registered professional.

b. **Site Plan** – prepared by a qualified professional showing all existing and proposed development, site grading and existing vegetated areas.

c. **Landscape Plan** – prepared by a qualified professional showing existing vegetated areas that are to remain undisturbed, any vegetation or trees that will be removed, and the location, type, and size of species proposed to be planted.

d. **Tree Survey** - prepared by a Qualified Registered Professional showing tree location, size, condition and species.

e. **Post-development Inspection Report** - signed off by a qualified registered professional.

To confirm that proposed development qualifies for a Wildland Fire Development Permit exemption listed in this section, the District may require documents and reports consistent with this section.

To ensure that fire hazard risk recommendations are maintained, a Section 219 of the Land Title Act covenant may be registered on the title of the property in favour of the District. A security deposit may be required to ensure works have been completed as shown on the submitted drawings.

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GUIDELINES

Site Planning

10. New dwelling units should be located on the flattest areas of the property. Where possible avoid gullies or draws that accumulate fuel and funnel winds.

11. Avoid constructing dwelling units, decks or other dwelling unit extensions directly abutting slopes greater than 10 degrees. If any dwelling unit and/or dwelling unit extension must be built directly abutting a slope greater than 10 degrees, the size of the 0-1.5m Immediate Zone and 1.5-10m Intermediate Zone should be doubled.

Emergency Access and Response

12. For new subdivision layouts the following access guidelines apply:
    - 12.1. Consider at least one additional access and egress route (also referred to as secondary access) for site evacuation and the movement of emergency response equipment.
    - 12.2. Where wildland areas abut new subdivisions, consider placing roadways and/or trails adjacent to the wildland areas.
    - 12.3. Plan for a reliable water supply for firefighting in the **wildland urban interface**.

Landscaping

0-1.5 m Immediate Zone

13. Create a non-combustible zone within 1.5 m of any building or overhanging projection, and under any elevated building extensions. The following guidelines apply:
    - 13.1. A non-combustible ground surface material should be used, including mineral soil, pavement, concrete, concrete pavers or stone/rock.
    - 13.2. Vegetation and other flammable materials should not be present.
    - 13.3. Fencing within 1.5 meters of a building or extension should be constructed with non-combustible material. Installing a metal gate to separate a building or extension from a wooden fence can satisfy this guideline.

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1.5 m-10 m intermediate zone

14. Create a fire-resistant space between 1.5 m and 10 m of buildings to reduce the risk of a fire spreading to the buildings. Between 1.5 m and 10 m from any building or extension, such as a deck, the following guidelines apply:
    - 14.1. Choose fire resistant plants.
    - 14.2. Avoid planting coniferous trees, hedges or other vegetation.
    - 14.3. Keep turf regularly mowed to a height of less than 10cm during the summer.
    - 14.4. Existing coniferous trees should only be retained if stems of mature conifers are a minimum 8m away from building edge / overhanging projection / patio.
    - 14.5. Vegetation should be pruned and thinned. Deadfall and other flammable debris should be removed.
    - 14.6. Lower branches of all trees should be limbed to a minimum of 2 m measured from branch to ground.
    - 14.7. Avoid bark or pine needle mulches as they are combustible. Alternative materials include gravel and decorative crushed rock which can reduce the spread of fire.

10 m – 30 m Extended zone

15. Mitigate the fire fuel in the extended zone between 10 m and 30 m of any principal buildings. Between 10 m and 30 m from any principal building or extension, such as a deck, the following guidelines apply:
    - 15.1. Where possible choose fire resistant plants.
    - 15.2. Vegetation should be pruned and thinned. Deadfall and other flammable debris should be removed.
    - 15.3. Juniper, cedar and arborvitae should not be planted.
    - 15.4. Other types of coniferous trees and vegetation can be present in this zone provided they meet zone landscaping guidelines on lower branch limbing and tree spacing.
    - 15.5. Lower branches of trees should be limbed to a minimum of 2 m measured from branch to ground.
    - 15.6. Mature trees should be spaced a minimum of 3m. This spacing distance should be measured from the tip of the closest branch of one tree to the tip of the closest branch of the next tree.

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15.7. Consider choosing alternatives to bark or pine needle mulches as they are highly combustible. Gravel and decorative crushed rock significantly reduce the risk of wildland fire. Where bark or pine needle mulch is used, limit it to small areas where bark or pine needle mulches are needed to support xeriscaping. Surround combustible mulch by non-combustible ground cover.

Beyond 30m large yard zone

16. Beyond 30m from any building or extension, such as a deck, the following guidelines apply:
    16.1. Prioritize planting fire resistant plants.
    16.2. Follow FireSmart guidance to reduce the risk of fire spread.
    16.3. Lower branches of trees should be limbed to a minimum of 2 m measured from branch to ground.

In all zones

17. In all areas of the property or subdivision the following guidelines apply:
    17.1. When choosing fire resistant plants, prioritize plants that are also native to the Central Okanagan and drought tolerant.
    17.2. Avoid planting flammable (i.e., coniferous) trees or vegetation.
    17.3. Where sensitive environmental features are identified, habitat values should be weighed against the risk of wildfire prevention.
    17.4. Vegetation should be cleared 3m back from power lines and propane tanks.
    17.5. Before any property within the Wildland Fire **Development Permit Area**, is transferred to the District it should receive ground surface, shrub and tree fuel modification treatments. A wildfire hazard assessment from a qualified registered professional may be required to demonstrate the fuel modification meets an acceptable standard.
    17.6. Maintain landscaping and vegetation consistent with FireSmart best practices and the Wildland Fire DPA guidelines.

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Buildings and Structures

18. Buildings and structures on lots at risk of wildfire should be constructed using construction techniques that act as preventative measures in protection against wildfire.

    18.1. Guidelines in this section apply to additions or exterior renovations to existing buildings or structures; however, that portion of an existing buildings or structure not undergoing an addition or renovation is not required to comply with the guidelines.

19. Building exteriors should be constructed with fire-resistant or non-combustible materials. In particular, the following guidelines apply:

    19.1. Roof coverings should conform to Class A or B fire resistance as defined in the British Columbia Building Code or materials meeting CAN/ULC-S114, "test for determination of non-combustibility in building materials."

    19.2. Material used for exterior wall finishes should be non-combustible such as stucco, metal siding, brick, cement shingles, or non-combustible cladding.

    19.3. Open areas under buildings, decks, patios and overhanging projections should be sheathed-in and skirted with a fire-resistant material to limit the entry of embers.

    19.4. Consider using exterior doors and garage doors constructed with non-combustible materials and ensure that they are well sealed.

    19.5. Construct decks, outside stairways, porches, patios and balconies with non-combustible materials where practical.

    19.6. Exterior windows should be tempered, double paned or greater.

    19.7. Consider constructing gutters out of non-combustible material, with screening to prevent the accumulation of leaves and needles.

    19.8. Screen vents with corrosion resistant non-combustible wire mesh with openings less than 3 mm (excluding dryer vents) where practical.

    19.9. Consider enclosing eaves with non-combustible soffits and fascia.

20. Chimneys should have spark arrestors made of welded or woven wire mesh with openings of less than 12 mm.

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1.4 STABILITY, EROSION, AND DRAINAGE HAZARD DEVELOPMENT PERMIT AREA GUIDELINES

CATEGORY

Section 488(1) (a) and (b) of the *Local Government Act (LGA)* allows protection of the natural environment, its ecosystems and biological diversity and protection of development from hazardous conditions.

JUSTIFICATION

A District study in 2006 identified areas in the community where geotechnical hazards should be considered prior to development. A Stability Hazard Development Permit process was recommended to ensure development in the identified areas is conducted safely. District mapping also identified all drainage corridors and areas with erosion potential. Development within a drainage corridor can block the natural flow of water and increases the risk of flooding to both the community and development. The 2006 study and drainage corridor mapping identified the following areas:

- Areas where that landscaping could address stability concerns
- Areas where soils are subject to high risk of erosion
- All known drainage corridors including offsets of 60 m

This **Development Permit Area (DPA)** mitigates impacts on development in areas with known stability concerns, sensitive soils and also identifies the impact drainage can have on development and the environment.

APPLICABLE AREA

This DPA applies to all land within areas shown on Map C13, unless exempted.

EXEMPTIONS

A Development Permit will not be required if the development consists of the following:

1. Additions to buildings increase the floor area by less than 25% of the gross floor area.
2. The application is for a lot consolidation.
3. All grades within 15 m of the proposed disturbed area do not exceed 20%

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4. Construction of a new building or structure where a Stability, Erosion and Drainage Hazard DP has been registered on title at the time of subdivision, and:
    4.1. Is within the building envelope identified on the approved subdivision plan; and
    4.2. Does not require lot grading to be substantially altered.
5. The construction, alteration, or addition to a building or structure, or alteration of land, occurs outside the DPA as determined by the District.
6. Land alteration, construction or alteration of buildings or structures where a restrictive covenant under Section 219 of the Land Title Act is registered on title. The covenant shall:
    6.1. Require a report from a qualified professional confirming safe development of the property for the intended use;
    6.2. Require the owner to accomplish the objectives of this DPA; and
    6.3. Require indemnity to the benefit of the District

BYLAW VARIANCE OR SUPPLEMENTATION

As part of a Stability, Erosion and Drainage Hazard Development Permit, the District may consider varying or supplementing applicable bylaws as per the *Local Government Act*.

REQUIRED DOCUMENTS AND REPORTS

As per Section 491(4) and (5) of the LGA, applications for a Development Permit in areas may be required to provide reports, certified by a professional with experience relevant to the applicable matter, including, but not limited to:

a. Site Plan – prepared by a qualified professional showing all existing and proposed development, site grading and existing vegetated areas.

b. Landscaping Plan – prepared by a qualified professional showing existing vegetated areas that are to remain undisturbed, any vegetation or trees that will be removed,

c. Geotechnical Report(s) - assessment of hazards and associated with the proposed development, and recommendations necessary to ensure that the proposal is safe for the use intended. The report is required to be certified by a qualified registered professional with experience relevant to the applicable matter.

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To confirm that proposed development qualifies for a Stability, Erosion, or Drainage Development Permit exemption listed in this section, the District may require documents and reports consistent with this section.

GUIDELINES

The following common guidelines apply to all areas located within any of the Stability, Erosion and Drainage Hazard **Development Permit areas**:

General Guidelines - Stability, Erosion and Drainage

The following common guidelines apply to all areas located within any of the Stability, Erosion and Drainage Hazard **Development Permit areas**:

7. Contain site drainage on the subject property; however, also ensure that drainage originating from outside property can pass through the property without blocking drainage channels.
8. Require a storm sewer system on the street subject to geotechnical input.
9. Retain as much existing, natural vegetation as possible.

Site Guidelines - Stability

10. Development in areas with potential slope stability hazards should incorporate measures to minimize erosion, instability, and risks to buildings, infrastructure, and the environment.
11. Natural features such as landforms, rock outcroppings, mature trees and vegetation, drainage courses, hilltops and ridgelines should be protected in the site layout.
12. Subsoil exposure should be minimized.
13. The use of fill should be minimized during site preparation.
14. Incorporate existing terrain as much as possible in order to minimize site alteration.

Landscaping Guidelines – Stability

15. Landscaping should occur in a manner that mitigates stability hazards on the site, and incorporate drought-resistant native plant species or xeriscaping proposed developments.
16. Landscaping should be designed to prevent future land slippage or other stability risks by incorporating drought-resistant native plant species or xeriscaping.

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17. Use of retaining walls is discouraged unless they are necessary to preserve undisturbed areas of the site, address unstable slopes or continue existing wall features.
18. Revegetation of exposed soils should occur after land alteration in order to prevent stability risk.

Guidelines - Erosion

19. Ensure development avoids erosion hazards and prevents future erosion issues.
20. Projects should be phased to ensure only areas actively being worked are uncovered.
21. Soil stockpiles should be located away from neighbouring properties and should be covered when not in use.
22. All cleared areas should be stabilized through reseeding, planting, mulching, sodding, or other ground covering.
23. Development should adhere to the Erosion and Sediment Control Best Management Practices.
24. Construction vehicle access should be limited to one route, as shown on the site plan.

Guidelines - Drainage Corridors

25. Development should aim to avoid disruption to natural drainage flow and associated corridors.
26. Natural watercourses should be preserved and managed as open streams.
27. Unnatural obstructions and impediments to the flow of a watercourse, ditch or drainage course should be avoided. If obstructions or impediments are proposed, an engineered solution may be considered based on the results of geotechnical studies.
28. Require new development to incorporate rainwater best management practices to ensure post-development peak flows do not exceed pre-development peak flows as per the standards outlined in the Ministry of Environment's Standards and Best Practices for Instream Works – General BMPS and Standard Project Considerations and Standards and Best Practices for Instream Works – Urban Stormwater Management guides.
29. Direct runoff to suitable locations (e.g. swales).
30. Improve the quality of rainwater and runoff through the use of constructed wetlands and detention ponds.

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1.5 AGRICULTURAL DEVELOPMENT PERMIT AREA GUIDELINES

CATEGORY

The *Local Government Act* enables local governments to designate **Development Permit Areas** for specific purposes, including:

Sections 488(1)(c) and 491(6) of the LGA for the protection of farming.

JUSTIFICATION

This **Development Permit Area (DPA)** is established to protect local farmlands and reduce land use conflicts by providing buffering or separation of development from farming on adjoining or reasonably adjacent land. A healthy agricultural sector is vital to the District's economic and cultural wellbeing. Uncontrolled development next to agricultural properties can cause conflicts to the detriment of both farm and non-farm uses. The Agricultural Development Permit process guides subdivision and development adjacent to the **Agricultural Land Reserve (ALR)** to minimize impacts of non-farm use on agriculture.

APPLICABLE AREA

This DPA applies to all areas shown on Map C3 including the area within 50 m from an Agricultural Land Reserve boundary.

EXEMPTIONS

1. An Agricultural Development Permit is not required where one or more of the following conditions are met:
    1.1. The subject property:
        1.1.1. Has a naturally-occurring or previously-installed Landscape Buffer that:
            a. Is a minimum of 8 m wide for non-residential or 15 m wide for residential;
            b. Has an existing 1.8 m opaque fence along the property line; and
            c. Is otherwise comparable in achieving the objective of the DP requirements.

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1.1.2. Has ongoing maintenance secured by way of a restrictive covenant under Section 219 of the Land Title Act or a Development Permit.

1.2. A restrictive covenant under Section 219 of the Land Title Act is registered on title. The covenant should:

1.2.1. Require the property to have a Landscape Buffer that meets the intent of the Agricultural DP Guidelines;

1.2.2. Require a 1.8 m opaque fence along the property line;

1.2.3. Require ongoing maintenance of the buffer, including replacement of dead or damaged plan material;

1.2.4. Require works to be completed in a time frame specified by the District.

1.2.5. Identify that adjacent properties have the right to farm and conduct normal farm practices.

1.2.6. Require indemnity to the benefit of the District.

1.3. The proposed development is exclusively agriculture or a protected farm use under the Farm Practices Protection (Right to Farm) Act.

1.4. The proposed development is residential only and does not include dwelling units within 50 m of the ALR boundary.

1.5. Construction is limited to:

1.5.1. Alterations to existing principal buildings and existing accessory buildings or structures; or

1.5.2. New accessory buildings or structures; and

1.5.3. Must not result in an increase residential density or intensity of use within the setback area.

BYLAW VARIANCE OR SUPPLEMENTATION

As part of an Agricultural Development Permit, the District may consider varying or supplementing applicable bylaws as per the *Local Government Act*.

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REQUIRED DOCUMENTS AND REPORTS

Applications for an Agricultural Development Permit may be required to include:

a. **Site Plan** – A detailed Site Plan showing all existing and proposed development.

b. **Landscape Plan** – A detailed Landscape Plan showing required buffers, vegetated areas to remain undisturbed and all proposed landscaping. A full planting list, vegetation maintenance plan, and comprehensive cost estimate is required.

c. **Agrologist's Report** – A detailed report prepared by a qualified registered professional, including a review of the proposed development and associated recommendations necessary to comply with **Development Permit Area** guidelines.

A security deposit may be required to ensure works have been completed as shown on the submitted drawings.

GUIDELINES

Site Planning

2. Commercial, residential, and other non-farm and **agri-tourism** uses adjacent to in agricultural areas should be sited and designed to minimize impacts on active farming.

3. Design development adjacent to agricultural land to minimize conflicts related to noise, dust, odour, lighting, and farm operations.

4. Design subdivision layouts, roads, and lot patterns to respect agricultural parcel integrity and avoid creating pressure for future fragmentation of farmland.

5. Ensure site grading and drainage does not negatively impact adjacent agricultural lands.

6. Development adjacent to the ALR should be designed to meet the intent of the Ministry of Agriculture's Guide to Edge Planning, as amended, using urban edge-planning tools as a performance-based framework to promote compatibility between agricultural and non-agricultural uses.

7. Edge planning should recognize that low-intensity, seasonal, or currently inactive agricultural conditions may not reflect future more intense farm practices on the adjacent ALR lands.

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8. Locate principal buildings, outdoor amenity areas, and private yards away from agricultural property lines where possible.

Application to Existing Constrained Lots

9. On existing or constrained lots where recommended setback or buffer standards cannot reasonably be achieved, development should maximize separation from adjacent agricultural land using the tools identified in the Ministry of Agriculture's Guide to Edge Planning, including building siting, reduced openings facing the agricultural parcel, enhanced landscaping, fencing, drainage management, signage, Section 219 covenants, and other edge-planning measures.

10. Where existing lot constraints limit the ability to achieve recommended buffer widths, reductions may be considered, provided the proposed design achieves equivalent or improved buffer performance. Where reductions are supported, buffer widths should be the maximum achievable given site constraints and should not be reduced below 3m.

Building Setbacks

11. Development should strive to achieve the following building setbacks from the ALR boundary, unless an alternative approach is supported through site-specific edge planning measures that achieve the intent of these guidelines:

    11.1. 30m for residential development;

    11.2. 15m for commercial and industrial development; and

    11.3. 90m for occupied institutional buildings.

Landscape Buffer Design

12. A continuous landscape buffer should be provided along the non-agricultural parcel and strive to meet the following buffer widths, unless an alternative design solution demonstrates equivalent or better performance in accordance with the Alternative Setback or Buffer Configuration guidelines below:

    12.1. A 15m wide landscape buffer is to be planted and maintained for residential properties.

    12.2. An 8m wide landscape buffer is to be planted and maintained for non-residential properties.

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13. Buffer design should prioritize performance and long-term effectiveness, rather than width alone. Reduced buffer widths may be considered where supported by site context, enhanced planting specifications, or other edge-planning measures that achieve equivalent or improved performance.

14. Landscape buffers should be installed at the time of subdivision to ensure coordinated design, consistent growth, and long-term effectiveness. Installation may be deferred to the building permit stage, where a restrictive covenant under Section 219 of the Land Title Act is registered requiring installation of the landscape buffer prior to building occupancy on each lot created through subdivided.

15. Landscape buffers should generally:
    - 15.1. Include a mix of deciduous and coniferous species, unless a qualified professional supports an alternative planting composition;
    - 15.2. Avoid invasive or noxious species and species likely to harbour pests or diseases that may affect adjacent agricultural production;
    - 15.3. Use drought-tolerant and low-maintenance species where appropriate; and
    - 15.4. Be designed to minimize shading and other adverse impacts on adjacent agricultural land.

16. Existing vegetation may be retained and supplemented as part of the required buffer where it meets the intent and functional objectives of these guidelines. Consider preserving existing mature trees within the buffer area.

17. Buffer areas should not include buildings or structures that would undermine the integrity or long-term function of the buffer. Limited works may be considered only where they do not compromise buffer performance.

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Buffer Configuration and Edge Treatment

18. An opaque or otherwise effective fence of a minimum 1.8m in height should be considered along the shared property line where appropriate.

19. A separation strip on the non-agricultural property nearest the agricultural parcel generally about 2m wide where feasible, should be provided to reduce shading, and improve air circulation.

20. Paths or passive recreational features should generally be avoided within the buffer. Where supported, they should be located away from the agricultural edge and designed so that the buffer continues to function effectively.

Alternative Setback or Buffer Configuration

21. Alternative setback or buffer configurations may be considered where site-specific analysis demonstrates edge planning best practices are achieved. In considering setback or buffer modifications, the District will consider the Ministry of Agriculture's Guide to Edge Planning, input from Ministry of Agriculture staff, or recommendations from a Professional Agrologist.

22. Circumstances where reduced setback or buffer widths may be considered include, but are not limited to:

    22.1. Where roads, watercourses, topography, ravines, or other physical features provide effective separation;

    22.2. Where existing vegetation provides all or part of the required buffer function;

    22.3. Where enhanced buffer design, fencing, grading, site layout, or other measures improve interface performance; or

    22.4. Where lot size, lot configuration, or redevelopment constraints limit the ability to meet default standards.

Maintenance and Long-Term Function

23. Landscape buffers should be supported by irrigation, establishment care, and ongoing maintenance sufficient to ensure long-term viability and performance.

24. Dead, damaged, diseased, or removed plant material should be replaced promptly to maintain the intended function of the buffer.

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APPENDIX G: LAKE COUNTRY BUSINESS PARK PLAN

Lake Country Business Park Area Plan (AP-LCBP)

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Lake Country Business Park
AREA STRUCTURE PLAN

LAKE COUNTRY
Life. The Okanagan Way.

placemark
DESIGN + DEVELOPMENT

ACKNOWLEDGMENT OF INDIGENOUS TERRITORY

The District of Lake Country acknowledges that we are conducting our business on the unceded territory of squilx”/syilx (Okanagan) peoples. The District recognizes the importance of doing our best to build respectful relationships that contribute to stewarding the land and waters in the community with integrity and consideration for future generations.

Lake Country Business Park

AREA STRUCTURE PLAN

PREPARED FOR:

LAKE COUNTRY
Life. The Okanagan Way.

PREPARED BY:

placemark
DESIGN + DEVELOPMENT

TECHNICAL TEAM:

ALIGN ENGINEERING

ECOSCAPE
Environmental Consultants Ltd.

Colliers

FPA

FORSITE
Forest Management Specialists

Ursus Heritage Consulting

Mulholland & Parker
Land Economists Ltd.

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TECHNICAL APPENDIX

Appendices in separate Technical Appendix.

APPENDIX A: Geotechnical Review

Fletcher Paine Associates, May 2025

APPENDIX B: Archaeological Overview Assessment

Ursus Heritage Consulting, November 2024

APPENDIX C: Environmental Assessment

Ecoscape Environmental Consultants, February 2026

APPENDIX D: Environmental Sensitivity Analysis

Ecoscape Environmental Consultants, February 2026

APPENDIX E: Wildfire Risk Assessment and Mitigation Plan

Forsite Forest Management Specialists, February 2025

APPENDIX F: Visual Impact Assessment

Placemark Design + Development, February 2026

APPENDIX G: Industrial Market Analysis

Colliers, November 2025

APPENDIX H: Greenhouse Gas Memo

Placemark Design + Development, February 2026

APPENDIX I: Community Facilities Inventory

Placemark Design + Development, May 2025

APPENDIX J: Transportation Assessment

Align Engineering, February 2026

APPENDIX K: Infrastructure Servicing Summary

Placemark Design + Development, February 2026

APPENDIX L: Financial Analysis

Mulholland Parker Land Economists, March 2026

1 Executive Summary

1. EXECUTIVE SUMMARY

With its strategic location adjacent Winfield Town Centre, Jim Bailey industrial area and in proximity to the Kelowna International Airport, the Lake Country Business Park represents a unique opportunity for significant economic development and diversification of the municipal tax and employment base. The Business Park is situated within the southwest portion of the District of Lake Country. More specifically, the area is bordered by existing neighbourhoods to the east, ALR land to the north and southeast, and rural residential lots to the west.

The ASP addresses the complex issues of long-range planning for the District by providing a detailed framework for managing future growth. This framework responds to the long-term needs of the region as identified in the Regional Growth Strategy (RGS), and to the local community as outlined in the Official Community Plan (OCP). Some of the most significant challenges facing Lake Country are the need to accommodate growth and development in a manner that preserves the community's natural environment and character, and the need to diversify the predominantly residential tax base.

Setting the framework for a new economic hub and residential neighbourhood, the ASP provides the detailed framework to structure land use, environment, density, infrastructure and implementation issues, serving as a comprehensive guide for managing future rezoning, subdivision and development permit applications. The ASP provides for the phased development of a regionally significant employment area providing significant industrial expansion, small scale neighbourhood commercial and residential enclaves. These residential areas are structured according to walkable neighbourhoods, supporting a range of housing forms including detached, ground-oriented townhomes and apartment homes.

2 Overview + Context

2. OVERVIEW + CONTEXT

2.1. PLAN AREA AND CONTEXT

With its strategic location adjacent Winfield Town Centre, Jim Bailey industrial area and in proximity to the Kelowna International Airport, the Lake Country Business Park represents a unique opportunity for significant economic development and diversification of the municipal tax and employment base. Lake Country is one of BC's fastest growing regions, and the Business Park Area Structure Plan (ASP) area would also accommodate a diverse range of homes, near to where people work.

Situated near the southern boundary of the District of Lake Country, the 81 ha (200 ac) Business Park ASP area is bordered by existing neighbourhoods to the east, Agricultural Land Reserve (ALR) land to the north and southeast, and rural residential lots to the west. The plan area is approximately 1km southwest of the Winfield Town Centre on Main Street. (Refer to Figure 1: Context Plan).

While portions of the study area are currently outside the Urban Containment Boundary, the ASP and subsequent amendments to the Official Community Plan and Zoning Bylaw are recommended to include these lands and permit future development. (Refer to Figure 2: Aerial Analysis).

2.1.1. Rationale for the Area Structure Plan

Identified within the District of Lake Country Official Community Plan (OCP), the Business Park ASP will respond to the need for a more sustainable Central Okanagan Region by growing the local economy, locating jobs close to where people live, and establishing strong active transportation links. Providing the linkage between a future site-specific development proposal and the OCP, the ASP will set the vision, objectives, and land use strategy to achieve the build-out of the future economic hub of Lake Country.

Area Structure Plans provide detailed guidance for new development within a given geographic area, structuring land use and servicing to effectively manage growth towards building a more healthy and complete community. The Business Park ASP was undertaken to realize the vision of a new economic hub composed of a variety of industrial uses, commercial heart, and walkable residential neighbourhoods with a diversity of homes. Following best practices in community design, the ASP was prepared in conjunction with a public planning process and District-led community consultation following a Council-approved ASP Terms of Reference.

2.1.2. Framework for Managing Change

Setting the framework for the phased development of a new economic hub and residential neighbourhood, the ASP provides the detailed framework to structure land use, environment, density, infrastructure and implementation issues, serving as a comprehensive guide for managing future rezoning, subdivision and development permit applications.

To ensure the long-term build-out of the Business Park is in accordance with the overarching community vision, the ASP includes Land Use descriptions, schedules and policies, infrastructure servicing concepts and schedules, implementation policies and recommendations for where existing Development Permit Areas should apply.

In establishing a new comprehensive plan for the Business Park, the ASP will be incorporated into the OCP and align with the goals and objectives of the Regional District of Central Okanagan (RDCO) 2013 Regional Growth Strategy (RGS). The RGS articulates a collective vision for how growth will be managed to support the creation of complete, connected communities and "a sustainable, diversified economy that provides a range of economic opportunities while protecting the natural environment and water resources".

2.1.3. Relationship to the Regional Growth Strategy and the OCP.

Regional Growth Strategy

The RDCO 2013 RGS was developed to set out direction for the management of "the Region's future growth that ensures the health and well-being of its residents." The RGS envisions "a complete healthy region with a sustainable and diversified economy that provides a range of economic opportunities while protecting the natural environment and water resources for today's and tomorrow's residents."

The ASP, along with the OCP, is consistent with the RGS goals to:

- To manage the land base effectively to protect natural resources and limit urban sprawl.
- To develop and enhance a positive business environment in the region to achieve a dynamic, resilient and sustainable economy.
- To contribute to the improvement of community health, safety and social wellbeing.
- To support a regional food system that is healthy, resilient and sustainable.
- To improve the range of housing types and tenures to meet the social and economic needs of the region.
- To minimize regional greenhouse gas emissions and respond to the impacts of climate change.
- Be responsible stewards of natural ecosystems to protect, enhance and restore biodiversity in the region.
- To enhance the regional transportation system to ensure that it is accessible, affordable, and efficient.

The ASP is developed with consideration to the current RDCO Regional Growth Strategy – Regional Issue Areas and Goals.

Official Community Plan

In accordance with and in support of the RGS, the 2018 District of Lake Country OCP contains long-range planning objectives and policies to guide the future development of the community. The ASP has been developed with consideration of the 2018 District of Lake Country OCP – Guiding Principles.

The OCP identified industrial lands in proximity to Glenmore Road, such that these lands have been referred to as the Glenmore Industrial Lands. (Refer to Figure 3: OCP | Future Land Use Designation). Due to the limited amount of industrial land available in Lake Country and the proximity of the community to Kelowna's YLW international Airport and industrial park, the lands are strategically located to accommodate a significant business campus development.

The Business Park was originally identified as 51 ha (127 acres). The ASP area was expanded to 75 ha (185 acres), and then ultimately to 81 ha (200 acres) in response to technical analysis, site servicing and transportation implications.

Area Structure Plan

Bridging the technical gap between the OCP's Industrial designation for the Glenmore Industrial Lands and future development specific planning, the ASP provides the foundational project vision and direction for future neighbourhood and infrastructure planning in the Business Park.

Guided by Technical Studies, and developed in collaboration with the District of Lake Country, the ASP delivers an updated and refined understanding of the Business Park's development potential, urban structure and natural assets, with comprehensive reporting on the following Business Park-wide planning and infrastructure requirements:

- Biophysical, environmental, geotechnical and archaeological analysis and evaluation;
- Urban planning land use analysis and evaluation with a recommended diversity of uses;
- Transportation analysis and evaluation with a recommended street network and hierarchy;
- Infrastructure servicing analysis and evaluation with a recommended Civic Water, Sanitary and Stormwater Systems;
- Development phasing with a recommended Conceptual Development Phasing Plan;
- Infrastructure costing and development sequencing analysis; and
- Development Permit Areas recommendations.

Through the course of its work, the ASP has completed and advanced many of the requirements for community planning as identified within the Lake Country Business Park Terms of Reference.

3 Vision

3. VISION

3.1. A VISION FOR THE BUSINESS PARK

The Vision for the Business Park is for a vibrant economic hub, providing local business and employment opportunities as well as a diverse range of housing nearby. (Refer to Figure 4: Development Structure Plan). The vision is underpinned by a commitment to manage future growth sensitively and through principles of sustainability to foster a more complete community and create an enduring legacy for Lake Country.

The ASP provides the framework for the phased development of a regionally significant business district in proximity to Winfield Town Centre and adjacent hillside walkable neighbourhood, supporting a range of housing forms, including detached, ground-oriented townhomes and apartment homes, estimated at 600 units with a projection population of 1,500 – 1,600.

Seeking a successful Business Park implementation that will contribute to the Lake Country tax base, the ASP provides for a variety of industrial uses and parcel sizes, a commercial heart, and diverse residential neighbourhood linked together through a network of public open space and accessed through a multi-modal, pedestrian-friendly network of streets, greenway and trails. (Refer to Figure 5: Illustrative Concept).

3.2. PLANNING PRINCIPLES

The Area Structure Plan reflects sustainable planning that balances the economic, social and ecological aspects of a community by utilizing planning principles to help guide the vision.

3.2.1. ECONOMIC | Supporting Local Lifestyles

Support an Economically Sound Community

- Develop a mix of uses within the community to foster local business, provide employment, and diversify the local tax base.
- Design opportunities to live, work and play in the community.
- Create a walkable commercial centre serving as a focal point for social gathering, recreation, education, and retail that supports the surrounding employment.
- Incorporate residential density to support local businesses and community facilities.
- Secure large and medium format industrial parcel sizes to maintain unique offering and competitive advantage.
- Plan compact communities to reduce infrastructure networks and maintenance costs.
- Celebrate local art and culture.

Foster a Vibrant and Diverse Age-mixed Community

- Provide a variety of housing choices, from apartments and townhomes to compact detached homes.
- Accommodate a range of lifestyles and life-stages.
- Promote a variety of housing tenures (i.e. fee simple and strata ownership).
- Plan for “aging in place” through encouraging the “Universal Access” standards;
- Provide a range of amenities for all age groups through the neighbourhood.
- Provide more affordable housing options for first-time buyers.

Incorporate a Sense of Place

- Integrate the unique views and vistas, landforms and natural character into the design of the community and its public gathering spaces.
- Integrate and celebrate Indigenous culture.
- Celebrate the public realm – especially streets, parks and plazas through regional design and the use of local materials.
- Nurture community history and memorialize local people, places and events.
- Infuse local art and culture into the public realm, especially streets, parks, plazas, to celebrate civic life.

3.2.2. SOCIAL | Living Lightly

Design Compact, Walkable Neighbourhoods

- Provide a coherent neighbourhood pattern of streets and pathways with a variety of lot and home sizes.
- Create a sense of place within each neighbourhood.
- Design streets for people and ensure an enjoyable pedestrian experience.
- Promote neighbourhood safety by designing homes that address the public realm with “eyes on the street.”

Plan for Alternative Transportation

- Encourage all modes of transport, especially walking, cycling and public transit.
- Provide dedicated neighbourhood bike and pedestrian pathways to link community destinations.
- Establish a transit-friendly street network, with future opportunity for full-service transit.
- Reduce vehicle trips by locating jobs and basic neighbourhood services close to home.
- Explore future alternatives, such as community cars and bicycles, to reduce auto-dependence.

Employ Green Infrastructure

- Utilize innovative best practices for site design, building efficiency, rainwater and stormwater management.
- Design greener streets that minimize the visual, environmental and physical impacts from conventional roads.
- Foster local food systems through farms and markets, greenhouses, community gardening and outdoor educational opportunities.
- Promote native plantings in landscape design with special attention to water conservation.
- Explore alternative energy solutions, such as geo-exchange and passive solar design.

3.2.3. ECOLOGICAL | Working With Nature

Conserve Ecological Integrity

- Identify and protect both significant and sensitive terrestrial and aquatic habitats.
- Design an interconnected network of wildlife corridors to secure habitat and ensure functional ecology at a landscape scale.
- Minimize future disturbance of natural systems through comprehensive planning.
- Promote stewardship of natural systems through interpretive programs and outdoor educational opportunities in cooperation with local stewardship groups.

Create Networks of Parks + Natural Space

- Provide public parks and natural spaces that are accessible within a 5-minute walking distance of each home.
- Link neighbourhoods and natural areas with pedestrian and multi-use pathway network.
- Program passive community parks for gatherings and recreation.
- Create a variety of parks and natural spaces to accommodate different activities and age groups.

Celebrate Our Natural Heritage

- Promote active education and appreciation of Okanagan natural history.
- Recognize local history and culture in public realm design.
- Integrate community uses into the landscape, celebrating the unique views and vistas, landforms and natural character.
- Nurture community history and memorialize local people, places and events.
- Design public spaces that reflect the sense of place through use of native plants and local materials.

4 Technical Studies

4. TECHNICAL STUDIES

The Business Park area presents both unique topography and singular opportunity for future development of an economic hub and supporting neighbourhood. Highly modified landscapes are present due to sand and gravel extraction, while complex landforms with rocky outcrops and forested slopes offer dramatic views that create a distinct landscape within the residential community. The biophysical analysis provides a detailed understanding of the Business Park's complexities and provides the foundation for the technical studies undertaken as part of the ASP.

Landform

Bisected by Okanagan Centre Rd W, the Business Park area includes contrasting landforms. The northeast portion is made up of lower valley lands (470 – 490m) that have been modified for extraction and now contain localized pits and stockpiles, while the southwestern portion rises into a forested plateau of rocky outcrops, culminating at 580m elevation (refer to Figure 6: Landform Analysis)

Slope

The majority of the site is characterized by gentle terrain punctuated with steeper man-made landforms resulting from material extraction and processing. Steep slopes are present on the south side of the existing Okanagan Centre Road W rampart, as well as leading up to the naturally occurring plateau in the south-western portion of the site. Benched lands with gentle and moderate slopes sit atop the plateau (refer to Figure 7: Slope Analysis).

Aspect

The site is situated with predominantly east-facing slopes, with good opportunities for passive solar design considerations. Sunlight availability varies widely between north-facing and south-facing slopes. The areas with northern aspects (predominantly along the western portion of the site) should take special consideration in the design and siting of homes, to ensure they receive adequate sunlight throughout the seasons (refer to Figure 8: Aspect Analysis).

Site Constraints

Due to its history of material extraction and processing, the majority of the site is highly modified with the exception of the plateau in the south-western portion of the site. This plateau features Environmentally Sensitive Areas of varying sensitivities, as well as areas of Moderate (Wildfire) Fuel Hazard. Refer to Figure 9: Site Constraints.

Given the lands historical industrial use of material extraction and processing, a review and confirmation of the absence of site contamination will be required prior to detailed development applications.

4.1. GEOTECHNICAL FINDINGS

Geotechnical Desktop Review and Site Reconnaissance
Fletcher Paine Associates
May 2025

The Geotechnical Assessment presents a desktop and field assessment that identifies anticipated conditions for Business Park. Refer to Appendix A: Geotechnical Review for further details.

Soil Conditions

Based on the available surficial geology mapping, the Business Park is at the interface of four separate surficial soils:

- East half of north side, and east side: Subaerial proglacial outwash fan sediments, consisting of sand, sandy gravel and boulders, overlying older unconsolidated sediments, consisting of sand, silt, gravel and till deposited prior to the last ice age advance.
- West half of north side, and southeast corner: Littoral and sublittoral sediments, consisting of sand, silt, and clayey silt.
- Southwest corner: Bedrock
- Remaining majority of subject site: Ice contact sediments consisting of sand and gravel, boulders and possible diamicton layers.

Based on the desktop review and site reconnaissance, soil conditions on site are expected to be uncontrolled fill materials, disturbed and undisturbed granular soils, and near-surface rock.

Groundwater Conditions

Groundwater was not encountered at many locations during the site reconnaissance, with the exception of the deep depression area on parcel 12 (See Figure 10: Ownership Plan), and seepage along the toe of the slope on the west side of Parcel 1.

Geotechnical Recommendations

As the scope of this report does not include subsurface investigations, or geotechnical hazard, environmental, or hydrogeological studies for the subject sites, it is recommended that additional geotechnical investigations and assessments be carried out as provided in this report once preliminary development design information becomes available.

Based on the geotechnical desktop review and site reconnaissance, several geotechnical areas of interest have been identified on Figure 7090-1 within Appendix A. These areas should be carefully considered during the subsurface geotechnical investigation.

4.2. ARCHAEOLOGICAL FINDINGS

Archaeological Overview Assessment
Ursus Heritage Consulting
November 2024

The purpose of the Archaeological Overview Assessment (AOA) is to:

- Identify areas within the Project Area with the potential to contain archaeological sites;
- Prepare predictions regarding archaeological site type, distribution, density, and variability; and
- Provide recommendations for managing potential impacts to archaeological and heritage resources in advance of a provincial permit application.

Findings

- Eight registered archaeology sites are within 2 km of the study area, no registered sites are located within the proposed Project.
- Four expected site types identified which could be found within project area.
- The Project area exhibits characteristics generally associated with the presence of archaeological material.
- Five areas were identified during the desktop AOA and deemed to be of 'high archaeological potential'.

Recommendation

Based upon the archaeological potential in the Project area a Preliminary Field Reconnaissance (PFR) is recommended to ground-truth the results of this report.

Refer to Appendix B: Archaeological Overview Assessment for further details.

4.3. ENVIRONMENTAL FINDINGS

Environmental Assessment
Ecoscape Environmental Consultants
February 2026

The Environmental Assessment provides a summary of environmental fieldwork and science-based recommendations for environmental planning objectives to guide the environmentally responsible development planning for Business Park. Refer to Appendix C: Environmental Assessment for further details.

Expanded Area

The Environmental Assessment and fieldwork was completed for the 75 ha (185 acres) Business Park area. With the expansion of the project area to 81 ha (200 acres), a subsequent desktop review was prepared to provide ESA information on the additional southern parcels.

Refer to Appendix D: Environmental Sensitivity Analysis for further details.

Environmentally Sensitive Areas Analysis

An Environmentally Sensitive Areas (ESA) analysis was conducted to categorize the study area based on its degree of environmental sensitivity, ranging from ESA 1 (High) to ESA 4 (Not Sensitive). Polygons were provided to inform land use planning and to ensure no impact or loss to ESA 1.

The development as currently proposed will result in a total impact to 81% to the project area including no loss of ESA 1 (high sensitivity) area and a relative loss of 54% of ESA 2 (moderate sensitivity) area, 70% of ESA 3 (low sensitivity), and 95% ESA 4 (not sensitive). These calculations are based on the previous 75 ha (185 acres) Business Park area, and the impact calculations of ESA 2, 3 and 4 may vary with the expanded project area of 81 ha (200 acres).

Wildlife Corridors

Wildlife Corridors are linear vegetated landscape features that provide wildlife with the means for safe movement between habitats. As outlined in the report, “the natural ecosystems of the project area are connected to other similar isolated natural areas, to the North and South, that are surrounded by urban/rural development. Therefore, this ecosystem is valuable in providing a movement corridor and refuge for a variety of large and small wildlife species.” In particular, “maintaining connectivity between [coniferous woodland] ecosystems should be prioritized to avoid habitat fragmentation”.

Environmental Recommendations

The environmental assessment completed for the ASP provides a firm understanding of the relative environmental values within the Business Park. As planning proceeds, attention will be needed to identify specific measures to achieve the objectives prescribed in the EA Report. "Construction Environmental Management Plans (CEMPs), including detailed restoration plans and associated bonding cost estimate will be required prior to application for DPs and prior to implementation of proposed works. These reports will need to consider and incorporate key findings from this initial assessment at a finer scale to better implement Best Management Practices and incorporate DLC's Terms of Reference requirements)".

4.4. WILDFIRE FINDINGS

Wildfire Risk Assessment and Mitigation Plan
Forsite Forest Management Specialists
February 2025

The Wildfire Risk Assessment and Mitigation Plan has been prepared to promote safety and wildfire resiliency, while guiding future developments with FireSmart design, construction and landscaping. The intent of the Wildfire Risk Assessment and Mitigation Plan is to promote safety and wildfire resiliency as land-use changes over time, while guiding future developments with FireSmart design, construction and landscaping.

The site is within and adjacent to fire-prone forest and grassland ecosystems. At the time of the Risk Assessment, focus area does not overlap with any of the OCP designated Wildfire DP Areas.

Field Assessments were completed in November 2024 and included a walkthrough of the full perimeter of the proposed development area, a drone flight over the area and completion of six threat assessment plots with photos.

Fuel hazard varied in forest stands between low to moderate fuel-hazard rating. Variance was primarily due to 2023 fire having already consumed most surface and ladder fuels.

Site Specific Recommendations:

Developers and business owners are recommended to have emergency preparedness and fire response plans.

Planners and developers are recommended to consider water hydrants or water delivery systems in future developments.

Considering any high-risk activities and fuel-hazard on site, landowners may wish to consider installation of their own water delivery and fire suppression systems.

Refer to Appendix E: Wildfire Risk Assessment for further details.

4.5. VISUAL ASSESSMENT

Visual Assessment
Placemark Design + Development
January 2026

The Visual Assessment documents the re-imagining of a highly altered landscape due to material extraction, as well as the visual character of the forested ridgelines and rocky outcrops. Using LiDAR data, the terrain and existing tree canopy of the ASP area were modeled using Infraworks 3D modeling software to generate an accurate representation of existing conditions.

The 3D Visual Assessment illustrates the network of roads and major transportation projects, public open space and development parcels. The indicative scale and location of buildings paint a picture of the potential development patterning and illustrate site-responsive design.

A video flythrough of the 3D Visual Assessment was prepared to support ASP engagement. Snapshots of this video were compiled and included as an appendix (refer to Appendix F: Visual Assessment for further details).

4.6. INDUSTRIAL MARKET STUDY FINDINGS

Industrial Market Study
Colliers
November 2025

The market study was prepared to analyze and summarize the current labour force, industrial trends, industrial supply and demand, as well as suggested uses and formats to provide competitive advantage. The study informed land use and parcel sizes and provided guidance on development strategy for a phased business park.

The study highlighted the potential for Lake Country to significantly diversify its industrial tax base. A range of uses can be provided, from large-format build-to-suit opportunities to light industrial with public-facing retail opportunities. Focusing on employment-dense uses will be key to creating and preserving jobs in Lake Country rather than the current outflow to Kelowna.

The study anticipates that the industrial land will take on the following forms:

Light Industrial/Retail:

Smaller unit sizes, roll-up front doors, and ample parking spaces where co-located with commercial uses.

- Commercial Kitchens with Retail Counter
- Brewery
- Tech Repair Services
- Plumbing/Electrical Suppliers (open to public)
- Recreation (i.e. Climbing Gym or Dance Studio)
- Small-Scale Manufacturing
- Boutique Fabrication
- Auto Parts Retailers

Medium Format Industrial

Typical parcel sizes of approximately 5 acres and under. The built form should be flexible and customizable to a wide range of tenants. Requires convenient employee and occasional customer access with less reliance on commercial vehicle access.

- Medium-scale Manufacturing
- Construction and Trades
- Professional, Scientific and Technical Industrial Operators
- Administration and Support of other Industrial Tenants

Employment Dense – Large Format Industrial

Typical parcel sizes of over 5 acres. Well-suited for large-lot, more intensive industrial uses that require more commercial vehicle access and surface parking for employees. The built form here will be highly specified to the final tenant.

Examples of employment-dense industrial uses are included below, noting that the existing material extraction and processing operations will be included in this category.

- Advanced Manufacturing
- Energy Technology Development and Manufacturing
- Data Center
- Logistics, and Transportation
- Food and Beverage Manufacturing (not open to public)
- Produce Processing and Packaging
- Automotive
- Aerospace
- Cold Storage*
- Industrial Suppliers (not open to public) *

* The number of employees will rely heavily on the degree of automation being used (i.e. new and modern facilities use a lot of technology, decreasing employment needs, but traditionally these are large employers).

Timing

- The proposed developable land of the LCBP would absorb 3-4 years of industrial demand. However, development should be phased over a longer timeframe under the assumption that some demand will be absorbed by the Kelowna Market.
- LCBP could be phased over approximately 15–20 year timeline to respond to demand accordingly

Leverage LCBP's unique selling points

- Proximity to Hwy 97, YLW International Airport and the University of British Columbia - Okanagan (UBCO).
- Opportunity for flexible Comprehensive Development Zoning**Proven municipal support.**
- **Cater the product to the needs of end users.**
- **Sufficient infrastructure access.**

Recommendations

- Promote Site Preparation: Meet industrial demand that could be absorbed by mid-2027.
- A Phased Development Approach: Allow for a gradual, proactive response to emerging demand.
- Regional Performance Monitoring: Identify market trends and gaps and absorption rates across different built forms.
- Varied Industrial Formats: Provide a range of formats to accommodate diverse users and promote employment density (storage facilities should be limited to maximize industrial capacity and diversify Lake Country's tax base).
- Economic Partnerships: District staff should collaborate with the Central Okanagan Economic Department in the development of strategies/policies, prioritizing dense employment uses.
- Site Marketing: Communicate the opportunity that exists + identify potential large employers that would complement the goals of the LCBP

Refer to Appendix G: Industrial Market Study for further details.

4.7. GREENHOUSE GAS GUIDANCE

GHG Memo
Placemark Design + Development
February 2025

The GHG Memo provides guidance to reduce greenhouse gas (GHG) emissions from future development within the Business Park. The intent is to support cost-effective, low-carbon industrial and commercial growth while maintaining development feasibility. The GHG reduction framework includes guidance on categories including, Land Use and Site Planning; Buildings; Transportation and Fleet Transition; Materials, Waste, and Water; and Implementation. Refer to Appendix H: GHG Memo for further details.

The Business Park supports greenhouse gas (GHG) reduction primarily by locating employment opportunities within the Lake Country community.

By bringing jobs closer to where people live, the Business Park:

- Reduces daily commuting distances by locating major employment within Lake Country;
- Offers various modes of commuting with provision of safe active transportation; and
- Decreases transportation-related GHG emissions, which are a major source of emissions in the region.

Supporting local employment is therefore the most significant and immediate GHG benefit associated with the development of the Business Park.

5 Community Insights

5. COMMUNITY INSIGHTS

5.1. COMMUNITY FACILITIES INVENTORY

Community Facilities Inventory
Placemark Design + Development
May 2025

A Community Facilities Inventory describes the potential need and rationale for civic facilities within the Business Park, including land use areas, distribution, and program requirements. These requirements are rationalized with the Objectives and Policies set out in the District of Lake Country OCP and other relevant municipal documents that support the implementation of civic facilities in Lake Country. The Community Facilities Inventory identifies a comprehensive list of civic facilities and amenities to be considered during land use planning.

The inventory also supports visioning of future ASP facilities by presenting comparable community facility precedents for the facility type, outlining parcel size, and key program features.

Recommendations:

- Provide a multi-use path or urban trail through the Business Park in order to provide an active transport link, as outlined in the OCP, Parks and Recreation Masterplan and Mobility Masterplan.
- Provide a diversity of open spaces within the Business Park, including linear parks/ greenways, neighbourhood parks and natural open space.
- Integrate open spaces into the active transportation network by ensuring connections to direct and safe paths as illustrated within the site-specific cross-sections.

Refer to Appendix I: Community Facilities Inventory for further details.

5.2. ENGAGEMENT

The District of Lake Country (DLC) and Placemark have facilitated engagement throughout the development of the ASP. Business Park engagement has focused on the following three stakeholders:

- Landowners
- General Public
- Council

Landowners

DLC has proactively reached out to landowners with information sharing throughout the ASP process, providing multiple opportunities for feedback. A series of in-person and virtual meetings were also conducted in August 2025, and February–March 2026.

Council

The ASP process involved ongoing engagement with Council through regular updates and presentations.

General Public

Engagement with the public has been provided through DLC's "Let's Talk" community website, including access to the Presentations to Council.

6 Land Uses

6. LAND USES

6.1. LAND USE DESIGNATIONS

The general land use designations, as illustrated in Schedule A: Land Use Plan, provide form and function to the vision for the Business Park. This Section describes the land use designations, their planning rationale, and associated development policies to guide the development of the Business Park.

The Business Park Land Use Plan consists of eleven land use designations, which provide broad categories of permitted land uses.

A synopsis of the land use designations and areas is presented in Table 1 – Area Structure Plan Land Use Summary.

LAND USE	
1%	Commercial Retail *0.94 ha | 2.32 ac*
1.5%	Institutional | Healthcare *1.17 ha | 2.89 ac*
9%	Light Industrial *7.09 ha | 17.52 ac*
11%	Medium Format Industrial *8.92 ha | 22.04 ac*
22%	Employment-Dense Large Format Industrial *17.92 ha | 44.28 ac*
2%	Residential | Apartment *1.82 ha | 4.49 ac*
13%	Residential | Ground Oriented *10.31 ha | 25.48 ac*
17%	Natural Park + Open Space *13.96 ha | 34.50 ac*
4.5%	Neighbourhood Parks + Greenway *3.53 ha | 8.72 ac*
1%	Civic Stormwater Infrastructure *1.03 ha | 2.55 ac*
18%	Road ROW *14.54 ha | 35.93 ac*
100%	*81.23 ha | 200.72 ac*

Table 1 – Area Structure Plan Land Use Summary

6.2. GENERAL LAND USE POLICIES

6.2.1. Policies

a. Prepare Business Park-specific Zoning to assist in the successful implementation of the project.

b. Encourage a Phased Infrastructure Strategy to best utilize available resources.

c. Encourage the implementation of Business Park-specific Street Cross-sections.

d. Encourage the preparation of Design Guidelines to ensure a high standard of urban design, form and character, and relationship with the public realm.

e. Implement Dark Sky Lighting Standards for the Business Park, including photo-sensing and motion sensor activation, to limit ambient light and preserve the night sky with due consideration for public safety.

f. Sidewalks, multi-use pathways and parking areas are to be designed according to Universal Barrier-free Access Standards.

6.3. COMMERCIAL

6.3.1. Description

The Commercial designation is intended to create attractive, vibrant, pedestrian friendly commercial areas that are responsive to market conditions. To accomplish this commercial land uses include restaurants, retail spaces, cafés, civic gathering spaces, parks, and urban plazas.

The Commercial designation, as shown on Schedule A – Land Use Plan, represents approximately 1% of the Plan area.

The Commercial area is intended to serve as the heart of the community, bringing workers, residents and visitors together in a vibrant social setting. Located at the intersection of Road A and the Read Road Extension the commercial heart is integrated within the neighbourhood pattern through strong vehicular, pedestrian, and cyclist connections via the greenway.

It is envisioned to have a mix of uses that provide local employment and supports the day-to-day needs of local residents and workers, while expanding the City's tax base.

6.3.2. Policies

a. Provide flexibility regarding building height for commercial buildings to allow for 1-2 storeys, ranging from 6-9m.

b. Encourage buildings to address the streetscape and plaza spaces as a means of creating a well-defined public realm.

c. Ensure safe and secure pedestrian connections to Commercial Retail space through use of buffered sidewalks, multi-use pathways, marked street crossings and controlled pedestrian crossings.

d. Encourage electric vehicle charging stations and suitable parking for electric scooters and e-bikes.

e. Establish landscape buffers that create a transition between industrial areas and adjacent commercial buildings and parking areas, through landscape design that incorporates layering of shrubs, trees, landscape structures and lower walls, as required.

f. Parking should be provided behind buildings where possible or screened through landscape design to establish a pedestrian friendly environment and reduce the visual impact of parking areas.

g. Provide clear, well-defined entry and building arrival.

Figure 11: Character – Commercial













6.4. INSTITUTIONAL | HEALTHCARE

6.4.1. Description

The Institutional designation supports institutional and healthcare buildings with medium-sized lots to accommodate circulation and parking. This designation responds to Provincial ownership of the lands and is intended to ensure Lake Country can provide critical employment-generating land for institutional uses and does not support large-format commercial or residential uses.

The Institutional | Healthcare designation, as shown on Schedule A – Land Use Plan, represents approximately 1.5% of the Plan area.

6.4.2. Policies

a. Provide flexibility regarding building height for institutional buildings to allow for 1-4 storeys, ranging from 12-16m.

b. Transition building height and massing to lower density neighbouring residential.

c. Orient buildings to contribute towards a positive public realm experience.

d. Utilize landscape to screen parking areas larger than a double-loaded lane of parking from view of public streets, while maintaining public safety.

e. Create a clear distinction between private and public realms along frontages through distinct walkways, fencing, planting, and elevation changes.

f. Encourage loading areas to be located internally within buildings wherever possible.

g. Where internal loading is not possible, locate loading bays, outdoor storage, and garbage enclosure areas behind buildings and screened from view from public streets.

h. Encourage innovative higher density stacked structures comprised of multiple floors of institutional spaces.

i. Limit off-site impacts, such as noise, heat, odour, dust, vibration, light, or waste impacts that are disruptive to adjacent uses.

j. Allow limited retail space at-grade.

k. Establish landscape buffers that create a transition between adjacent industrial areas and commercial buildings and parking areas, through landscape design that incorporates layering of shrubs, trees, landscape structures and lower walls, as required.

l. Parking should be provided behind buildings where possible or screened through landscape design to establish a pedestrian friendly environment and reduce the visual impact of parking areas.

m. Provide clear, well-defined entry and building arrival.

Figure 12: Character – Institutional | Healthcare











6.5. INDUSTRIAL LAND USE OBJECTIVES

The Business Park provides a mix of industrial employment from large-scale manufacturing to smaller fabricators, offices, food and beverage manufacturing to standalone commercial land uses. The intention of this designation is to support and promote a more balanced tax base in the city, creating more jobs and economic opportunities for residents of Lake Country. Lands with this designation are primarily focused within the Northeastern Business Park portion of the site.

6.6. LIGHT INDUSTRIAL

6.6.1. Description

Intended as a transitional use adjacent to residential areas, the Light Industrial designation supports smaller format industrial uses, including small-scale manufacturing and bespoke fabrication, suppliers, recreation, and commercial food and beverage manufacturing with retail counters. Lands within this designation are not intended to be developed with residential uses, however in certain circumstances, residential uses located above employment or commercial uses can be considered with performance conditions satisfied through Development Permit Area guidelines.

The Light Industrial designation, as shown on Schedule A – Land Use Plan, represents approximately 9% of the Plan area.

6.6.2. Policies

a. Provide flexibility regarding building height for light industrial buildings to allow for 1-2 storeys, ranging from 6-9m.

b. Orient buildings to contribute towards a positive public realm experience.

c. Encourage innovative higher density stacked structures comprised of multiple floors of industrial spaces.

d. Utilize landscape to screen parking areas larger than a double-loaded lane of parking from view of public streets, while maintaining public safety.

e. Locate loading bays, outdoor storage, and garbage enclosure areas behind buildings and screened from view from public streets.

f. Provide adequate screening of at-grade parking and façade activation in instances where employment uses at-grade are not economical to provide.

g. Limit off-site impacts, such as noise, heat, odour, dust, vibration, light, or waste impacts that are disruptive to adjacent uses.

h. Encourage the co-location public fronting retail with food-processing uses such as coffee roasters, breweries, bakeries maker-space enterprises to create localized destinations.

i. To encourage and expedite development of employment uses, allow for the delegation of variance approvals to District Staff.

j. Establish landscape buffers that create a transition between industrial areas and adjacent commercial buildings and parking areas, through landscape design that incorporates layering of shrubs, trees, landscape structures and lower walls, as required.

k. Parking should be provided behind buildings where possible or screened through landscape design to establish a pedestrian friendly environment and reduce the visual impact of parking areas.

l. Provide clear, well-defined entry and building arrival.

Figure 13: Character – Light Industrial











6.7. MEDIUM FORMAT INDUSTRIAL

6.7.1. Description

This designation supports industrial buildings within the Business Park on medium scale lots (approximately 5 acres and under), to ensure adequate building floorplates and space for circulation, parking and storage. The intention of this designation is to support a mix of future industrial uses, including medium-scale manufacturing, construction and trades, professional, scientific and technical industrial operators, and offices for administration.

The Medium Format Industrial designation, as shown on Schedule A – Land Use Plan, represents approximately 11% of the Plan area.

6.7.2. Policies

a. Provide flexibility regarding building height for medium industrial buildings, to allow for 1-4 storeys, ranging from 9-15m.

b. Orient buildings to contribute towards a positive public realm experience.

c. Locate parking areas larger than a double-loaded lane of parking behind or beside buildings, where possible.

d. Utilize landscape to screen parking areas larger than a double-loaded lane of parking from view of public streets.

e. Create a clear distinction between private and public realms along frontages through distinct walkways, fencing, planting, and elevation changes.

f. Require loading areas to be located internally within buildings wherever possible.

g. Where internal loading is not possible, locate loading bays, outdoor storage, and garbage enclosure areas behind buildings and separated from view from public streets.

h. Provide adequate screening of at-grade parking and façade activation in instances where employment uses at-grade are not economical to provide.

i. Allow limited office space at and above-grade.

j. Allow limited retail space at-grade and above-grade.

k. Establish landscape buffers that create a transition between industrial and parking areas, and surrounding uses, through landscape design that incorporates layering of shrubs, trees, landscape structures and lower walls, as required.

l. Parking should be provided behind buildings where possible or screened through landscape design to establish a pedestrian friendly environment and reduce the visual impact of parking areas.

m. Provide clear, well-defined entry and building arrival.

Figure 14: Character – Medium Format Industrial













6.8. EMPLOYMENT- DENSE LARGE FORMAT INDUSTRIAL

6.8.1. Description

This designation supports industrial buildings within the Business Park on large scale lots (over 5 acres), to ensure space for large building floorplates, circulation and loading, parking and storage.

The intention of this designation is to ensure Lake Country grows critical employment-generating lands for future economic growth, by supporting a mix of future uses, including advanced manufacturing, Energy Technology Development and Manufacturing, Data Centers, Logistics and Transportation, Food and Beverage Manufacturing, Produce Processing and Packaging, Automotive and Aerospace. This designation also includes the existing gravel and asphalt processing operations. It does not support large-format commercial or residential uses.

The Employment-Dense Large Format Industrial designation, as shown on Schedule A – Land Use Plan, represents approximately 22% of the Plan area.

6.8.2. Policies

a. Provide flexibility regarding building height for large-format industrial buildings, to allow for 1-4 storeys, ranging from 9-15m.

b. Orient buildings to contribute towards a positive public realm experience.

c. Locate parking areas larger than a double-loaded lane of parking behind or beside buildings, where possible.

d. Utilize landscape to screen parking areas larger than a double-loaded lane of parking from view of public streets.

e. Create a clear distinction between private and public realms along frontages through distinct walkways, fencing, planting, and elevation changes.

f. Require loading areas to be located internally within buildings wherever possible.

g. Where internal loading is not possible, locate loading bays, outdoor storage, and garbage enclosure areas behind buildings and separated from view from public streets.

h. Provide adequate screening of at-grade parking and façade activation in instances where employment uses at-grade are not economical to provide.

i. Allow limited office space at and above-grade.

j. Allow limited retail space at-grade and above-grade.

k. Establish landscape buffers that create a transition between industrial and parking areas, and surrounding uses, through landscape design that incorporates layering of shrubs, trees, landscape structures and lower walls, as required.

l. Parking should be provided behind buildings where possible or screened through landscape design to establish a pedestrian friendly environment and reduce the visual impact of parking areas.

m. Provide clear, well-defined entry and building arrival.

Figure 15: Character – Employment-Dense Large Format Industrial











6.9. RESIDENTIAL

6.9.1. Description

The Business Park ASP provides for a wide range of housing forms, from Ground-Oriented to Apartment, to foster the development of a vibrant, socio-economic and age-mixed community.

Nestled in the hillside, Ground-oriented homes establish a positive relationship between built neighbourhoods and provide access to natural areas. Compact housing in key locations reduces infrastructure networks and maintenance costs, while allowing for greater retention of natural character, landscape and ecological systems.

Lake Country's sense-of-place is expressed within the ASP through its walkable neighbourhood scale, connected pedestrian-friendly street pattern, retained conservation areas and featured views, integrated parks and trail network, and emphasis on local materials and native landscape.

The Ground Oriented and Apartment Residential designations, as shown on Schedule A – Land Use Plan, represent approximately 15% of the Plan area:

- Residential – Apartment (2%) **
- Residential – Ground Oriented (13%) **

Residential – Apartment

The Apartment Residential designation affords a range of low-rise apartment forms (maximum of six storeys in height) in conjunction with services, community facilities and high-quality private realm.

An increase in residential density allows the neighbourhood to support the commercial amenities critical to realizing more complete communities.

Reflective of proposed form and character of attached housing, images shown on Figure 16 – Neighbourhood Character | Residential – Apartments reflect Okanagan sense-of-place.

Permitted densities within the Apartment Residential designation are 100–150 units per hectare | 40-60 units per acre.

Figure 16: Neighbourhood Character | Residential – Apartments













Residential – Ground Oriented

The Residential – Ground Oriented designation affords a mix of housing opportunities – including ground-oriented detached, duplex and townhomes - and allows a high level of interconnectivity among residential and park uses. Future development should aim to establish a positive public realm with community-oriented homes that foster support and social interaction between neighbours, including 'eyes on the street', with a safe pedestrian and cyclist experience. Concentrated on the western and south-western portion of the ASP, Residential – Ground Oriented neighbourhoods are well connected by off-street walking and cycling routes.

A clustered neighbourhood pattern aims to celebrate natural landscape within the site and to create a balance between ground-oriented residential development and natural open space and recreation.

Neighbourhood safety is made a priority by designing homes that address the public realm with 'eyes-on-the-street'. Compact housing in strata formats will reduce infrastructure networks and maintenance costs, while allowing for greater diversity of lifestyles and life stages within the community.

Reflective of proposed form and character of attached housing, images shown on Figure 17 – Neighbourhood Character | Residential - Ground Oriented reflect Okanagan sense-of-place.

Permitted densities within the Residential – Ground Oriented designation are 15–50 units per hectare | 6-20 units per acre, with maximum building heights of 3 storeys.

**Note: All land use areas and percentages are approximate, intended for planning purposes only. All designated areas and boundaries are subject to refinement through more detailed site design and engineering at the time of zoning and subdivision.

Figure 17: Neighbourhood Character | Residential – Ground Oriented



6.9.2. Policies

a. Encourage a variety of housing forms, lot sizes, and tenures to provide a diversity of residences that can support a range of lifestyles, life stages and incomes.

b. Encourage compact housing forms, including ground-oriented detached, duplex, townhome, and apartments, to foster walkable neighbourhoods and reduce construction materials and energy use.

c. Ensure that built forms respond to the hillside topography and manage the physical, visual and environmental impacts of hillside development.

d. Permit a maximum density of 100–150 units per hectare | 40-60 units per acre for Residential–Apartments and 15–50 units per hectare | 6-20 units per acre for Residential–Ground Oriented.

e. Permit a maximum building height of 6 storeys for Residential–Apartments and 3 storeys for Residential–Ground Oriented.

f. Encourage green building technologies, including but not limited to Air Heat Source Pump Heating Systems, Heat Recovery Ventilators, and Solar Collectors.

g. Encourage building orientation to benefit from passive climate control as means to reduce energy use.

h. Seek and identify sustainability features at the time of Development Permit, where appropriate.

i. Recognize and avoid potential conflicts arising from adjacent land uses and/or housing types in the planning, design and construction of residential neighbourhoods through consideration of appropriate transition areas, landscape buffers, and/or other mitigating built form elements.

j. Develop and implement residential design guidelines as a means to reinforce Okanagan sense-of-place and character.

k. Consider the use of Comprehensive Development zones where the scale and complexity of residential designations make it practical.

l. Existing corresponding zones are provided for residential land use designations as a reference for potential permitted housing forms. Future zoning may be developed to provide greater range and specificity of permitted housing forms.

6.10. OPEN SPACE NETWORK: NEIGHBOURHOOD PARKS, NATURAL PARKS AND TRAILS

6.10.1. Description

The Business Park Open Space Network weaves a series of parks, trails and existing natural systems into the Business Park, locating parks and natural areas within 5 minutes walking distance (400m) of every home.

The Open Space Network designations, as shown on Schedule A – Land Use Plan, represent approximately 21.5% of the Plan area:

- Natural Park and Open Space as retained naturalized areas serving a variety of passive recreational opportunities along with the retention of natural ecology (17%) **;
- Neighbourhood Park and Greenway for opportunities for both passive and active recreation within the neighbourhood parks, and safe walking and cycling along the greenway (4.5%) **.

Natural Park and Open Space

A robust open space network composed of public park, natural buffers, and linear parks, the Natural Park and Open Space designation provides a variety of recreational and retained habitat a single system.

In addition to providing opportunities for active and passive recreation, the Natural Park and Open Space also serve to retain habitat connectivity between coniferous woodland ecosystems to the north and south.

Neighbourhood Park + Greenway

Neighbourhood Parks seek to engage a diverse range of community needs, from quiet contemplative spaces for reflection to imaginative playgrounds. Serving as local gathering spaces, Neighbourhood Parks offer opportunities for both active and passive recreation, as well as community gardens, public art and outdoor classrooms, all within an easy walking and cycling distance of neighbourhood homes.

The Greenway offers a key open space connection from the residential areas and the commercial heart, providing a safe walking and cycling route within a landscaped area.

6.10.2. Policies:

a. Permit use of designated parkland for alternative civic or cultural uses and facilities.

b. Provide open space and parkland for the recreational use and enjoyment of residents and visitors. Where applicable, parkland will be dedicated to the District of Lake Country.

c. Ensure an interconnected network of pathways – including walking paths and trails, sidewalks and multi-use pathways – that connect the commercial centre, parks and residential neighbourhoods.

d. Provide pathway connections to existing neighbourhoods, where feasible.

e. Incorporate a range of trail and pathway types to provide for a range of recreational uses and to maximize accessibility.

f. Preserve future opportunities for the provision of public park amenities such as signage (for wayfinding and interpretation), benches, garbage receptacles and bicycle racks in public trailhead/parking areas.

g. Establish destination points such as areas for sitting, picnicking and informal lookouts.

h. Preserve future opportunities to establish, maintain and improve appropriate active park programs (i.e. playgrounds, community gardens, off-leash dog parks, skateboards parks, etc.) based on identified community need.

i. Consider incorporating public art installations and outdoor performance facilities within parks and public spaces.

j. Retain natural vegetation where possible and encourage the use of native and drought-resistant vegetation for new development.

k. Implement policies to identify and manage invasive plants in parks.

l. Provide public streets adjacent to parks to ensure visual and physical access for the public.

6.11. CIVIC STORMWATER + INFRASTRUCTURE

This designation supports civic infrastructure, including stormwater basins and bioswales, as well as existing servicing infrastructure. The ASP designates approximately 1% of the Plan Area for Civic Stormwater + Infrastructure.

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7 Infrastructure

7. NEIGHBOURHOOD INFRASTRUCTURE

The provision of all requisite infrastructure to service the Business Park area is critical to its success from economic, social, and environmental perspectives. In accommodating the functional demand created by the Business Park's workers and the neighbourhood's ultimate population (at build-out), planning of new infrastructure will provide for a range of active mode users and take into account water and energy conservation, as well as associated environmental impacts, including Dark Sky lighting standards.

7.1. TRANSPORTATION NETWORK

7.1.1. Description

Sharing is central to designing complete streets that serve everyone's needs, from the weekday commuter to the weekend stroller. Complete Streets are streets that are well suited to their purpose of making a place for everyone that is functional, safe and enjoyable. In the spirit of sharing, and to reduce use of fossil fuels, the Area Structure Plan enhances the pedestrian experience, improves bicycle safety and makes for more efficient traffic circulation (Refer to Schedule C: Active Transportation Plan).

Within the transportation network, additional considerations for reduction of Greenhouse Gas Emissions and energy use includes reduced widths of travel lanes, green infrastructure for both lighting and stormwater management, and compact housing.

The pattern of neighbourhood streets is reflected in the Street Hierarchy Plan for the Business Park, with each street tailored to its purpose and connected as a network to allow choice and flexibility in moving through the community. Refer to Schedule B for the Street Hierarchy Plan.

Street design for the Business Park reflects a comprehensive network of pedestrian, cycling and multi-use paths that provides an immediate alternative to auto dependency for local neighbourhood trips.

Providing primary access to the neighbourhood, Okanagan Centre Road W and Glenmore Rd in the south act as gateways to the Business Park. A third point of entry into Business Park is Seaton Rd in the north, from which Read Rd Extension heads south, forming a central crossroads at the heart of the Business Park.

A Transportation Assessment was undertaken in consultation with the District of Lake Country, to evaluate the Business Park within the overall local and regional transportation network (Refer to Appendix J: Traffic Assessment for further details.

Based on the forecast Total Traffic volumes, the "unmitigated" Total Traffic capacity analysis and the signal warrant analysis in the Traffic Assessment, the following conclusions and suggested mitigation measures are recommended:

- Construct roundabouts at the following locations:
  - Glenmore Road & Road A
  - Okanagan Centre Road W (Road B) & Road A
  - Read Road Extension & Seaton Road
- Provide all-way stop control intersections for:
  - Read Road Extension & Okanagan Centre Road W (Road B) with 15-m eastbound left-turn lane and southbound 15-m channelized right-turn lane.
- Dick Road & Road A with separate northbound left and right turn lanes.
- Reserve sufficient space for roundabouts in the long-term at the following locations:
  - Read Road Extension & Road B.
  - Dick Road & Road A.
- Provide left-turn lanes at:
  - Okanagan Centre Road W & Road C: Westbound approach (30 m storage).
  - Glenmore Road & Access south of Road A: Northbound approach (25 m storage).
- Provide connectivity for Road D and Chase Road W:
  - 200 m south of the Glenmore Road roundabout with the Highway 97 connector and/or
  - To McCoubrey Plateau with a connection to Glenmore Road south of the Lake Country Boundary in Kelowna.

7.1.2. Policies:

a. Where appropriate, Roads Development Cost Charges will be contributed by the developer as outlined in the District of Lake Country Development Cost Charge Bylaw.

b. Consider and incorporate, where appropriate, the recommendations for traffic management presented in the Business Park Traffic Assessment.

c. As a way of monitoring transportation impacts, a Transportation Impact Assessment will be undertaken and reviewed on a milestone basis at the discretion of the District Engineer.

d. Develop and refine Business Park Specific Street Standards to accommodate pedestrian and cycling needs, establish a positive pedestrian realm, and explore alternative lighting and drainage standards, and incorporate the street standards into the District of Lake Country's Subdivision and Development Services Bylaw.

e. Seek to design neighbourhoods where every home is within a five-minute walk to parks and open space.

f. Neighbourhoods should be designed so as to make it easy, convenient and comfortable to walk and cycle throughout the community. The road network should be sensitive to topography and have multiple connections with relatively direct routes. With the exception of boulevards, streets should be kept as narrow as possible. Traffic calming should be employed where appropriate and approved by the District of Lake Country.

g. Accommodate the provision of future transit service through planning for future facilities.

h. Provide pedestrian connections and emergency connectors (vehicular) for cul-de-sac road lengths greater than 150m in length, where topography allows.

i. Provide emergency connection between Chase Rd and Road C.

j. Provide an off-street network to accommodate walking and cycling, including trails network, sidewalks, cycle tracks and multi-use pathways.

k. Where and when appropriate, incorporate into development permit guidelines end-of-trip facilities for cyclists, including secure bicycle storage and/or bike racks in highly visible locations within the Commercial area.

l. Create a positive pedestrian realm within LCBP through the provision of pathways, street trees, landscaping, pedestrian scale lighting, street furniture and permeable surface treatment where possible.

m. Preserve future potential for public pedestrian amenities such as universally accessible pathways, benches, and plantings along new major streets.

n. Require that sidewalks and parking areas be designed according to barrier free access standards.

o. The provision of parking will be in accordance with the District of Lake Country Zoning Bylaw requirement, unless supported by a shared-use parking study or other rationale at time of development approval.

p. The provision of parking for public parks and trail heads shall be in accordance with detailed park design.

q. Minimize the amount of streetlight to preserve the night-sky views, with due consideration for public safety.

r. Encourage use of energy efficient streetlights and consider use of adaptive lighting controls during nighttime hours, wherever possible.

s. Where rear lanes exist, garages should be located in the rear yard and be accessed from the lane.

7.2. SERVICING

7.2.1. Description

The provision of infrastructure at the level of urban servicing is essential to meet the needs of the Business Park. Infrastructure will aim to be cost effective, respect the environment, and conserve water and energy resources.

The Site Servicing Summary is focused on onsite or internal services; there remains significant review of offsite services which are anticipated to be undertaken in subsequent detailed design stages.

Existing infrastructure is available for water supply from the Lake Country water systems, including the Beaver Lake and Okanagan Lake supply. The Beaver Lake water supply is currently understood to be the sole supply source to service the future development - flow rates, storage, and pressure zones will be confirmed at the detailed design stage. The current development will be within the 544m and 600m Pressure Zones. There are multiple connection points to the Lake Country system that will supply water to this development. An ultimate looped water system with connections on Okanagan Centre Road West, Glenmore Road and Seaton Road will serve both the 544m and 600m Pressure Zones with the use of either a Single or Dual Zone Pressure Reducing Valve (PRV). It is anticipated that the existing supply mains and storage facilities have sufficient capacity for Business Park development – confirmation is required at a future detailed design stage.

Sewage collected from the Business Park development will be connected to the District of Lake Country's trunk sewerage system. The proposed development has a potential for approximately 600 residential units and 1.6 million square feet of Industrial and Commercial development. The optimal location of utility tie-ins to the existing system on Glenmore Rd will require review at the time of the detailed design stage to consider site elevations and appropriate phasing.

The stormwater systems will be designed to incorporate flows from the Business Park site as well off-site catchment areas that historically drain into the property, with the understanding that future upstream development will maintain pre-developed flows once developed. The future stormwater collection, pipe design and management criteria must be designed to the District of Lake Country's Engineering Specifications and Best Management Practices.

Other utility service will be provided by BC Hydro (electricity), Telus (communications), Shaw Cable (communications) and Fortis BC (gas). All new utilities will be underground within the development area. Street lighting and pedestrian lighting should be in line with Dark Sky Standards to reduce glare and reflection to the night skies, in consideration of impacts to the surrounding environment.

Onsite infrastructure services that include water distribution, sewage collection and storm water collection and management have not been analyzed in detail or sized for capacity. These will be refined as development plans progress.

Servicing Master Plans for the LCBP Area Structure Plan consist of the following three infrastructure elements:

- Schedule D – Water Conceptual Master Plan;
- Schedule E – Sanitary Conceptual Master Plan; and,
- Schedule F – Stormwater Conceptual Master Plan.

Refer to Appendix K – Site Servicing Summary for a detailed report.

7.2.2. Policies:

a. Water, Sanitary Sewer and Stormwater Drainage systems shall be designed in accordance with District of Lake Country bylaws and regulations, as well as industry Best Management Practices.

b. Water supply shall be provided in a phased manner in accordance with the District of Lake Country bylaws and regulations, as well as industry Best Management Practices.

c. Encourage residents to employ water conservation measures for indoor and outdoor conservation practices, including use of reduced flow fixtures and appliances.

d. Encourage the use of best practices in green landscape management including efficient irrigation systems and drought tolerant or native plantings.

e. Water servicing shall be in general compliance with the Water Conceptual Master Plan on Schedule D.

f. Sanitary Sewage capacity shall be provisioned and planned for as servicing design progresses.

g. Sanitary Sewer servicing shall be in general compliance with the Sanitary Conceptual Master Plan as shown on Schedule E.

h. Prepare a stormwater management plan in general compliance with the Stormwater Conceptual Master Plan as shown on Schedule F.

i. For each phase a Registered Professional Engineer will be retained to design the stormwater management system.

j. Ensure stormwater management systems are designed using Best Management Practices as suitable for the development site.

k. Water quality treatment will be provided through the use of bio-swales (where practical), mechanical oil/grit separators, tanks and sediment ponds.

l. Employ localized flow attenuation to reduce erosion and limit infiltration to incidental infiltration from bioswales, waterways and green spaces.

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8 Implementation

8. IMPLEMENTATION

8.1. IMPLEMENTATION

8.1.1. Description

As the blueprint for development of the Business Park, implementation of the ASP requires further steps and development approvals prior to construction, including adoption of Rezoning and Subdivision approval. Background reports contained within Appendix A – Geotechnical Review, Appendix B – Archaeological Overview Assessment, Appendix C – Environmental Assessment, Appendix D – Environmental Sensitivity Analysis, Appendix E – Wildfire Risk Assessment, Appendix F – Visual Assessment, Appendix G – Industrial Market Study, Appendix H – GHG Memo, Appendix I – Community Facilities Inventory, Appendix J– Traffic Assessment, Appendix K - Site Servicing Summary, and Appendix L – Financial Analysis guide neighbourhood design and future approvals.

A key consideration in the implementation of the Business Park is the future site earthworks required to remove the existing Okanagan Centre Rd W rampart. A realigned Okanagan Centre Rd W allows for the removal of the rampart, the conversion of that land to a linear park Greenway, and permits the construction of key north-south collector roads to link parcels in the north and south of the Business Park. Once the removal is complete, the majority of the Business Park will include gentle lands ranging from 470m-490m in elevation and gentle slopes suited for industrial uses. Refer to Figure 18 – Landform Analysis – Post Development, and Figure 19 – Slope Analysis – Post Development

The Conceptual Development Phasing Plan (see Figure 20) indicates the anticipated sequencing of development for the land within the Business Park. As an estimate only, the phasing plan illustrates potential sequencing of parcels, noting they will greatly depend on market conditions. The conceptual phasing has considered the realignment of Okanagan Centre Rd W and subsequent removal of the rampart. Servicing phasing is not detailed on the Conceptual Development Phasing Plan as it requires future analysis and is subject to detailed design.

8.1.2. Policies:

a. Consider implementing a Comprehensive Development Zone to facilitate the development of the Business Park.

b. Development may occur as generally shown on Figure 20 - Conceptual Development Phasing Plan.

c. Initiate Detailed Servicing Design and Infrastructure Cost Estimates to ensure an efficient phased development process.

d. Encourage implementation of Figure 21: Business Park Specific Street Cross-sections.

e. Applicable Development Permits must be obtained for all Business Park Development in accordance with the District of Lake Country Development Permit Areas and Guidelines.

f. A Preliminary Field Reconnaissance (PFR) is recommended to ground-truth the results of the Archaeological Overview Assessment report at the time of subdivision or development permit.

g. A Construction Environmental Management Plan (CEMP), including detailed restoration plans and associated bonding cost estimate, will be required prior to application for DPs and prior to implementation of proposed works. These reports will need to consider and incorporate key findings from the initial Environmental Assessment at a finer scale to better implement Best Management Practices and incorporate DLC's Terms of Reference requirements).

h. Allow for a phased development approach to provide a gradual, proactive supply of industrial formats to meet emerging regional demand.

i. Provide regional performance monitoring to identify market trends and gaps and absorption rates across the various built forms.

j. Provide a range of industrial formats to accommodate diverse users and promote employment density.

k. Promote economic partnerships between the District and Central Okanagan Economic Department with regards to the development of strategies and policies, prioritizing dense employment uses.

l. Provide site marketing to communicate the opportunity that exists and identify potential large employers that would complement the goals of the Business Park.

8.2. FINANCIAL ANALYSIS

Financial Analysis
Mulholland Parker Land Economists
February 2025

Land Economists, Mullholland Parker, completed a Financial Analysis to determine the likely impact of the ASP on Lake Country's overall expense burden, tax base, and therefore tax burden. The analysis indicated that with tax fluctuations averaged over time, the Business Park will tend to decrease the District's residential property tax burden over the full build-out of the project.

The District of Lake Country will use the Development Metrics and Infrastructure Cost Estimates to inform appropriate rates for any future changes to municipal Development Cost Charges, ensuring that development can support the costs of the required servicing infrastructure and development and minimize the burden to existing District taxpayers. Right sizing the Ring Rd: Financial Impacts

Preliminary masterplans for the Business Park were developed on the basis of DLC's Ring Road Concept, which had been in design for a number of years prior to the ASP process. While the Ring Road Concept provided an effective mobility solution it also required high upfront costs due to the earthworks associated with constructing Chase Rd. As part of the ASP process, a subsequent Modified Ring Road Concept was envisioned to lower anticipated overall road costs, and reduce Phase 1 costs.

Ring Road Comparison

- Ring Road:
  - The previous road plan was estimated to cost $57.983 million and DCC revenues were anticipated to amount to $52.405 million leaving $5.577 million in costs for the District would need to cover, 9.6% of the total costs.
  - Phase 1 estimated road costs: $16.22 million
  - Phase 1 estimated DCCs: $12 million
- Modified Ring Road:
  - The cost for development of the roads is estimated at $52.153 million. This indicates that the District would need to cover off approximately $1.412 million of the costs for road development if DCCs were unchanged. This represents a Municipal assist factor of 2.71% of the total costs.
  - Phase 1 estimated road costs: $8.65 million
  - Phase 1 estimated DCCs: $13.1 million

The changes to the road plan have resulted in a more balanced phasing plan that should insulate the District from having to invest heavily up front and wait before recouping costs from development through DCCs.

Ultimately MPLE believes that the cash flow indicates that there is strong potential for the development of the ASP to pay for itself and generate significant ongoing tax revenue and employment for the District of Lake Country

Refer to Appendix K – Financial Analysis

9 Development Permit Areas

9. DEVELOPMENT PERMIT AREAS AND GUIDELINES

In accordance with the OCP, the ASP includes recommendations for where the existing DLC Development Permit Areas (DPA) should be applied. Development within DPAs will require submission of a Development Permit Application to the District of Lake Country with application requirements specific to each DPA. As not all applications warrant the same level of detail, a Pre-Application Meeting with the District will be required to determine the application requirements.

The Development Permit Guidelines for the ASP are consistent with those outlined in the OCP.

Refer to Schedule G: Development Permit Areas.

9.1. MULTIPLE-UNIT RESIDENTIAL

The Multiple-Unit Residential DPA is applicable to all properties in the Business Park ASP that may be developed to multiple-unit residential densities. This DPA is designated to establish guidelines for the form and character of multiple-unit residential development to achieve a higher standard of building design, housing alternatives, site compatibility and site aesthetics that are consistent with a vibrant residential neighbourhood.

Development Permit Area Guidelines for the Multiple-Unit Residential DPA are described in the OCP.

9.2. COMMERCIAL

The Commercial DPA is applicable to all properties in the ASP that may be developed for commercial use. This DPA is designated to establish guidelines for the form and character of developments that include commercial uses to achieve a higher standard of building design, site compatibility and site aesthetics that are consistent with vibrant community nodes and commercial areas.

Development Permit Guidelines for the Commercial DPA are described in the OCP.

9.3. INDUSTRIAL

The Industrial DPA is applicable to all properties in the ASP that may be developed for industrial uses. This DPA is designated to establish guidelines for the form and character of developments that include industrial uses to achieve a higher standard of building design, site compatibility and site aesthetics that are consistent with a comprehensively planned Industrial Business Park.

Development Permit Guidelines for the Commercial DPA are described in the OCP.

9.4. NATURAL ENVIRONMENT

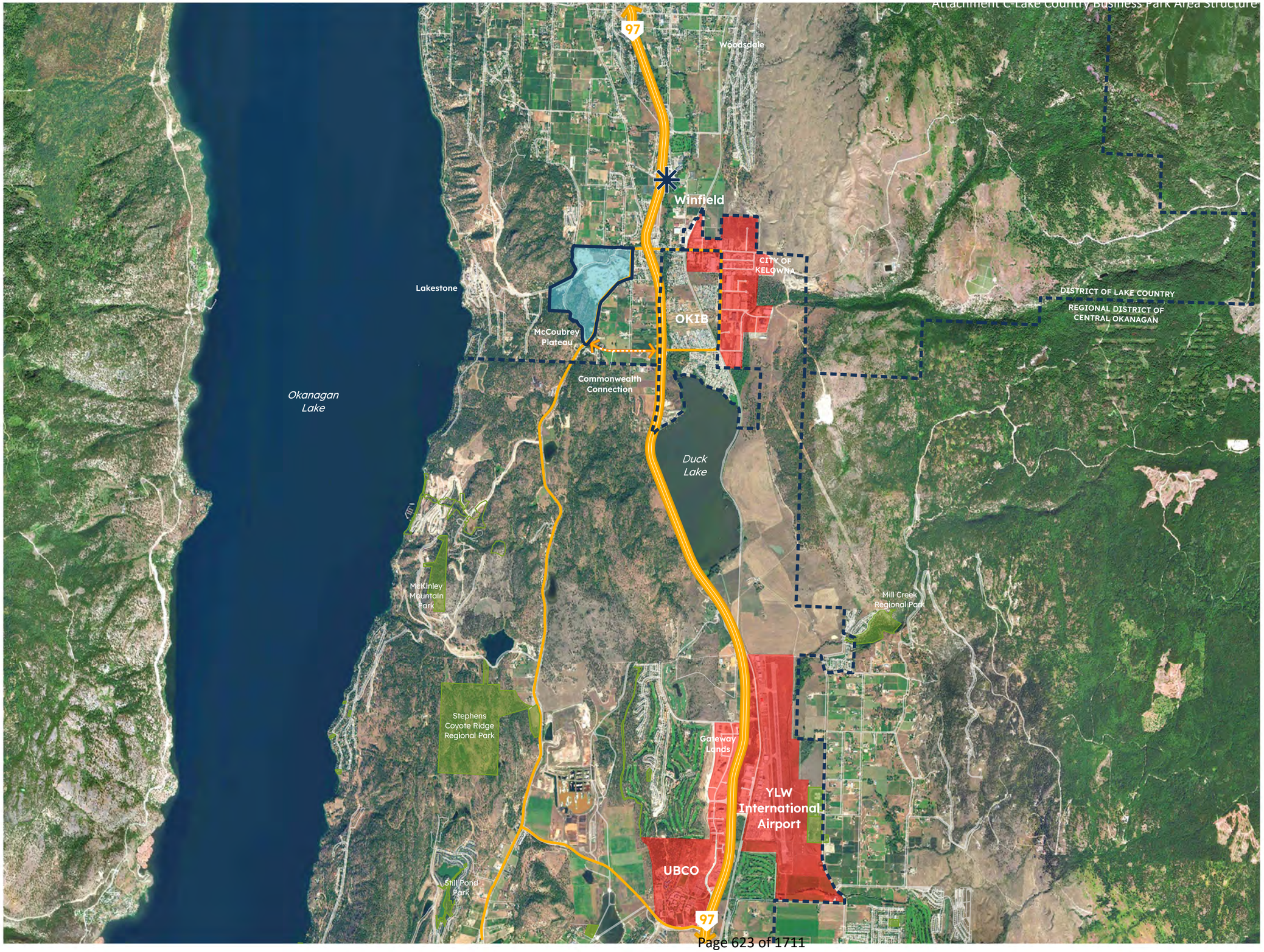
The Natural Environment DPA is applicable to all areas in the Business Park designated as Natural Park and Open Space. This DPA is designed to establish guidelines for the protection of the natural environment, its ecosystems and biodiversity, and to promote practices that will limit negative impacts on these areas.

The intent of this DPA is to guide development to avoid negative effects on environmentally sensitive and significant areas, habitat, water quality, biodiversity, air quality, greenhouse gas emissions, watercourse maintenance and dredging costs, outdoor recreation opportunities, food production, and many other tangible and intangible benefits of natural areas.

Development Permit Guidelines for Natural Environment DPA are described in the OCP.

10 Figures

Figure 1
BUSINESS PARK CONTEXT PLAN



LEGEND — MARCH 2026

- Study Area
- Municipal Boundary
- Major Economic + Employment Lands
- Regional + City Parks
- Major Road Network
- Future Commonwealth Connection
- Town Centre

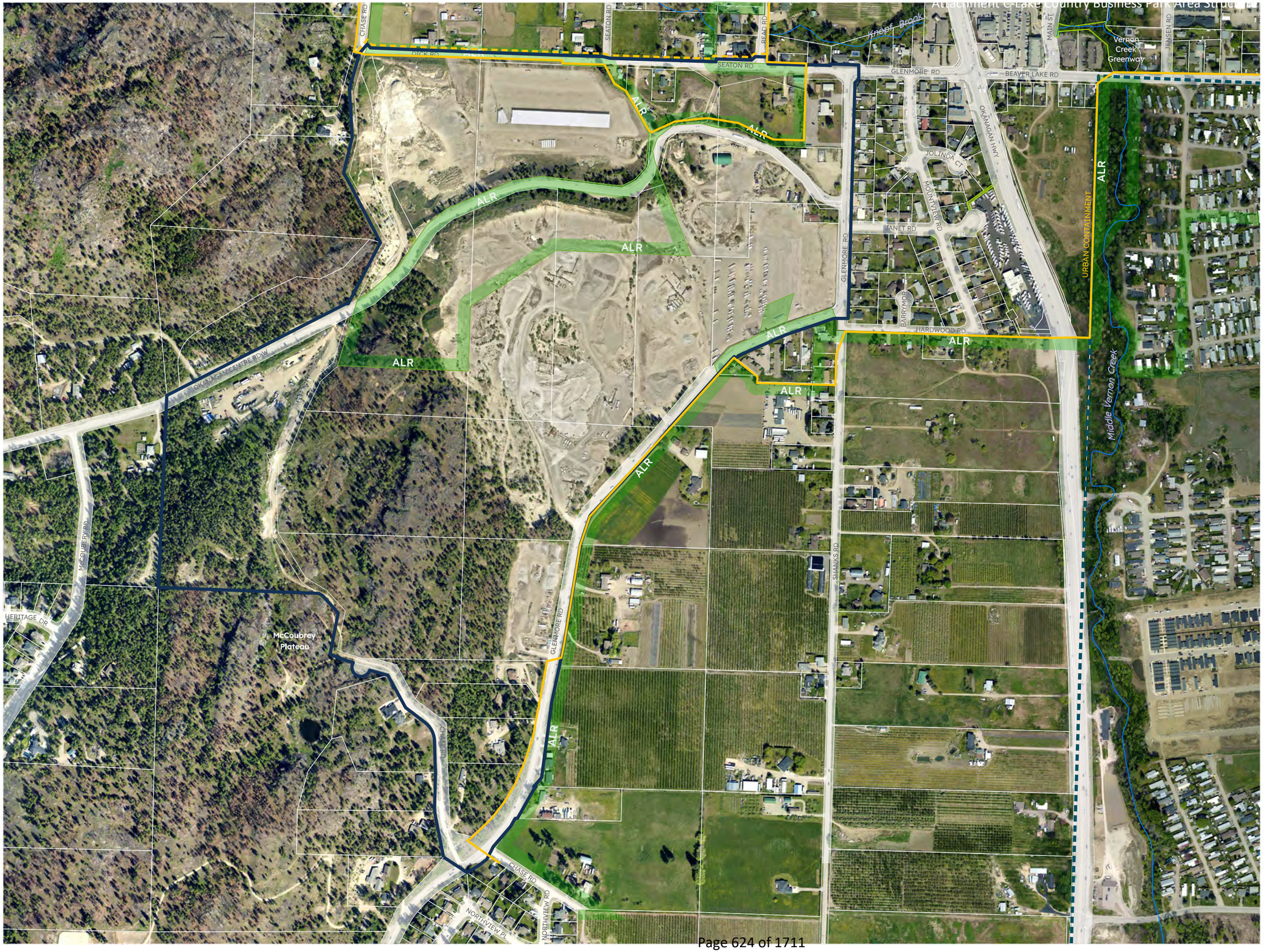
SCALE 1:50,000

0 0.25 0.5 1.0 2.0km

placemark
DESIGN + DEVELOPMENT

BUSINESS PARK ASP
LAKE COUNTRY

Figure 2
AERIAL ANALYSIS



LEGEND — MARCH 2026

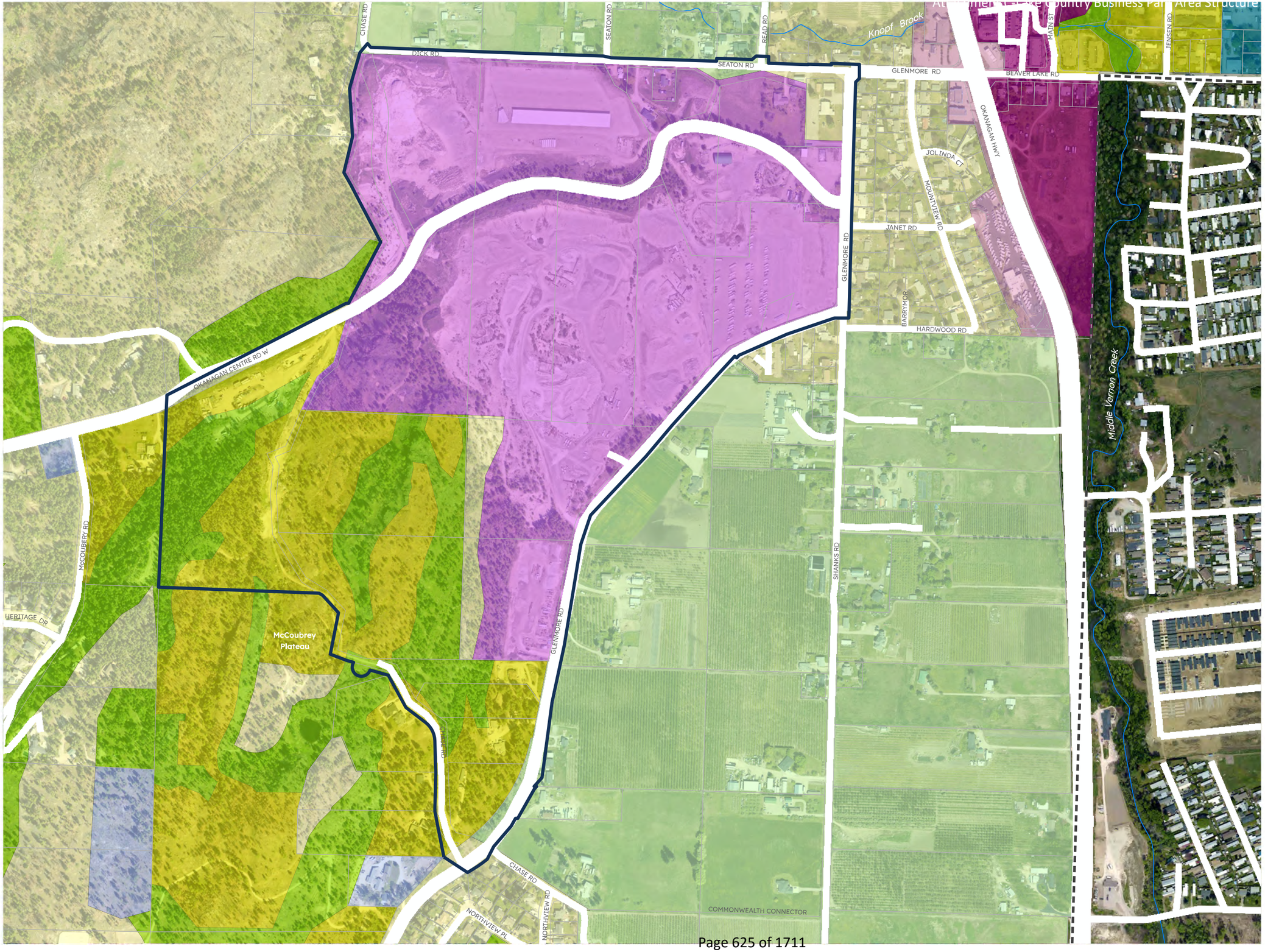
- Study Area
- Municipal Boundary
- Property Line
- ALR
- Existing Urban Containment Boundary
- Proposed Urban Containment Boundary

SCALE: 1:6,000

0 50 100 150 200 250m

placemark
DESIGN + DEVELOPMENT

Figure 3
OCP FUTURE LAND USE DESIGNATIONS



LEGEND — MARCH 2026

- Study Area
- Municipal Boundary
- Property Line
- Watercourse

OCP FUTURE LAND USE DESIGNATION

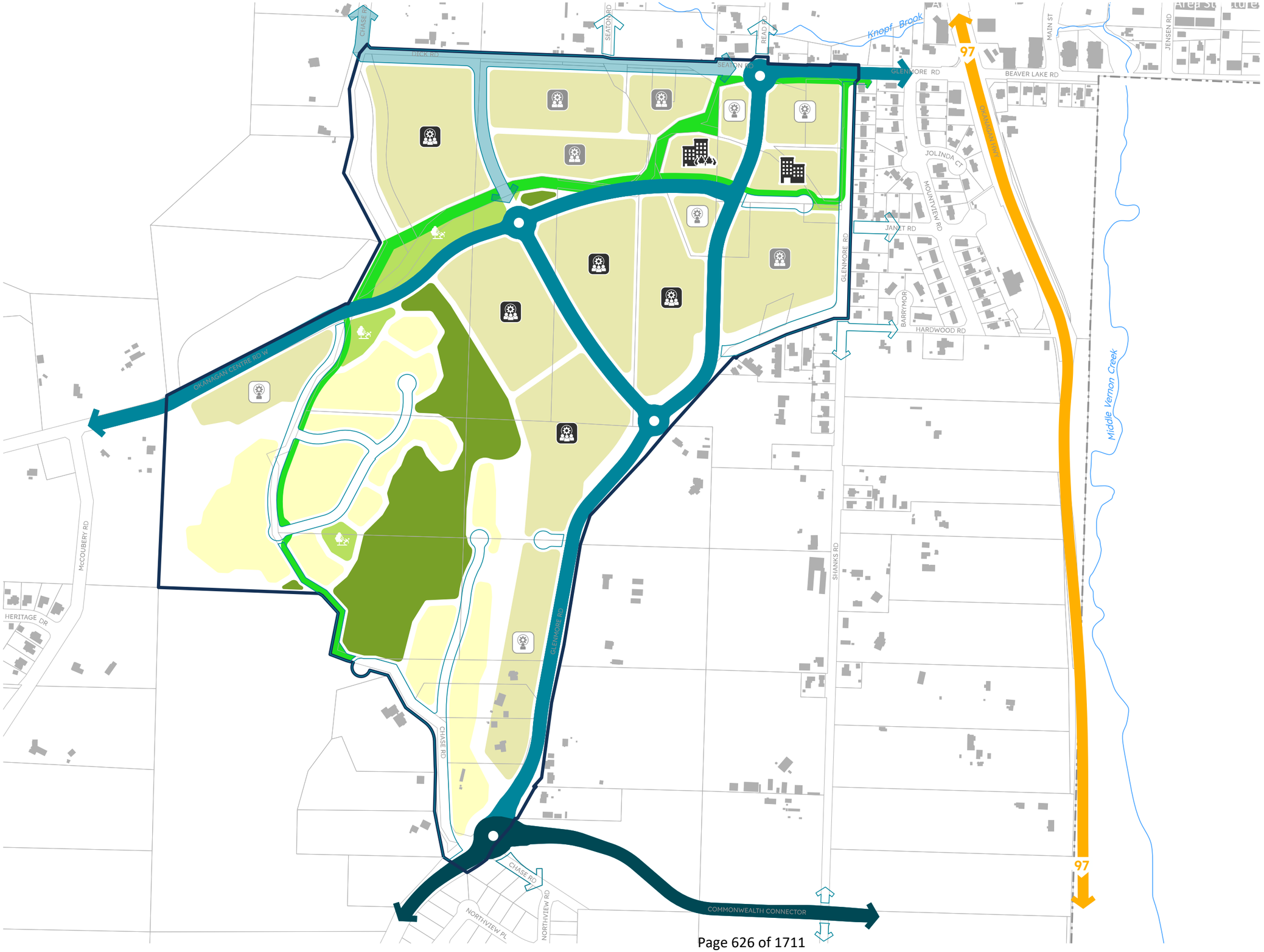
- Agricultural
- High Density Residential
- Highway Commercial
- Industrial
- Institutional
- Mixed Use Commercial
- Parkland and Conservation
- Rural
- Rural Residential
- Service Commercial
- Tourist Commercial
- Urban Residential

SCALE: 1:6,000

0 50 100 150 200 250m

placemark
DESIGN + DEVELOPMENT

Figure 4
DEVELOPMENT STRUCTURE PLAN



LEGEND MARCH 2026

- Study Area
- Municipal Boundary
- Property Line
- Watercourse
- Existing Building

SITE STRUCTURE

- Arterial
- Major Collector
- Internal Collector
- Local
- Residential Neighbourhood
- Industry + Employment
- Multi-Use Trail Connection
- Neighbourhood Parks
- Community Park
- Light Industrial
- Medium Format Industrial
- Employment Dense Large Format Industrial
- Commercial Retail
- Institutional Healthcare

SCALE: 1:6,000

0 50 100 150 200 250m

placemark
DESIGN + DEVELOPMENT

BUSINESS PARK ASP
LAKE COUNTRY

Figure 5
ILLUSTRATIVE CONCEPT PLAN

LEGEND

Study Area

MARCH 2026

SCALE: 1:6,000

0 50 100 150 200 250m

placemark
DESIGN + DEVELOPMENT

Figure 6
LANDFORM ANALYSIS

LEGEND — MARCH 2026

- Study Area
- Municipal Boundary
- Property Line
- 5m Contour
- Watercourse
- Existing Building

LANDFORM ANALYSIS

- 620m - 630m
- 610m - 620m
- 600m - 610m
- 590m - 600m
- 580m - 590m
- 570m - 580m
- 560m - 570m
- 550m - 560m
- 540m - 550m
- 530m - 540m
- 520m - 530m
- 510m - 520m
- 500m - 510m
- 490m - 500m
- 480m - 490m
- 470m - 480m
- 460m - 470m
- 450m - 460m
- 440m - 450m
- 430m - 440m
- 420m - 430m
- 410m - 420m

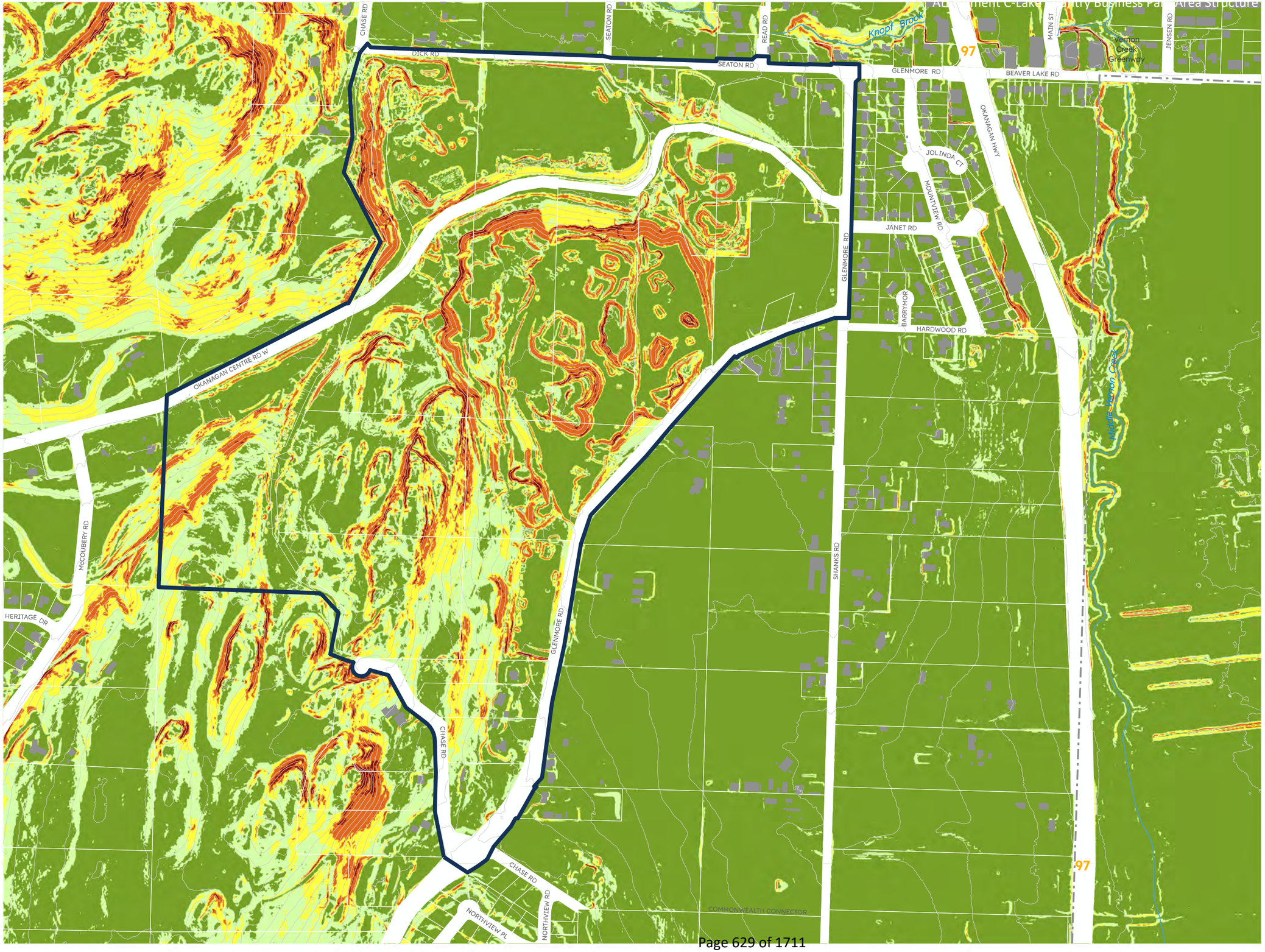
Study Area

SCALE: 1:6,000

0 50 100 150 200 250m

placemark
DESIGN + DEVELOPMENT

Figure 7
SLOPE ANALYSIS



LEGEND — MARCH 2026

- Study Area
- Municipal Boundary
- Property Line
- 5m Contour
- Watercourse
- Existing Building

SLOPE ANALYSIS

0-10% Slope	Gentle
10-20% Slope	Moderate
20-30% Slope	Hillside
30-40% Slope	Steep
+40% Slope	Extreme

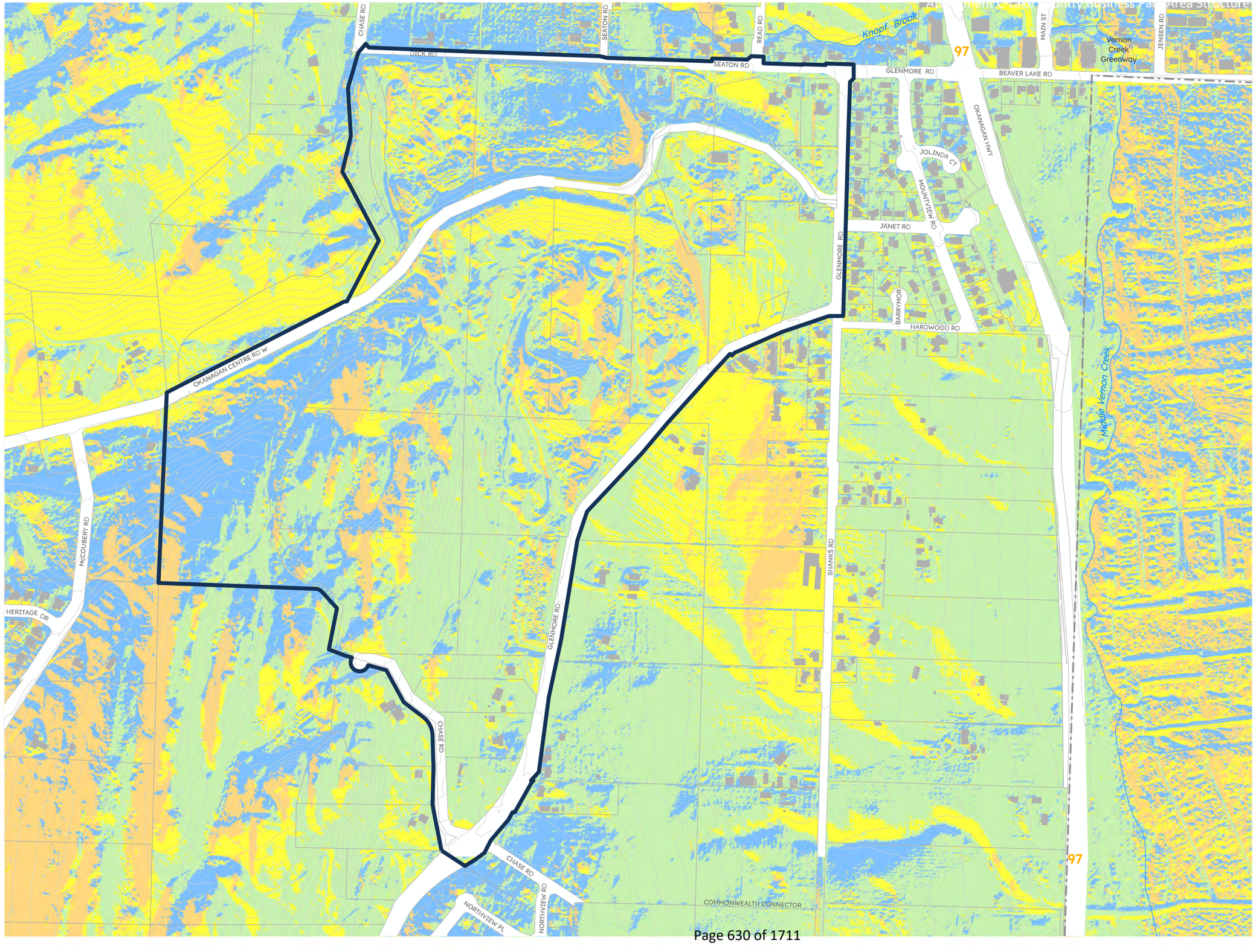
SCALE: 1:6,000

0 50 100 150 200 250m

placemark
DESIGN + DEVELOPMENT

BUSINESS PARK ASP
LAKE COUNTRY

Figure 8
ASPECT ANALYSIS



LEGEND MARCH 2026

- Study Area
- Municipal Boundary
- Property Line
- 5m Contour
- Watercourse
- Existing Building

ASPECT ANALYSIS

NORTH
WEST *Sunset* EAST *Sunrise*
SOUTH *Midday*

SCALE: 1:6,000

0 50 100 150 200 250m

placemark
DESIGN + DEVELOPMENT

Figure 9
SITE CONSTRAINTS

LEGEND — MARCH 2026

- Study Area
- Municipal Boundary
- 5m Contour
- Watercourse
- Existing Building

SLOPE ANALYSIS
- 30-40% Slope | Steep
- +40% Slope | Extreme

GEOTECHNICAL ANALYSIS
- Geotechnical Area of Interest

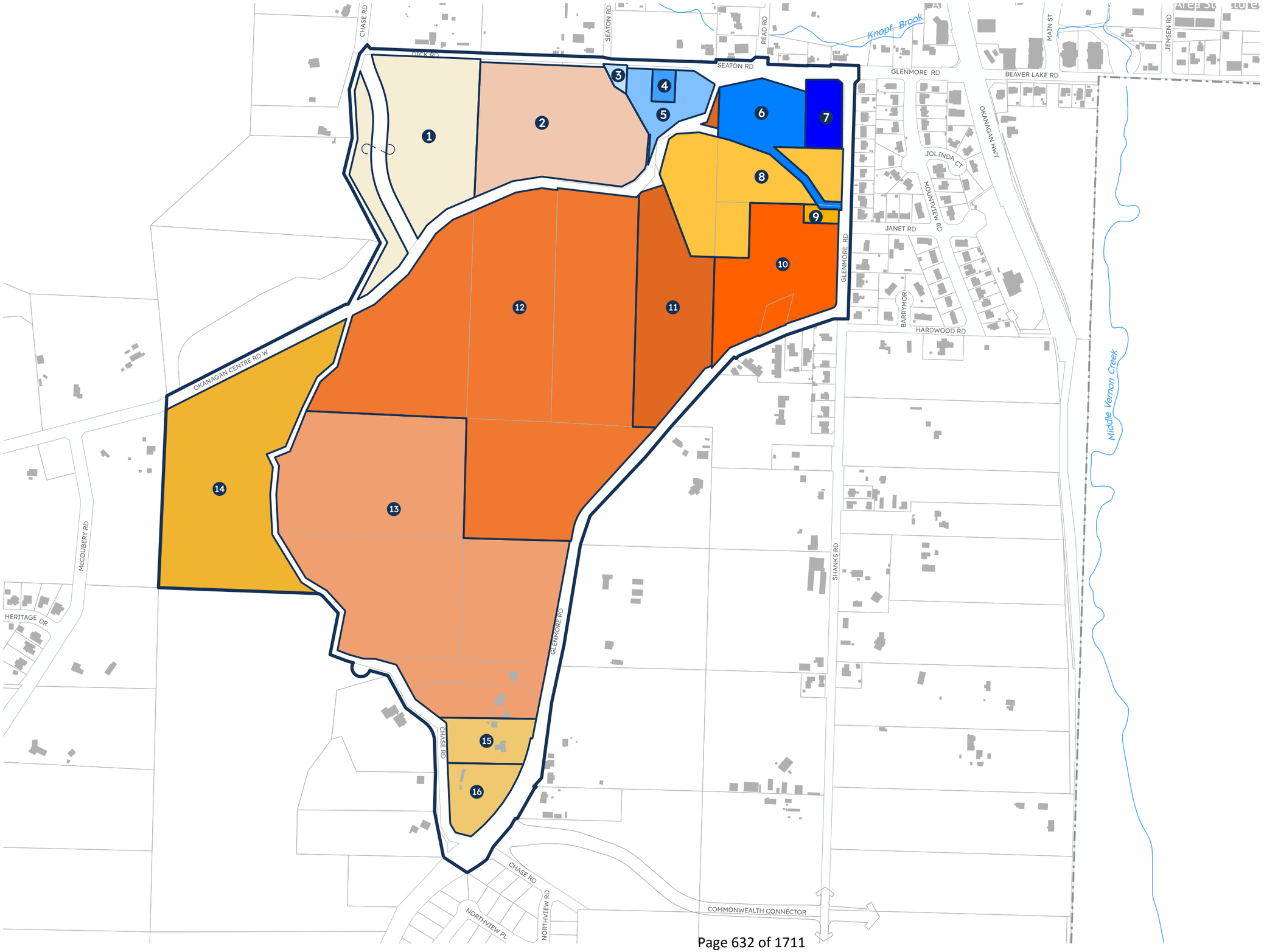
ENVIRONMENTAL ANALYSIS
- ESA 1 | High
- ESA 2 | Moderate
- ESA 2/3 | High/Moderate
  Desktop Review that will need confirmation with Field Studies

WILDFIRE RISK ASSESSMENT
- Moderate Fuel Hazard

SCALE: 1:6,000
0 50 100 150 200 250m

placemark
DESIGN + DEVELOPMENT

Figure 10
OWNERSHIP PLAN



LEGEND — MARCH 2026

- Study Area
- Municipal Boundary
- Property Line
- Watercourse
- Existing Building

OWNERSHIP

1	Private Ownership	4.92 ha | 12.16 ac
2	Private Ownership	5.06 ha | 12.50 ac
3	Private Ownership	0.12 ha | 0.30 ac
4	Private Ownership	0.20 ha | 0.49 ac
5	Private Ownership	0.99 ha | 2.45 ac
6	Private Ownership	1.67 ha | 4.13 ac
7	Private Ownership	0.68 ha | 1.68 ac
8	MOTT	3.77 ha | 9.32 ac
9	Private Ownership	0.15 ha | 0.37 ac
10	Private Ownership	3.59 ha | 8.87 ac
11	Private Ownership	3.93 ha | 9.71 ac
12	Private Ownership	20.29 ha | 50.14 ac
13	Private Ownership	16.02 ha | 39.59 ac
14	Private Ownership	7.65 ha | 18.90 ac
15	Private Ownership	1.04 ha | 2.57 ac
16	Private Ownership	1.04 ha | 2.57 ac
17	District of Lake Country (Road ROW)	10.11 ha | 24.98 ac
		81.23 ha | 200.72 ac

SCALE: 1:6,000

0 50 100 150 200 250m

placemark
DESIGN + DEVELOPMENT

Figure 11: Character – Commercial













Figure 12: Character – Institutional | Healthcare











Figure 13: Character – Light Industrial











Figure 14: Character – Medium Format Industrial













Figure 15: Character – Employment-Dense Large Format Industrial











Figure 16: Neighbourhood Character | Residential – Apartments













Figure 17: Neighbourhood Character | Residential – Ground Oriented



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