



DEVELOPMENT APPROVAL INFORMATION





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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.





IMPLEMENTATION AND MONITORING



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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.





APPENDICES





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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.

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 <i>Local Government Act</i> 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.

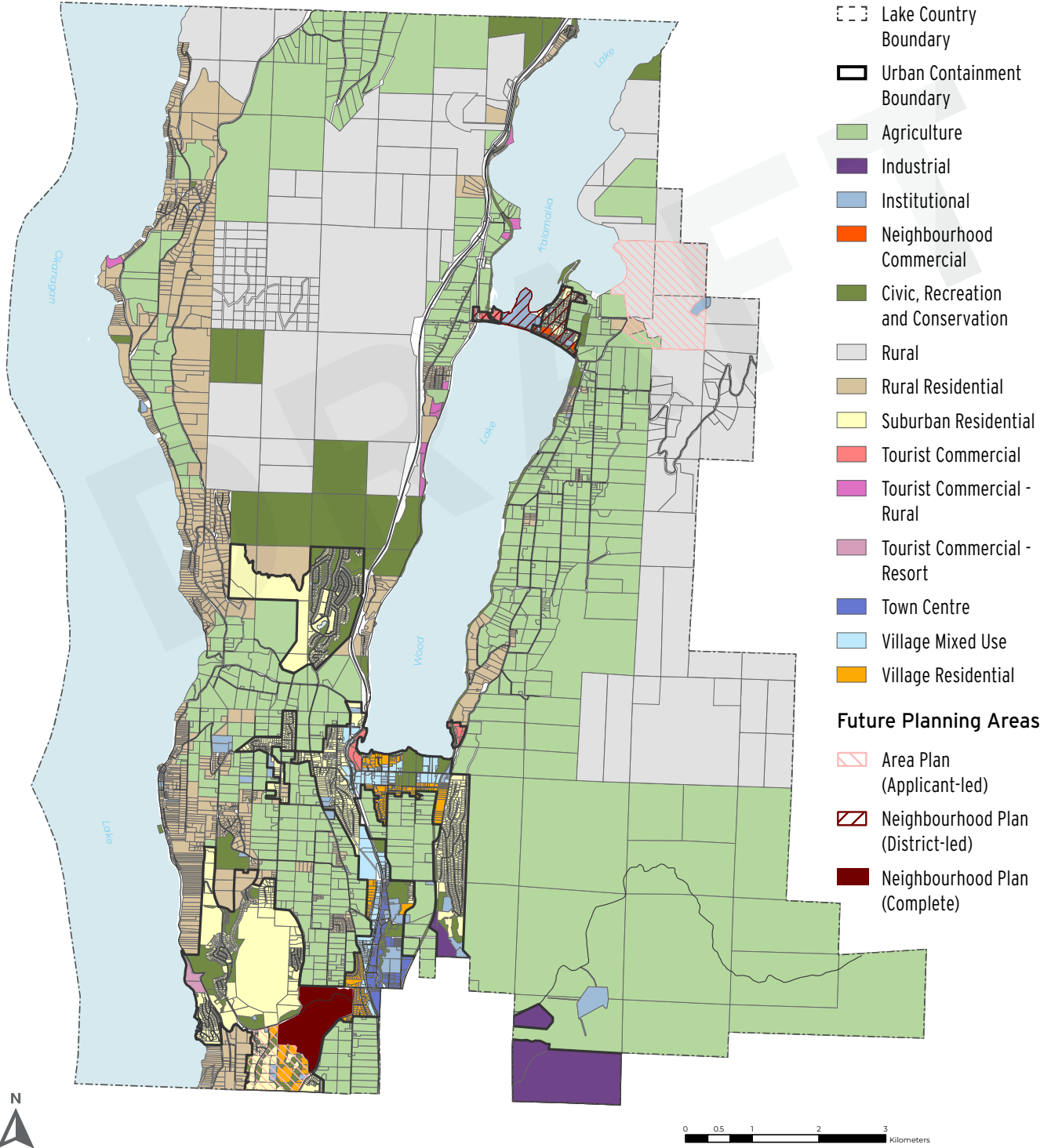
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APPENDIX C: MAPS

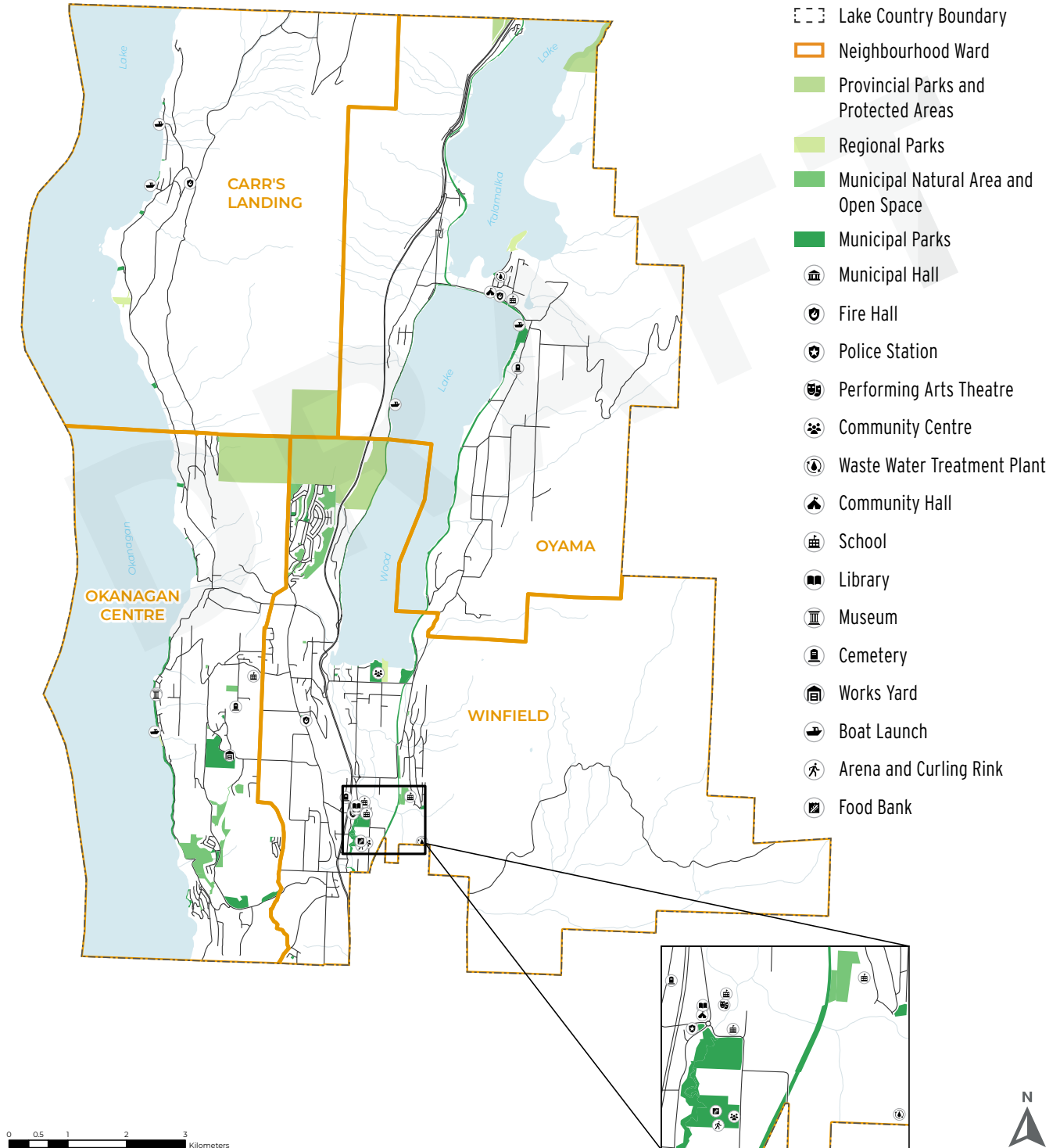
- C.1. Future Land Use
- C.2. Neighbourhood Wards
- C.3. Agricultural Land Reserve and Urban Containment
- C.4. Parks and Trails Network
- C.5. Active Transportation
- C.6. Road Network Plan
- C.7. Sewer Service Infrastructure
- C.8. Water Utilities
- C.9. Sand and Gravel Deposits
- C.10. Form and Character 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



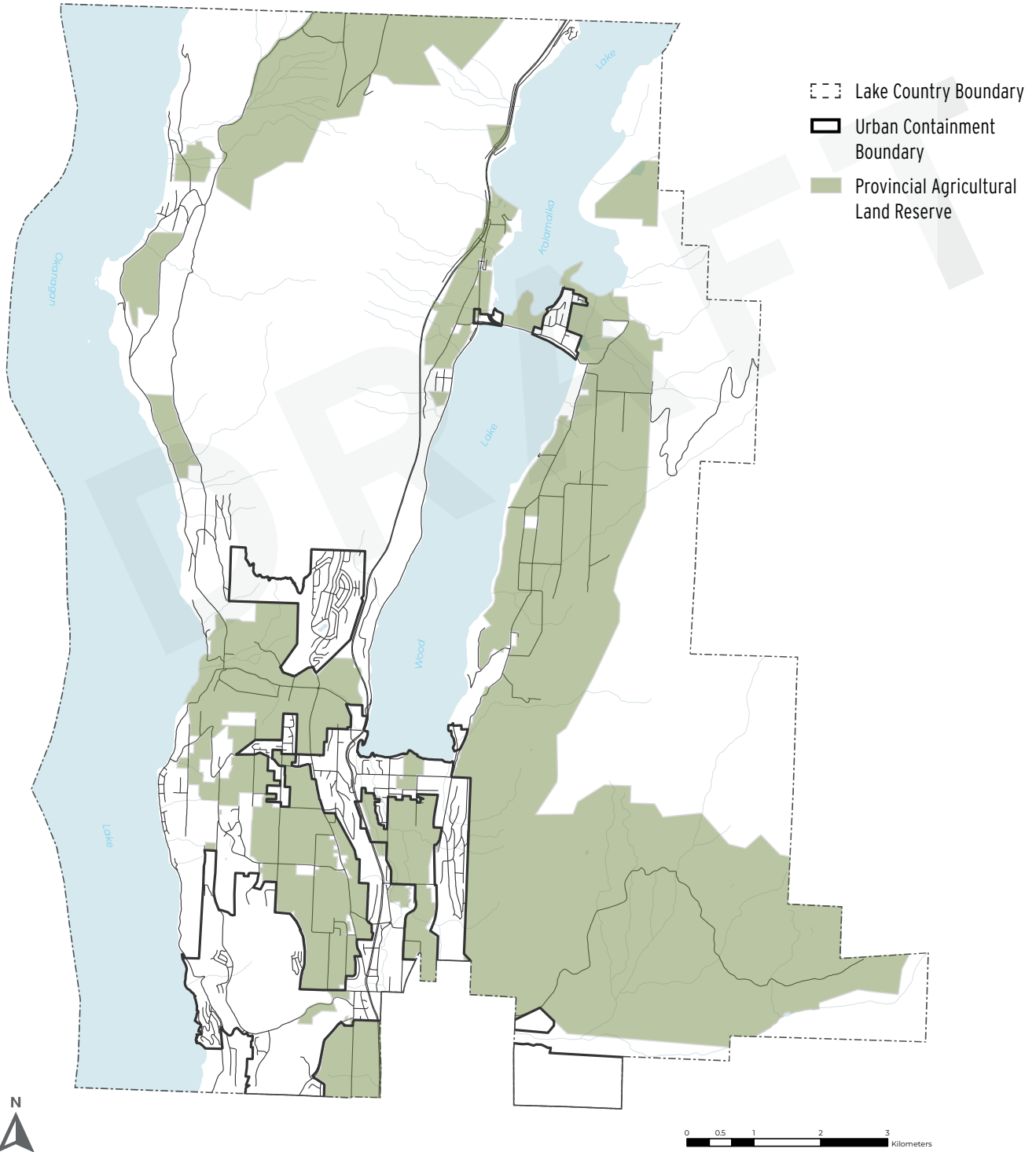
C1. FUTURE LAND USE MAP



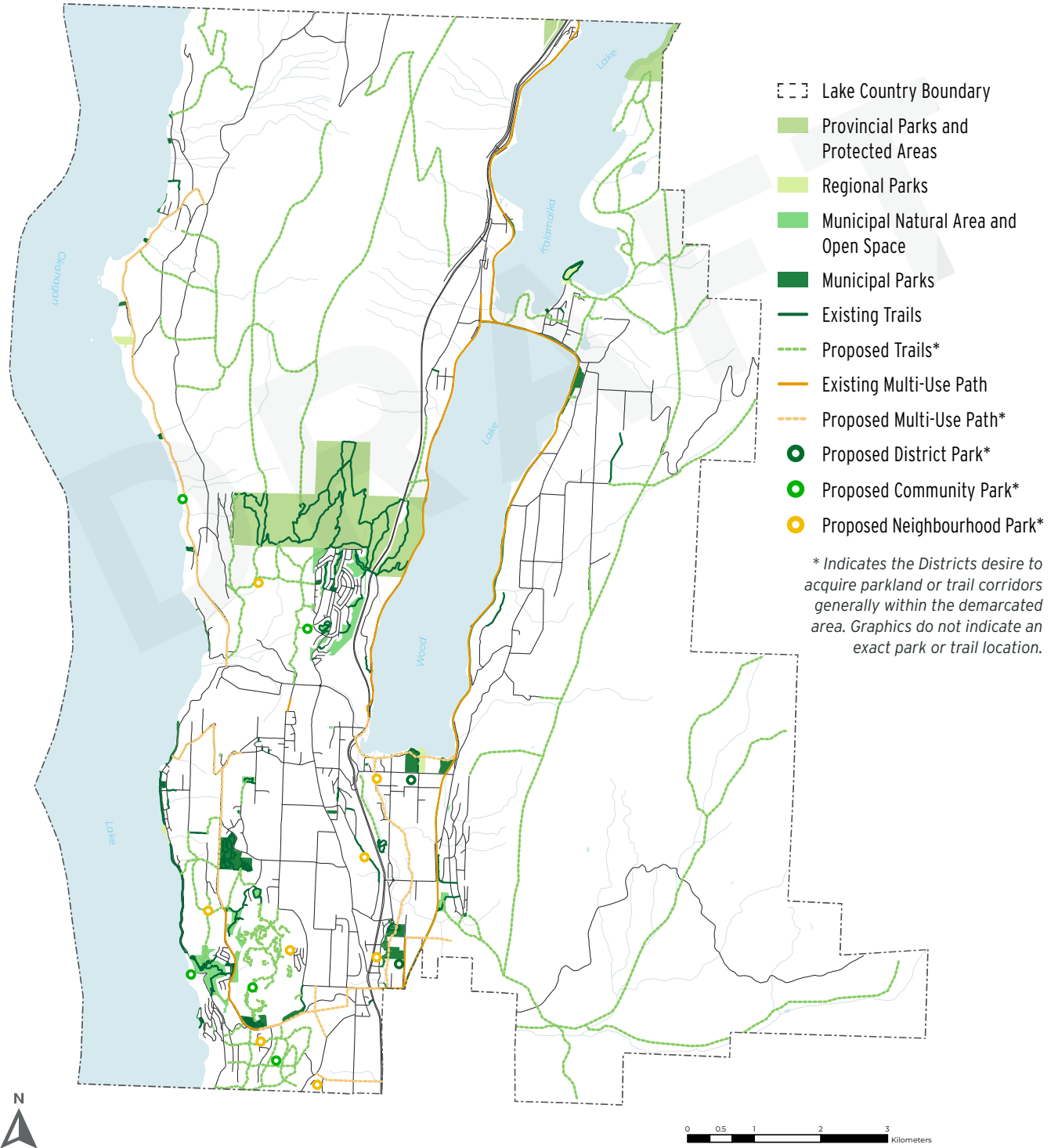
C2. NEIGHBOURHOOD WARDS MAP



C3. AGRICULTURAL LAND RESERVE AND URBAN CONTAINMENT MAP

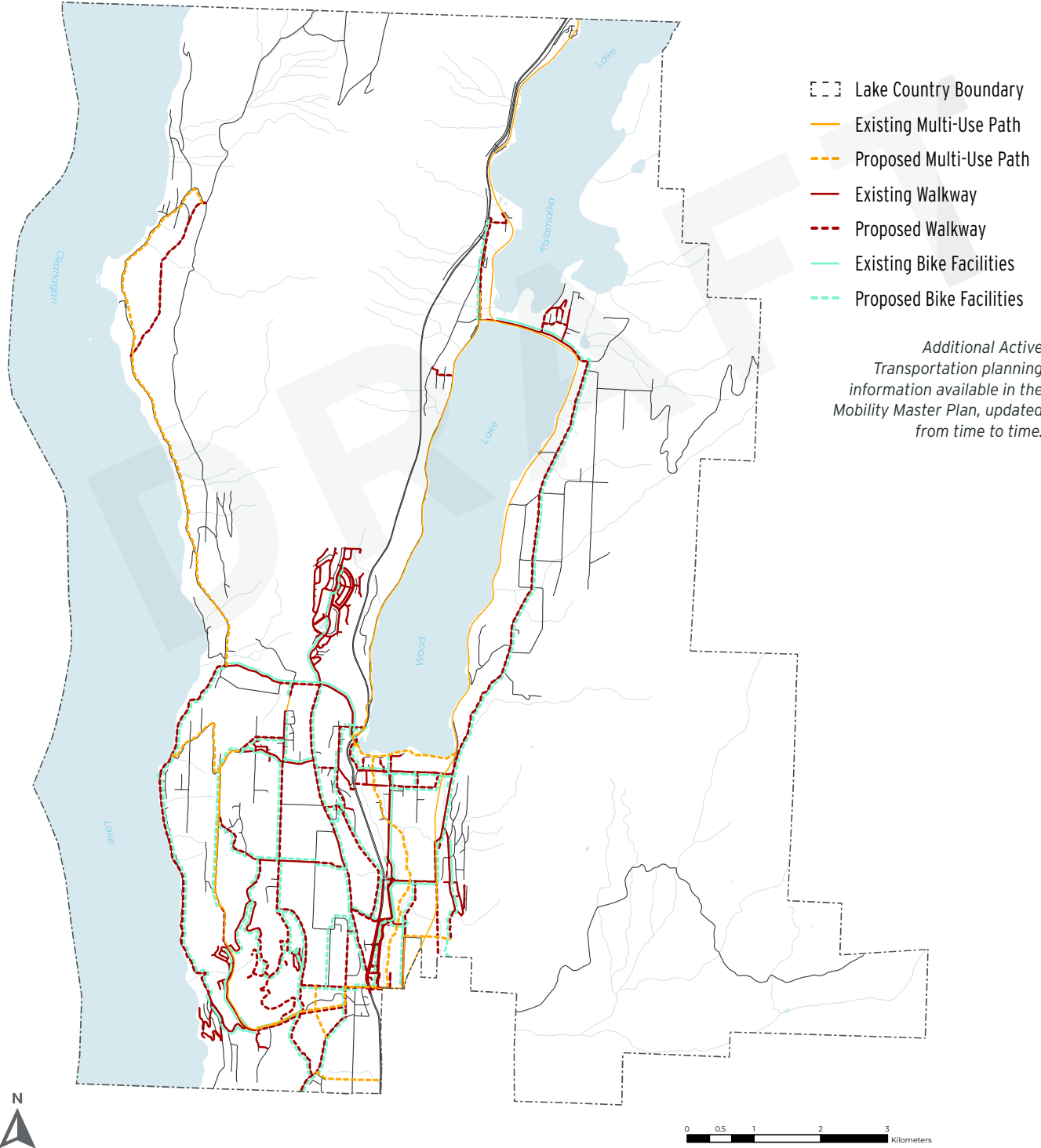


C4. PARKS AND TRAILS NETWORK MAP

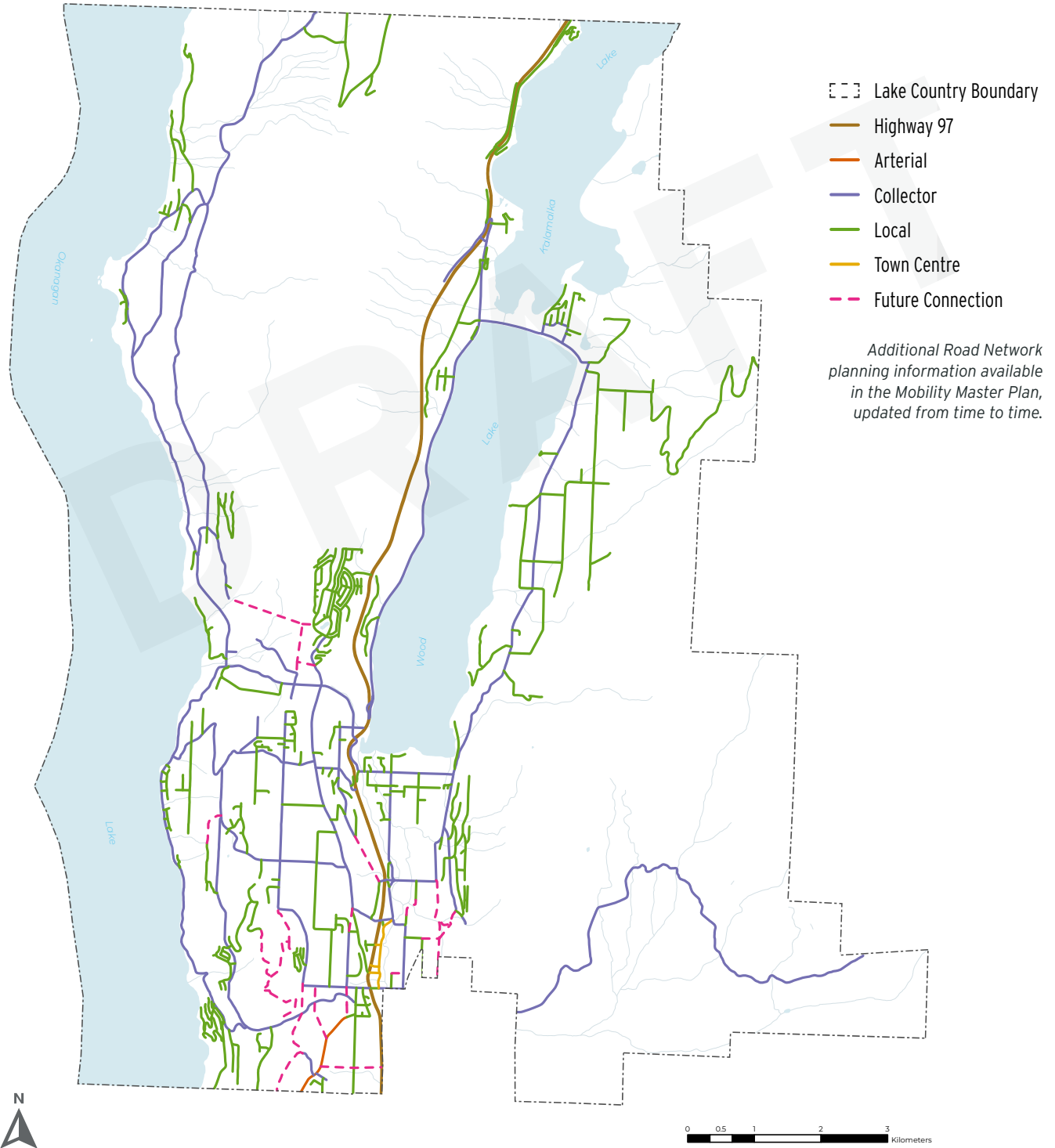


* Indicates the Districts desire to acquire parkland or trail corridors generally within the demarcated area. Graphics do not indicate an exact park or trail location.

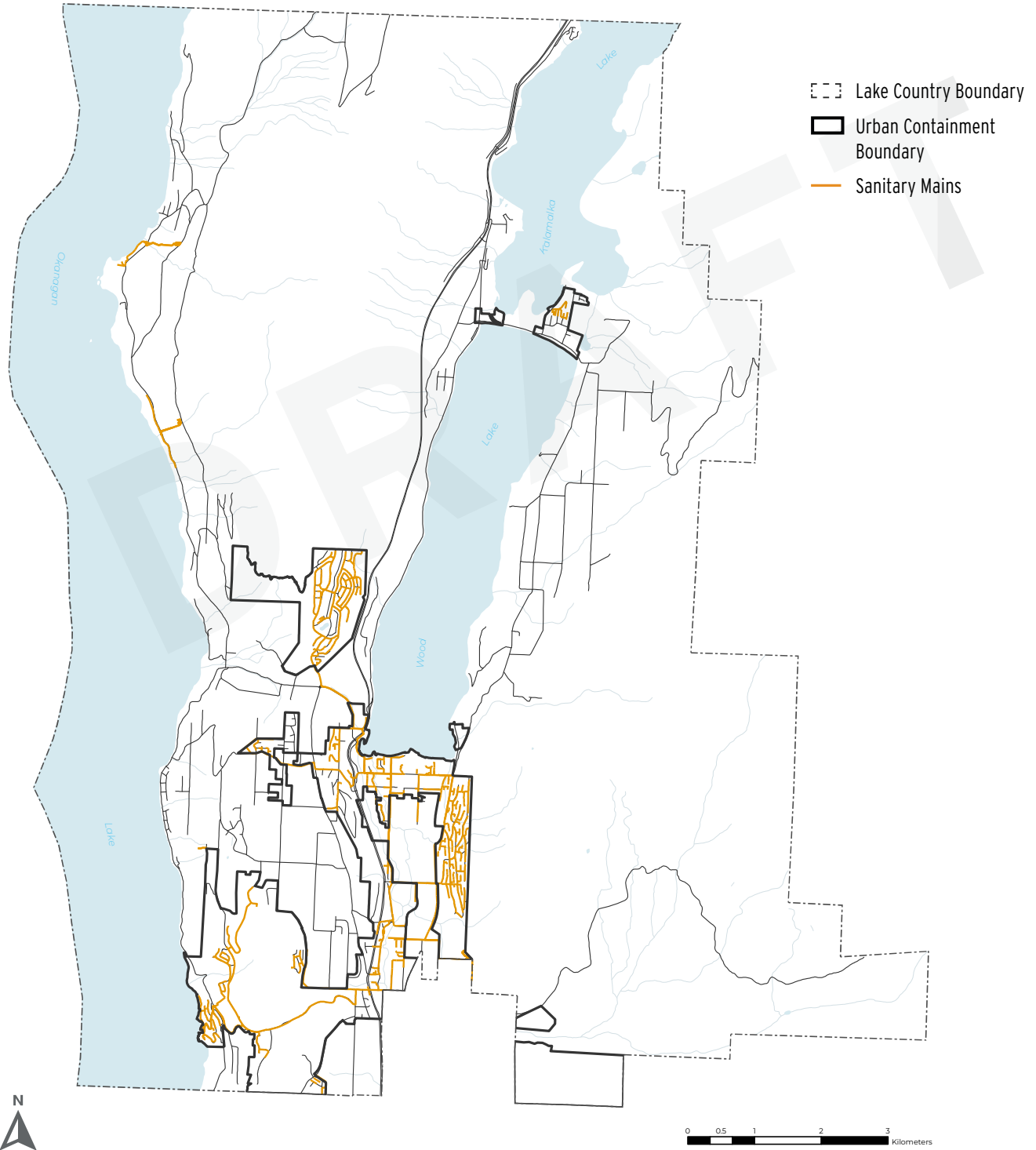
C5. ACTIVE TRANSPORTATION MAP



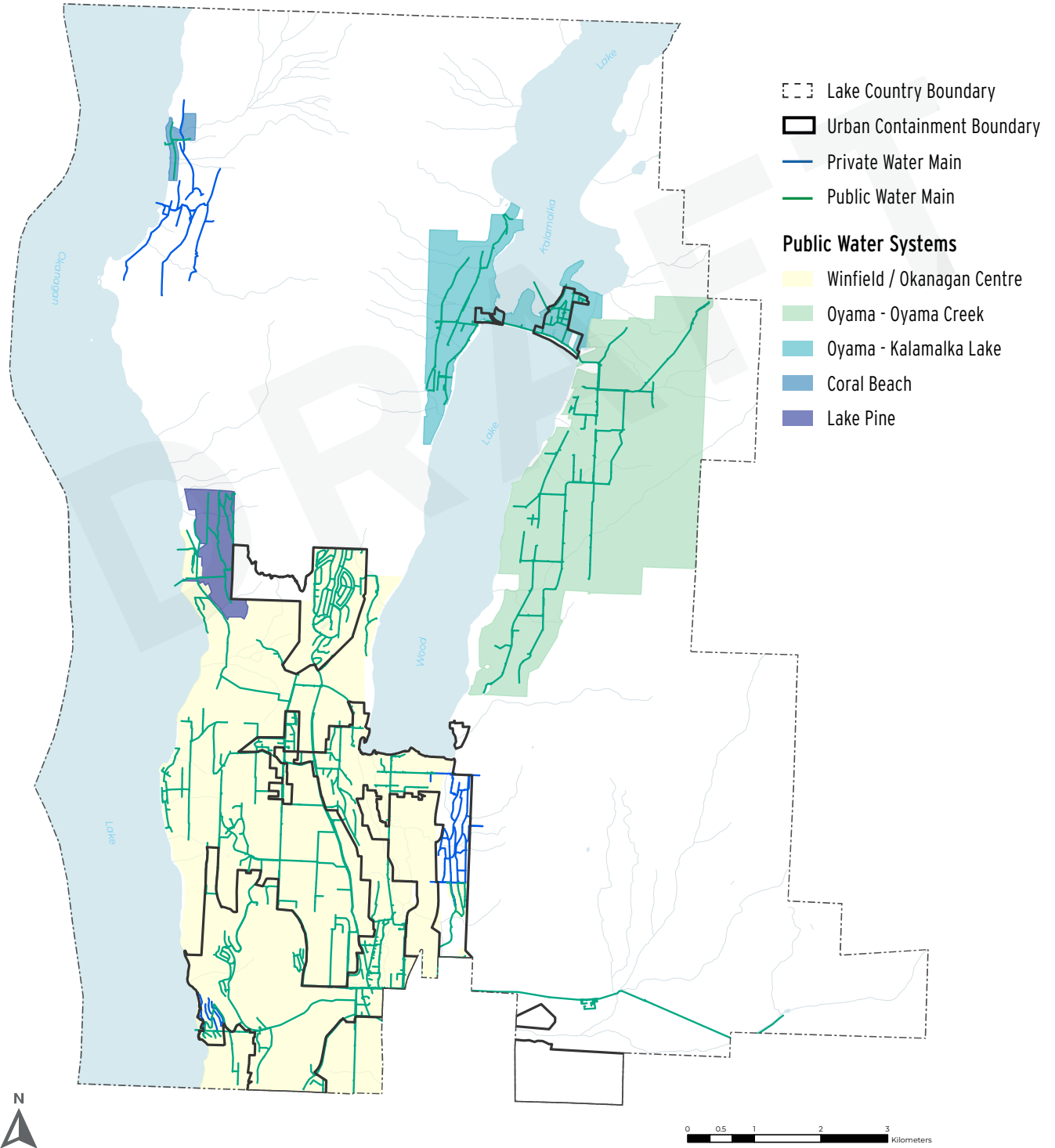
C6. ROAD NETWORK PLAN MAP



C7. SEWER SERVICE INFRASTRUCTURE MAP

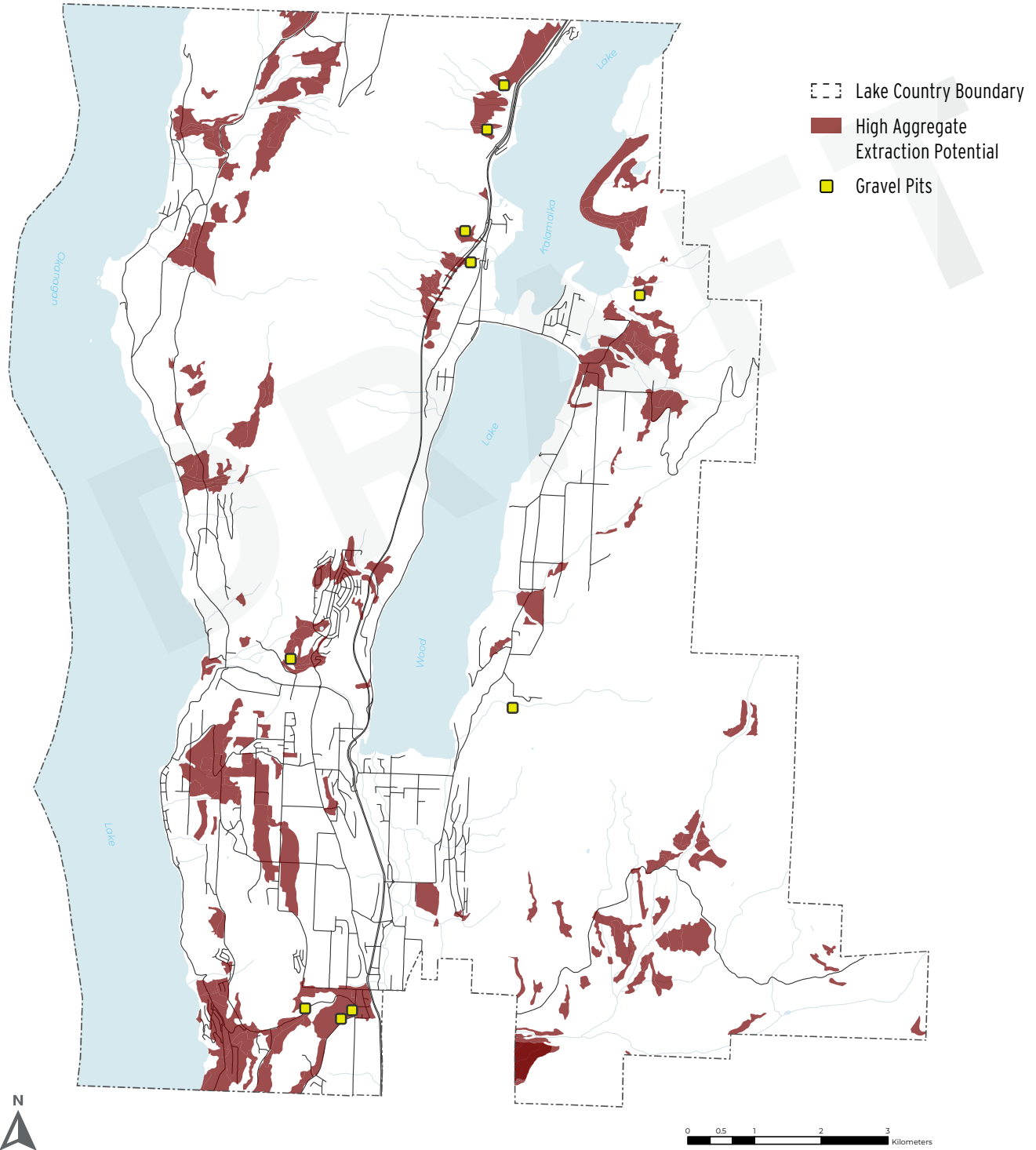


C8. WATER UTILITIES MAP

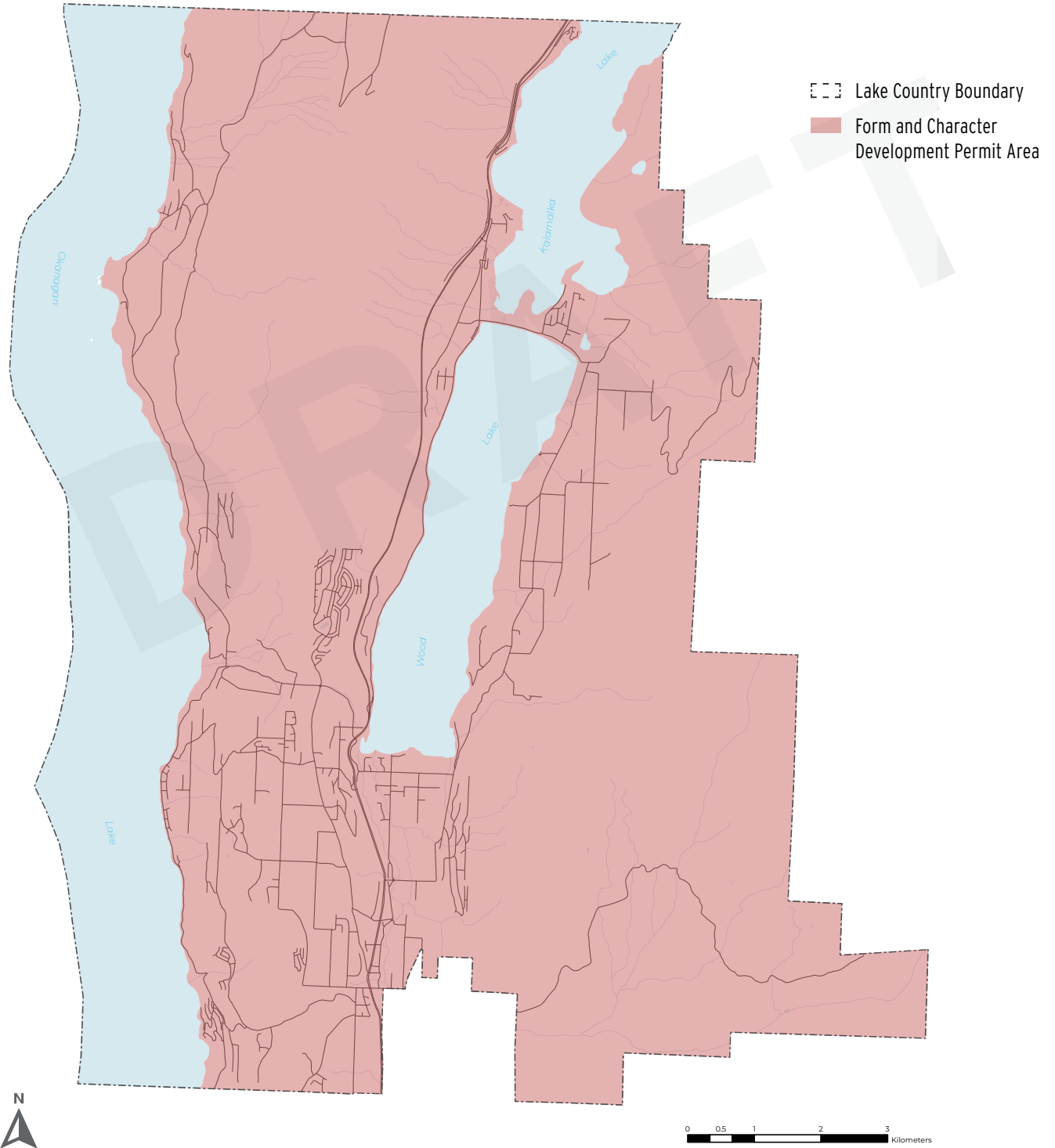




C9. SAND AND GRAVEL DEPOSITS MAP

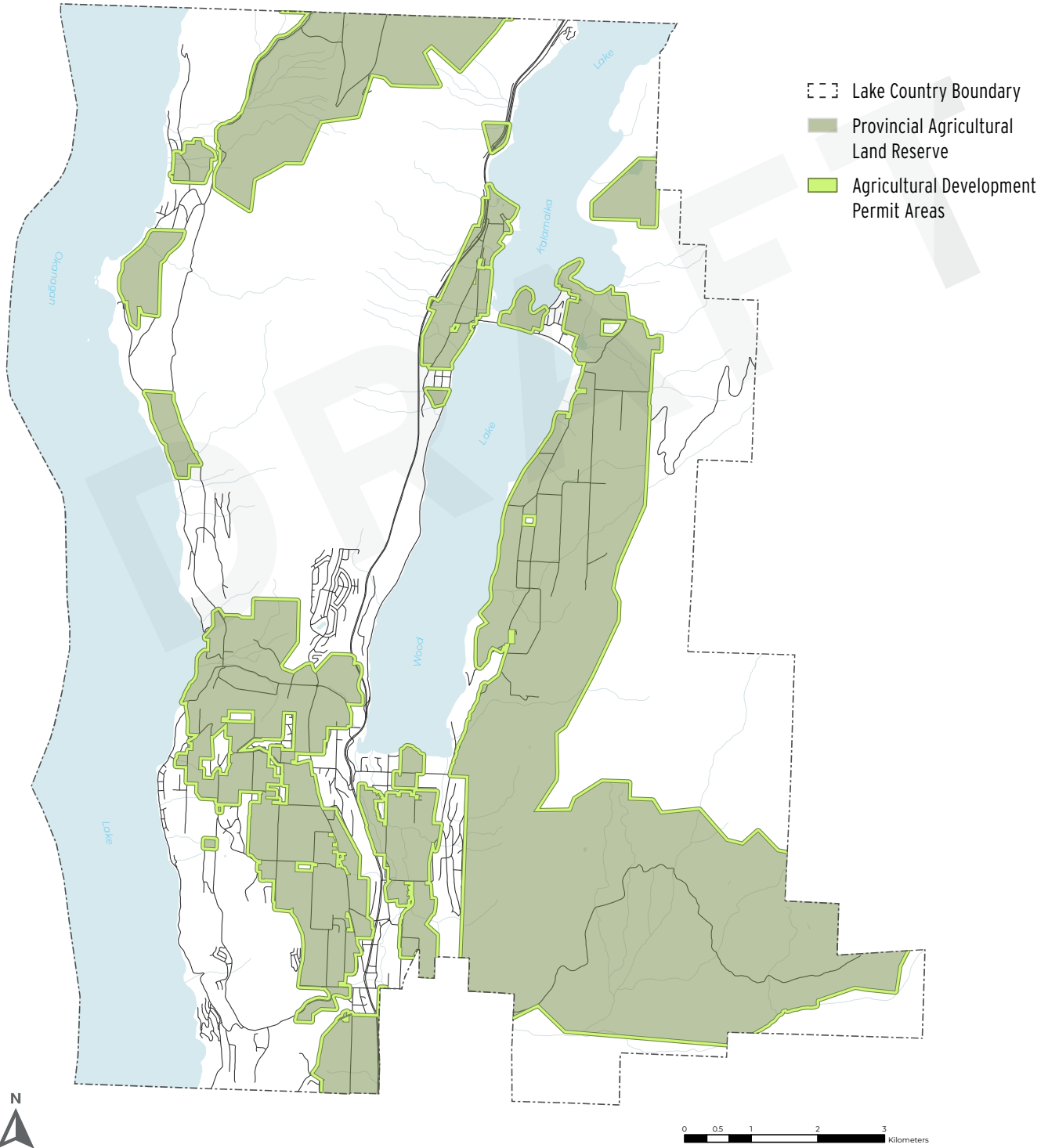


C10. FORM AND CHARACTER DEVELOPMENT PERMIT AREA MAP

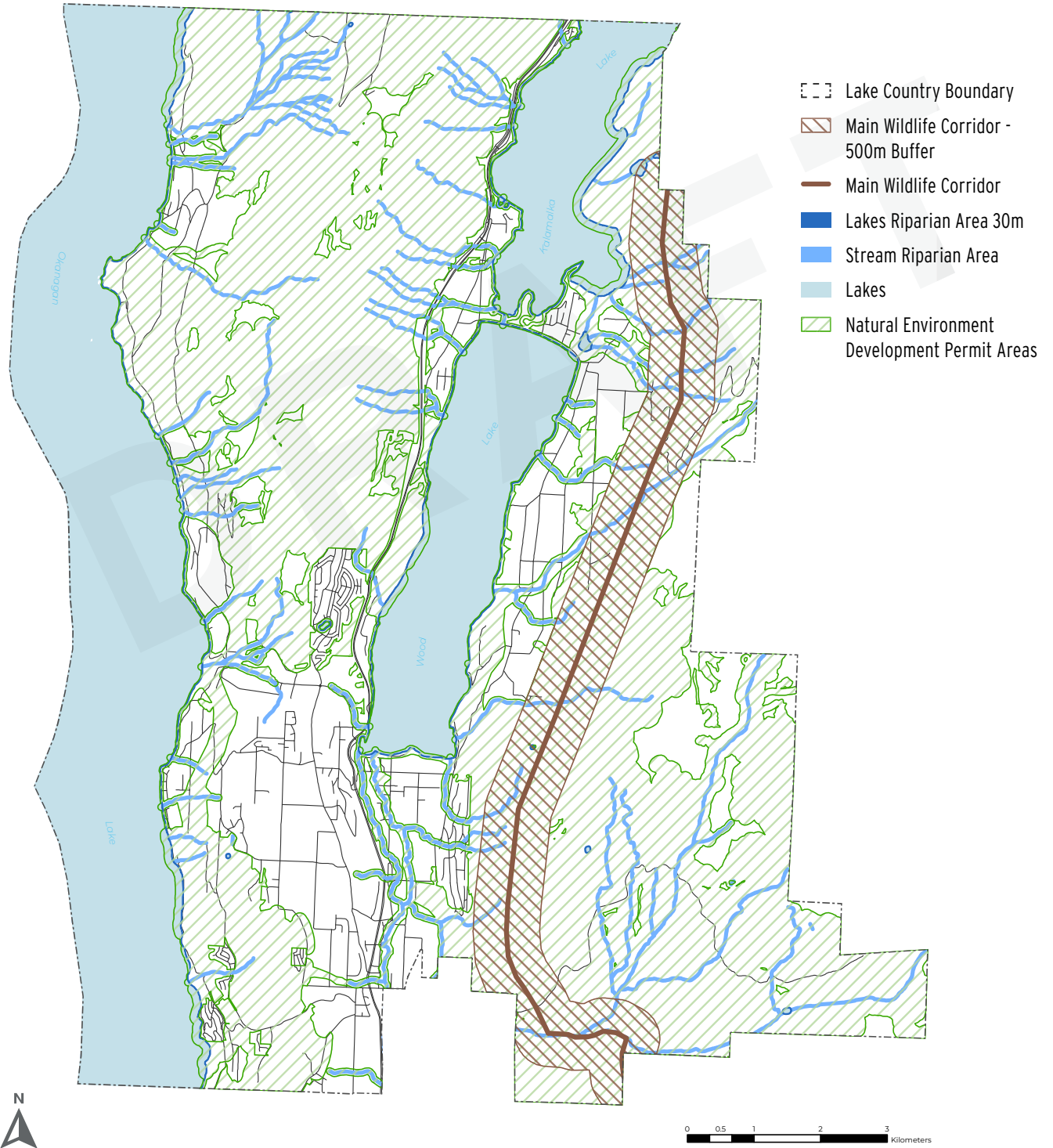




C11. AGRICULTURAL DEVELOPMENT PERMIT AREA MAP

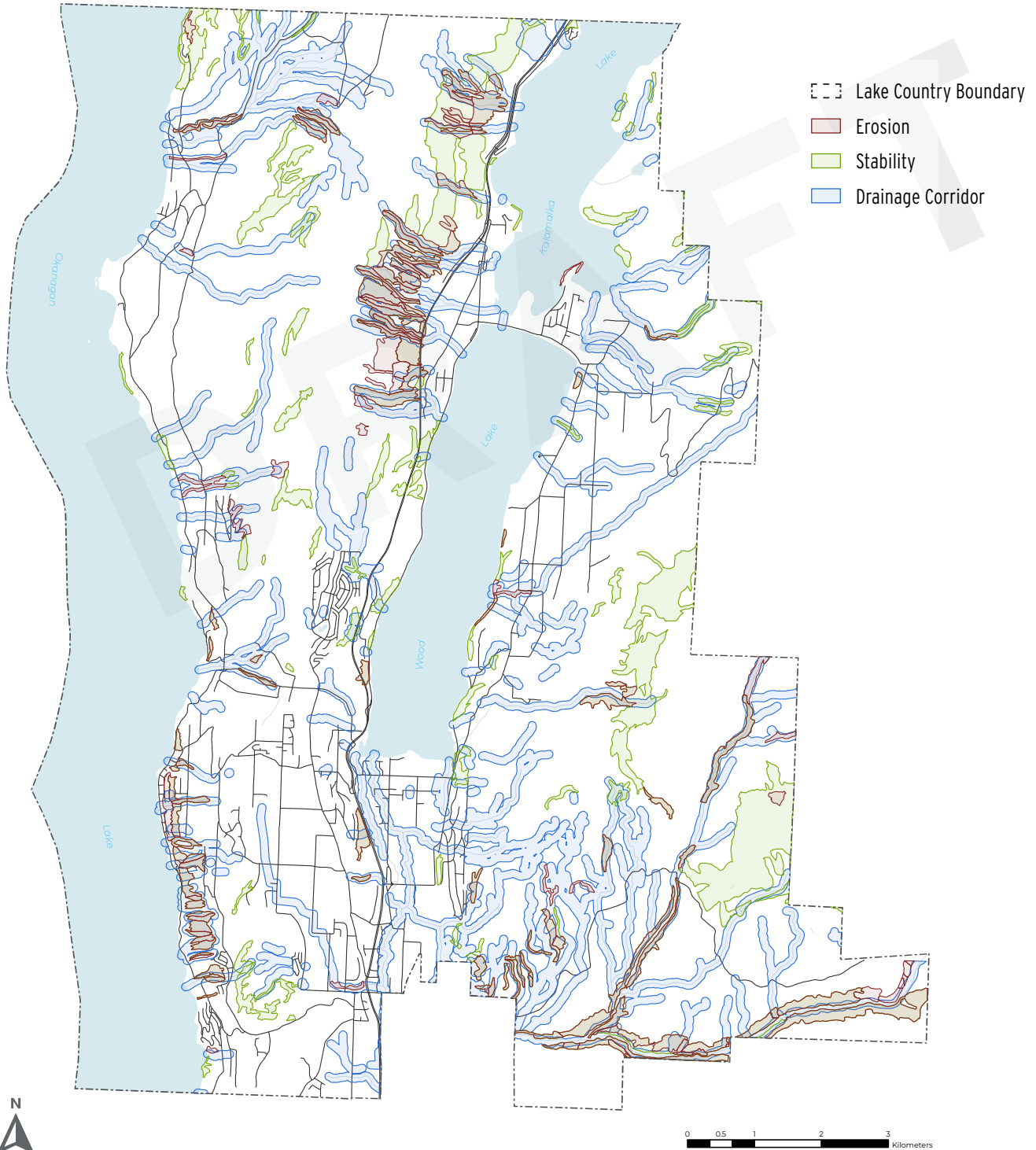


C12. NATURAL ENVIRONMENT DEVELOPMENT PERMIT AREA MAP

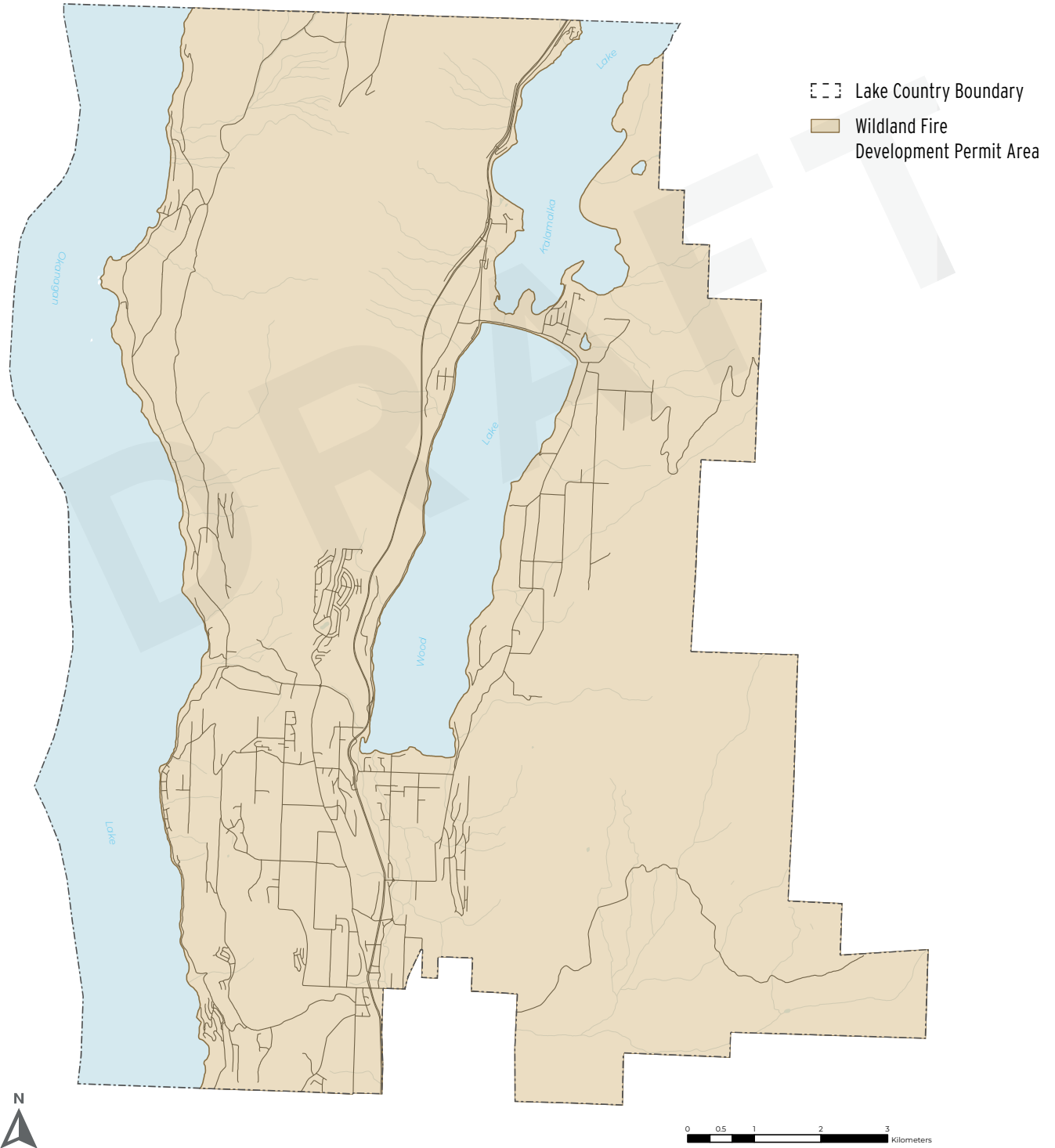




C13. STABILITY, EROSION, AND DRAINAGE HAZARD DEVELOPMENT PERMIT AREA MAP



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
Active Transportation Infrastructure Added (km)	Connectivity progress	Every 2 years	Internal DLC
Transit Ridership (regional data)	Transit viability	Annual	Internal DLC
Mode Share (Census data)	Vehicle dependence trends	Census cycle	Census
Intersection Safety Improvements Completed	Safety implementation	Annual	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 [Map C1](#).

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.

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.



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.

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

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.

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.



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.

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.



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.



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.

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.



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.



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.

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.

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~~ **qualified 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.



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~~ **qualified professional**.

REQUIRED DOCUMENTS AND REPORTS

All other types of applications for a Natural Environment 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.



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.



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.

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.



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~~ **qualified professional** who has carried out an assessment, that:
 - 33.1. Certifies that the ~~Qualified Environmental Professional~~ **qualified 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~~ **qualified 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.




34. The District may include, as conditions of approval of a Development Permit application, the measures identified by a ~~Qualified Environmental Professional~~ **qualified 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~~ **qualified 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.]

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.
 - 5.3. 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.



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.



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.



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.

**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.

- 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.



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.

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%



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 **qualified** 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.

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.



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 reseeded, 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.

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.



- 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*.



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.

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.



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.



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 qualified professional**.
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.



APPENDIX G: LAKE COUNTRY BUSINESS PARK PLAN

[Lake Country Business Park Area Plan \(AP-LCBP\)](#)

DRAFT

OCP Policy Request Summary

Requests Addressed Prior to 2nd Reading

Request #1

Policy Reference

Land Use and Growth Section 3.2.1, Policy 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.*

Requested Change

Change "thorough analysis" to "alignment with" or similar.

Staff Recommendation

Make the requested change and remove "only" from policy.

- *Consider the expansion of the UCB where there is a clear demonstration of District-wide benefit, servicing feasibility, and alignment with growth, housing, agricultural, and environmental objectives.*

Rationale

The requested change makes the policy more directional. Removing "only" makes the policy less redundant and less prescriptive.

Request #2

Policy Reference

Land Use and Growth Section 3.7. Policies 2., 2.1, and 2.2

- *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.*

Requested Change

Maintain policy direction of existing OCP with regard to Mobile Home Parks.

Staff Recommendation

No change.

Rationale

The draft policies protect mobile home park residents without overstating the land-use authority or enforceability of an OCP. The policies would allow for redevelopment with a special focus on supports for residents.



Request #3

Policy Reference

Environment and Sustainability Section 4.2, Policy 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.*

Requested Change

Replace “limits” with “restrictions” or similar.

Staff Recommendation

Make the requested change.

- *Work with senior levels of government to identify restrictions to public access, including constructed barriers, to and along the foreshore, and to improve and maintain public access along lakes in the District.*

Rationale

The change clarifies and improves the intent of the draft policy.

Request #4

Policy Reference

Environment and Sustainability Section 4.2, Policy 25

- *Support the protection and management of the urban forest to enhance climate resilience and livability.*

Requested Change

Strengthen the language to include “expansion” and add an action item to review and improve relevant District policies and regulations.

Staff Recommendation

Make the requested change and add an action item.

- *Support the protection, expansion, and management of the urban forest to enhance climate resilience and livability.*
- *Review existing District urban forest policies and regulations and consider developing an urban forest policy, plan, or strategy.*

Rationale

The change strengthens urban forest policy while identifying a next step for the District.

Request #5

Policy Reference

Agriculture and Economic Development Section 5

Requested Change

Review Section 5 of the draft OCP to ensure the intent of the existing 2018 OCP agriculture objectives is not lost.



Staff Recommendation

No change. Conduct a follow-up review prior to the Public Hearing.

Rationale

Staff and consultants will conduct a follow-up review prior to the Public Hearing. However, the intent of the existing OCP objectives for agriculture was generally maintained in the draft OCP, and some objectives and policies were consolidated to avoid redundancy and enhance clarity.

Request #6

Policy Reference

Transportation and Mobility Section 6.2, Policy 14

Requested Change

Improve the clarity of this policy, and review it and similar policies throughout the OCP for difficult wording regarding "all...".

- Support all cultures, demographics, ages and abilities and active transportation infrastructure that is accessible, safe, and integrated into road design.

Staff Recommendation

Make changes to Policy 14 and similar changes throughout the OCP to improve clarity and avoid redundancy.

- Design and integrate safe and accessible active transportation infrastructure into road design.

Rationale

A number of OCP policies contain broad and awkward wording regarding users of public spaces and facilities. Policies have been updated throughout to be clearer and streamlined while preserving intent.

Request #7

Policy Reference

Infrastructure, Services and Utilities Section 8.2, Policy 7.1

Requested Change

Add an action item to reflect the policy regarding "enhanced District policy" for on-site septic systems:

- 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 .

Staff Recommendation

Add action item to 8.3.

- Develop and implement an enhanced District policy for on-site septic systems where community sewer service is not available.

Rationale

The District does not currently have a relevant action regarding on-site septic system policy.



Request #8

Policy Reference

Appendix F Primarily Natural Environment Development Permit Area Guidelines

Requested Change

Review OCP and establish consistent, clear language around "registered professionals", "qualified registered professionals", etc.

Staff Recommendation

Review the entire OCP for related terms and change all to "qualified professional" for consistency and clarity.

Rationale

The existing terms are interchangeable and not defined in the OCP. Using "qualified professional" avoids confusion and conveys the same intent/meaning as the various existing terms.

Requests To Be Addressed Prior to Public Hearing

The following tasks and requests will be reviewed and addressed prior to the Public Hearing.

- Review Form & Character DPA Guidelines for clarity, including Guideline 14 under Site Planning.
- Review DPA Guidelines for references to "stream" and "fish habitat" to ensure guideline clarity and consistency with intent.
- Additional review of draft document for minor edits related to clarity, consistency, and formatting.
- Review Section 5 of the draft OCP to ensure the intent of the existing 2018 OCP agriculture objectives is not lost.



Lake Country OCP Review + Update

OCP Workplan 2025 – 2026
Council Strategy Session
March 4, 2025

outline

1. purpose of an official community plan
2. need for review
3. high-level workplan
4. public engagement
5. guiding principles
6. bill 44
7. summary + discussion

what is an ocp?

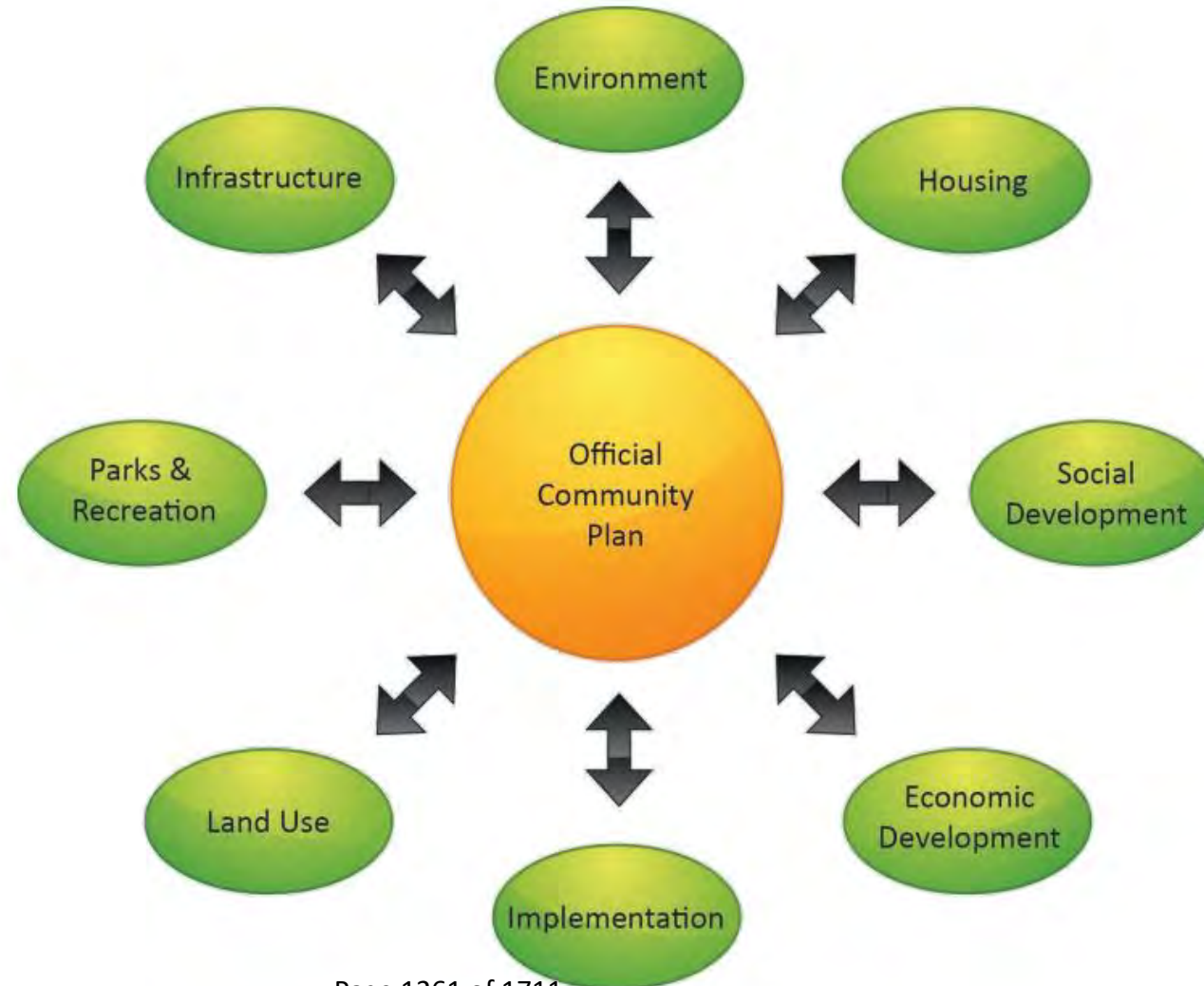
local government act: must have, may include

land use plan, but more than a planning document

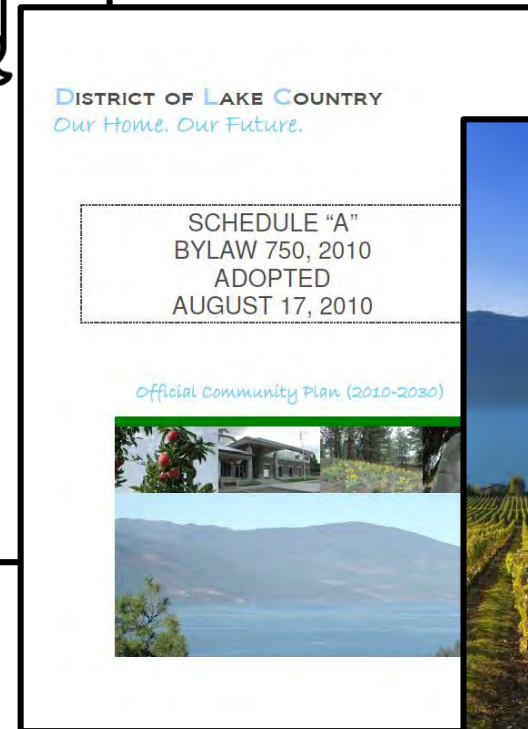
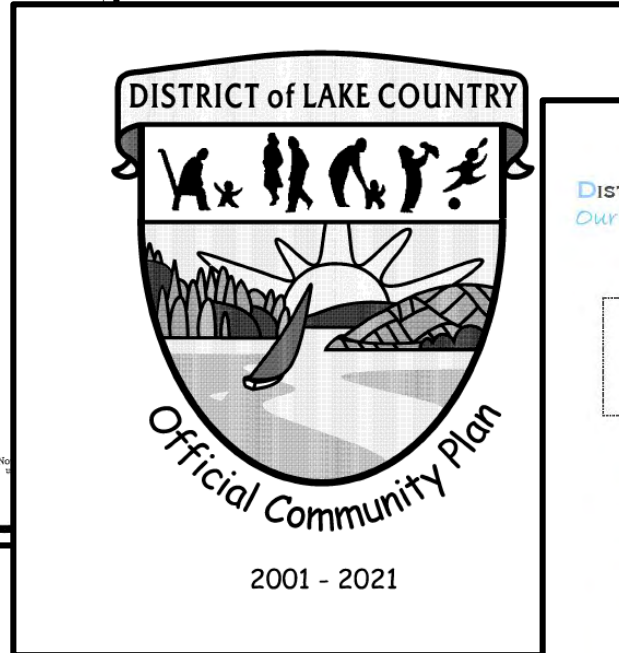
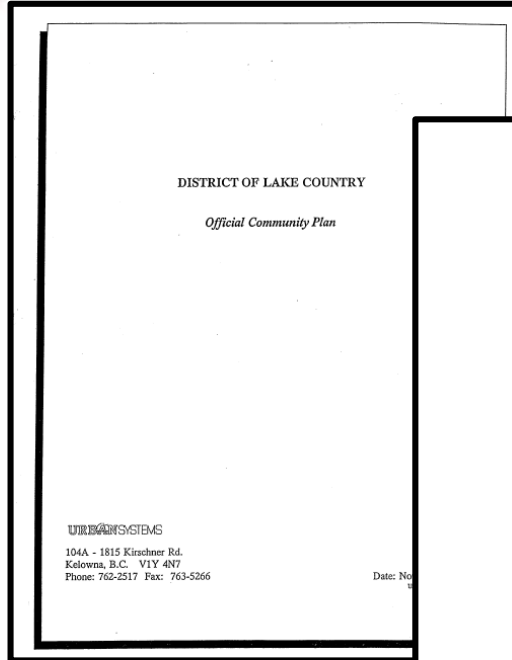
long-term community vision for growth, identity,
and development

sets priorities, informs decision-making, provides
policy guidance

what is an ocp?



what is an ocp?



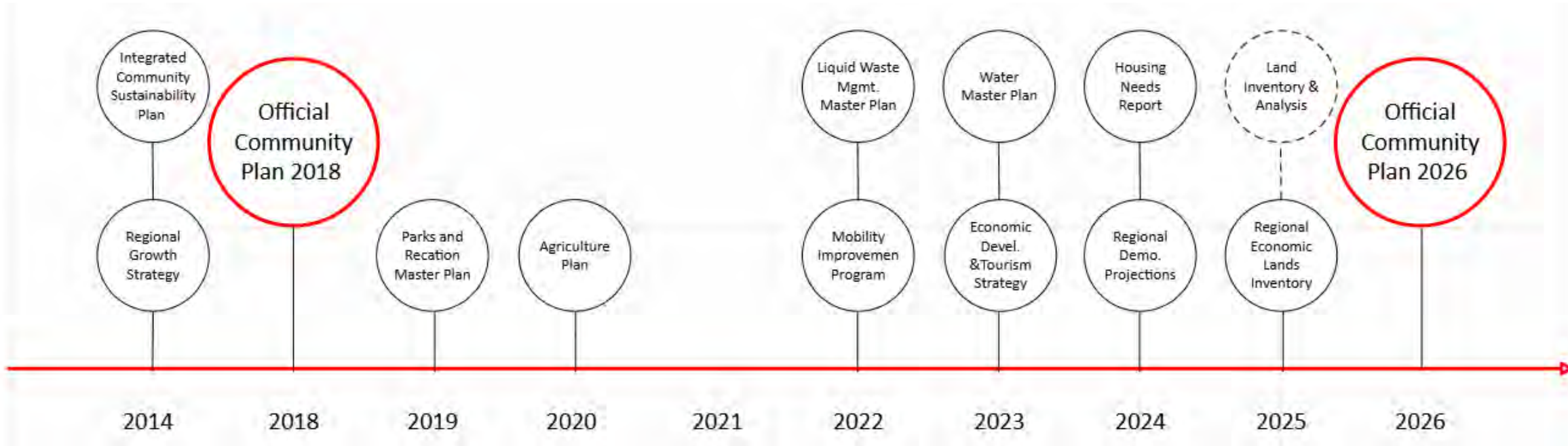
what is an ocp?

not a regulatory document: regulations enacted through bylaws

bylaws must be consistent with the ocp

policy framework, sets strategic course for 20 years

ocp: need for review

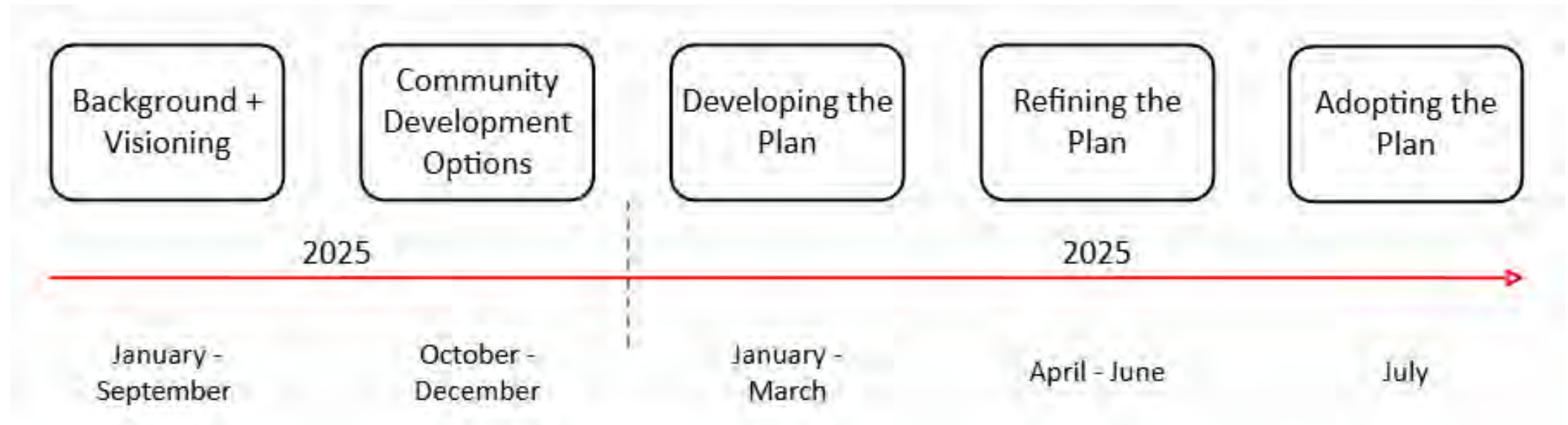


high-level workplan

OCP 2050 - Workplan

Project Phase	2025				2026			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Background + Visioning	Project Scoping + Background Research + Community Visioning			Community Devel. Options	Developing the Plan: Draft 1	Refining the Plan: Draft 2	Adopting the Plan	Celebrating the Plan
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								

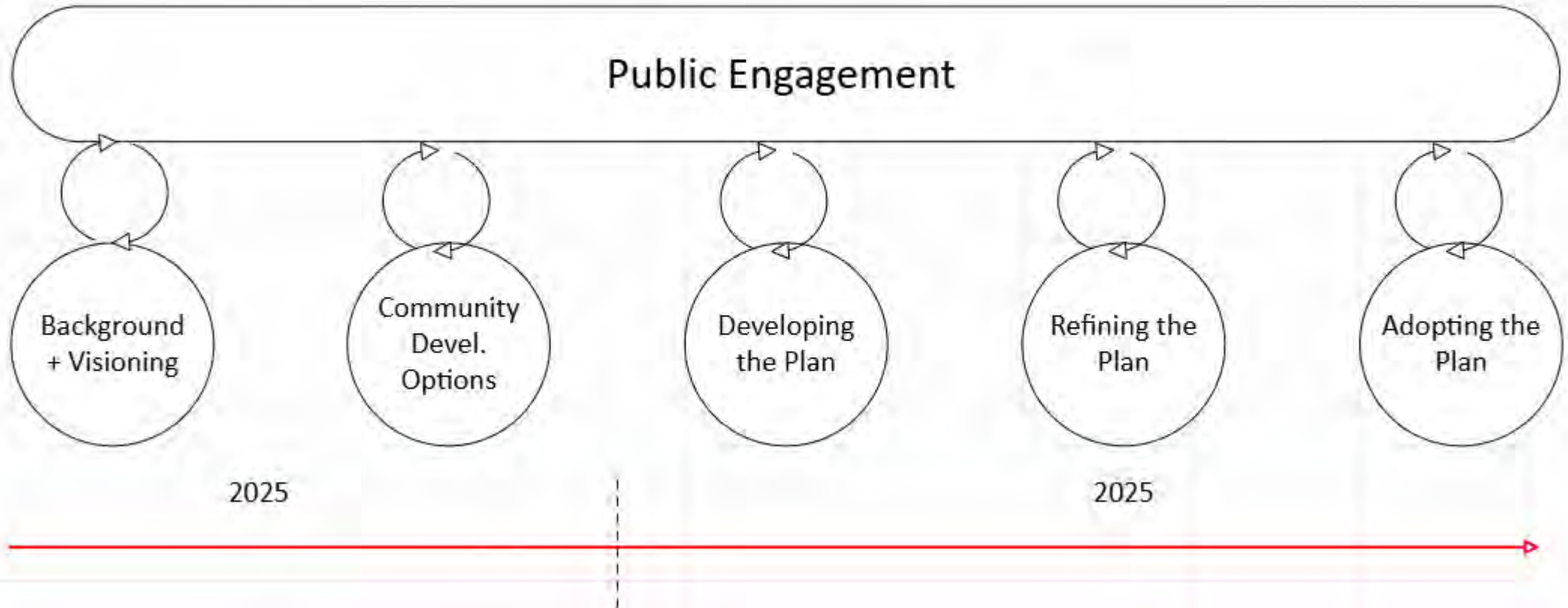
high-level workplan



public engagement

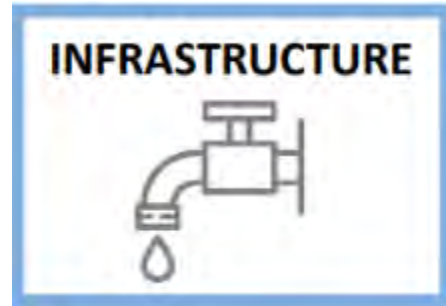
engagement and communication plan
goals and objectives
indicators of success / participation
timeline
engagement techniques
target audiences and participants
communications strategy

public engagement



public engagement

community visioning



ocp example subject areas



guiding principles

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,
5. develop a clear and coordinated vision to guide community building in the district over the next 25 years.

bill 44 ocp update 2025

DLC is required to

- ensure that the 20-year need for housing can be met
- incorporate policies to promote housing

preliminary analysis to

- confirm 20-year need can be met with existing designations
- prepare ocp amendment incorporating housing policies

summary

ocp captures the community's vision for growth, identity, development

ocp is a product of public engagement, council to act as steering committee

review and update scheduled to occur over 18 months (July 2026)



LAKE COUNTRY

Life. The Okanagan Way.

discussion

consulting services

background reports + analyses
land capacity, analysis

engagement + visioning plan

program delivery + management
data collection, graphics, design



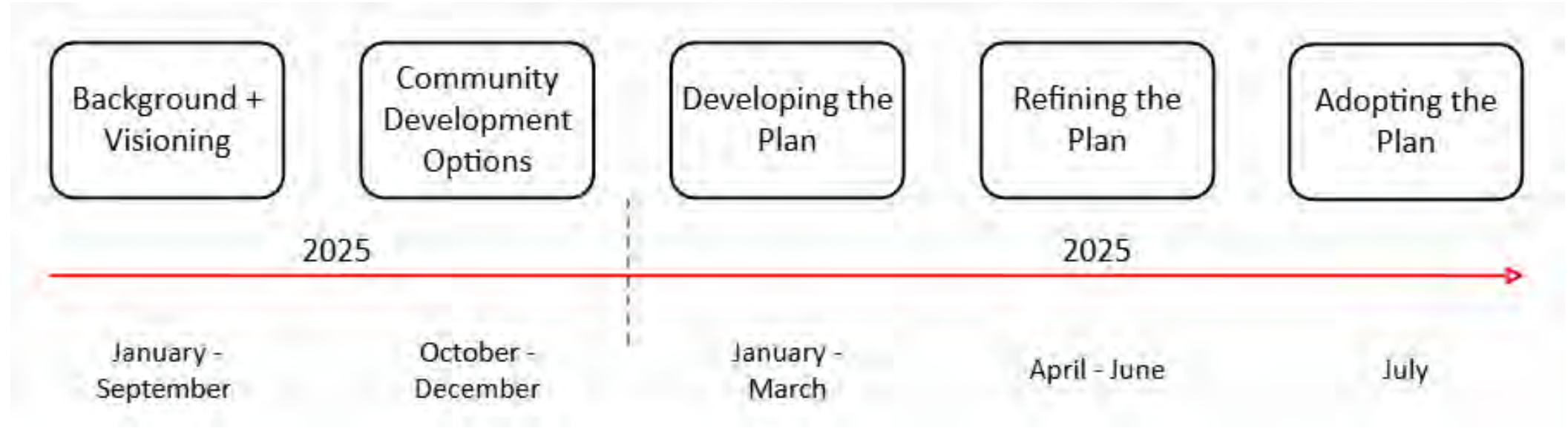
Lake Country OCP Review + Update

OCP Review 2025 – 2026
Council Strategy Session
April 15, 2025

outline

1. introduction
2. terms of reference
3. engagement plan
4. general project updates
5. summary and discussion

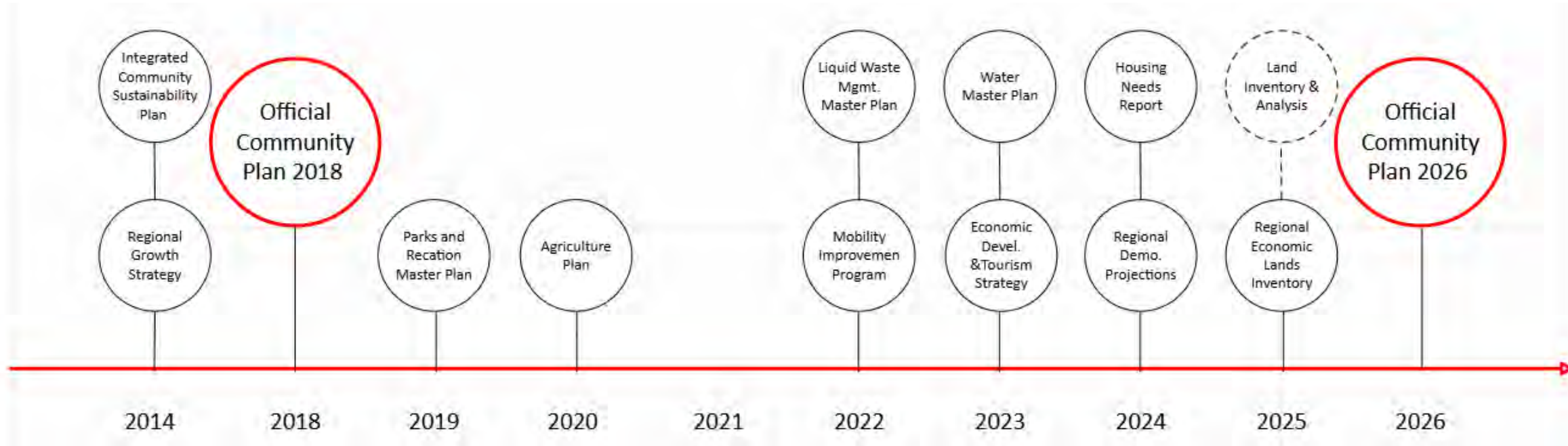
high-level workplan



terms of reference

- purpose, goals, and objectives of the ocp review,
- guiding principles,
- project background,
- overall process and timeline,
- public engagement,
- administrative information and resources

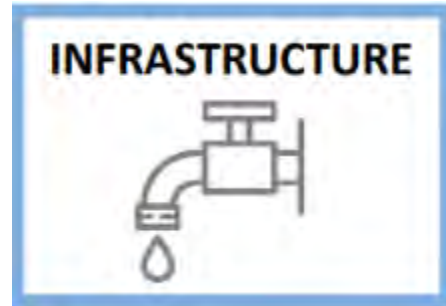
ocp review: objective #2



guiding 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.

ocp review: guiding principle



engagement plan

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

engagement plan

03 Project Timeline



general project updates

- project management
 - internal team
 - consultant to support project delivery
- background research – land capacity analysis
- engagement – phase 1 kickoff and visioning

next steps

- check in June – July 2025
background research
engagement kickoff, visioning materials review
- bill 44 ocp and zoning bylaw update June – July 2025
- engagement summary October – November 2025

summary

- terms of reference developed to guide ocp review and update
- engagement plan
outlines how, when, and why engagement to occur
- background work continues, council provided with regular updates



LAKE COUNTRY

Life. The Okanagan Way.

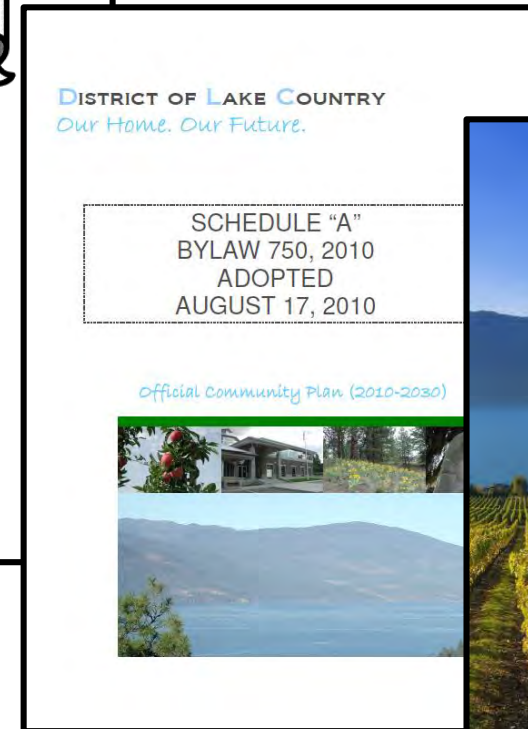
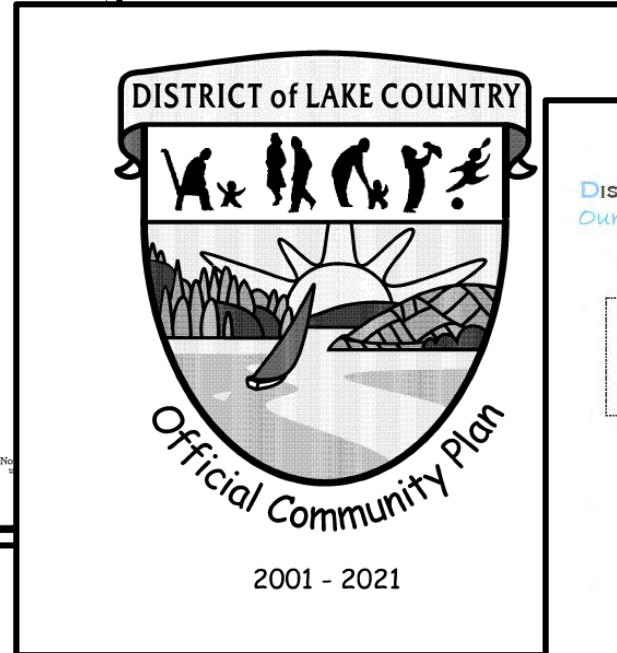
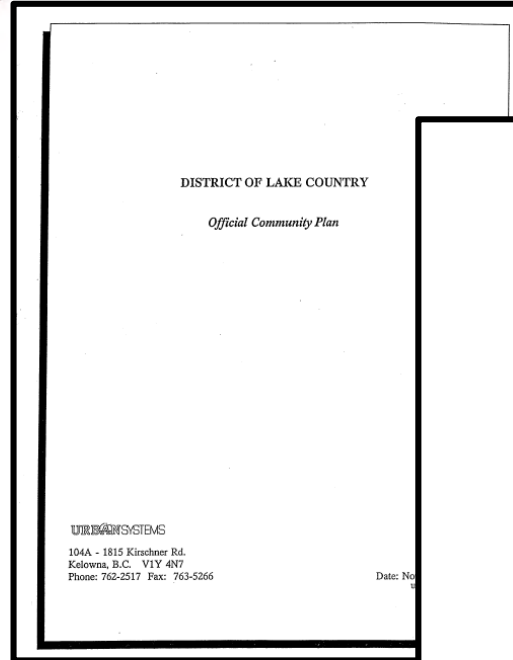
discussion

high-level workplan

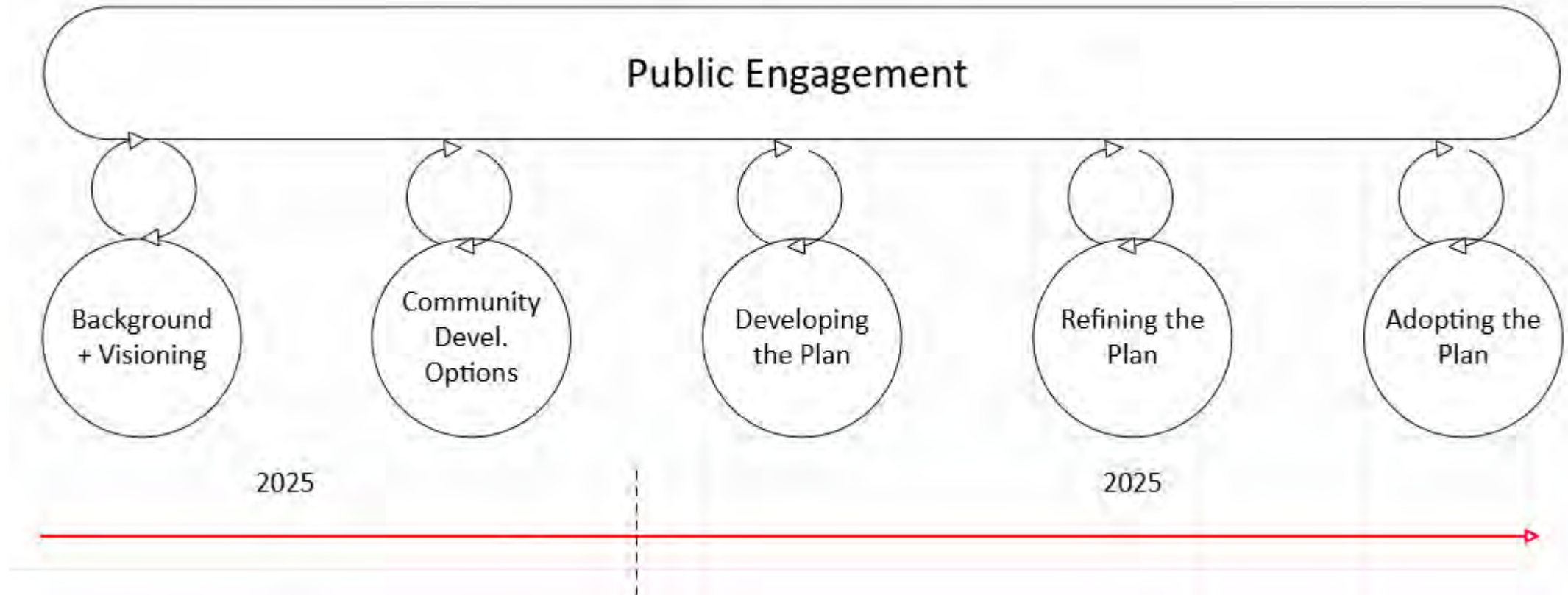
OCP 2050 - Workplan

Project Phase	2025				2026			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Background + Visioning	Project Scoping + Background Research + Community Visioning			Community Devel. Options	Developing the Plan: Draft 1	Refining the Plan: Draft 2	Adopting the Plan	Celebrating the Plan
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								
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Council - Strategy 8 - Draft 2 Summary								
Formal Adoption Process								
Finalize OCP								
Bylaw Adoption Process + Public Hearing								
Celebrate OCP Update - Public Engagement								

what is an ocp?



public engagement





Lake Country OCP Review + Update

OCP Review 2025 – 2026
Committee of the Whole
August 19, 2025



Let's **Grow** Lake Country **Together**

Official Community Plan Review and Update



Guiding 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.

Project Workplan



General Project Update

Official
Community
Plan Review
and Update




Let's **Grow** Lake Country **Together**
Official Community Plan Review and Update



Let's **Grow** Lake Country **Together**
Official Community Plan Review and Update

General Project Update



CBRE

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3 Commercial Analysis	26
4 Industrial Analysis	40
5 Agricultural Analysis	47
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- Land capacity analysis
- Projected demand
- Anticipated supply
- Recommendations for growth and development

Engagement: Success + Deliverables



- Inclusivity
- Transparency
- Collaboration
- Trust building
- Capacity building
- Meaningful input



Engagement Resources



Home Past Projects Sign in Register



Let's **Grow** Lake Country **Together** Official Community Plan Review and Update

Home / Let's Grow Lake Country Together

Let's Grow Lake Country Together



July 17, 2025

The District of Lake Country is updating the Official Community Plan (OCP) to meet the changing needs of the community. We welcome your feedback to shape the 20-year vision for the community. Let's grow Lake Country, together.

Our Official Community Plan

Our Official Community Plan (2018 - 2038) sets the overall framework for future growth and change in the District, as guided by the long-term vision of the community. The document provides strategic guidance (goals, objectives, and policies) for Council, staff, and members of the public. The OCP belongs to the entire community, including residents and interest holders.

What does the OCP review and update include?

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.

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).
5. Monitor progress towards the updated policy guidance.

Where can I get involved?

Your feedback and participation is important to the process. Here is how to get involved online or in-person:

- Online Surveys
- Open Houses
- Pop-Up Events
- Community Workshops

More info:

Subscribe to receive updates on the project and how to get involved.
<https://www.lakecountry.bc.ca/subscribe>

Connect with staff at letsgrow@lakecountry.bc.ca

<p>Who's Listening</p> <p>Brian Zurek Manager of Planning</p>  <p>Caitlin Brothen Communications Officer</p>  <p>Email: cbrothen@lakecountry.bc.ca</p>
<p>Council Meetings</p> <p>April 15, 2025 Official Community Plan Update Process and Workplan: 2025-2026</p> <p>March 4, 2025 Draft Strategic Policy Development and Workplan</p>
<p>Documents</p> <p>Terms of Reference.pdf (537 KB) (pdf)</p> <p>Engagement Plan .pdf (5.12 MB) (pdf)</p> <p>Lake Country 2025 Workplan.pdf (251 KB) (pdf)</p>
<p>Key Dates</p> <p>Background & Visioning January → September 2025</p> <p>Community Development Options October → December 2025</p> <p>Developing the Plan January → March 2026</p> <p>Refining the Plan April → June 2026</p> <p>Adopting the Plan July 2026</p>
<p>News Categories</p>

- Letsgrowlakecountry.ca
- Project details
- Background
- New content updates
- How to be involved
- Interactive tools



Engagement Resources

WHAT'S YOUR VISION FOR LAKE COUNTRY'S FUTURE?

The District of Lake Country is reviewing its Official Community Plan. This plan will shape how our community grows and develops over the next 20 years.
Share your thoughts. Help Shape Lake Country's Future!

TAKE THE SURVEY
AVAILABLE ONLINE
AUGUST 27 - SEPTEMBER 30




Lake Country Official Community Plan Review and Update

We're hosting two open houses and want to hear from you!

Wednesday, September 10th, 2025
3:00pm - 7:00pm

Thursday, September 11th, 2025
9:00am - 1:00pm

Municipal Hall (10150 Bottom Wood Lake Road)

Learn more about the project and share your feedback

Can't Make the Open Houses?

Take the online survey or subscribe for updates

Learn more at
www.letsgrowlakecountry.ca
email: letsgrow@lakecountry.bc.ca
Phone: (778) 738-2725





- Social media – public outreach
- Public displays – pop-up tents
- Promotional materials, prizes
- Postcards – distributed by mail
- Project backgrounders

Engagement Activities



- Public open house
- Council workshop
- Pop-up engagement
- Community workshops
- Public survey
- Other events



What We've Heard So Far



NOW. What do you enjoy about Lake Country? What are challenges you see? How does it feel to call Lake Country home?

WOW! Imagine Lake Country in 20 years: what can the community become?

HOW? Tell us HOW we can get to WOW! in 20 years.

WHAT WE'VE HEARD SO FAR

- 15 pool icons: "I want a pool"
- 10 arts and culture icons: "I want to see arts and culture events or spaces"
- 10 apple icons: "I like Lake Country's rural or small community character"
- 10 car icons: "Traffic is a problem in Lake Country"
- 10 tree icons: "I support or want to see support for outdoor recreation"
- 10 bicycle icons: "I want improved facilities for recreational biking"
- 5 laptop icons: "I want transparency in public consultation"
- 5 eye icons: "I value Lake Country's aesthetic beauty"

Let's Grow Lake Country Together
Official Community Plan Review and Update

LAKE COUNTRY
OFFICIAL COMMUNITY PLAN REVIEW AND UPDATE

LAKE COUNTRY
Life. The Okanagan Way.

- Now. Wow! How?
 - discussions, engagement, feedback
- Kids' vote – what's good?
 - stickers!

Next Steps

- Finalize engagement planning
- Communications – advertise project
- Host events, deliver activities
- Monitor and evaluate
- Summarize feedback, analyze results
- Report back to council and community



Discussion



project workplan

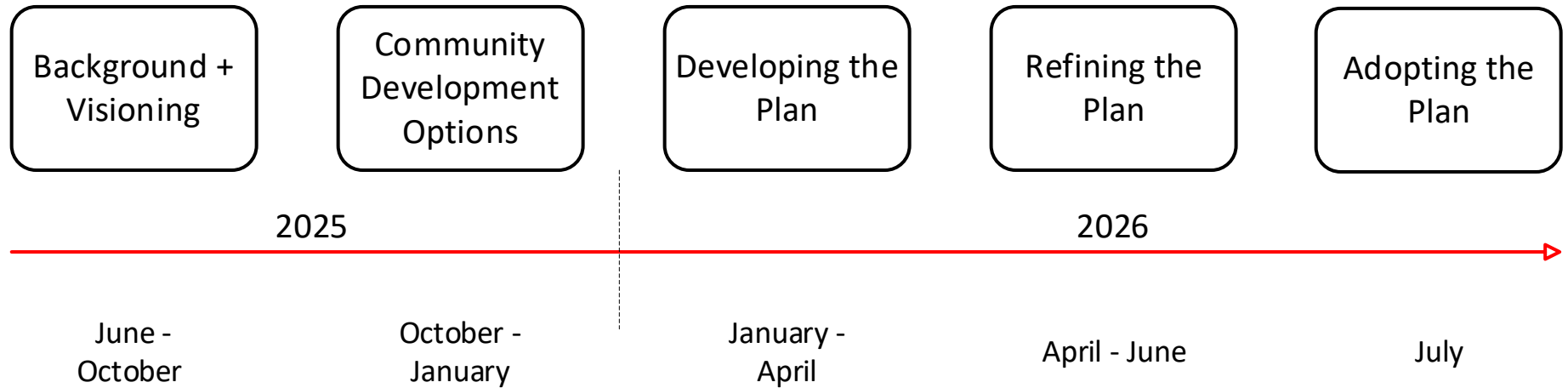


high-level workplan

OCP 2050 - Workplan

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high-level workplan



Official Community Plan Update

Round 1 Engagement Summary

District of Lake Country -
Council Presentation
Nov XX, 2025

Introductions

- **Barefoot Planning** – Planning Consultants
 - Evan Peterson, Principal
 - Mark McNaughton, Community Planner
- OCP Support Scope
 - Engagement support and advisory
 - OCP development support and advisory
 - Graphics and communication



Round 1 OCP Engagement Overview

Engagement activities were designed to gather early community direction under the themes:

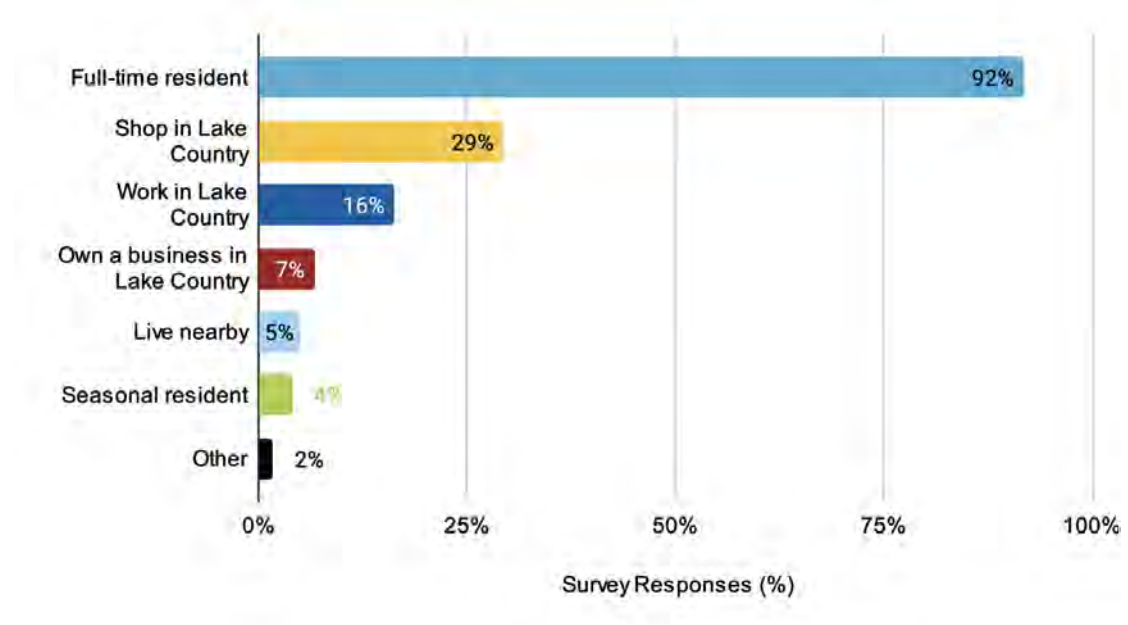
- **NOW** - Current conditions
- **WOW** - Visioning for the future
- **HOW** - Identifying actions

The 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
- Four **community workshops** with 18 community groups

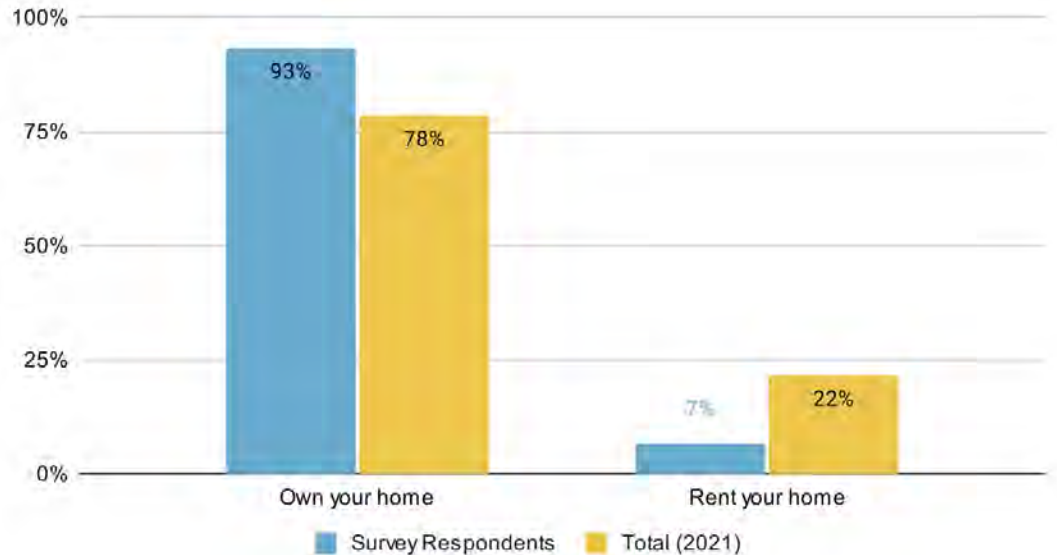
Who We Heard From (Survey)

- **92%** identified as being a **full-time resident of Lake Country**
- **Nearly half of the respondents** indicated they **live in Winfield**
- **57% identified as female** and **38% as male**
 - 4% indicated prefer not to answer.



Who We Heard From (Survey) - Over/under Representation

- **Overrepresented**
 - **Homeowners** (versus renters).
 - **Adults aged 35 and older**, particularly seniors (65+).
- **Underrepresented**
 - **Renters**
 - **Children, youth, and younger adults (20–34).**



Strategies to include Under-represented Groups in Future Engagement

- **Renters**
 - Traditionally, a difficult community group to reach
 - Work with rental / property management agencies:
 - Distribute materials in rental buildings, or through emails they may have on file for their rentals.
- **Children and Youth**
 - Work with schools, teachers, and parents groups
 - Presentation or focus group with Social Study classes or similar, exercises, homework (e.g., complete the survey).
 - Go to youth events or spaces (e.g., skatepark ski hills/ski club, sports spaces, after school programming)
 - Pop-up events or targeted workshops



Key Themes Across Engagement

NOW.

- **NOW - What participants value and what needs to change**
 - Participants deeply value 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

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

Key Themes Across Engagement

NOW.

- **NOW - What participants value and what needs to change**
 - Challenges...
 - **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

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

Key Themes Across Engagement

WOW!

- **WOW! - Vision and Opportunities for the Future**
 - 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

"A vibrant town centre
with restaurants and
coffee shops."

Key Themes Across Engagement

HOW?

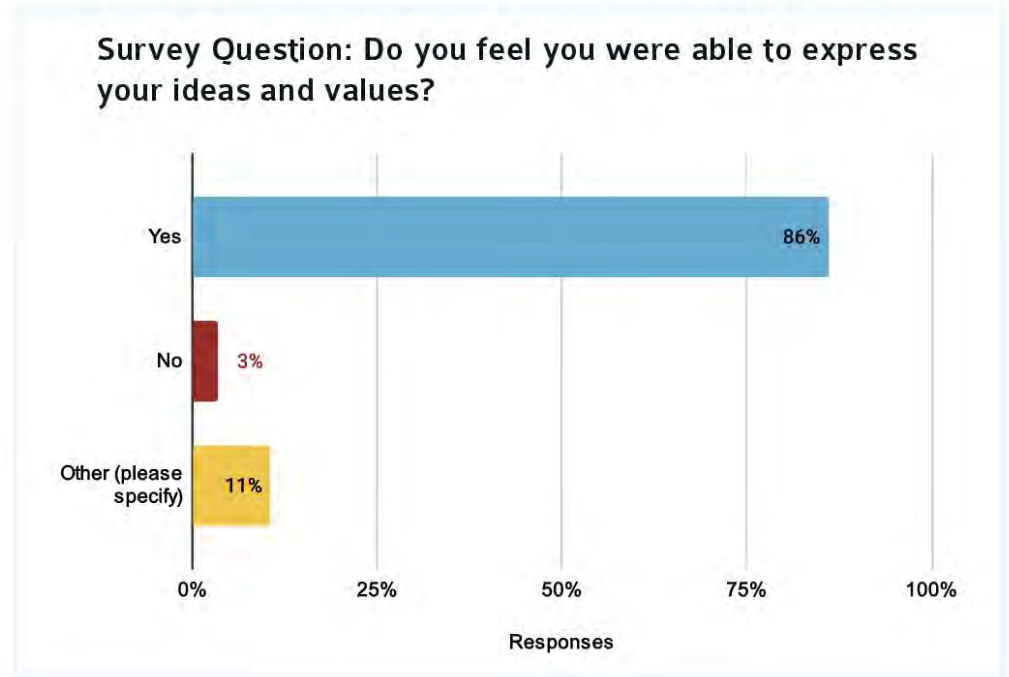
- **HOW? - Moving from Vision to Action**

- Common strategies include...
 - **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

"We need better sidewalks, bike routes, and safer connections between neighbourhoods."

Key Themes Across Engagement

- **Success of survey**
 - Vast majority of respondents felt they were able to express their ideas and values



Next Steps

- Community feedback informs next phase - **Community Development Options**
- Another round of **community engagement**

We are here





THANK YOU

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.



CBRE Development Strategy & Consulting Presentation for the
District of Lake Country
November 4, 2025

Presentation Agenda

- 1 | Population & Economy Summary
- 2 | Residential Analysis Summary
- 3 | Commercial Analysis Summary
- 4 | Industrial Analysis Summary
- 5 | Agricultural Analysis Summary
- 6 | Questions & Discussion



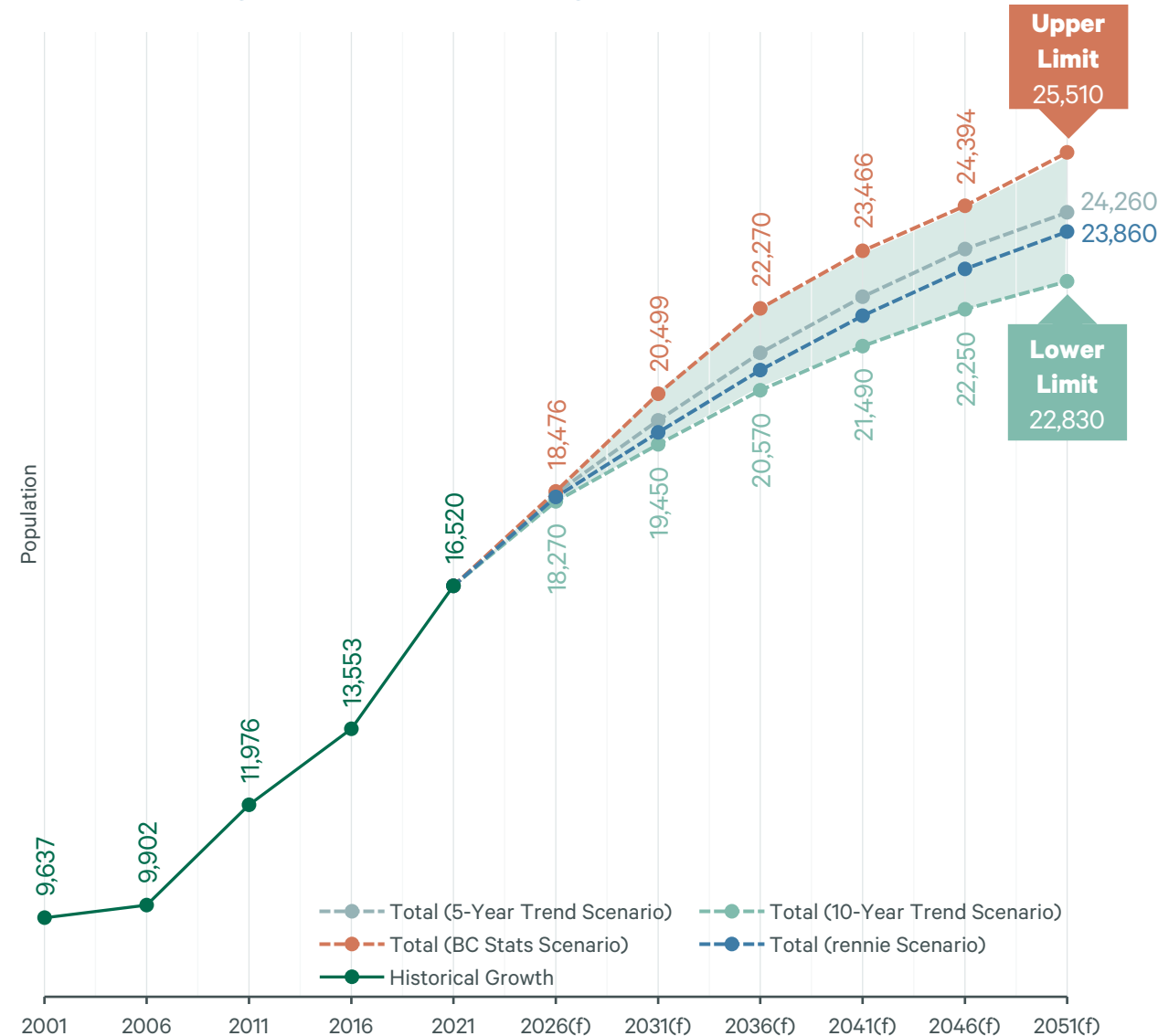
1 | POPULATION & ECONOMY SUMMARY

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

Population Projections (2025 - 2051)

- Steady population growth between the **2021 Census (16,520)** and **June 2025 (18,110)**.
- Updated population projections estimating growth to between **22,830 and 25,510 by 2051**.
- Resulting in between **4,720 and 7,400 net new residents** over the projection period.
- Most of this growth will occur among **residents agreed between 25 to 64**.
- As the population and economy grows, so to will the demand for residential, commercial, industrial and agricultural development.**

POPULATION PROJECTIONS | **Lake Country is expected to continue experiencing notable population growth between 2025 and 2051.**



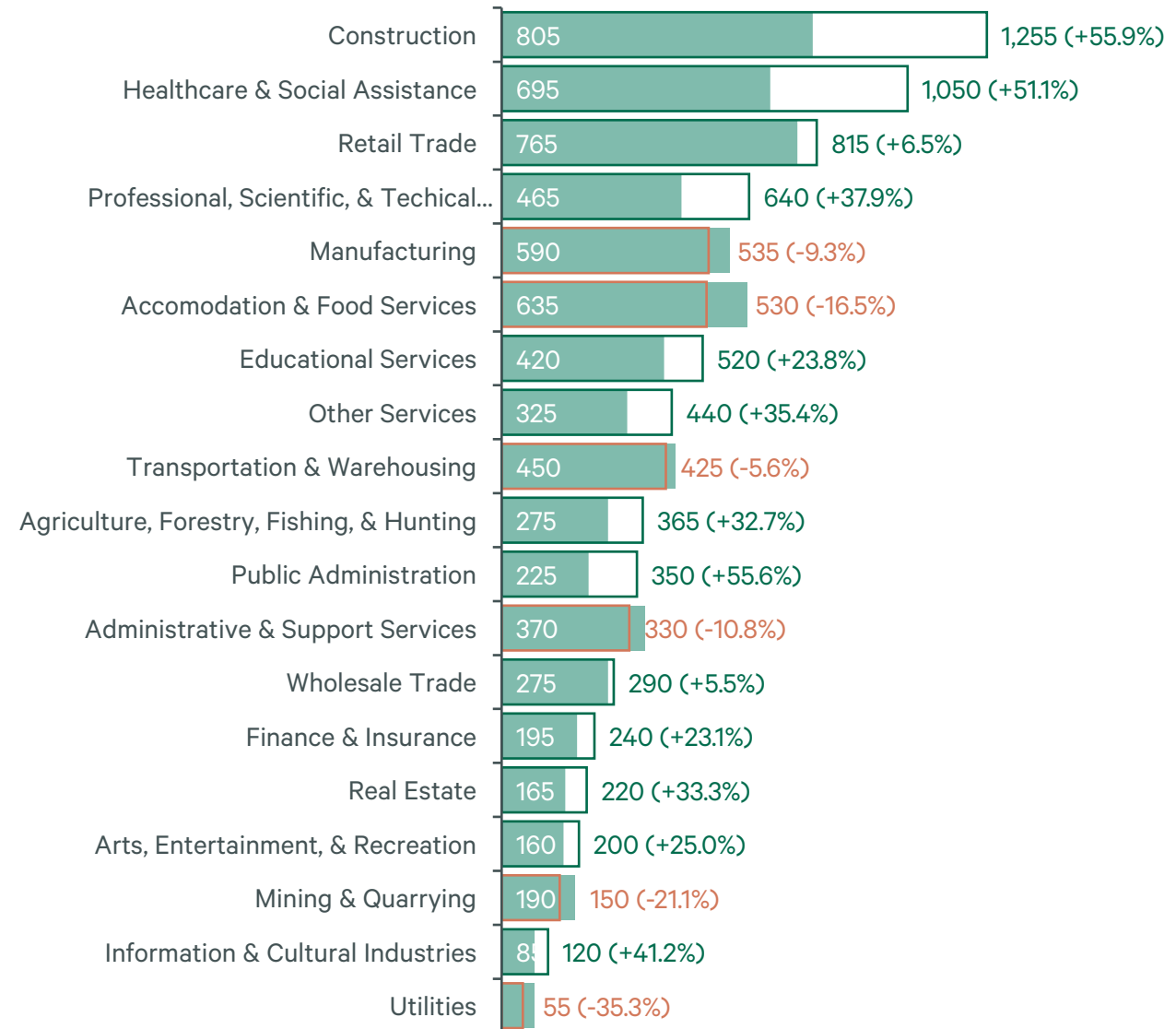
1 | POPULATION & ECONOMY SUMMARY

Despite resident employment growth, most jobs are located outside the District, underscoring the need to examine local business opportunities and employment lands.

Employment Composition

- Key sectors include **construction, health care, professional services, public admin, agriculture.**
- Steady forecasted employment growth** among the working age population (25 to 64).
- Significant share of **residents continue to commute outside of the District** for work.
- The District of Lake Country benefits from above average incomes, diverse skillsets, and family-oriented demographics.**

LAKE COUNTRY EMPLOYMENT GROWTH | **The District has experienced employment growth in a variety of sectors.**



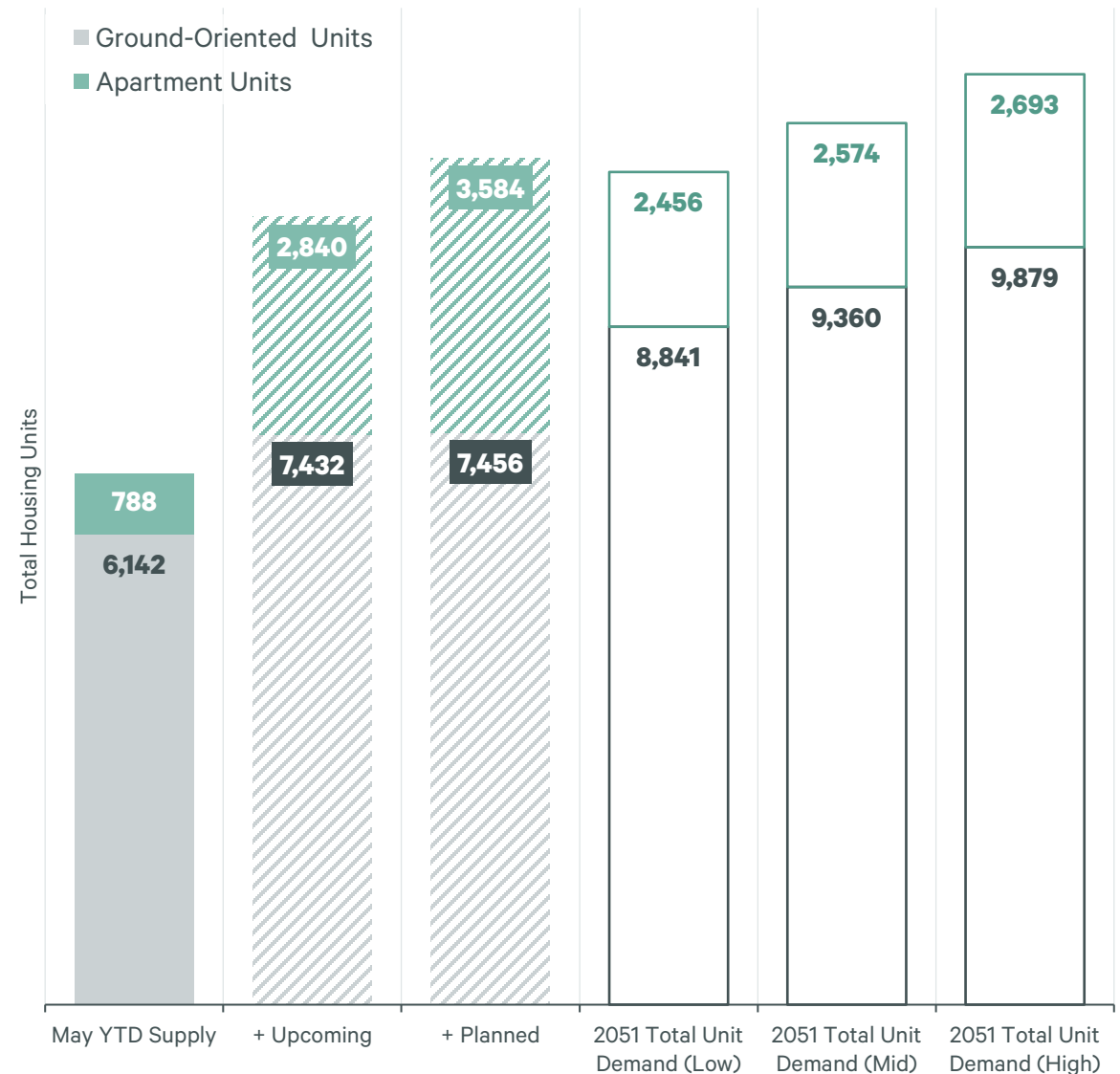
2 | RESIDENTIAL ANALYSIS SUMMARY

The District of Lake Country is expected to experience demand for a total of between 11,300 and 12,600 residential units by 2051, representing between 4,400 and 5,700 net new units.

Gap Analysis and Land Requirements

- **Steady residential demand is expected**, with a shift towards slightly higher density formats.
- Future demand for an estimated **4,400 to 5,700 net new units between 2025 and 2051**.
- Need for up to **1,500 apartments, 440 below-market units**, and **3,700 ground-oriented units**.
- **Pipeline of 4,100 new units**, including 2,800 apartments and 1,300 ground-oriented homes.
- Consideration of **how many planned or proposed units will eventually come to market**, particularly given current market conditions.
- **Forecasted growth may require an additional 26 ha of residential land beyond the current pipeline.**

RESIDENTIAL GAP ANALYSIS | **Lake Country is expected to require up to 1,500 new units on top of upcoming and planned supply.**



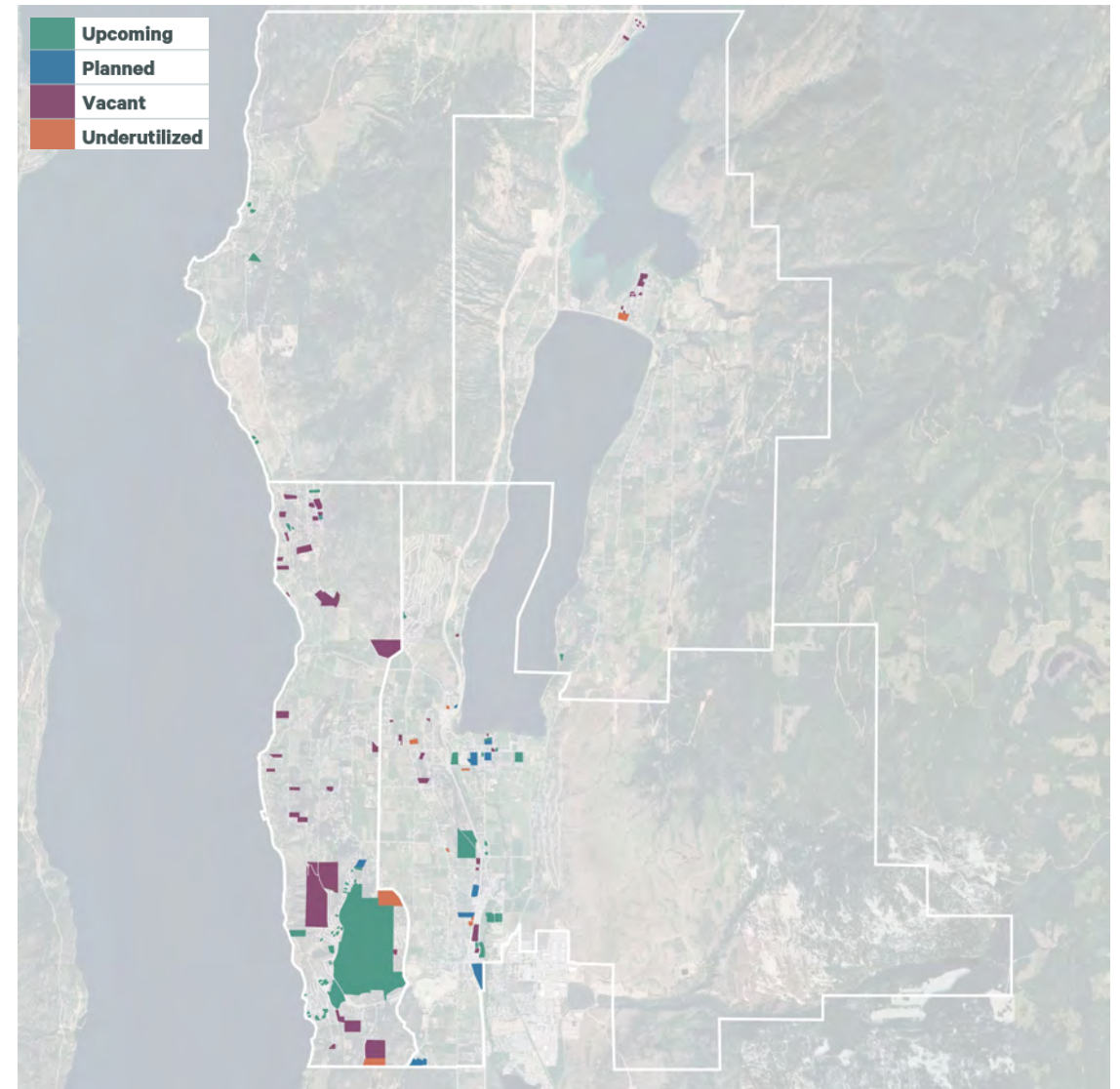
2 | RESIDENTIAL ANALYSIS SUMMARY

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 plans.

Vacant and Underutilized Land Area

- **GIS analysis** considering physical, infrastructure, and Urban Containment Boundary constraints.
- 213 ha of land suitable for development, with **52 ha that are either vacant or underutilized.**
- Majority of developable land is located **within the Urban Containment Boundary.**
- **Focus development in serviced areas**, including apartments and middle-missing formats.
- **Sufficient land supply** to meet the projected land demand gap of 26 ha.

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



3 | COMMERCIAL ANALYSIS SUMMARY

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 to accommodate long-term demand.

Gap Analysis and Land Requirements

- **Strong performing retail** market.
- **Small, locally serving office** market.
- **Pipeline of ~70,000 sf** of floorspace.
- Demand for up to an **additional ~130,000 sf (4 ha)**

Retail and Commercial Services Subcategory	Low Growth	Mid Growth	High Growth	Preliminary Comments
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.

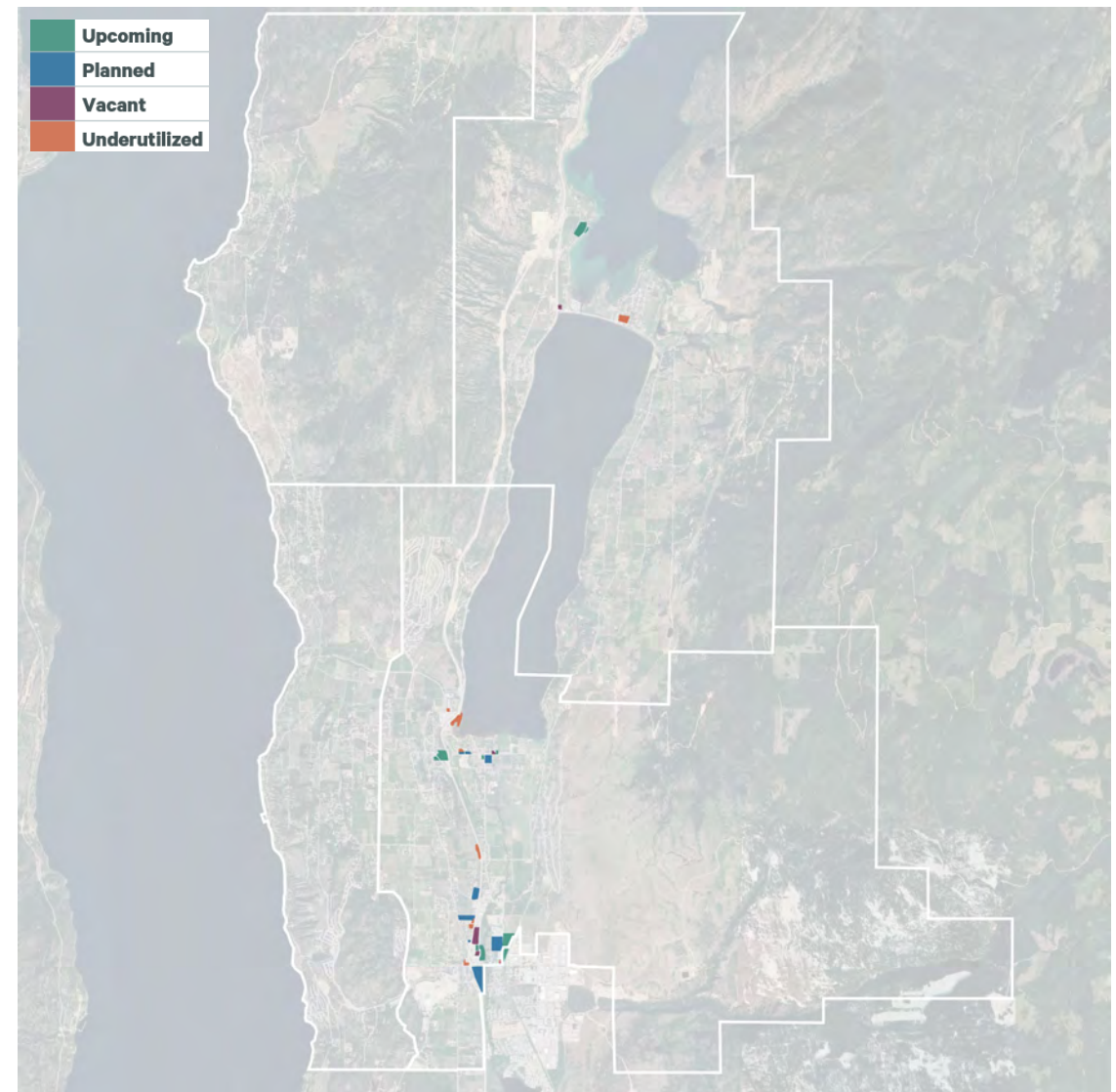
3 | COMMERCIAL ANALYSIS SUMMARY

The District has an estimated 22 ha of land suitable for future commercial development, 9 ha of which currently is vacant or underutilized without any development plans.

Vacant and Underutilized Land Area

- **GIS analysis** considering physical, infrastructure, and Urban Containment Boundary constraints.
- 22 ha of land suitable for development, with **9 ha that are either vacant or underutilized.**
- Majority of developable land is **located within Winfield**, a strategic area for future growth.
- **Focus on enhancing the public** realm near existing and future commercial nodes.
- **Sufficient land supply** to meet the projected land demand gap of 4 ha.

VACANT AND UNDERUTILIZED LAND INVENTORY | **Lake Country currently has around 9 ha of vacant and underutilized commercial land.**



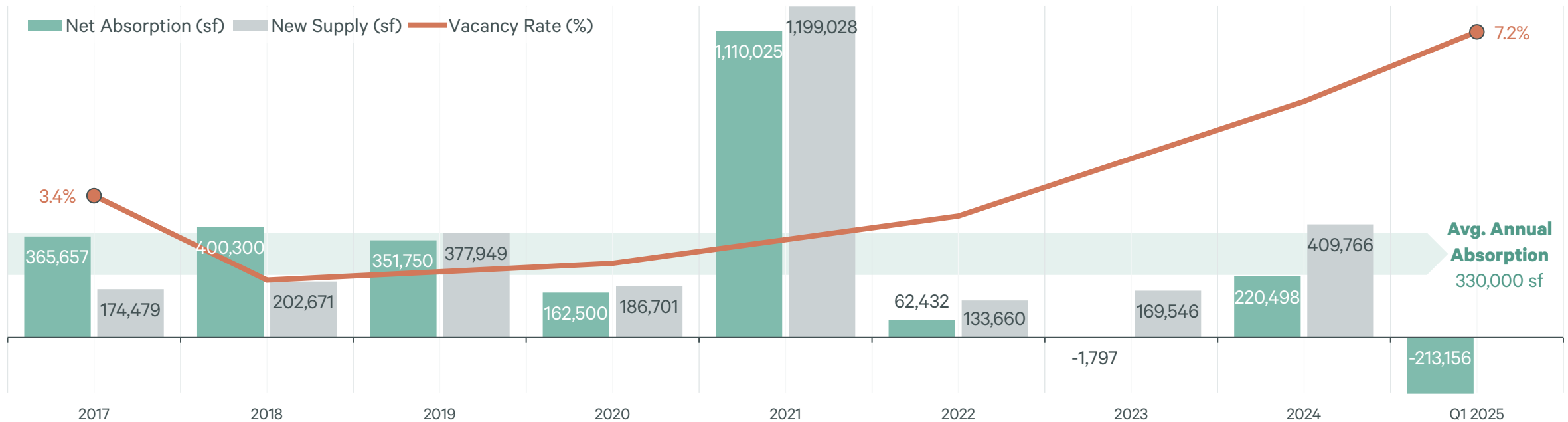
4 | INDUSTRIAL ANALYSIS SUMMARY

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 well with broader Central Okanagan economic objectives.

Gap Analysis and Land Requirements

- Regional **annual absorption of ~330,000 sf**
- Forecasted growth for **up to 700 new local jobs.**
- Notable **opportunities in southern Winfield.**
- Importance of the **Lake Country Business Park.**

CENTRAL OKANAGAN INDUSTRIAL MARKET | **Since 2017, the Central Okanagan region has absorbed an average of 330,000 sf of industrial floorspace per year, primarily within the City of Kelowna.**



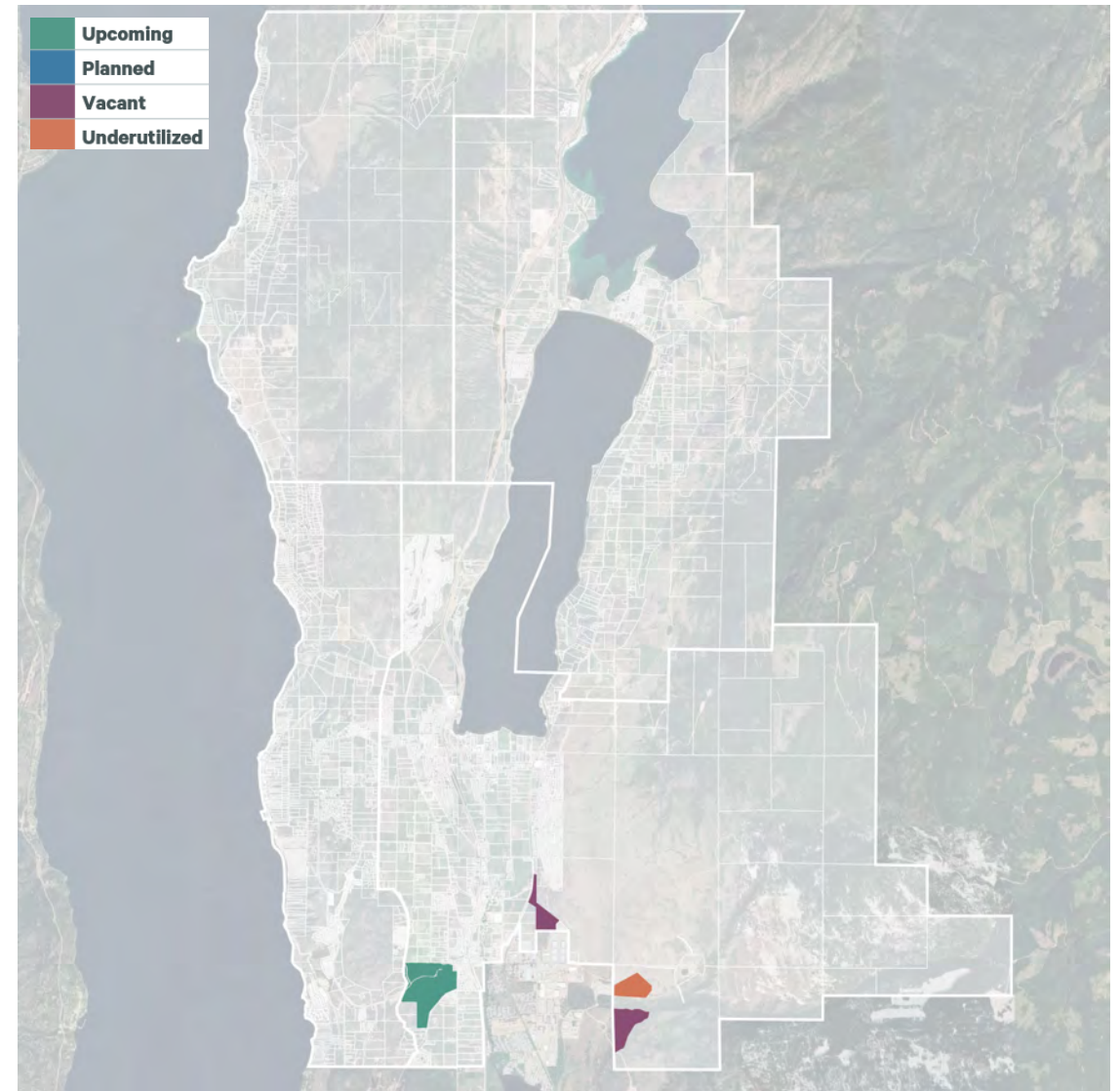
4 | INDUSTRIAL ANALYSIS SUMMARY

The District 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.

Vacant and Underutilized Land Area

- **GIS analysis** considering physical, infrastructure, and Urban Containment Boundary constraints.
- 84 ha of land suitable for development, including **50 ha within the Lake Country Business Park.**
- The entirety of developable land is **located within Winfield**, close to existing industrial areas.
- Focus on ensuring planning policy permits **emerging industrial tenant types.**
- **Sufficient land supply** to meet projected land demand gap, with significant interest expected for space within the Business Park.

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



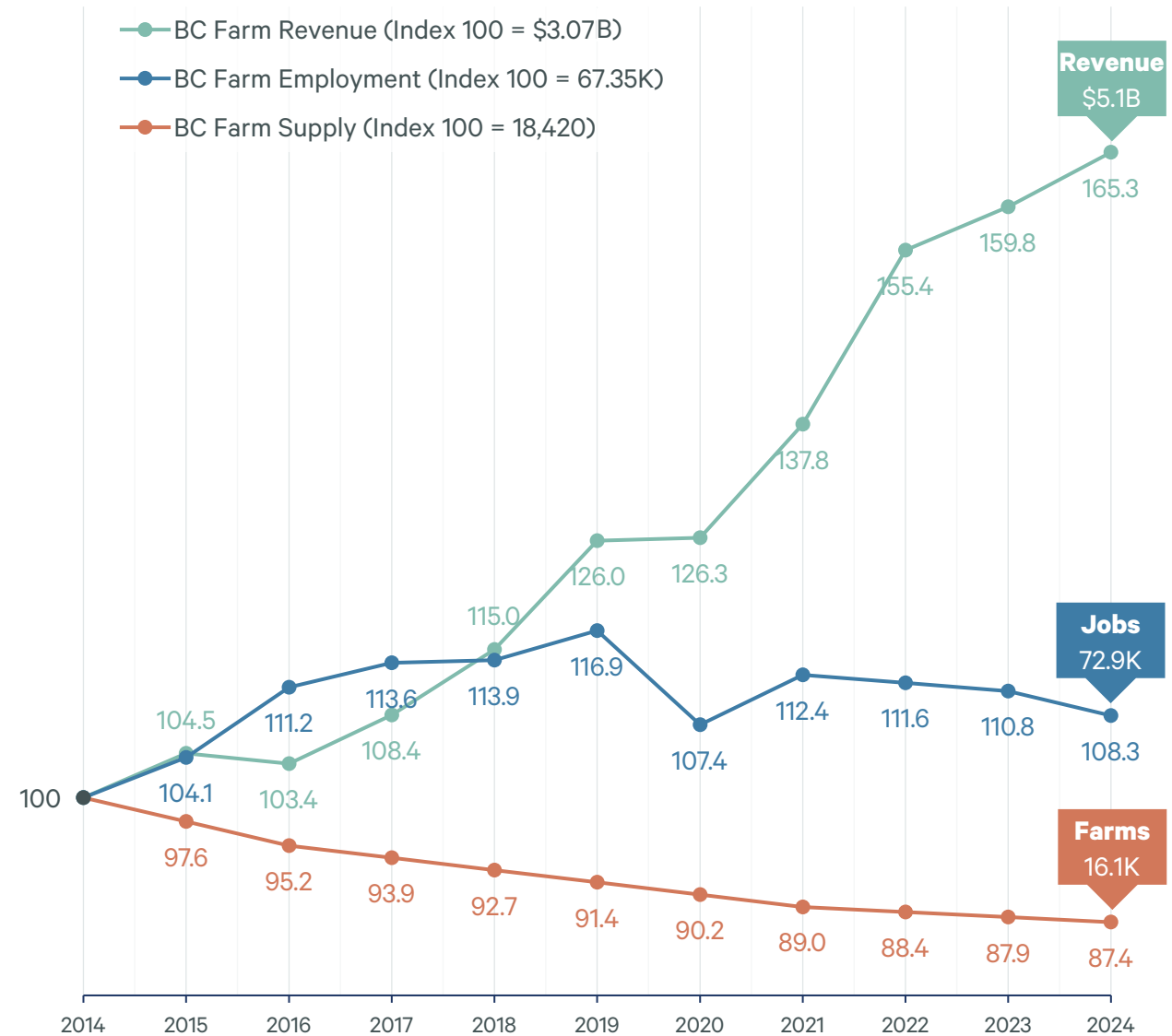
5 | AGRICULTURAL ANALYSIS SUMMARY

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

Gap Analysis and Land Requirements

- **Increasing** Provincial farm **revenues** yet a **reduction of total jobs and farms.**
- Transition towards **fewer, larger, and more technologically advanced** operations.
- **Specialized market** tied to high-value crops, on-site processing, and agritourism.
- Increasingly **vulnerable to climate stressors** including severe frosts and wildfires.
- Important to **support existing, smaller farms** necessary for economic diversification.
- Forecasted demand for between **320 and 640 net new ha** of agricultural land by 2050.

BC AGRICULTURE MARKET METRICS | **BC agricultural revenues have grown recently, despite stagnant job growth and a reduction of farms.**



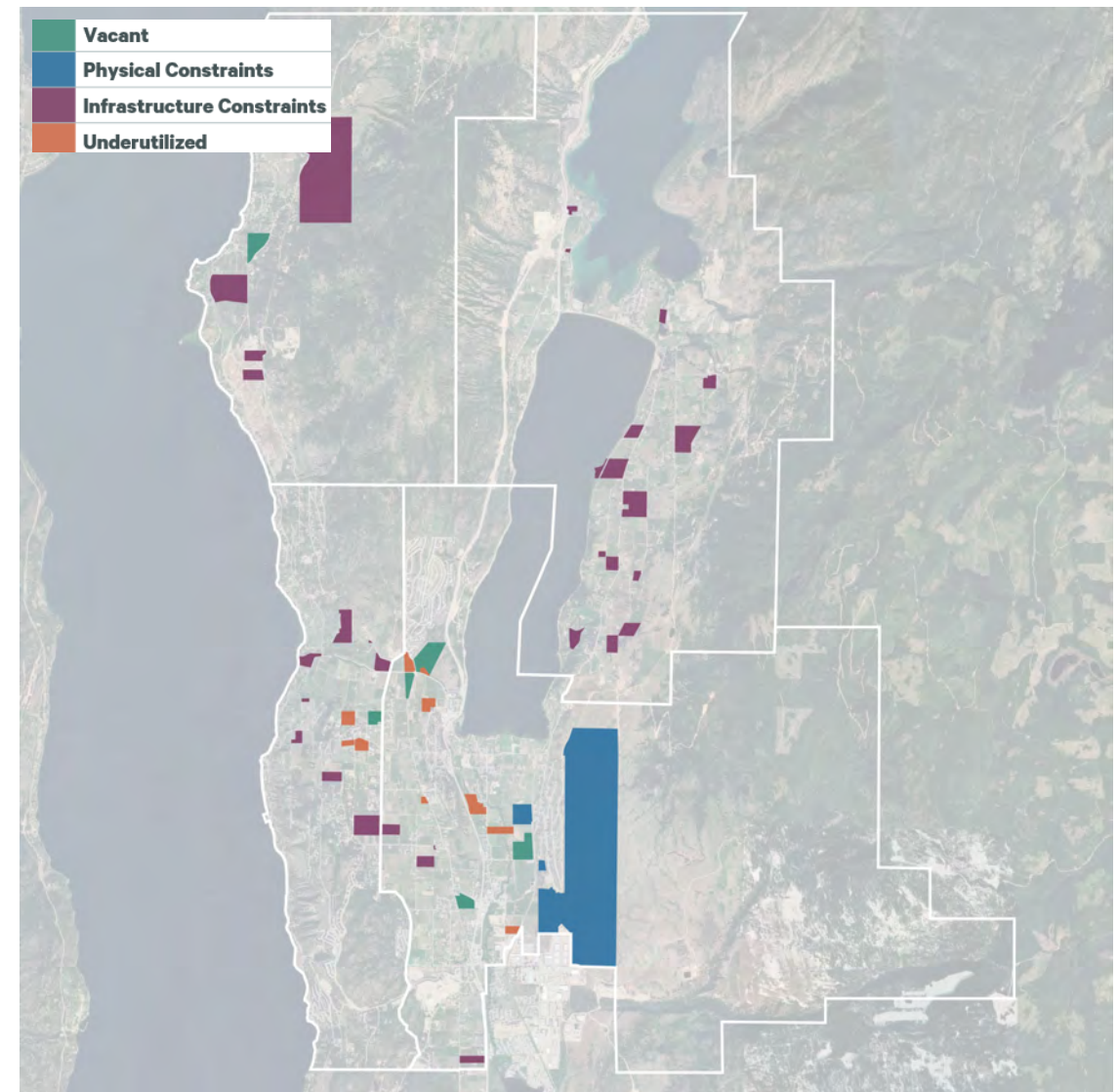
5 | AGRICULTURAL ANALYSIS SUMMARY

The District 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.

Vacant and Underutilized Land Area

- **GIS analysis** considering physical, infrastructure, and Urban Containment Boundary constraints.
- Examination of **land use intensity** of existing operations.
- 363 ha of land suitable for development, including **39 ha identified as vacant**.
- Focus on **supporting existing farms** and encouraging **agri-tourism** and **direct sales options**.
- **Sufficient land supply** to meet demand gap, through intensified operations on existing farms and development within vacant parcels.

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



An aerial photograph of a valley, likely in the Pacific Northwest, showing a large lake in the background, a grid of agricultural fields in the middle ground, and a residential area with winding roads in the foreground. The entire image is covered with a semi-transparent dark green filter.

Questions?

Official Community Plan Update

Round 2 Engagement Summary

District of Lake Country -
Council Presentation
Feb 3, 2025

Introductions

- **Barefoot Planning** – Planning Consultants
 - Evan Peterson, Principal
- OCP Support and Advisory – Scope
 - Engagement planning and materials
 - OCP policy development
 - Graphics and communication



Round 2 OCP Engagement Overview

Generally, this Round of engagement focused on:

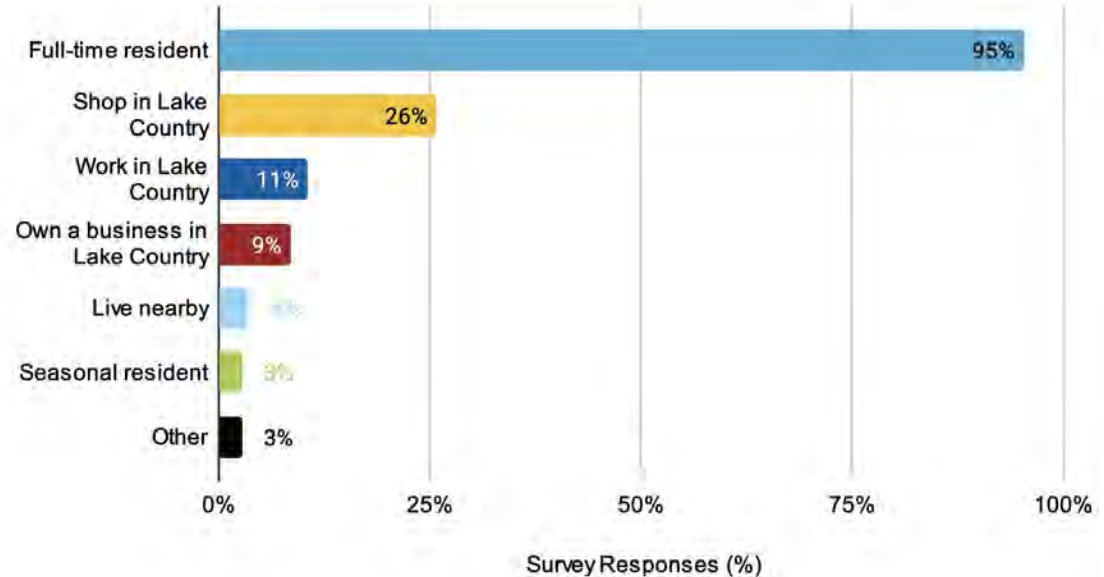
- **Planning Principles** – high-level statements that set the overall values and direction of an OCP
- **Proposed Directions** – actions that staff believe are the best or most practical approach based on technical analysis, policy requirements, or existing conditions.
- **Community Options** – different paths the community could take.

The process included a range of activities designed to reach residents across Lake Country, including:

- One **community survey** with over 360 responses
- Two **community open houses** with over 80 participants
- One **pop-up event** at Santa's Workshop
- One **youth workshop** at George Elliot Secondary School
- Two **community workshops** with 9 community groups participating
- One **Council workshop**

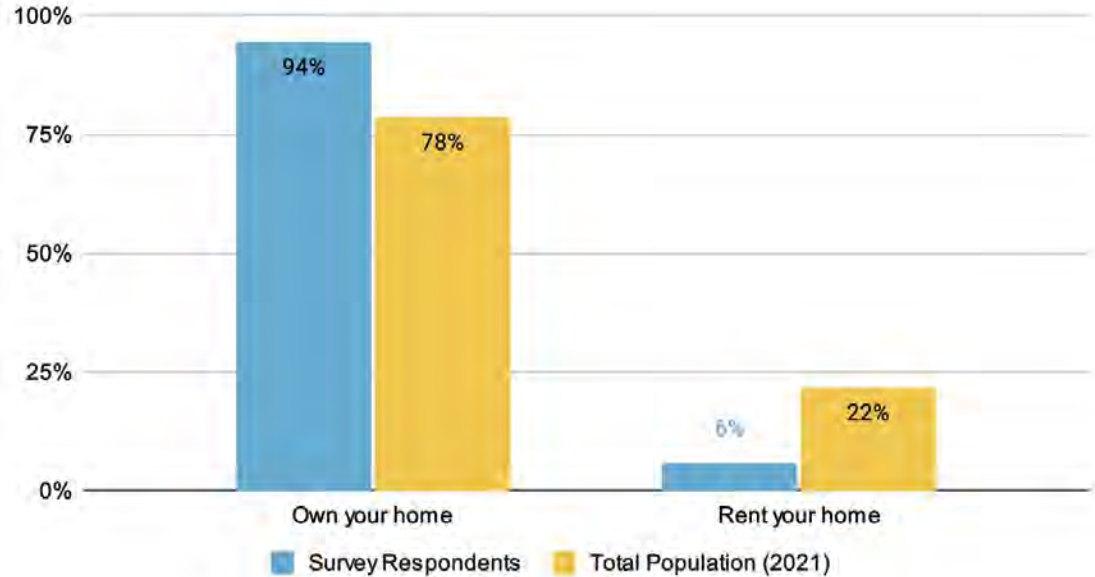
Who We Heard From (Survey)

- **95%** identified as being a **full-time resident of Lake Country**
- **Over half (55%) of the respondents** indicated they **live in Winfield**
- **52% identified as female** and **48% as male**
 - *Almost exactly proportional to the population statistics*



Who We Heard From (Survey) - Over/Under Representation

- **Overrepresented**
 - **Homeowners** (versus renters).
 - **Adults aged 35 and older**, particularly seniors (65+).
- **Underrepresented**
 - **Renters**
 - **Children, youth, and younger adults (20–34).**

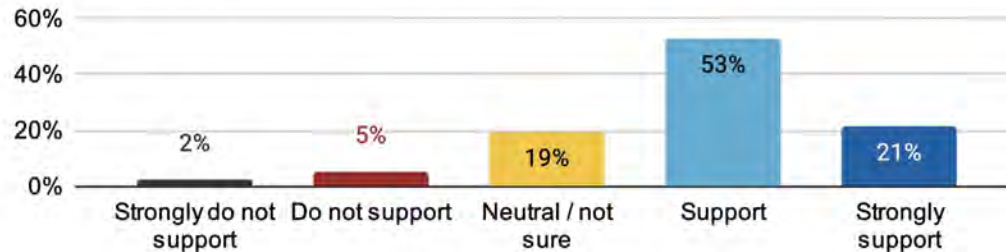


Key Themes Across Engagement

Planning Principles

- 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.

Level of Support for the draft Planning Principles



Key Themes Across Engagement

Planning Principles

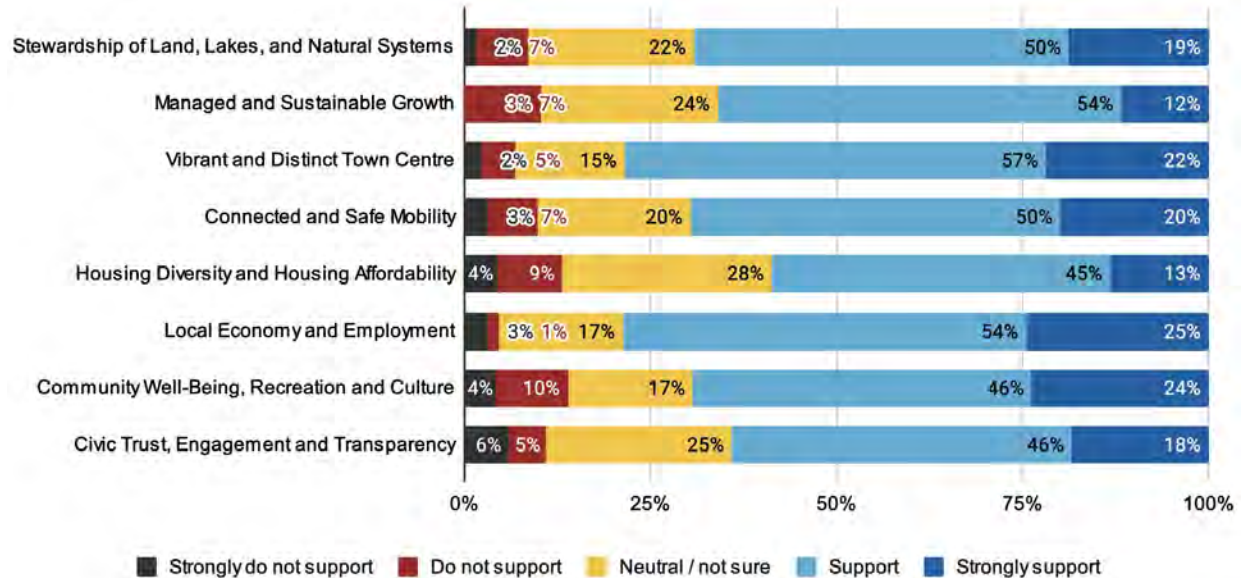
- Desire for clearer articulation of **how principles will guide real decisions**, particularly around growth, density, and neighbourhood change.
- Refinements recommended to more clearly reflect **reconciliation, culture, health and well-being, agriculture, and community identity**.

"Many people live in Lake Country because of the surrounding nature and rural character."

Key Themes Across Engagement

Proposed Directions

- 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.



Key Themes Across Engagement

Proposed Directions

- 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."

Key Themes Across Engagement

Community Options

- **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.

Key Themes Across Engagement

Community Options

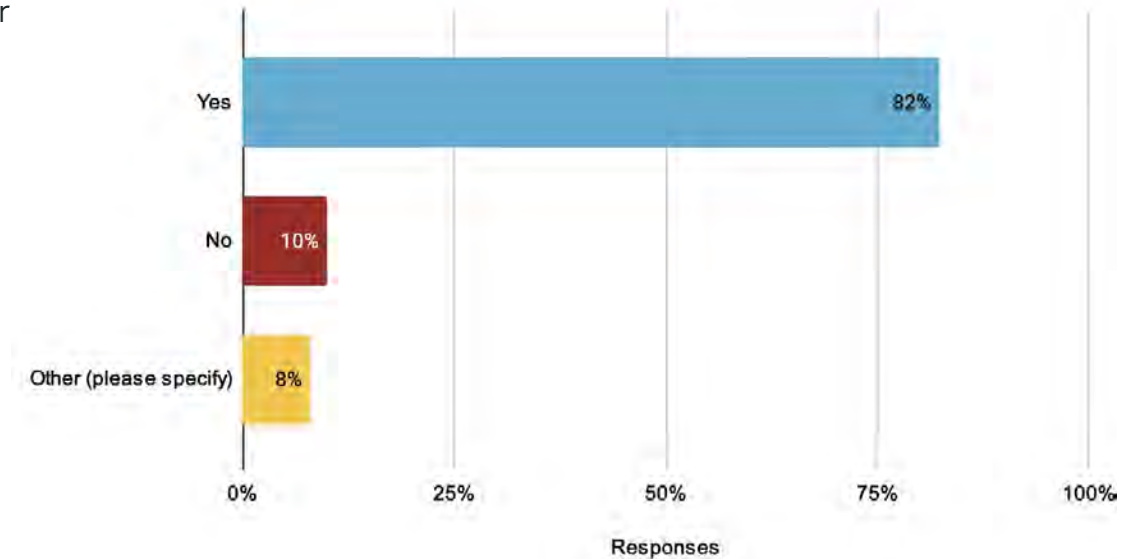
- Strong preference for focusing on **higher-density and mixed-use development in the Town Centre** and other serviced areas.
- Ongoing concern about **impacts to rural character, agricultural lands,** and established neighbourhoods.
- Emphasis on **infrastructure, transportation, and servicing**, needing to keep pace with or precede new development.

"Density should be focused in our town centre, closer to the amenities of Lake Country."

Key Themes Across Engagement

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

- **Success of survey**
 - Vast majority of respondents felt they were able to express their ideas and values



Next Steps

- Community feedback informs next phase - **Developing the Plan**
- Another round of **community engagement** when **Refining the Plan**





THANK YOU

Official Community Plan Update

Round 3 Engagement Summary

District of Lake Country -
Council Presentation
May 19, 2025

Introductions

- **Barefoot Planning** – Planning Consultants
 - Evan Peterson, Principal
- OCP Support and Advisory – Scope
 - Engagement planning and materials
 - OCP policy development
 - Graphics and communication



Round 3 OCP Engagement Overview

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**.

Engagement Numbers in Context

It's important to recognize that participation patterns often shift over the course of a long-range planning process:

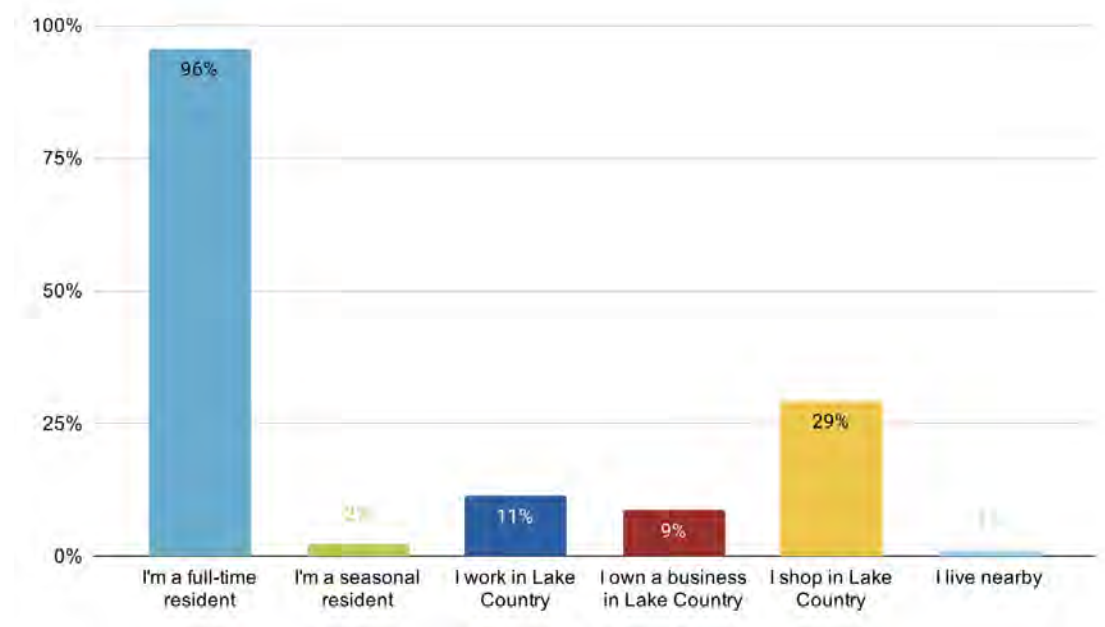
- Engagement is generally highest in earlier project phases.
- Participation often declines as the content becomes more technical, detailed, or complex.
- Later phases tend to draw more feedback from participants with concerns, objections, or specific interests, which tend to be repeated in each phase.
- This means later-stage feedback should be interpreted alongside earlier engagement results, rather than viewed in isolation.

Round 3 OCP Engagement At a Glance



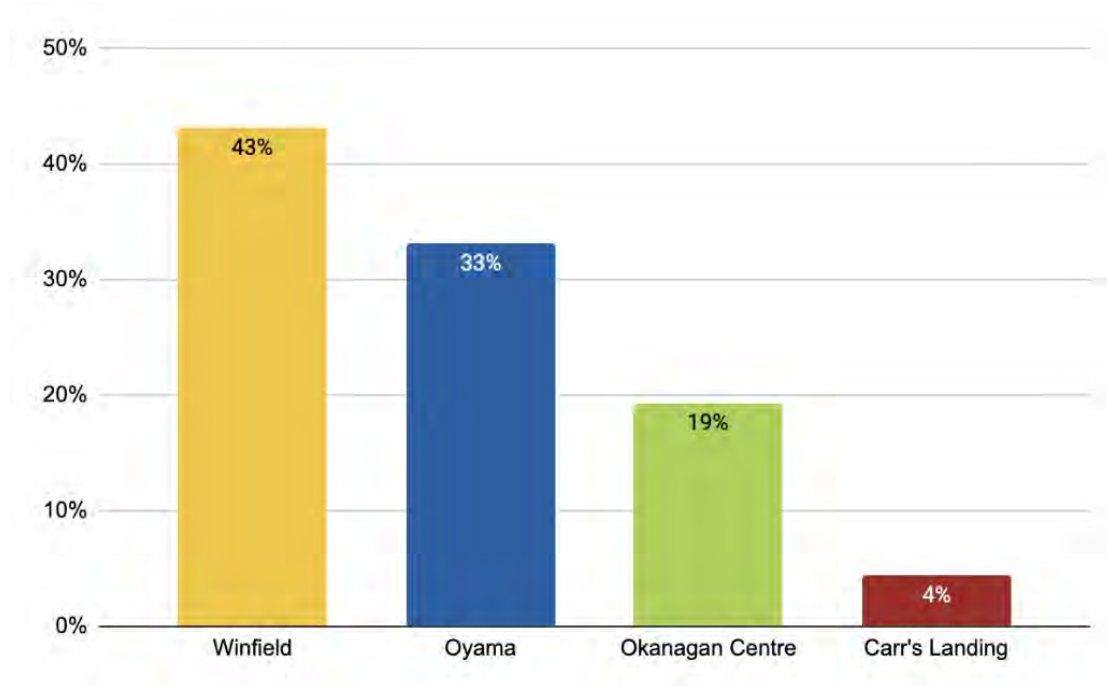
Who We Heard From (Survey)

- The majority of survey respondents identified as full-time residents of Lake Country.
- A smaller proportion identified as seasonal residents, workers, or visitors.



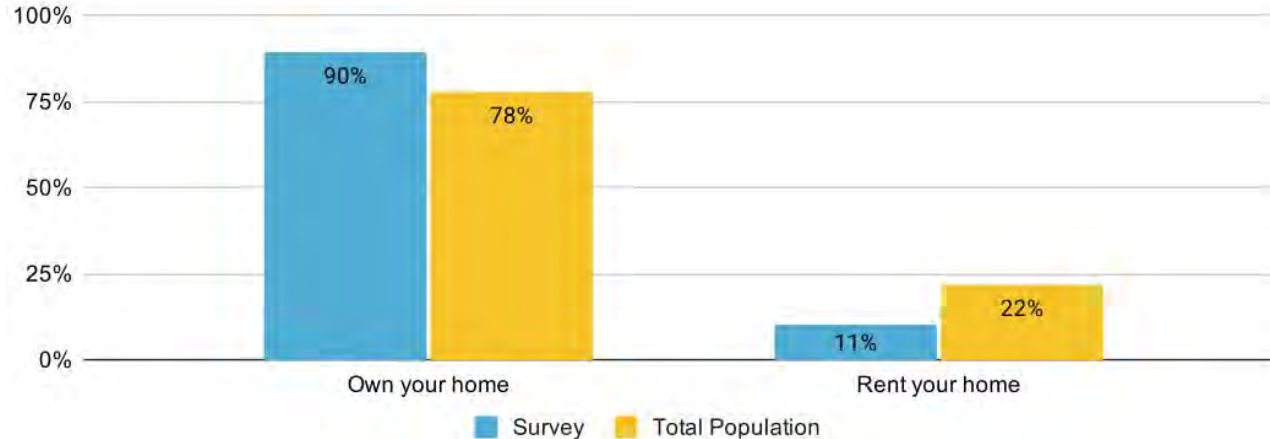
Who We Heard From (Survey)

- As in previous rounds, Winfield represented the largest share of respondents, reflecting its population size.



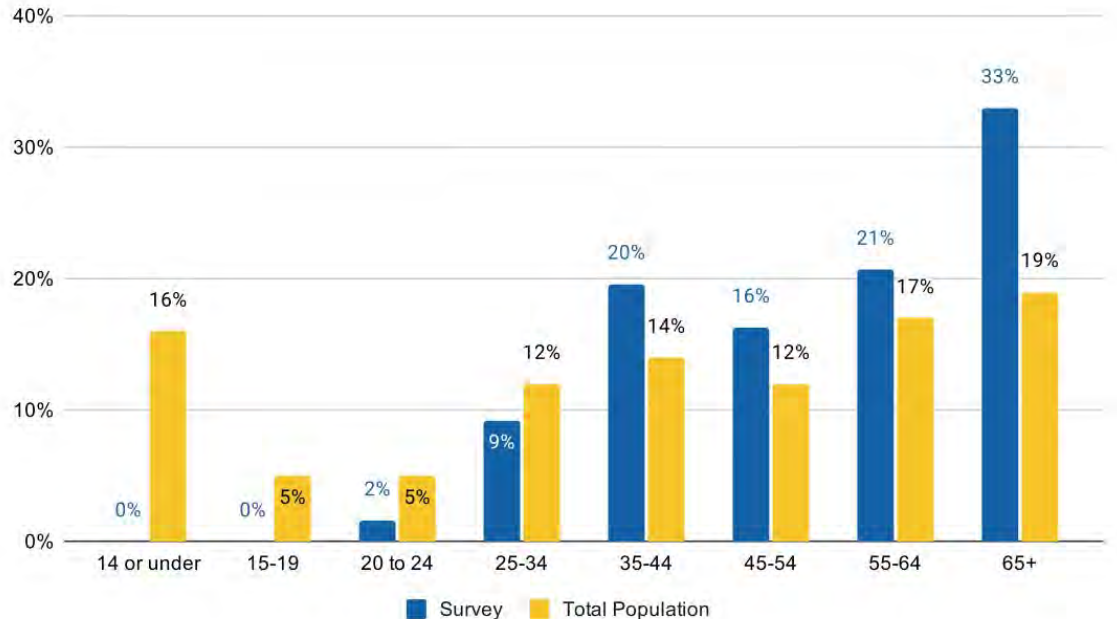
Who We Heard From (Survey) - Over/Under Representation

- Most respondents reported owning their home, with renters underrepresented relative to the broader population.



Who We Heard From (Survey) - Over/Under Representation

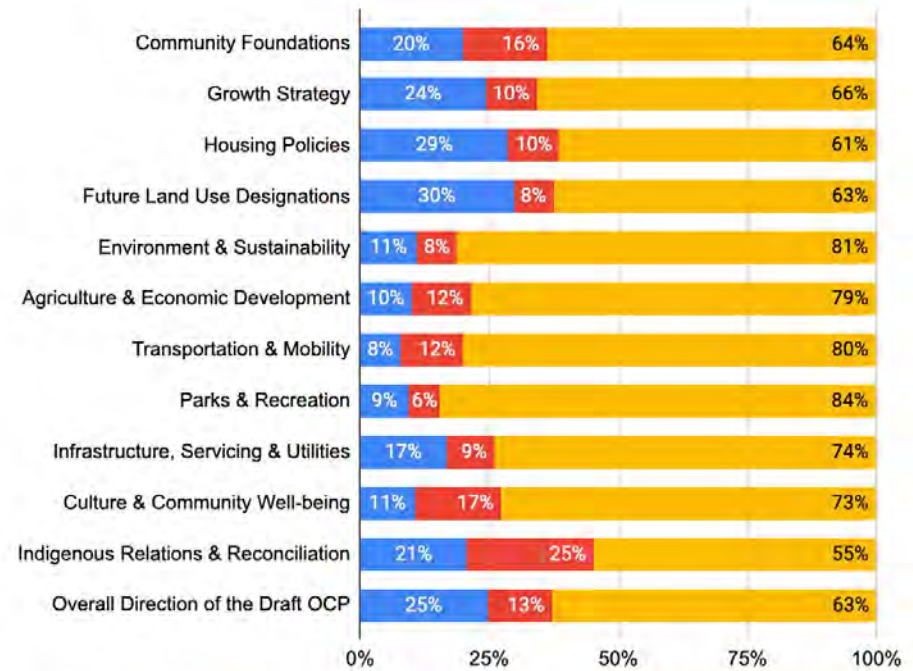
- Survey responses were primarily from adults aged 35 and older.
- Younger residents were less represented in the survey results, consistent with earlier engagement phases.



Key Themes Across Engagement

OCP Topics

- **Highest levels of support** were observed for:
 - Parks and recreation
 - Environment and sustainability
 - Transportation and mobility
 - Agriculture and economic development
- More **mixed levels of support** were observed for:
 - Housing policies
 - Future land use designations
- Indigenous relations and reconciliation received the most varied responses, with a broader range of perspectives expressed.
- Overall, respondents supported the direction of the Draft OCP.



Key Themes Across Engagement

Across all engagement streams, several consistent themes emerged:

- Support for the **overall direction** of the Draft OCP, with approximately **76% of respondents indicating support (63%) or neutral/not sure (13%)**.
- **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**
- **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.
- **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.

Next Steps

The next phase will focus on 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.
- Presenting the refined Draft OCP for public and interest holder review.
- Advancing the plan through Council consideration





THANK YOU



Let's **Grow** Lake Country **Together**
Official Community Plan Review and Update

Official Community Plan Update Council Workshop

District of Lake Country
May 8, 2026

Introductions

- **Barefoot Planning** – Planning Consultants
 - Evan Peterson, Principal
- **OCP Support and Advisory**
- **Opening Remarks**



Presentation Agenda

- What is an OCP?
- How the OCP Evolves
- The purpose of the OCP
- How we got here
- Key changes from the current OCP



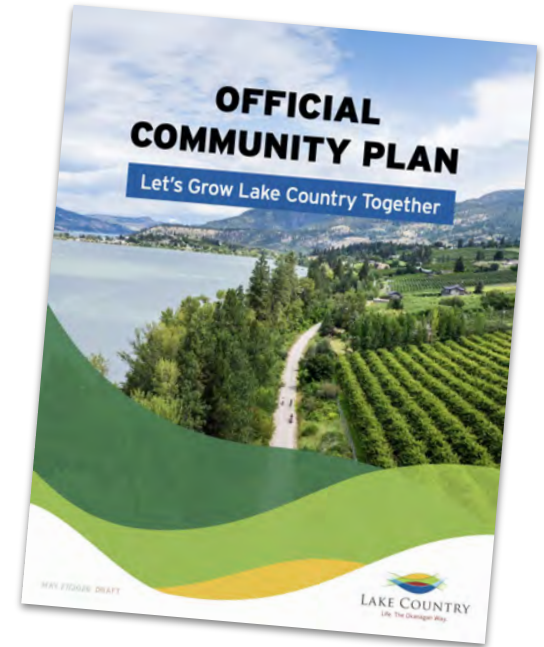
What is an OCP?

- An Official Community Plan (OCP) is a long-term policy framework that guides how a community grows, develops, and changes over time.
- The OCP is a strategic policy document, not a regulatory bylaw. It guides future decision-making and implementation through tools such as zoning, development permit areas, and District plans.



How the OCP Evolves

- The OCP is a living document that can be updated at any time to respond to changing community needs, new Council priorities, provincial legislation, emerging opportunities, and site-specific proposals.
- The OCP is reviewed and updated at least every five years (as required by the Province of BC) to ensure it remains current and responsive.



The Purpose of the OCP

- Establishes the community's long-term vision and framework for growth and development over the next 20 years.
- Guides decisions related to land use, housing, transportation, infrastructure, parks, economic development, and environmental stewardship.
- Directs growth to appropriate locations while protecting agricultural lands, natural areas, and community character.
- Provides the policy foundation for future bylaws, development decisions, capital investments, and municipal initiatives.
- Aligns local planning with provincial legislation, regional objectives, technical studies, and community priorities.
- Serves as Council's primary land use policy document and roadmap for managing change over time.

How we got here - Timeline

- The OCP update was informed by a multi-phase engagement process designed to gather broad community input, test emerging directions, and refine policy priorities.



How we got here - Engagement Process

Phase I: Background & Visioning

- Identified community values, priorities, and concerns.
- Established the foundation for the OCP vision and guiding principles.

Phase II: Community Development Options

- Explored growth management approaches and land use concepts.
- Refined guiding principles and future directions based on community feedback.

Phase III: Draft OCP Review

- Presented the Draft OCP, including policies, future land use designations, and implementation actions.
- Gathered feedback to refine and improve the draft plan.

Phase IV: Referrals & Final Refinements

- Circulated the Draft OCP to Council, neighbouring municipalities, government agencies, Indigenous partners, and other interest holders.
- Incorporated feedback and finalized the OCP for adoption.

How we got here - Engagement Activities

Multiple opportunities to participate were provided throughout the OCP update process, including:

- Community open houses and drop-in events
- Online surveys
- Ward-based engagement sessions
- Youth engagement workshops
- Stakeholder and interest-holder meetings
- Council workshops and discussions
- Agency and referral reviews
- Project website updates and online information sharing



Key Changes from 2018 OCP

→ Growth and Land Use

- ◆ Reinforces growth within the Urban Containment Boundary.
- ◆ Introduces Future Planning Areas, Area Plans, and Neighbourhood Plans.
- ◆ Better aligns growth with infrastructure, servicing, and long-term capacity.

→ Housing

- ◆ Aligns with the Housing Needs Report and recent provincial legislation.
- ◆ Expands support for housing diversity, rental housing, and attainable housing.
- ◆ Integrates housing more directly into growth planning.

→ Environment & Sustainability

- ◆ Expands policies related to climate resilience, watershed health, and natural systems.
- ◆ Strengthens direction on wildfire resilience, ecological connectivity, and green infrastructure.

Key Changes from 2018 OCP

→ Agriculture & Community

- ◆ Strengthens agricultural protection, food security, and rural character.
- ◆ Introduces a new Indigenous Relations and Reconciliation chapter.
- ◆ Expands policy direction related to accessibility, community well-being, and governance.

→ Mobility

- ◆ Shifts from a transportation focus to a broader mobility framework.
- ◆ Greater emphasis on walking, cycling, trails, transit, and safe connections.
- ◆ Strengthens the relationship between land use and mobility.

→ Implementation

- ◆ Introduces a new implementation and monitoring framework.
- ◆ Streamlines Development Permit Areas and improves policy organization.
- ◆ Better connects the OCP with District plans, infrastructure planning, and future decision-making.

Key Changes from 2018 OCP

→ **The Draft OCP builds on the strengths of the 2018 OCP**

while:

- ◆ Modernizing the policy framework.
- ◆ Responding to new housing requirements.
- ◆ Improving growth and infrastructure coordination.
- ◆ Strengthening environmental stewardship and resilience.
- ◆ Creating a clearer framework for implementation and monitoring.



Final Thoughts

- Undertook a comprehensive review and updated the OCP to align with the community's vision, needs, best practices, legislation, ongoing technical work, etc.
- However, there will be a need, desire, and/or opportunity to review and potentially amend policy in response to future conditions.
 - *Reflected in Culture & Community section – policies 13 + 14.*
- Review could come via:
 - DLC-led amendment to advance community interests or respond to issues, opportunities, or new legislation; or
 - Applicant-led amendment aligned with overall policy goals, objectives, and emerging conditions, etc.



THANK YOU



LAKE COUNTRY

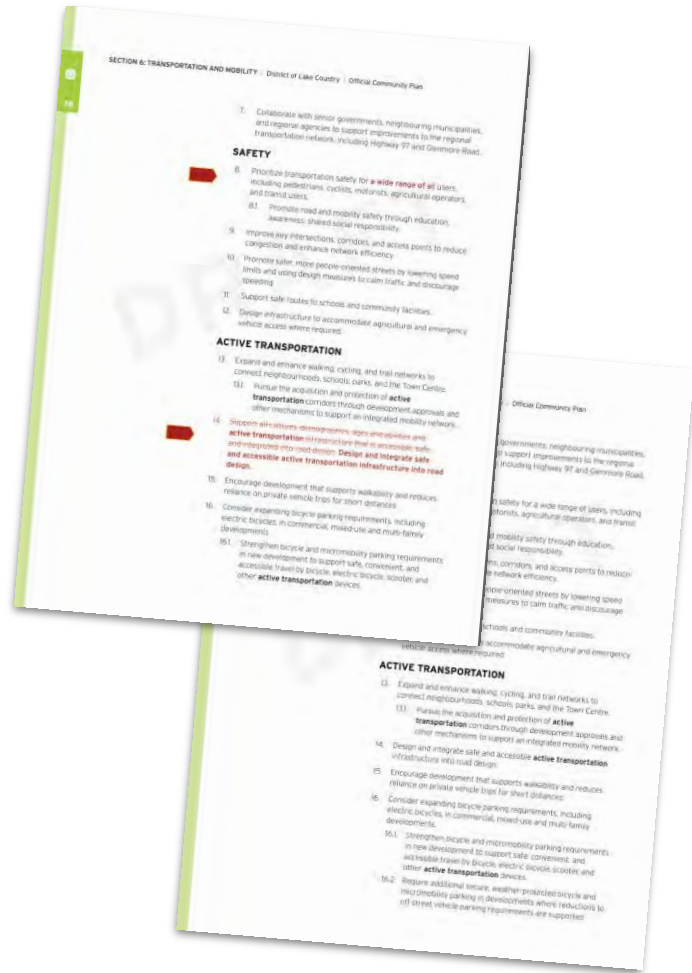
Life. The Okanagan Way.

Official Community Plan Update Updated Draft OCP

June 16, 2026

Overview

- Two copies of the OCP
 - Red-lined version showing proposed changes
 - Complete copy showing the changes made



OCP Policy Request #1

Policy Reference

Land Use and Growth Section 3.2.1, Policy 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.*

Requested Change

Change "thorough analysis" to "alignment with" or similar.

Staff Recommendation

- Make the requested change and remove "only" from policy.
 - *"Consider the expansion of the UCB where there is a clear demonstration of District-wide benefit, servicing feasibility, and alignment with growth, housing, agricultural, and environmental objectives."*

Rationale

- The requested change makes the policy more directional. Removing "only" makes the policy less redundant and less prescriptive.

OCP Policy Request #2

Policy Reference

Land Use and Growth Section 3.7. Policies 2., 2.1, and 2.2

- *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.*

Requested Change

Maintain policy direction of existing OCP with regard to Mobile Home Parks

Staff Recommendation

- No change.

Rationale

- The draft policies protect mobile home park residents without overstating the land-use authority or enforceability of an OCP. The policies would allow for redevelopment with a special focus on supports for residents.

OCP Policy Request #3

Policy Reference

Environment and Sustainability Section 4.2, Policy 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.*

Requested Change

Replace "limits" with "restrictions" or similar.

Staff Recommendation

- Make the requested change.
 - *Work with senior levels of government to identify restrictions to public access, including constructed barriers, to and along the foreshore, and to improve and maintain public access along lakes in the District.*

Rationale

- The change clarifies and improves the intent of the draft policy.

OCP Policy Request #4

Policy Reference

Environment and Sustainability Section 4.2, Policy 25

- *Support the protection and management of the urban forest to enhance climate resilience and livability.*

Requested Change

Strengthen the language to include “expansion” and add an action item to review and improve relevant District policies and regulations.

Staff Recommendation

Make the requested change and add an action item.

- *Support the protection, expansion, and management of the urban forest to enhance climate resilience and livability.*
- *Review existing District urban forest policies and regulations and consider developing an urban forest policy, plan, or strategy.*

Rationale

- The change strengthens urban forest policy while identifying a next step for the District.

OCP Policy Request #5

Policy Reference

Agriculture and Economic Development Section 5.

Requested Change

Review Section 5 of the draft OCP to ensure the intent of the existing 2018 OCP agriculture objectives is not lost.

Staff Recommendation

No change. Conduct a follow-up review prior to the Public Hearing.

Rationale

- Staff and consultants will conduct a follow-up review prior to the Public Hearing. However, the intent of the existing OCP objectives for agriculture was generally maintained in the draft OCP, and some objectives and policies were consolidated to avoid redundancy and enhance clarity.

OCP Policy Request #6

Policy Reference

Transportation and Mobility Section 6.2, Policy 14

Requested Change

Improve the clarity of this policy, and review it and similar policies throughout the OCP for difficult wording regarding "all...".

- Support all cultures, demographics, ages and abilities and active transportation infrastructure that is accessible, safe, and integrated into road design.

Staff Recommendation

Make changes to Policy 14 and similar changes throughout the OCP to improve clarity and avoid redundancy.

- Design and integrate safe and accessible active transportation infrastructure into road design.

Rationale

- A number of OCP policies contain broad and awkward wording regarding users of public spaces and facilities. Policies have been updated throughout to be clearer and streamlined while preserving intent.

OCP Policy Request #7

Policy Reference

Infrastructure, Services and Utilities Section 8.2, Policy 7.1

Requested Change

Add an action item to reflect the policy regarding "enhanced District policy" for on-site septic systems:

- 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 .

Staff Recommendation

Add action item to 8.3.

- Develop and implement an enhanced District policy for on-site septic systems where community sewer service is not available.

Rationale

- The District does not currently have a relevant action regarding on-site septic system policy.

OCP Policy Request #8

Policy Reference

Appendix F Primarily Natural Environment
Development Permit Area Guidelines

Requested Change

Review OCP and establish consistent, clear language around "registered professionals", "qualified registered professionals", etc.

Staff Recommendation

Review the entire OCP for related terms and change all to "qualified professional" for consistency and clarity.

Rationale

The existing terms are interchangeable and not defined in the OCP. Using "qualified professional" avoids confusion and conveys the same intent/meaning as the various existing terms.

Requests to be Addressed Prior to Public Hearing

The following tasks and requests will be reviewed and addressed prior to the Public Hearing.

- Review Form & Character DPA Guidelines for clarity, including Guideline 14 under Site Planning.
- Review DPA Guidelines for references to "stream" and "fish habitat" to ensure guideline clarity and consistency with intent.
- Additional review of draft document for minor edits related to clarity, consistency, and formatting.
- Review Section 5 of the draft OCP to ensure the intent of the existing 2018 OCP agriculture objectives is not lost.





THANK YOU

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 2nd day of June, 2026.

CONSIDERED in conjunction with the financial plan and waste management plan this 2nd day of June 2026.

READ A SECOND TIME AS AMENDED this 16th day of June, 2026.

PUBLIC NOTICE POSTED on the XX day of XX, 202X and a Public Hearing held pursuant to Section 464 of the *Local Government Act* on the X day of XX, 202X.

READ A THIRD TIME this ____ day of _____, ____.

ADOPTED this ____ day of _____, ____.

Mayor

Corporate Officer

OFFICIAL COMMUNITY PLAN

Let's Grow Lake Country Together







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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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.

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	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	Appendices	Provides supporting information, including the regional context statement, definitions, maps, community profile, monitoring framework, development permit area guidelines, and the Lake Country Business Park Plan.

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

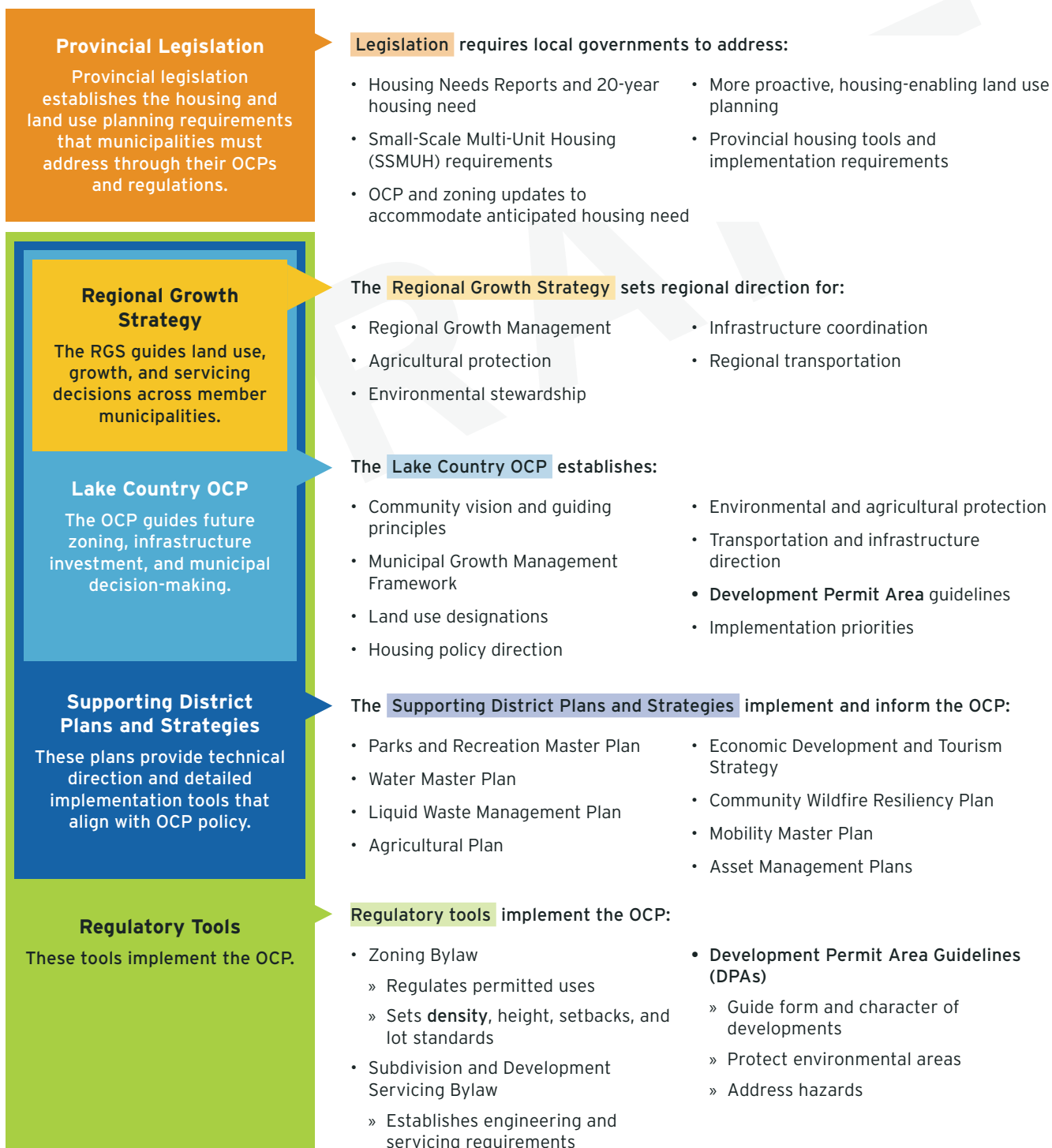
The District of Lake Country OCP is consistent with the RDCO **Regional Growth Strategy** and advances its key directions through actions that support compact and efficient growth, agricultural protection, housing supply and diversity, infrastructure coordination, environmental stewardship, economic 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](#).



RELATED PLAN DIAGRAM

The diagram below shows how regional direction, District policy, and local regulations work together to guide growth and development in Lake Country.



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

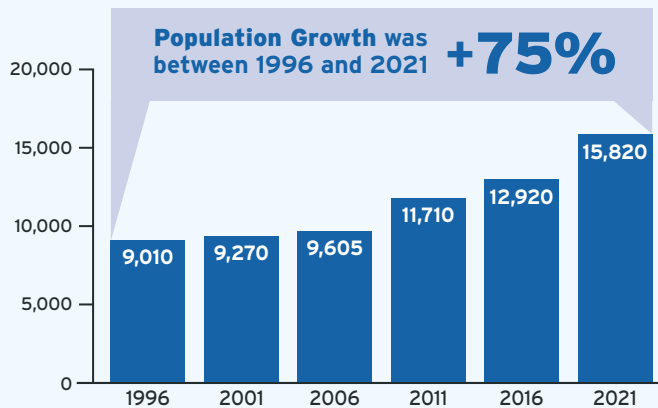
Understanding who lives in Lake Country and how the community has changed over time provides an essential foundation for the OCP. The Community Profile summarizes key demographic, housing, economic, and social trends from 1996 to 2021.

Detailed Community Profiles, including the Municipal Profile and Ward Profiles, are provided in [Appendix D](#).

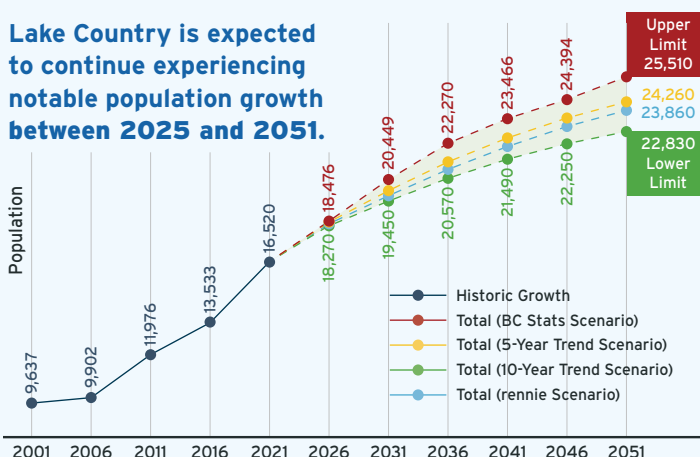
Population Growth

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.



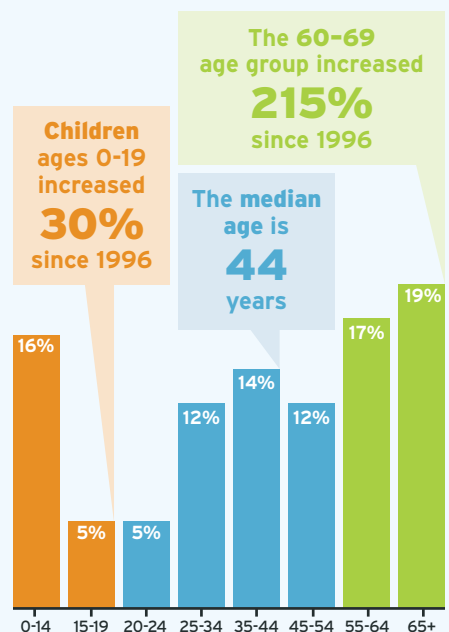
Lake Country is expected to continue experiencing notable population growth between 2025 and 2051.



Age and Gender

An aging community, but still family-oriented.

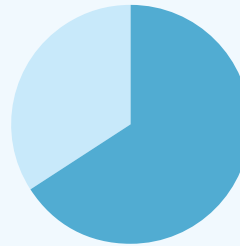
- Median age: 44 years
- Younger than Vernon (49.2), older than Kelowna (42.4)
- 65+ population: 19%
- 0-14 population: 16% (highest among comparison jurisdictions)
- Children (0-19) increased 30% since 1996
- 60-69 age group increased 215% since 1996



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

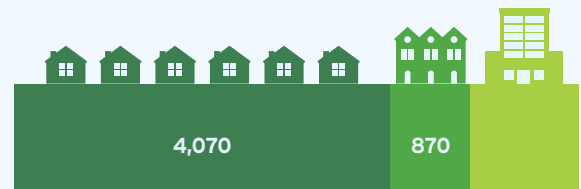


Average household size
2.5 people

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

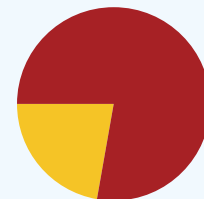
19% other

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

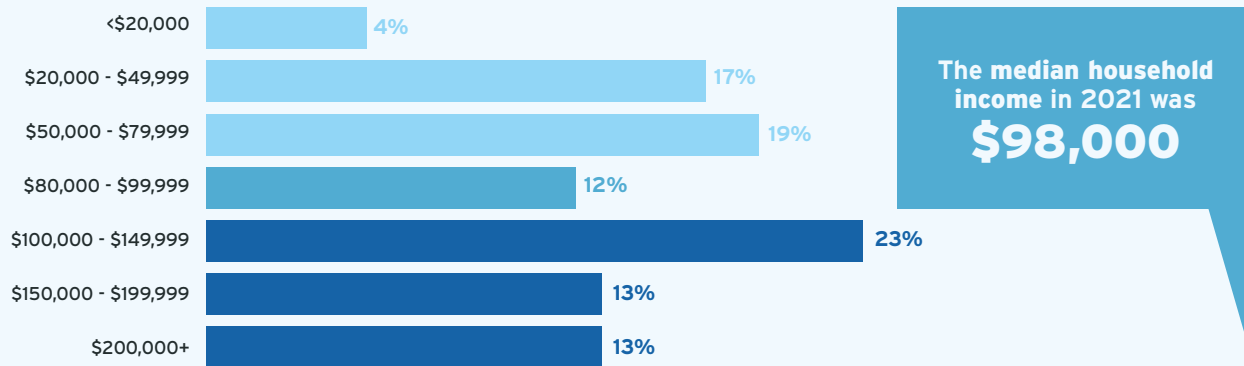


22%
rental homes

Income and Economy

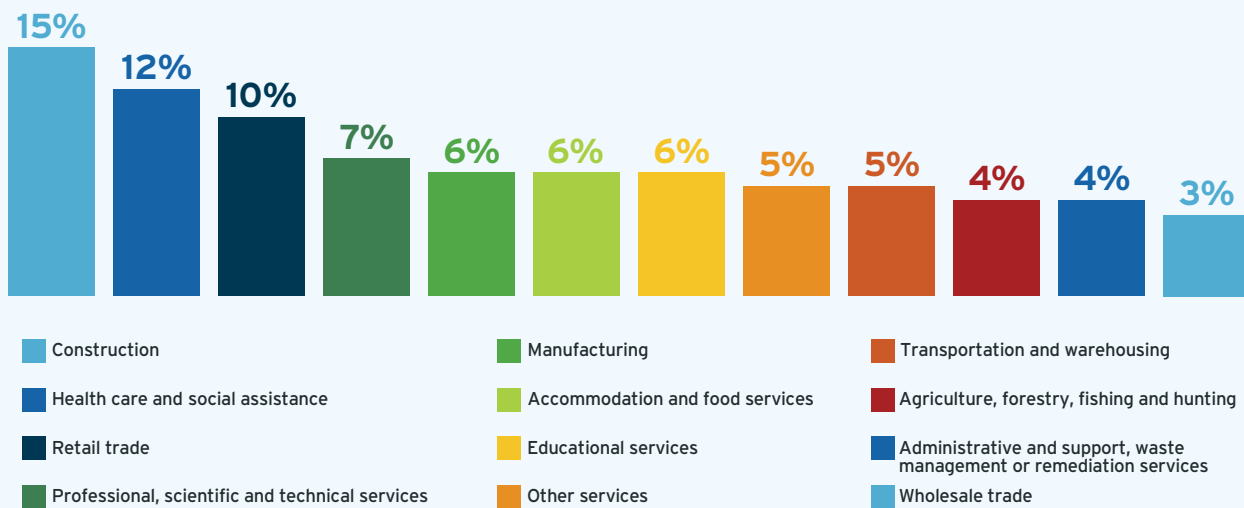
Lake Country has the highest incomes in the region.

- 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

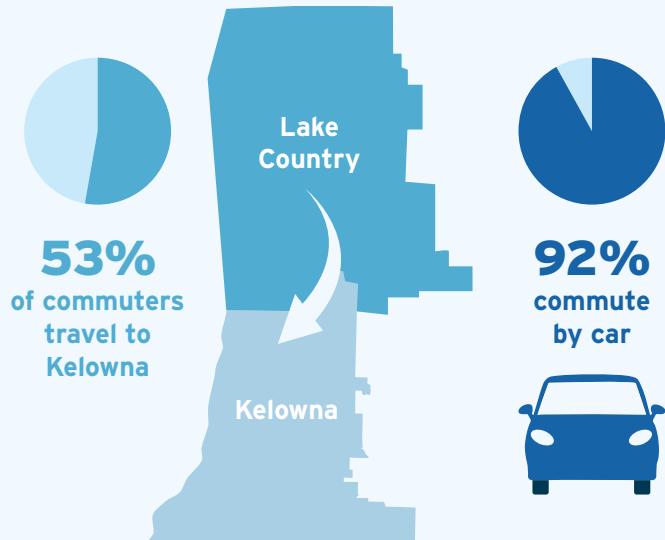
- Participation rate: 66% (highest among comparators)
- Employment rate: 61%
- Construction is top industry (15%)
- Growth in health care and social assistance



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

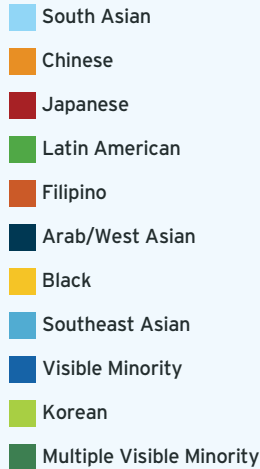


Identity and Diversity

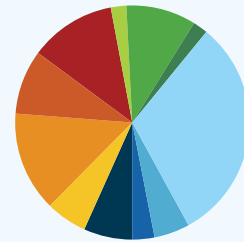
Less diverse than the region overall.

- 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 is the predominant mother tongue (88-90%)

Population by Visible Minority Group (2021)



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:

<input checked="" type="checkbox"/>	Plan for continued population growth with scalable infrastructure, utilities, transportation, and community services.
<input checked="" type="checkbox"/>	Support both an aging population and growing number of families through age-friendly design, accessible housing, schools, parks, and recreation.
<input checked="" type="checkbox"/>	Expand housing diversity beyond single-detached homes to include rental, ground-oriented, multi-family, and senior-oriented options.
<input checked="" type="checkbox"/>	Address rental affordability pressures and increase attainable ownership opportunities.
<input checked="" type="checkbox"/>	Direct growth toward complete neighbourhoods with services, active transportation , and local amenities.
<input checked="" type="checkbox"/>	Increase retail and commercial services to reduce leakage to other communities.
<input checked="" type="checkbox"/>	Strengthen transportation connections to reduce reliance of personal vehicle commuting to Kelowna and other communities.
<input checked="" type="checkbox"/>	Encourage economic diversification while building on strong construction and service sectors.
<input checked="" type="checkbox"/>	Support inclusion, cultural recognition, and continued collaboration with Indigenous communities.
<input checked="" type="checkbox"/>	Maintain Lake Country's high quality of life while accommodating change.



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.

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.



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's 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 through equitable engagement methods. 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.



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 areas 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





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.



**Supporting
OCP Maps
(Appendix C)**



- Future Land Use
- Neighbourhood Wards
- Agricultural Land Reserve and Urban Containment Boundary
- Sand and Gravel Deposits

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.

**Compact
Development**



Development patterns that use land efficiently through higher densities, reduced land consumption, and proximity to services and infrastructure.

Sand and Gravel

The approximate location and extent of known sand and gravel deposits within the District are identified on [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.

Lifecycle Costs



The total long-term cost of infrastructure, including construction, maintenance, renewal, and replacement.

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 neighbourhoods, their land use patterns, and servicing conditions, while considering provincial legislative requirements and community-wide goals for development as a **complete community**.

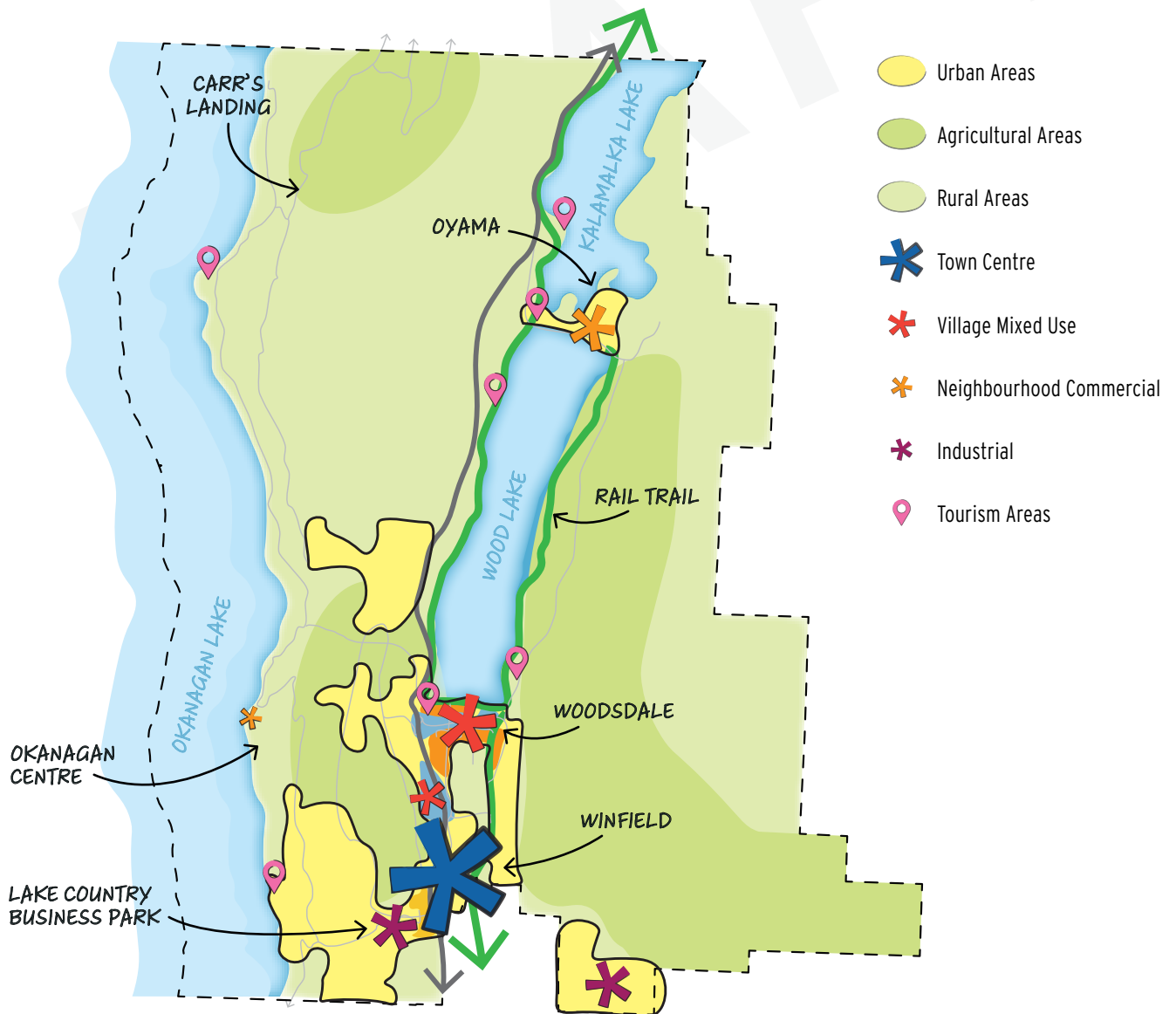


Photo credit: Shawn Talbot



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. Consider expansion of the UCB where there is a clear demonstration of District-wide benefit, servicing feasibility, and alignment with 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.

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, Infrastructure, Services, 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.

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.

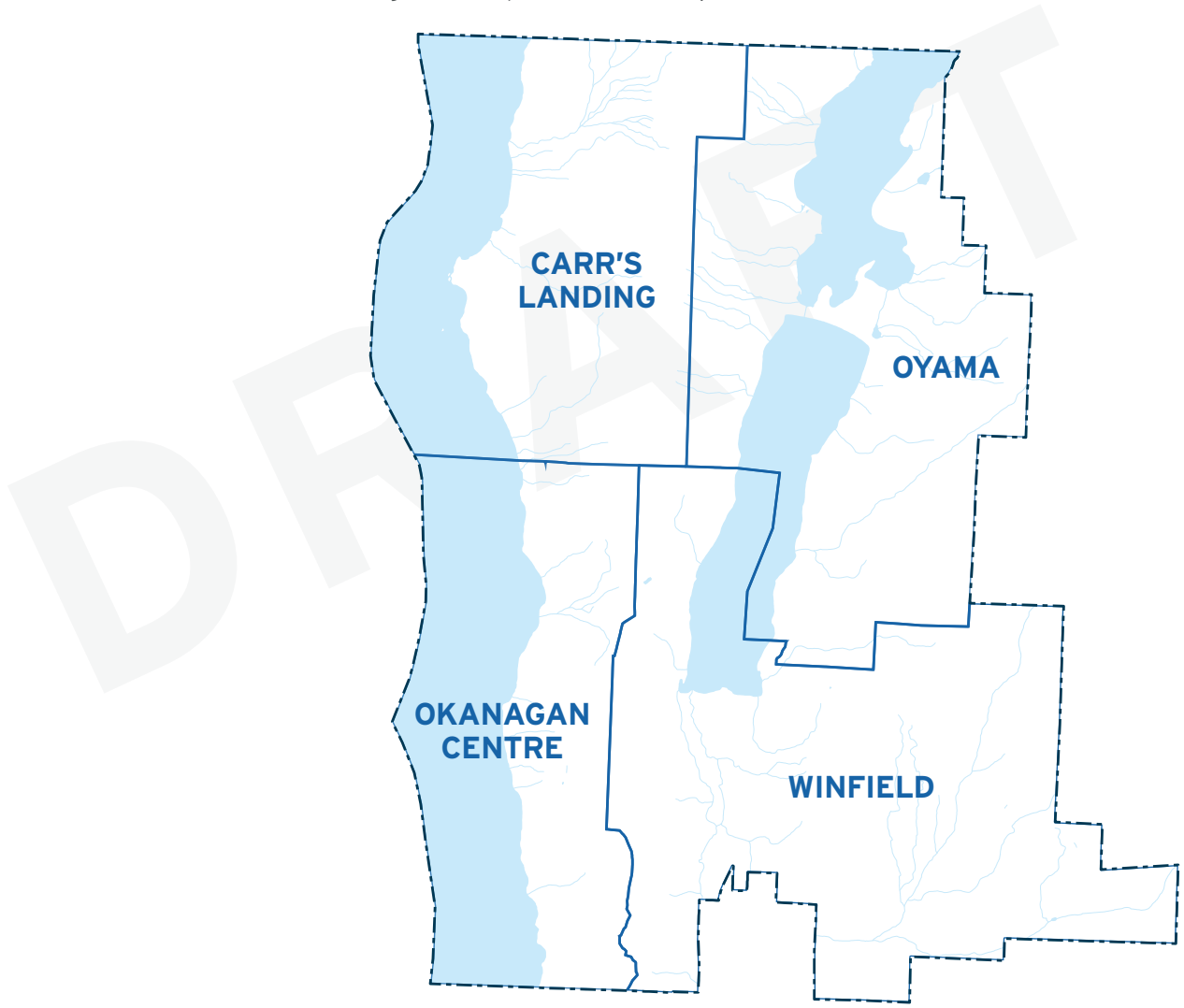
13. Ensure new development contributes positively to streetscapes and the public realm.
14. Encourage building orientation, entrances, and active frontages that support pedestrian activity.
15. Promote transitions in height and scale between lands with different future land use designations.
16. Encourage durable materials and design approaches consistent with Lake Country's rural character.
17. Encourage urban development, including buildings and site planning to be designed and maintained to be resilient to climate related impacts (e.g., wildland fire, urban heat island etc.)
18. Integrate landscaping, public spaces, and **green infrastructure** into development design.
19. Encourage age-friendly design principles into the site planning and building development.

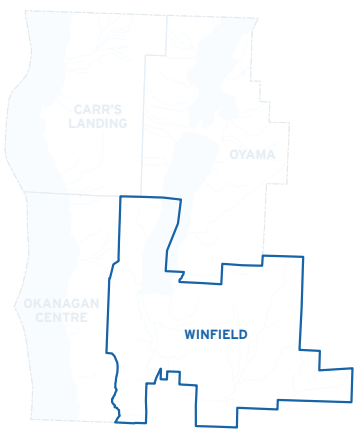


3.3 NEIGHBOURHOOD PLANNING

3.3.1. POLICIES

Figure 3: Map of Lake Country Ward Boundaries





Infill Development



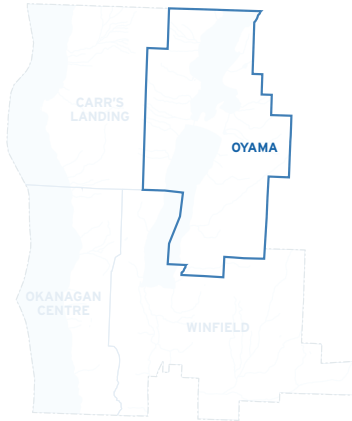
Development on vacant or underutilized land within existing serviced urban areas.



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

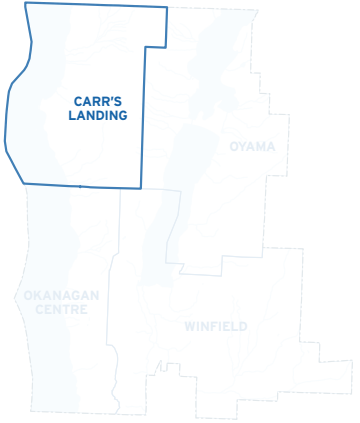


Small-scale commercial uses intended to serve the daily needs of nearby residents.

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

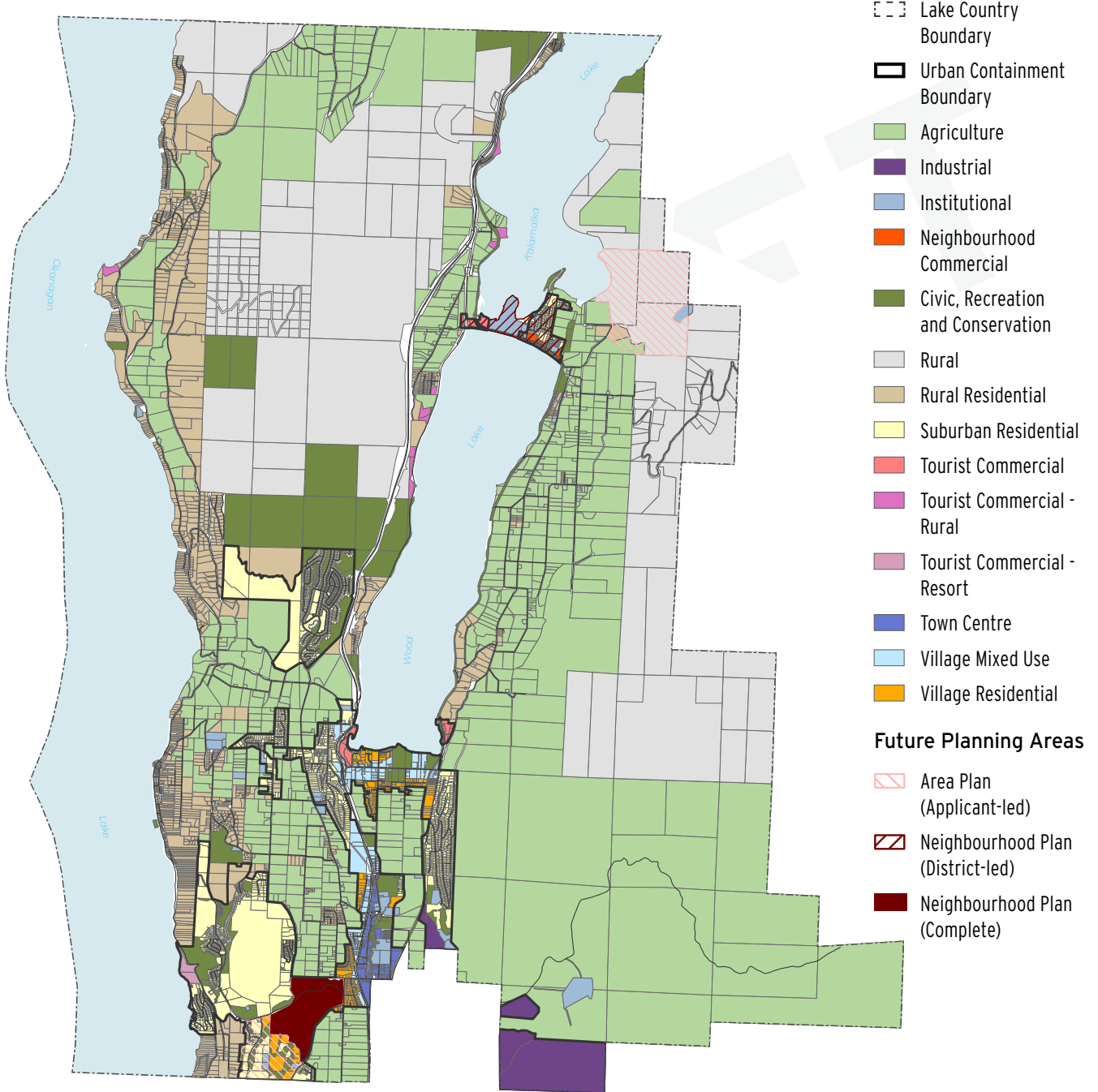


Figure 4: Future Land Use Map

Agri-tourism



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. For non-farm uses in the Agricultural Land Reserve, ALC approval may be required.

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	0.0%
	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 designation's policies 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.
 - 6.1. 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:

Up to three storeys.

- Up to four storeys may be considered in appropriate locations, subject to the designation's policies 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 designation's policies 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.

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.

Height:

Up to three storeys.

- Up to four storeys may be considered in appropriate locations, subject to the designation’s policies and applicable neighbourhood planning policies.

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 designation's policies 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.



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 designation's policies 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.

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.

Height:

Up to three storeys.

- Up to four storeys may be considered in appropriate locations, subject to the designation's policies and applicable neighbourhood planning policies.



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 development with accessory residential uses 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.



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 designation's policies 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 designation's policies and applicable neighbourhood planning policies.

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.

Policies:

1. Consider farming, agricultural production, accessory residential uses and related activities consistent with provincial regulations and the Agricultural Land Commission Act.
 - 1.1. 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.

Height:

Up to three storeys.

- Up to four storeys may be considered in appropriate locations, subject to the designation's policies and applicable neighbourhood planning policies.

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 designation's policies and applicable neighbourhood planning policies.



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:

[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:

None.

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 is 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.

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 unit 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.

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.

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

04

A stylized graphic of a wave or ribbon, rendered in shades of green and white, positioned behind the number 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.

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.

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 restrictions 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](#)).

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.

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.

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 viewscales 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, expansion, and management of the urban forest to enhance climate resilience and livability.
 - 25.1. Review existing District urban forest policies and regulations and consider developing an urban forest policy, plan, or strategy.
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.



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.
 - 16.1. Normal farm practices on agricultural lands are permitted as per the *Farm Practice Protection Act*.

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
Review existing District urban forest policies and regulations and consider developing an urban forest policy, plan, or strategy.	Short-term	DLC



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.

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.



Agricultural Land Reserve (ALR)



Land designated under provincial legislation for the purpose of protecting agricultural capability and farm use.

Development in the Agricultural Land Reserve

All lands within the ALR are subject to the *Agricultural Land Commission Act*, its regulations, and any resolutions of the Agricultural Land Commission.

Agri-tourism in the ALR

Agri-tourism activities on lands within the Agricultural Land Reserve must be consistent with Agricultural Land Reserve Use Regulation (Section 12), updated from time-to-time.

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. Recognize the secondary nature of **Agri-tourism** on lands within the **Agricultural Land Reserve** and that non-farm uses shall be consistent with Agricultural Land Commission (ALC) requirements and may require ALC approval.
 - 5.3. 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.

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-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.



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.



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.

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.

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 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 a wide range of 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.

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 a wide range of users, including pedestrians, cyclists, motorists, agricultural operators, and transit users.
 - 8.1. Promote road and mobility safety through education, awareness, and 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. Design and integrate safe and accessible **active transportation** infrastructure 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.



- 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 a wide range of users 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



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.

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, Pelme wash 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.



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 residents and visitors.
 - 7.1. Incorporate gathering spaces, cultural elements, and flexible recreational areas into park design.

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 <i>Parks and Recreation Master Plan</i> .	Short-term	DLC





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.



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.



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.

**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.



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 enhanced on-site septic systems to meet provincially legislated performance standards consistent with 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.

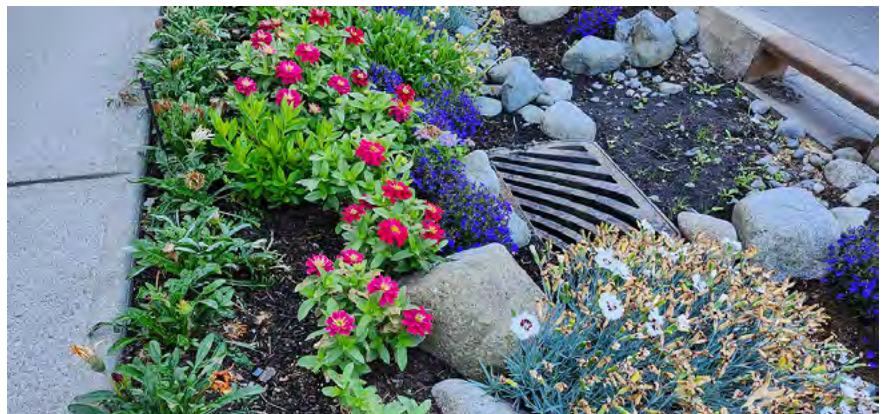


STORMWATER, NATURAL SYSTEMS, AND GREEN INFRASTRUCTURE

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.



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.

8.3 ACTIONS

Action	Timeline	Roles
Develop and implement an District policy for enhanced on-site septic systems where community sewer service is not available.	Short-term	DLC



CULTURE AND COMMUNITY





09

CULTURE AND COMMUNITY

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 to participate in civic life.

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.

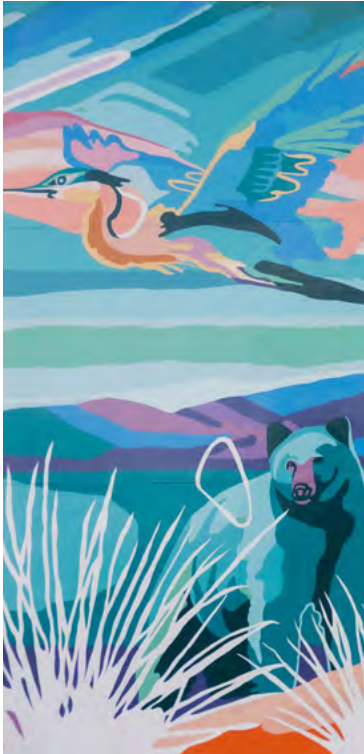




9.2 POLICIES

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 from a wide range of 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 a wide range of 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, inclusive, and welcoming to residents and visitors.
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.



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.

SOCIAL 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](#)).

COMMUNITY FACILITIES AND CIVIC AMENITIES

11. Plan and maintain community facilities that support social connection, recreation, culture, and civic life.
 - 11.1. Plan community facilities and civic amenities in coordination with growth and neighbourhood development.
 - 11.2. Encourage joint-use partnerships with schools, community organizations, and regional agencies to maximize shared benefit.
 - 11.3. Support the renewal and enhancement of existing community facilities to meet evolving needs.

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

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 a wide range of ages and abilities.	Short-term	DLC





10

A stylized graphic of a wave or a bowl-like shape, rendered in shades of red and white, positioned behind the number 10.

**INDIGENOUS
RELATIONS AND
RECONCILIATION**

A stylized graphic of a leaf or feather, rendered in shades of red, positioned to the right of the main text.



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.



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.



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



Photo credit: Steve Austin



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.



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.





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.



13

The number 13 is rendered in a large, bold, white font. It is positioned above a stylized, white, wave-like graphic that curves under the number, giving it a three-dimensional appearance.

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.

RGS Issue Area	RDCO RGS Goals	Lake Country OCP Alignment
<p>5. Our Food</p>	<p>To support a regional food system that is healthy, resilient and sustainable</p>	<p>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.</p>
<p>6. Our Housing</p>	<p>To improve the range of housing opportunities to meet the social and economic needs of the region</p>	<p>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.</p>
<p>7. Our Climate</p>	<p>To minimize regional greenhouse gas emissions and respond to the impacts of climate change</p>	<p>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.</p>
<p>8. Our Ecosystems</p>	<p>Be responsible stewards of natural ecosystems to protect, enhance and restore biodiversity in the region</p>	<p>Section 4 Environment and Sustainability and Development Permit Areas protect riparian areas, shorelines, sensitive ecosystems, hazards, and environmental corridors.</p>
<p>9. Our Transportation</p>	<p>To enhance the regional transportation system to ensure that it is accessible, affordable, and efficient</p>	<p>Section 6 Transportation and Mobility and supports multi-modal transportation, transit, walking, cycling, reduced car dependence, and improved regional connectivity.</p>
<p>10. Our Governance</p>	<p>To respond to the needs of the region with an effective and efficient governance service model</p>	<p>Section 1 Introduction and section 12 Implementation and Monitoring commit to alignment with the RGS, integrated planning, infrastructure coordination, monitoring, and periodic OCP review.</p>

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	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. For non-farm uses in the Agricultural Land Reserve, ALC approval may be required.
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	Any alteration of land or any construction.
Development Permit Area (DPA)	An area designated under the <i>Local Government Act</i> 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.

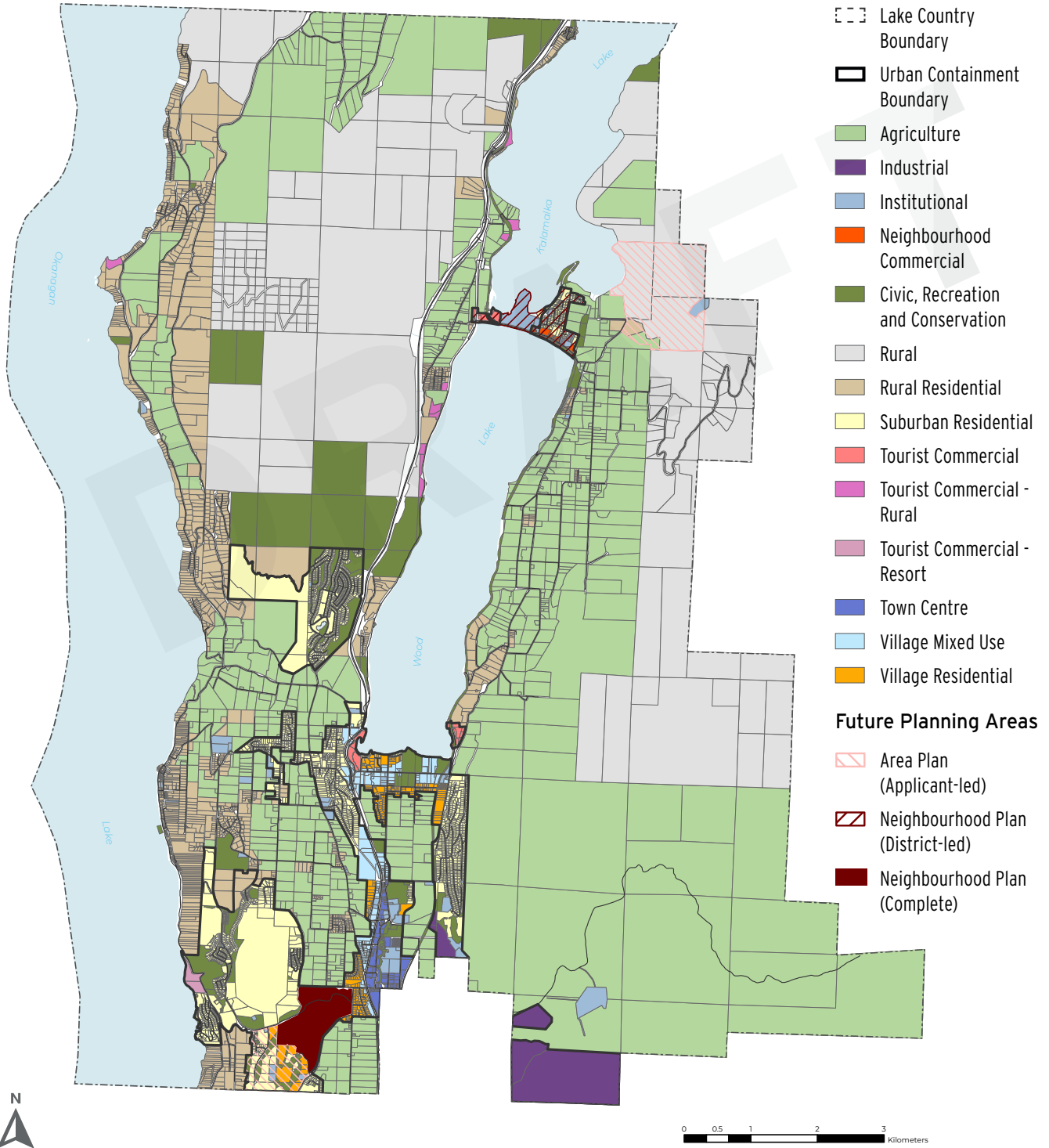
Term	Definition
Green Infrastructure	Natural or engineered systems that use vegetation, soils, and natural processes to manage stormwater, improve air quality, and enhance environmental performance.
Housing Needs Report	A provincially required report that identifies current and projected housing needs 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.



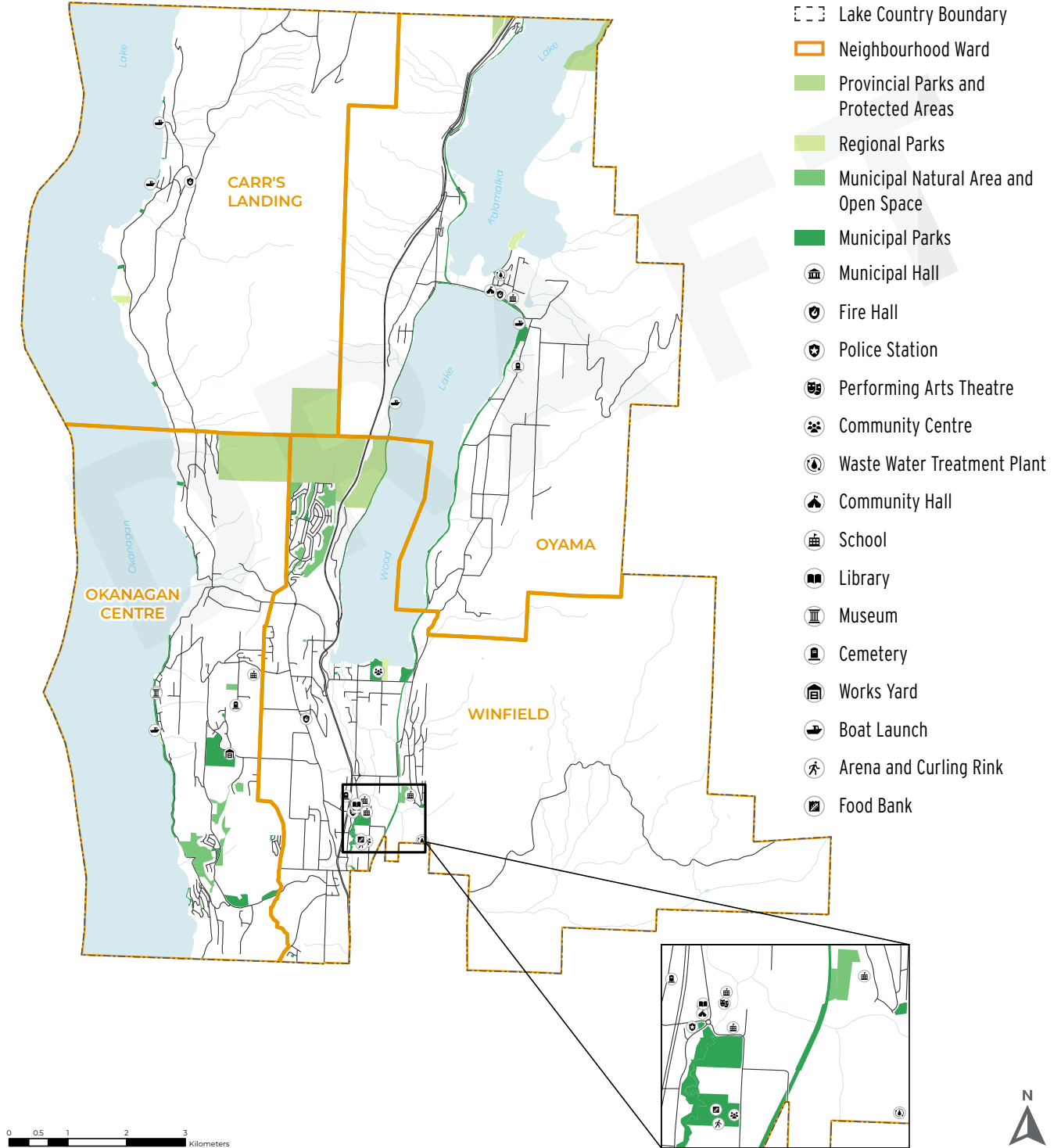
APPENDIX C: MAPS

- 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. Natural Environment Development Permit Area
- C.12. Wildland Fire Development Permit Area
- C.13. Stability, Erosion, and Drainage Hazard Development Permit Area
- C.14. Agricultural Development Permit Area

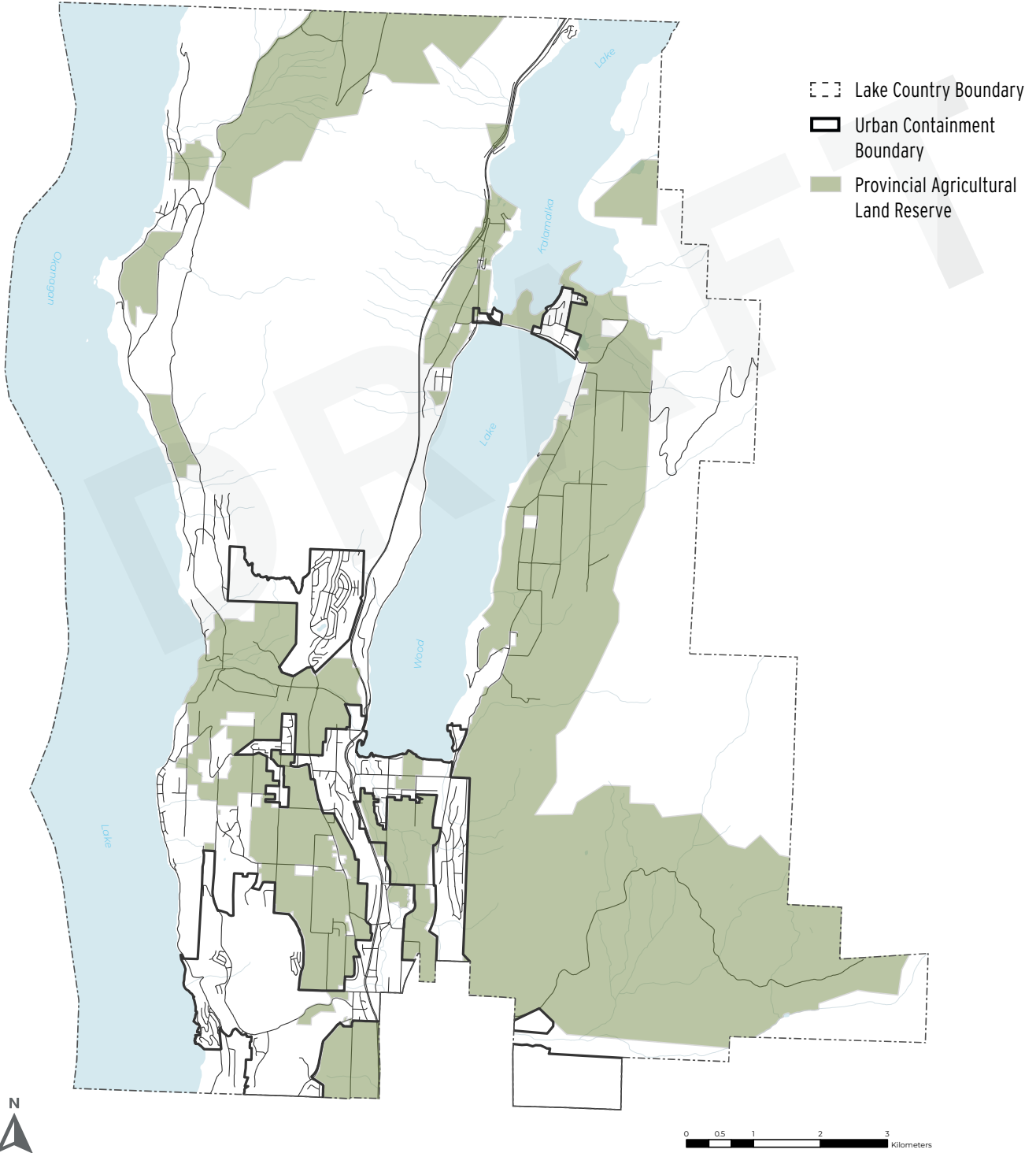
C1. FUTURE LAND USE MAP



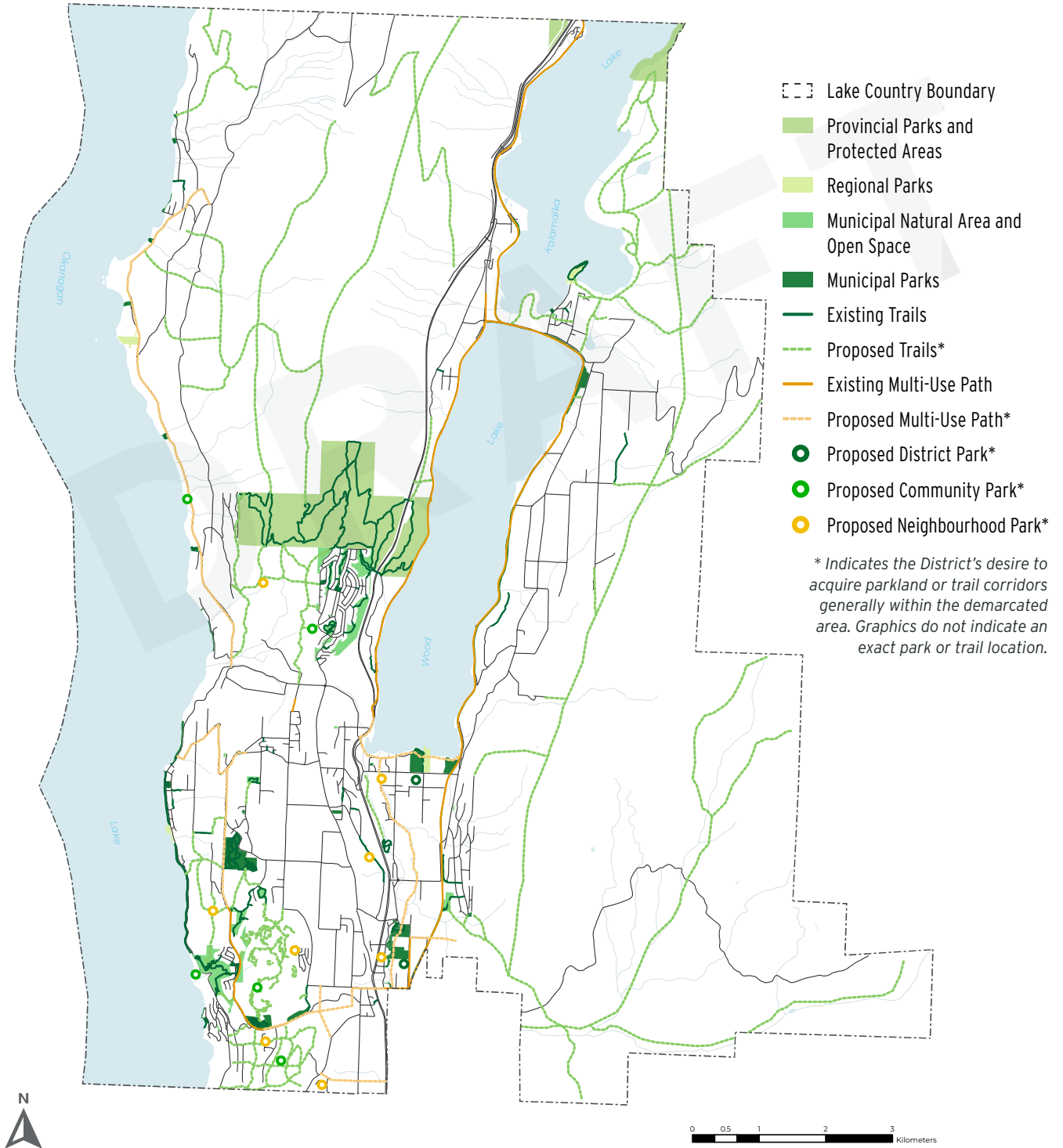
C2. NEIGHBOURHOOD WARDS MAP



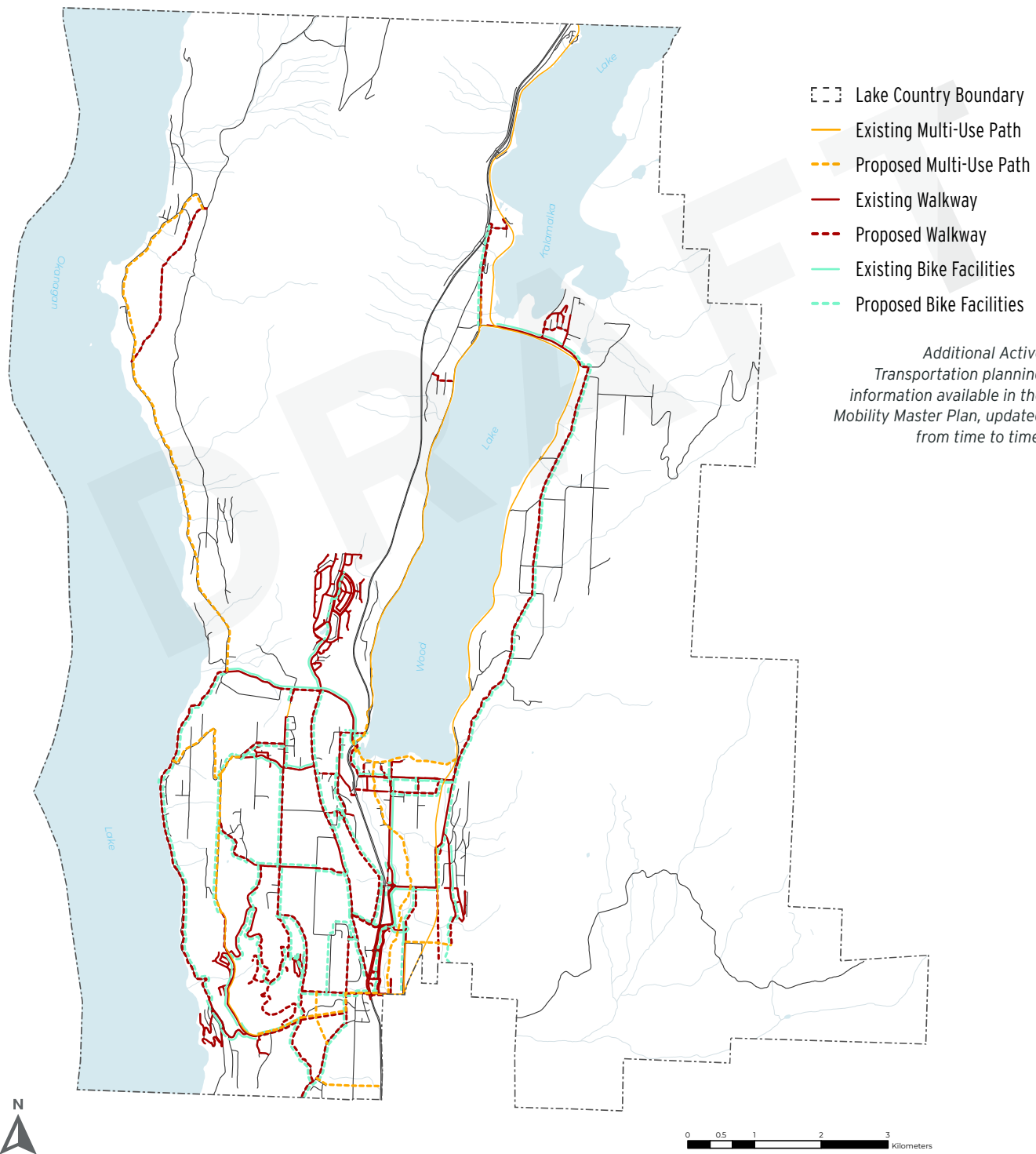
C3. AGRICULTURAL LAND RESERVE AND URBAN CONTAINMENT MAP



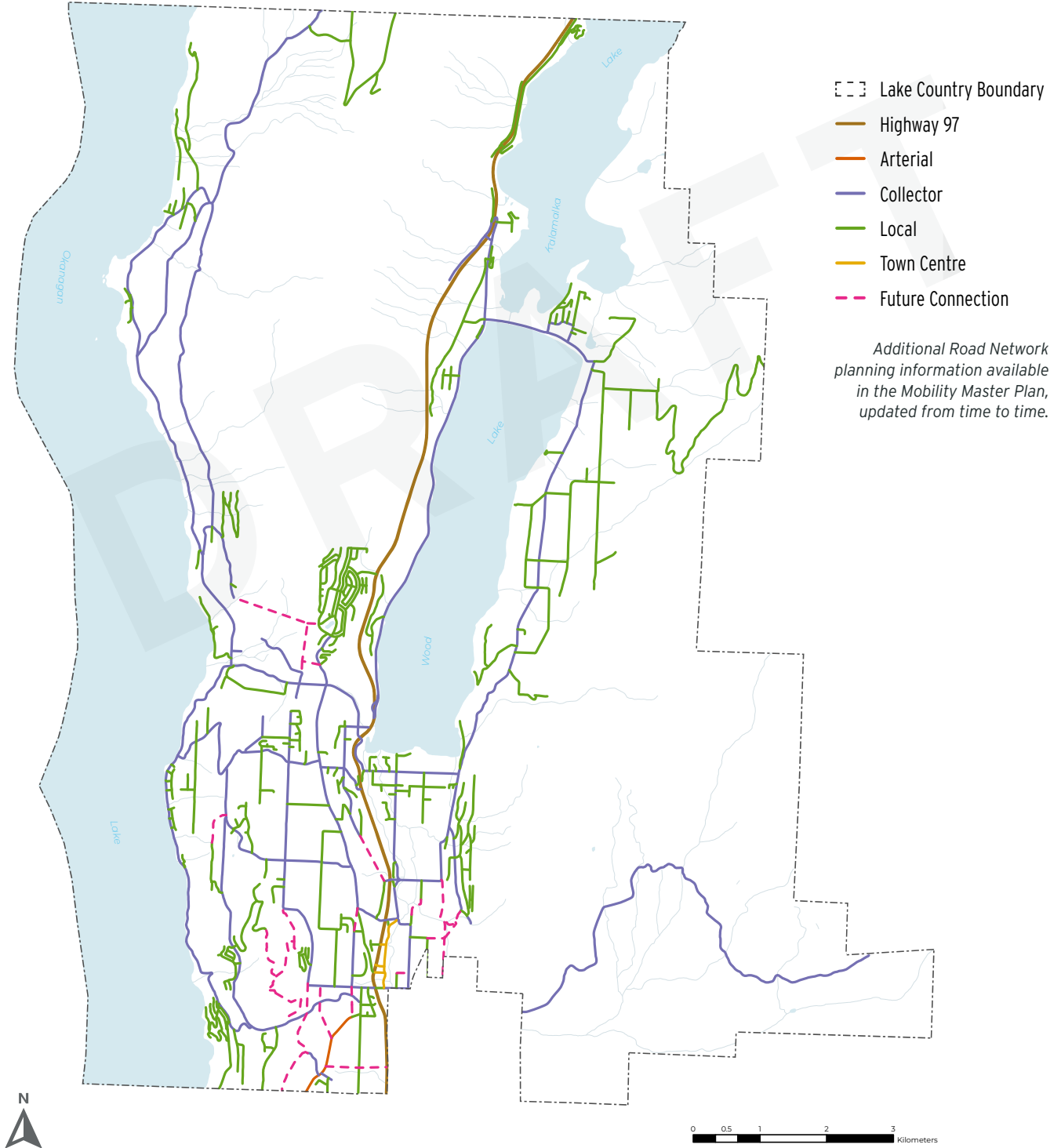
C4. PARKS AND TRAILS NETWORK MAP



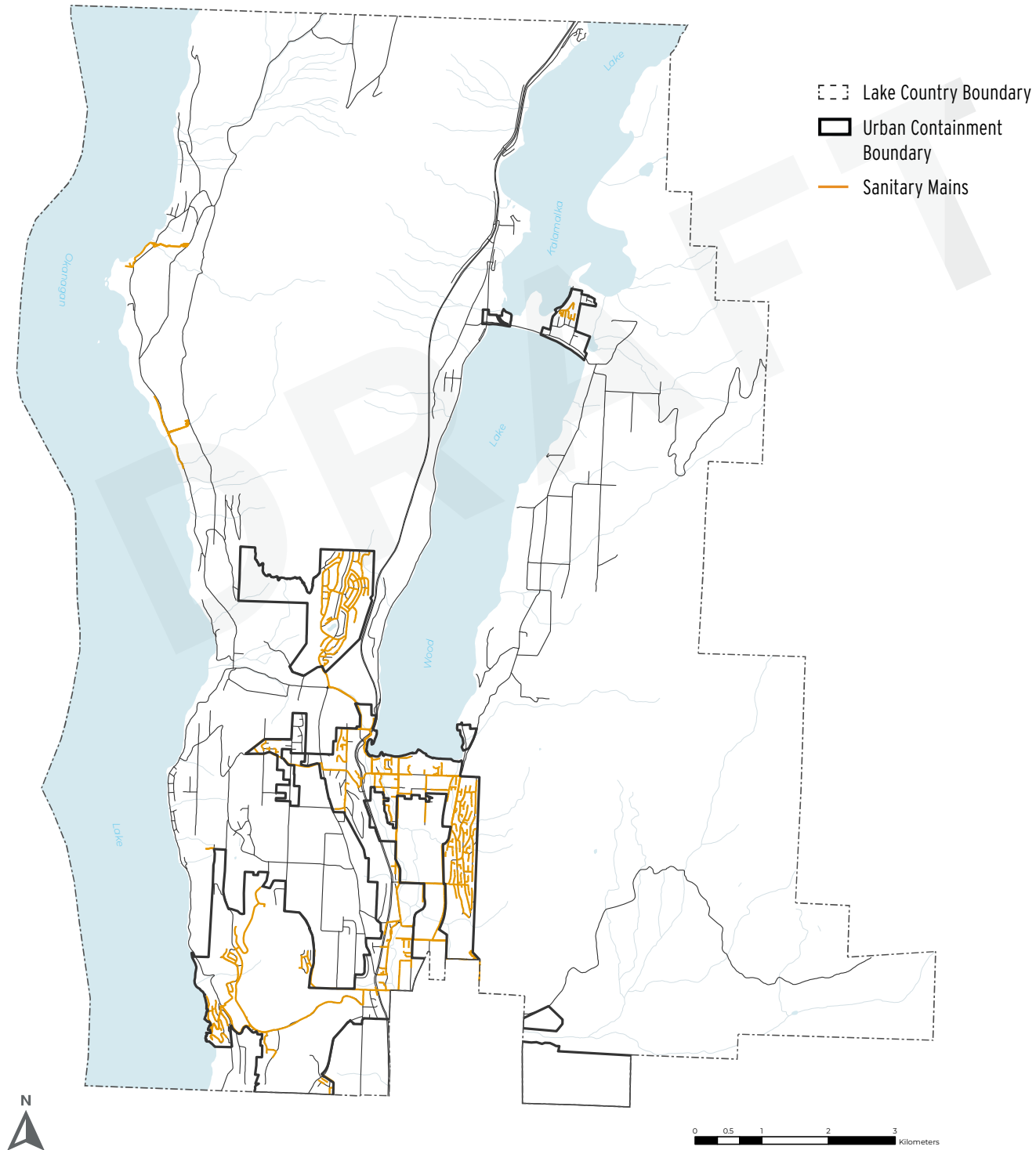
C5. ACTIVE TRANSPORTATION MAP



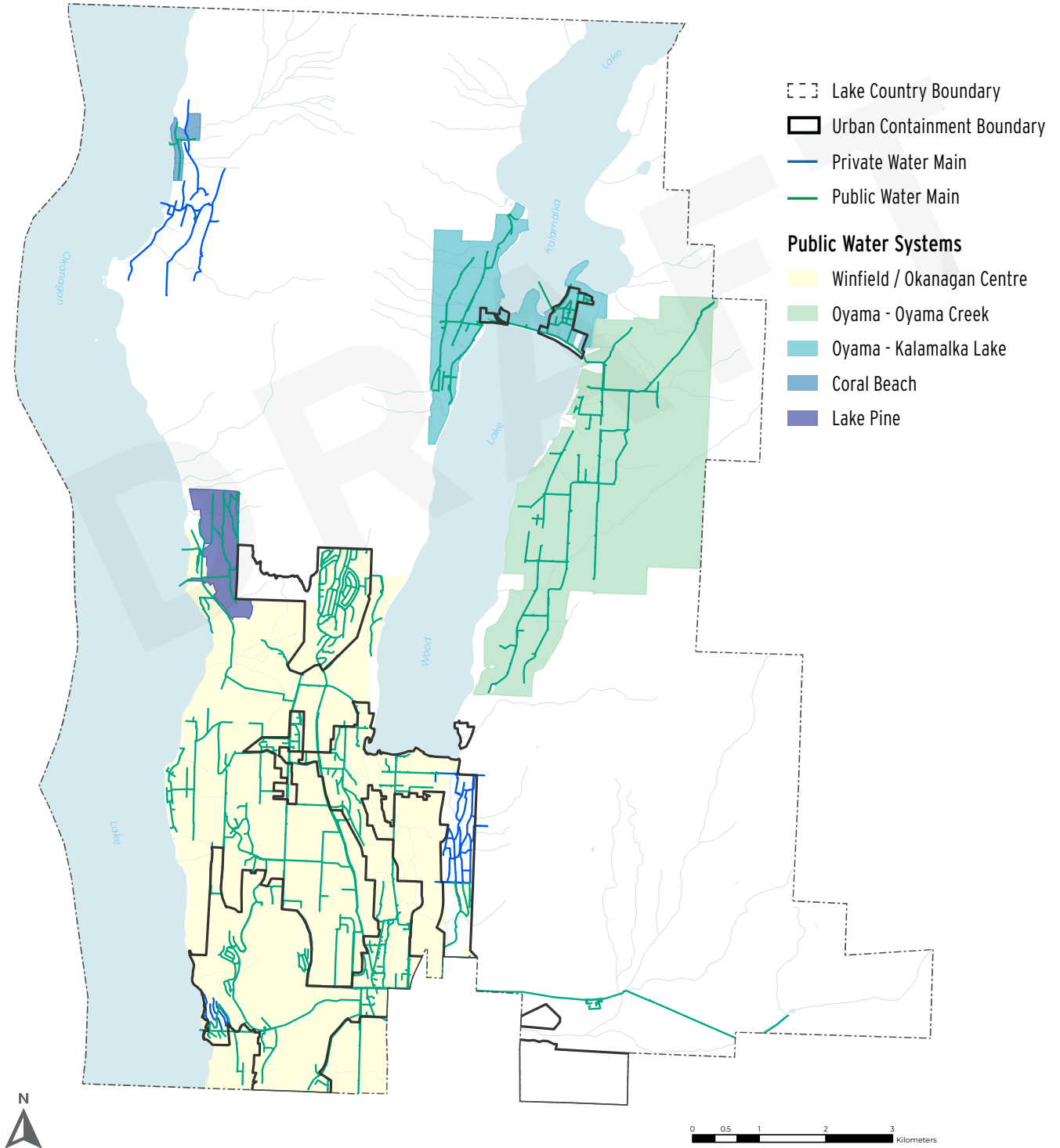
C6. ROAD NETWORK PLAN MAP



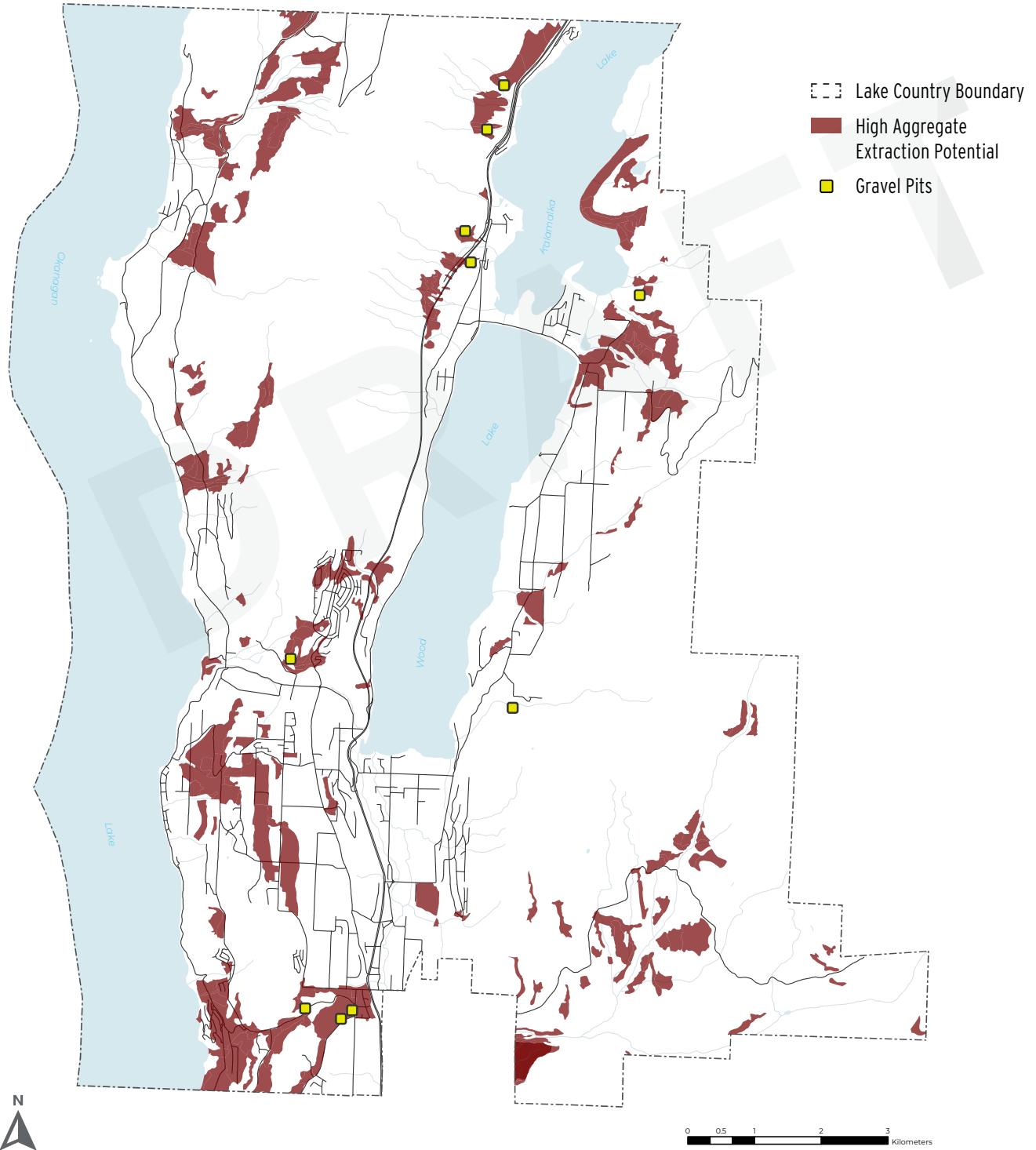
C7. SEWER SERVICE INFRASTRUCTURE MAP



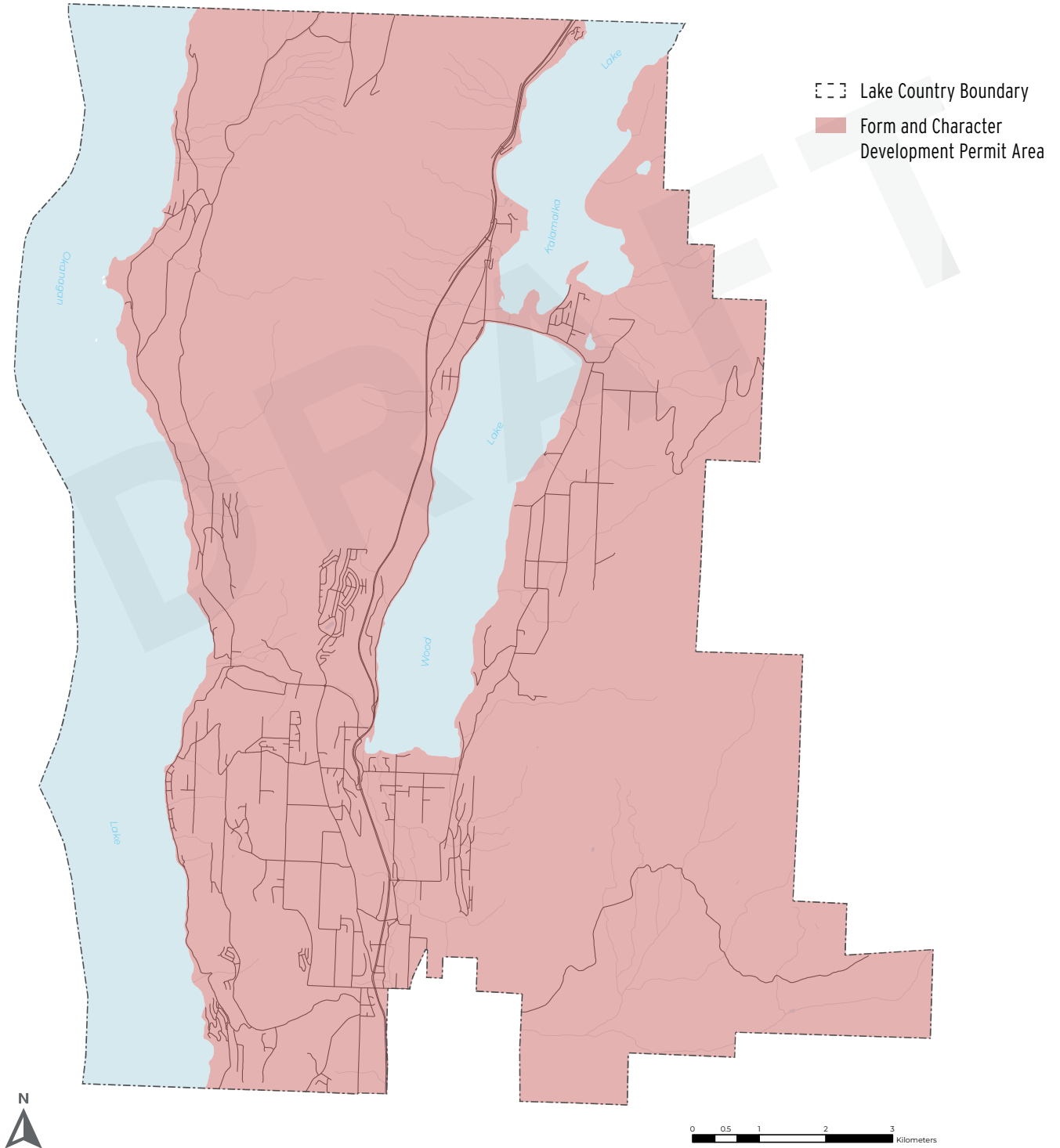
C8. WATER UTILITIES MAP



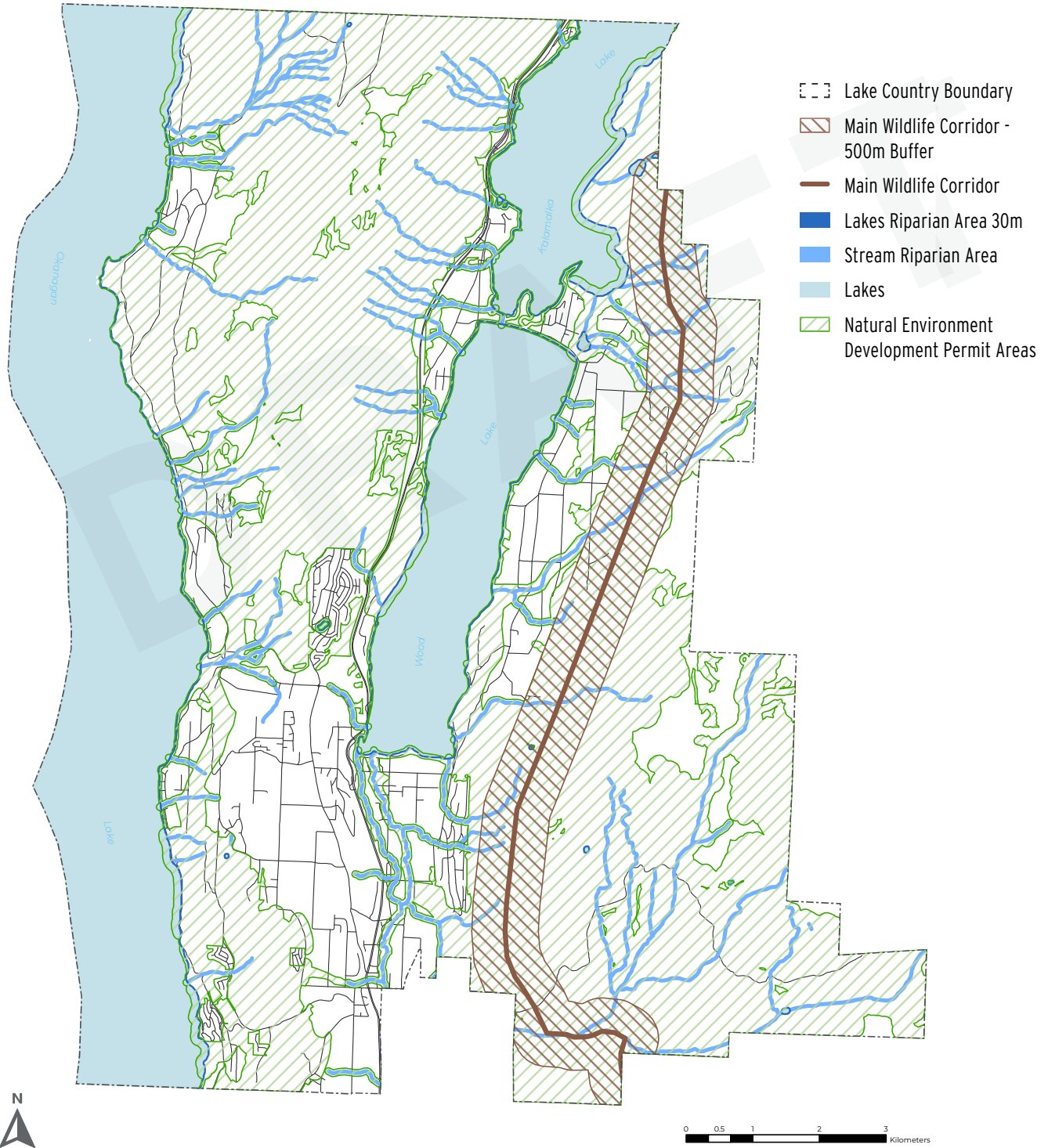
C9. SAND AND GRAVEL DEPOSITS MAP



C10. FORM AND CHARACTER DEVELOPMENT PERMIT AREA MAP

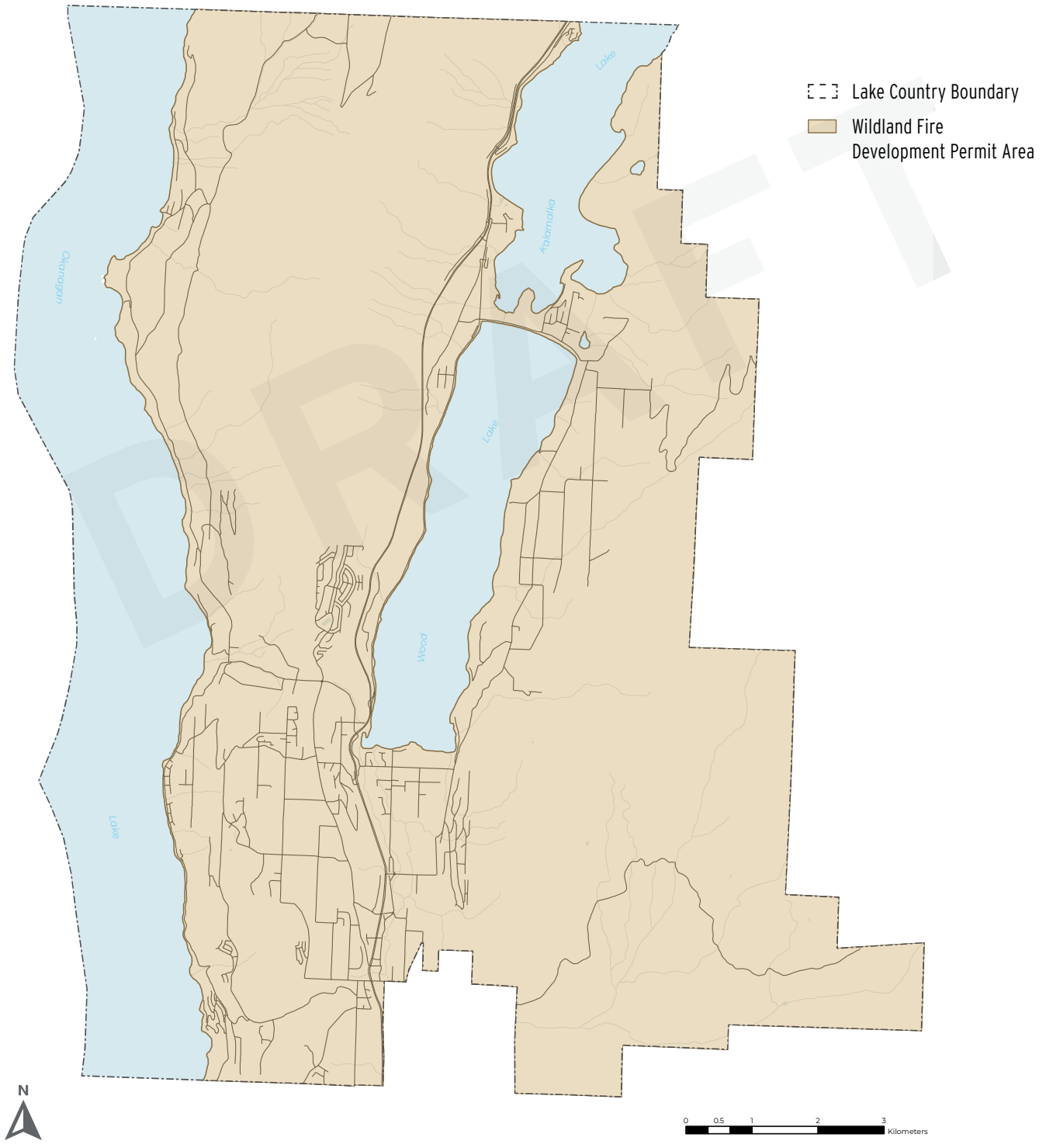


C11. NATURAL ENVIRONMENT DEVELOPMENT PERMIT AREA MAP

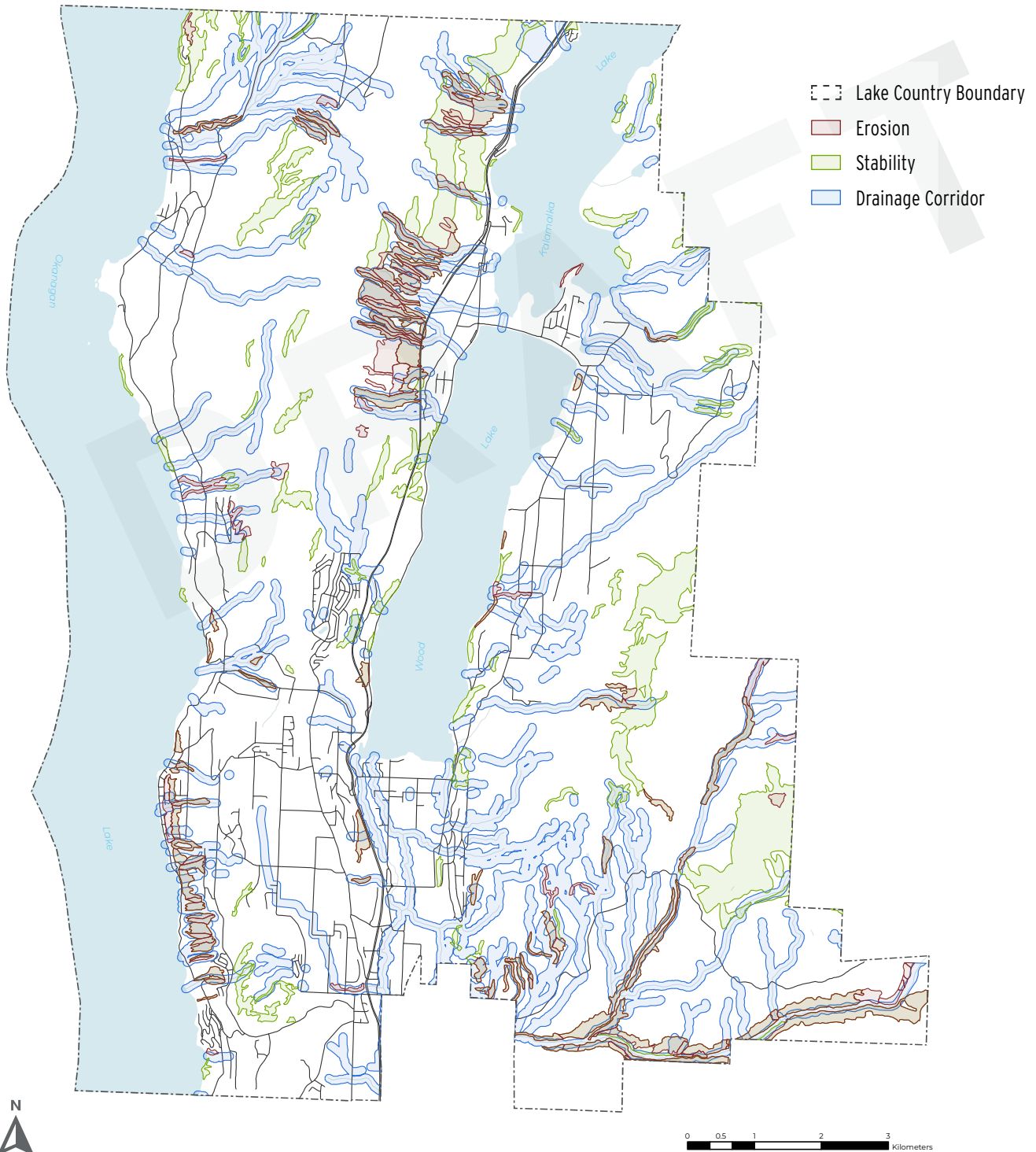




C12. WILDLAND FIRE DEVELOPMENT PERMIT AREA MAP

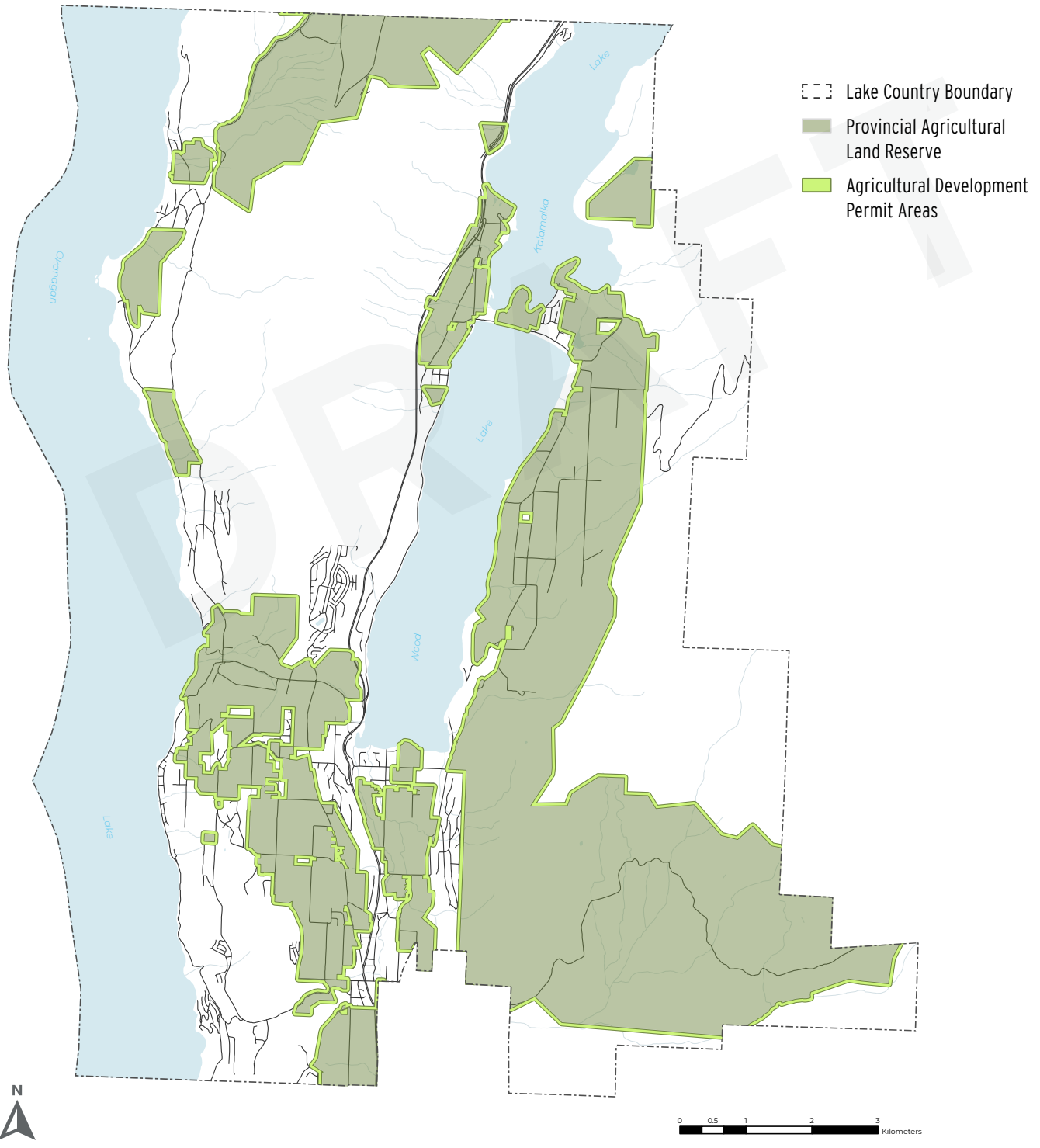


C13. STABILITY, EROSION, AND DRAINAGE HAZARD DEVELOPMENT PERMIT AREA MAP





C14. AGRICULTURAL 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.

The following indicators are a guide to the development of a regular monitoring program. More detail will be developed during report preparation and based on available information.

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 and Utilization	Servicing capacity and performance	Annual	Internal DLC
Wastewater Capacity and Utilization	Servicing capacity and performance	Annual	Internal DLC
Development Cost Charges Collected vs Capital Expenditure	Funding sources for capital projects	Annual	Internal DLC
Infrastructure Lifecycle Costing	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	Development in geotechnical and wildland fire development permit areas	Annual	Internal DLC
Riparian/Environmental Area Protection Through Natural Environmental DPA	Environmental stewardship	Annual	Internal DLC

TRANSPORTATION AND MOBILITY

Indicator	What It Measures	Reporting Frequency	Data Source
Active Transportation Infrastructure Added (km)	Connectivity progress	Every 2 years	Internal DLC
Transit Ridership (regional data)	Transit viability	Annual	Internal DLC
Mode Share (Census data)	Vehicle dependence trends	Census cycle	Census
Intersection Safety Improvements Completed	Safety implementation	Annual	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	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

DRAFT

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 [Map C1](#).

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.
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 Form and Character 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.

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.



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.

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 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.

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.



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.
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.



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.

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.



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.

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.



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.

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.

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.

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 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 professional and identified on a survey completed by a registered BC Land Surveyor.



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 professional.

REQUIRED DOCUMENTS AND REPORTS

All other types of applications for a Natural Environment 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 qualified professional with experience relevant to the applicable matter.
- d. **Environmental Monitoring Plan** - A report prepared by a 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.

GUIDELINES

Site Guidelines

1. Development within an environmentally-significant area should be considerate of the features located within or nearby the site.
2. 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.
3. Environmentally-significant natural areas and features should be identified and avoided. Subdivision plans should preserve and protect environmental features.
4. Environmentally-sensitive areas should be identified and protected by environmental buffers to separate these areas from development footprints, including yards.
5. Limit development to those areas of the property where minimal impact on environmental features will occur.
6. Remaining natural areas and sensitive features should be temporarily fenced or otherwise protected from damage prior to commencing development activities.
7. Subdivision design should ensure natural corridors through subdivisions are preserved.
8. Indigenous vegetation within environmental buffers should be retained where possible and restored if damaged.
9. Access to environmental buffers should be restricted.
10. Permeable paving materials should be used to protect groundwater supply and minimize erosion from surface runoff.



Habitat Restoration

11. Any development that disturbs an environmentally-significant feature should appropriately restore such feature.
12. Development should avoid the loss of features or functions relating to environmentally-significant natural areas and features.
13. 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.
14. Applicants are responsible for demonstrating that 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.
15. 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

16. Buildings and structures should be constructed so as to minimize disturbance to the site and its features.
17. Buildings and structures are to be designed so as to minimize the developed footprint on the site during and after construction
18. 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).
19. Landscaping of new development will be compatible with the existing environmental features and species of the area.
20. Where appropriate, use thorny shrubs (e.g. hawthorn) or dense plantings of conifers to deter livestock from using riparian restoration areas.

21. Environmental buffers are to remain undeveloped; landscaping in these areas should only consist of restoration using indigenous vegetation.
22. Should environmental buffers be disturbed, revegetation should consist only of indigenous species and the following replacement ratios should be adhered to:
 - 22.1. Shrub removal and replacement should be at a ratio of 1:2.
 - 22.2. 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	

23. Landscape schemes consisting of drought-resistant vegetation and indigenous vegetation are required throughout all areas of the property.
24. Invasive weeds should be eradicated within environmental buffers and should be controlled in all other areas of a property.
25. Formal trails and landscaping such as lawns and formal gardens are not permitted within the environmental buffer.
26. Retention of existing trees is encouraged. All retained trees should have their root systems and drip line protected.



Riparian Area Guidelines

27. 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:
 - 27.1. A watercourse, whether it usually contains water or not;
 - 27.2. A pond, lake, river, creek, or brook; or
 - 27.3. A ditch, spring or wetland that is connected by surface flow to something referred to in paragraph a) or b).
 - 27.4. Development outside areas subject to RAPR but within this DPA are subject to the Natural Environment Development Permit Area guidelines.
28. Development should not cause negative impacts to riparian areas and their species.
29. 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 professional who has carried out an assessment, that:
 - 29.1. Certifies that the qualified professional is qualified to carry out the assessment.
 - 29.2. Certifies that the assessment methods have been followed.
 - 29.3. Provides the professional opinion of the qualified professional that:
 - 29.3.1. 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.
30. The District may include, as conditions of approval of a Development Permit application, the measures identified by a qualified professional in the environmental assessment report necessary to protect streamside protection and enhancement areas.

31. 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.
32. 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.
33. 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:

34. Maintain existing ecosystems to ensure development will not impact the ability of wildlife to travel throughout the ecological corridor.
35. 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.
36. 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.
37. 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.
38. 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).



39. 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.
40. 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.
41. 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.
42. 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).
43. 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.]

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.

**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 professional 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 professional with specific training and experience working with **wildland urban interface** fire mitigation.

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 professional 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.



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 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 professional showing tree location, size, condition and species.
- e. **Post-development Inspection Report** - signed off by a qualified 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.

GUIDELINES

Site Planning

1. 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.
2. 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

3. For new subdivision layouts the following access guidelines apply:
 - 3.1. 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.
 - 3.2. Where wildland areas abut new subdivisions, consider placing roadways and/or trails adjacent to the wildland areas.
 - 3.3. Plan for a reliable water supply for firefighting in the **wildland urban interface**.

Landscaping

0-1.5 m Immediate Zone

4. 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:
 - 4.1. A non-combustible ground surface material should be used, including mineral soil, pavement, concrete, concrete pavers or stone/rock.
 - 4.2. Vegetation and other flammable materials should not be present.
 - 4.3. 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.



1.5 m-10 m intermediate zone

5. 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:
 - 5.1. Choose fire resistant plants.
 - 5.2. Avoid planting coniferous trees, hedges or other vegetation.
 - 5.3. Keep turf regularly mowed to a height of less than 10cm during the summer.
 - 5.4. Existing coniferous trees should only be retained if stems of mature conifers are a minimum 8m away from building edge / overhanging projection / patio.
 - 5.5. Vegetation should be pruned and thinned. Deadfall and other flammable debris should be removed.
 - 5.6. Lower branches of all trees should be limbed to a minimum of 2 m measured from branch to ground.
 - 5.7. 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

6. 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:
 - 6.1. Where possible choose fire resistant plants.
 - 6.2. Vegetation should be pruned and thinned. Deadfall and other flammable debris should be removed.
 - 6.3. Juniper, cedar and arborvitae should not be planted.
 - 6.4. 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.
 - 6.5. Lower branches of trees should be limbed to a minimum of 2 m measured from branch to ground.
 - 6.6. 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.

- 6.7. 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

7. Beyond 30m from any building or extension, such as a deck, the following guidelines apply:
 - 7.1. Prioritize planting fire resistant plants.
 - 7.2. Follow FireSmart guidance to reduce the risk of fire spread.
 - 7.3. Lower branches of trees should be limbed to a minimum of 2 m measured from branch to ground.

In all zones

8. In all areas of the property or subdivision the following guidelines apply:
 - 8.1. When choosing fire resistant plants, prioritize plants that are also native to the Central Okanagan and drought tolerant.
 - 8.2. Avoid planting flammable (i.e., coniferous) trees or vegetation.
 - 8.3. Where sensitive environmental features are identified, habitat values should be weighed against the risk of wildfire prevention.
 - 8.4. Vegetation should be cleared 3m back from power lines and propane tanks.
 - 8.5. 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 professional may be required to demonstrate the fuel modification meets an acceptable standard.
 - 8.6. Maintain landscaping and vegetation consistent with FireSmart best practices and the Wildland Fire DPA guidelines.



Buildings and Structures

9. Buildings and structures on lots at risk of wildfire should be constructed using construction techniques that act as preventative measures in protection against wildfire.
 - 9.1. Guidelines in this section apply to additions or exterior renovations to existing buildings or structures; however, that portion of an existing building or structure not undergoing an addition or renovation is not required to comply with the guidelines.
10. Building exteriors should be constructed with fire-resistant or non-combustible materials. In particular, the following guidelines apply:
 - 10.1. 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."
 - 10.2. Material used for exterior wall finishes should be non-combustible such as stucco, metal siding, brick, cement shingles, or non-combustible cladding.
 - 10.3. 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.
 - 10.4. Consider using exterior doors and garage doors constructed with non-combustible materials and ensure that they are well sealed.
 - 10.5. Construct decks, outside stairways, porches, patios and balconies with non-combustible materials where practical.
 - 10.6. Exterior windows should be tempered, double paned or greater.
 - 10.7. Consider constructing gutters out of non-combustible material, with screening to prevent the accumulation of leaves and needles.
 - 10.8. Screen vents with corrosion resistant non-combustible wire mesh with openings less than 3 mm (excluding dryer vents) where practical.
 - 10.9. Consider enclosing eaves with non-combustible soffits and fascia.
11. Chimneys should have spark arrestors made of welded or woven wire mesh with openings of less than 12 mm.

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 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%



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 these areas may be required to provide reports, certified by a qualified 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 professional with experience relevant to the applicable matter.

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

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**:

1. 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.
2. Require a storm sewer system on the street subject to geotechnical input.
3. Retain as much existing, natural vegetation as possible.

Site Guidelines - Stability

4. Development in areas with potential slope stability hazards should incorporate measures to minimize erosion, instability, and risks to buildings, infrastructure, and the environment.
5. Natural features such as landforms, rock outcroppings, mature trees and vegetation, drainage courses, hilltops and ridgelines should be protected in the site layout.
6. Subsoil exposure should be minimized.
7. The use of fill should be minimized during site preparation.
8. Incorporate existing terrain as much as possible in order to minimize site alteration.

Landscaping Guidelines - Stability

9. Landscaping should occur in a manner that mitigates stability hazards on the site, and incorporate drought-resistant native plant species or xeriscaping into proposed developments.
10. Landscaping should be designed to prevent future land slippage or other stability risks by incorporating drought-resistant native plant species or xeriscaping.
11. 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.



12. Revegetation of exposed soils should occur after land alteration in order to prevent stability risk.

Guidelines - Erosion

13. Ensure development avoids erosion hazards and prevents future erosion issues.
14. Projects should be phased to ensure only areas actively being worked are uncovered.
15. Soil stockpiles should be located away from neighbouring properties and should be covered when not in use.
16. All cleared areas should be stabilized through reseeding, planting, mulching, sodding, or other ground covering.
17. Development should adhere to the Erosion and Sediment Control Best Management Practices.
18. Construction vehicle access should be limited to one route, as shown on the site plan.

Guidelines - Drainage Corridors

19. Development should aim to avoid disruption to natural drainage flow and associated corridors.
20. Natural watercourses should be preserved and managed as open streams.
21. 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.
22. 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.
23. Direct runoff to suitable locations (e.g. swales).
24. Improve the quality of rainwater and runoff through the use of constructed wetlands and detention ponds.

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 C14](#) 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.
 - 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 plant 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.
 - 1.5.2. New accessory buildings or structures.
 - 1.5.3. Must not result in an increase in 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*.

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 are required.
- c. **Agrologist's Report** - A detailed report prepared by a qualified 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

1. Commercial, residential, and other non-farm and **agri-tourism** uses adjacent to agricultural areas should be sited and designed to minimize impacts on active farming.
2. Design development adjacent to agricultural land to minimize conflicts related to noise, dust, odour, lighting, and farm operations.
3. Design subdivision layouts, roads, and lot patterns to respect agricultural parcel integrity and avoid creating pressure for future fragmentation of farmland.
4. Ensure site grading and drainage does not negatively impact adjacent agricultural lands.
5. 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.
6. 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.



7. Locate principal buildings, outdoor amenity areas, and private yards away from agricultural property lines where possible.

Application to Existing Constrained Lots

8. 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.
9. 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

10. 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:
 - 10.1. 30m for residential development;
 - 10.2. 15m for commercial and industrial development; and
 - 10.3. 90m for occupied institutional buildings.

Landscape Buffer Design

11. 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:
 - 11.1. A 15m wide landscape buffer is to be planted and maintained for residential properties.
 - 11.2. An 8m wide landscape buffer is to be planted and maintained for non-residential properties.

12. 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.
13. 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 subdivision.
14. Landscape buffers should generally:
 - 14.1. Include a mix of deciduous and coniferous species, unless a qualified professional supports an alternative planting composition;
 - 14.2. Avoid invasive or noxious species and species likely to harbour pests or diseases that may affect adjacent agricultural production;
 - 14.3. Use drought-tolerant and low-maintenance species where appropriate; and
 - 14.4. Be designed to minimize shading and other adverse impacts on adjacent agricultural land.
15. 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.
16. 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.



Buffer Configuration and Edge Treatment

17. An opaque or otherwise effective fence of a minimum 1.8m in height should be considered along the shared property line where appropriate.
18. 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.
19. 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

20. 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 qualified professional.
21. Circumstances where reduced setback or buffer widths may be considered include, but are not limited to:
 - 21.1. Where roads, watercourses, topography, ravines, or other physical features provide effective separation;
 - 21.2. Where existing vegetation provides all or part of the required buffer function;
 - 21.3. Where enhanced buffer design, fencing, grading, site layout, or other measures improve interface performance; or
 - 21.4. Where lot size, lot configuration, or redevelopment constraints limit the ability to meet default standards.

Maintenance and Long-Term Function

22. Landscape buffers should be supported by irrigation, establishment care, and ongoing maintenance sufficient to ensure long-term viability and performance.
23. Dead, damaged, diseased, or removed plant material should be replaced promptly to maintain the intended function of the buffer.

APPENDIX G: LAKE COUNTRY BUSINESS PARK PLAN

[Lake Country Business Park Area Plan \(AP-LCBP\)](#)





Lake Country Business Park AREA STRUCTURE PLAN

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:



PREPARED BY:



TECHNICAL TEAM:



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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

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APPENDIX L: Financial Analysis

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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 Infracore 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 <i>0.94 ha 2.32 ac</i>
1.5%	Institutional Healthcare <i>1.17 ha 2.89 ac</i>
9%	Light Industrial <i>7.09 ha 17.52 ac</i>
11%	Medium Format Industrial <i>8.92 ha 22.04 ac</i>
22%	Employment-Dense Large Format Industrial <i>17.92 ha 44.28 ac</i>
2%	Residential Apartment <i>1.82 ha 4.49 ac</i>
13%	Residential Ground Oriented <i>10.31 ha 25.48 ac</i>
17%	Natural Park + Open Space <i>13.96 ha 34.50 ac</i>
4.5%	Neighbourhood Parks + Greenway <i>3.53 ha 8.72 ac</i>
1%	Civic Stormwater Infrastructure <i>1.03 ha 2.55 ac</i>
18%	Road ROW <i>14.54 ha 35.93 ac</i>
100%	<i>81.23 ha 200.72 ac</i>

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 County 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 County 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

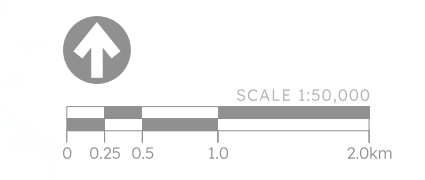
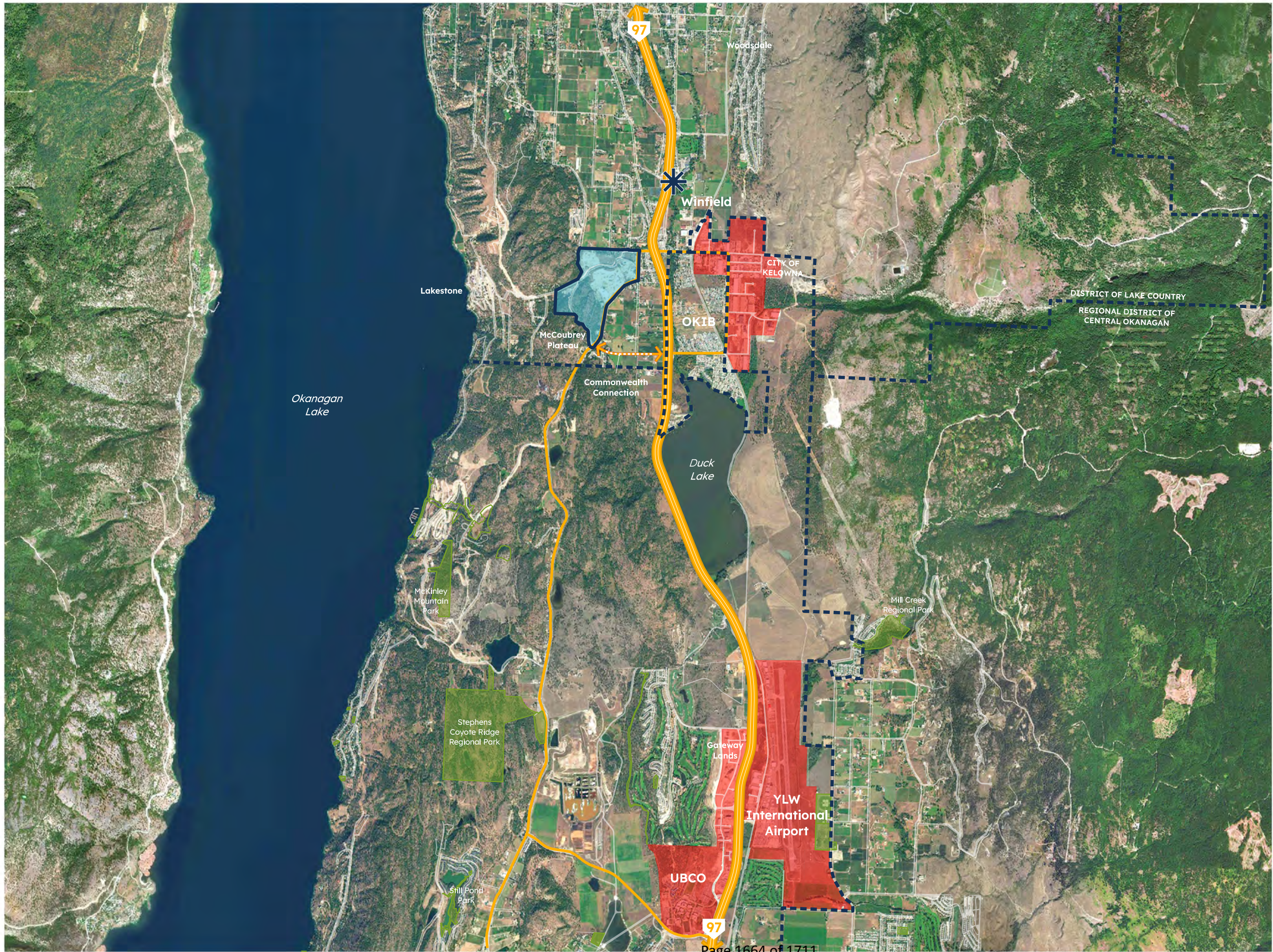


Figure 2
AERIAL ANALYSIS

LEGEND MARCH 2026

- Study Area
- Municipal Boundary
- Property Line
- ALR
- Existing Urban Containment Boundary
- Proposed Urban Containment Boundary

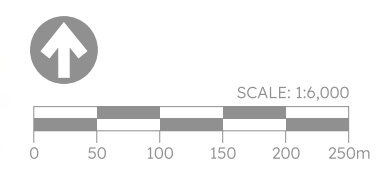
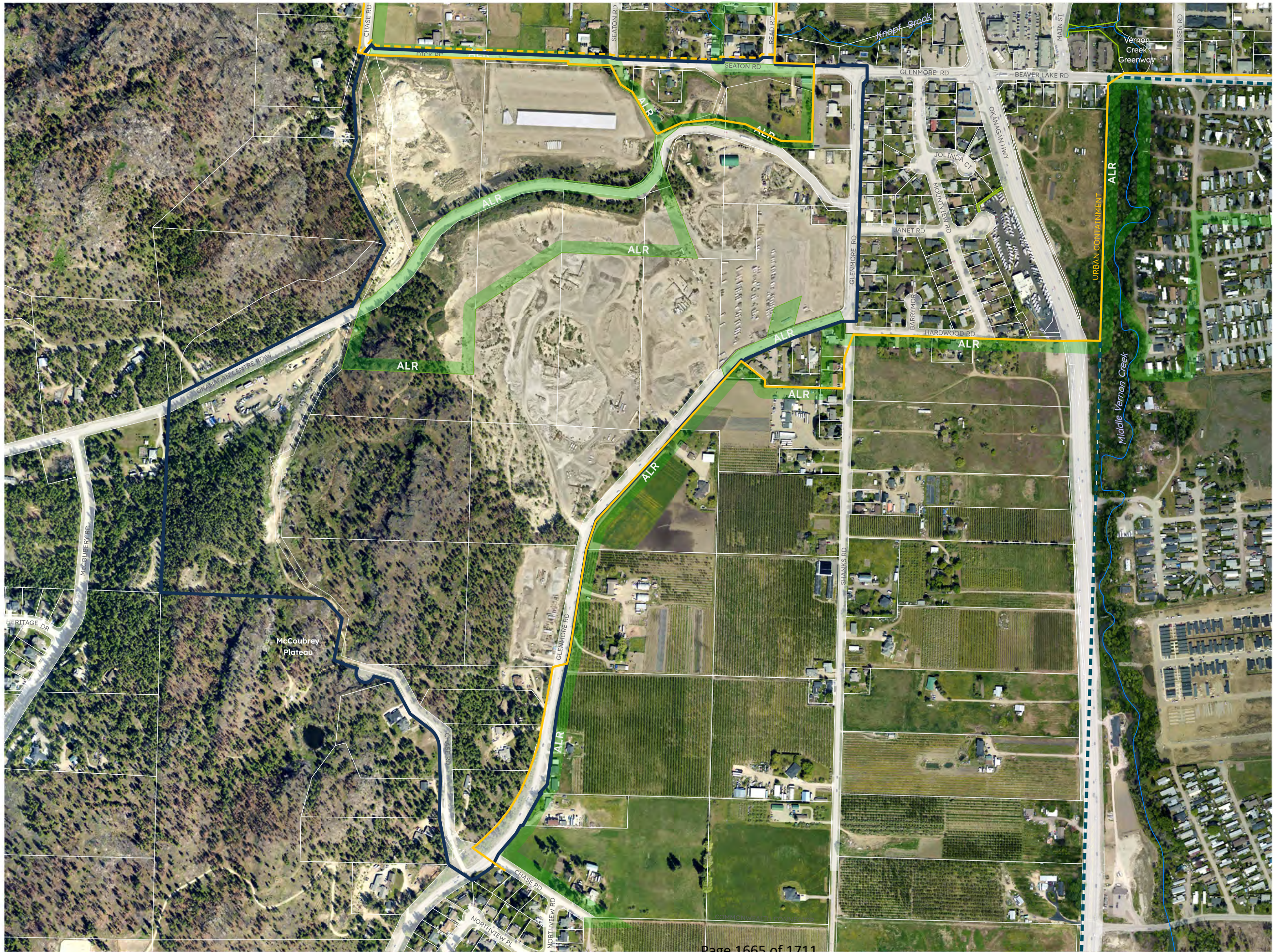

















Figure 3
OCP FUTURE LAND USE DESIGNATIONS

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

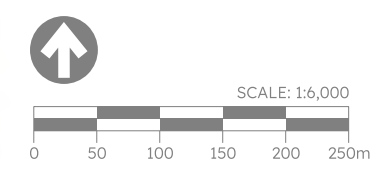
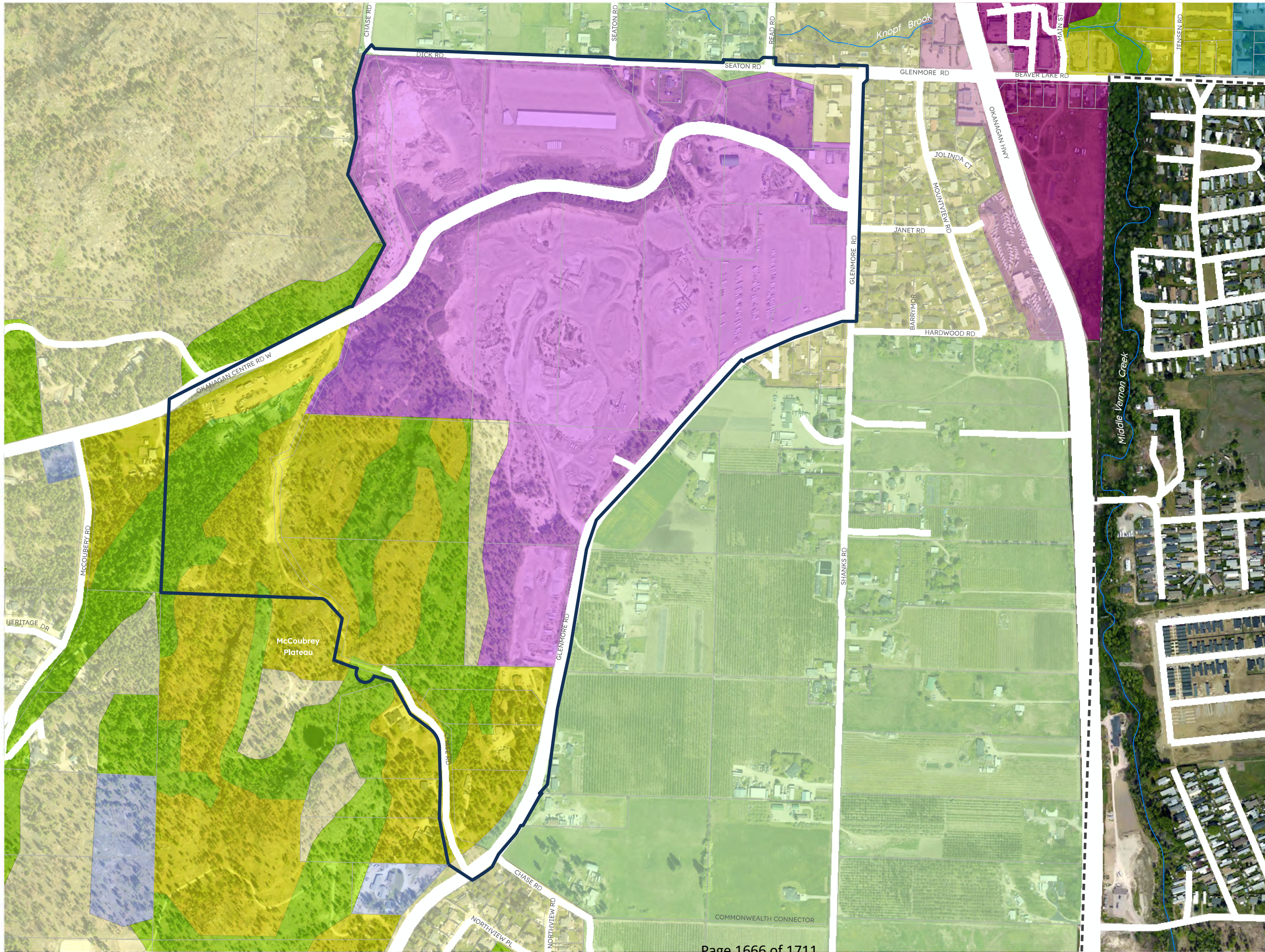







Figure 4
DEVELOPMENT
STRUCTURE PLAN

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



Figure 5
ILLUSTRATIVE
CONCEPT PLAN

LEGEND MARCH 2026
Study Area

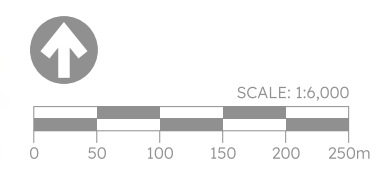
















Figure 6
LANDFORM ANALYSIS

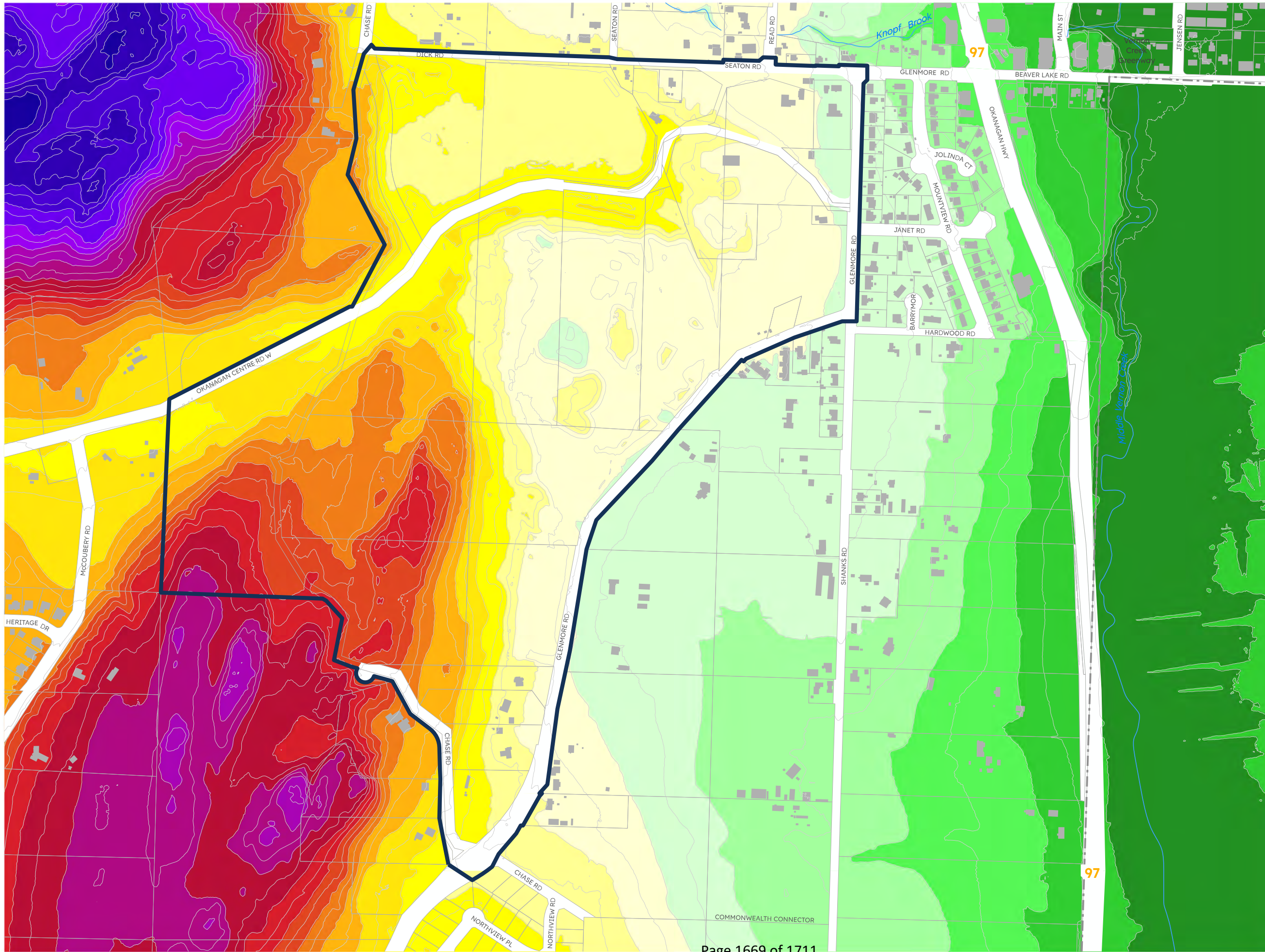
LEGEND MARCH 2026

-  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

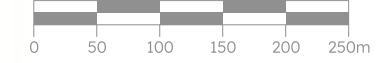













Figure 7
SLOPE ANALYSIS

MARCH 2026

LEGEND

-  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

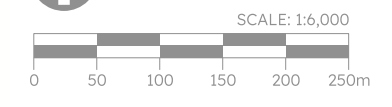


Figure 8
ASPECT ANALYSIS

MARCH 2026

- LEGEND**
- Study Area
 - Municipal Boundary
 - Property Line
 - 5m Contour
 - Watercourse
 - Existing Building

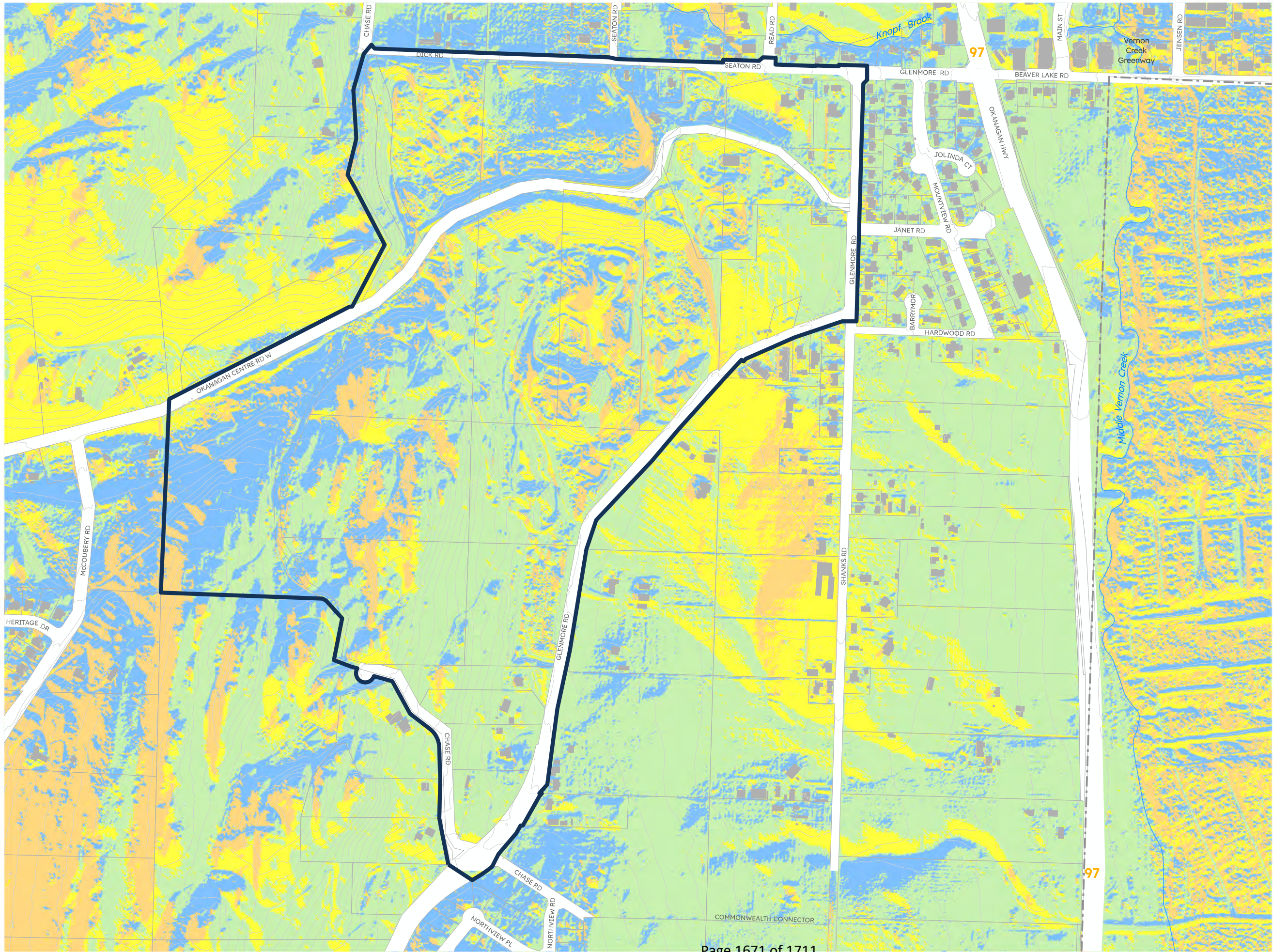
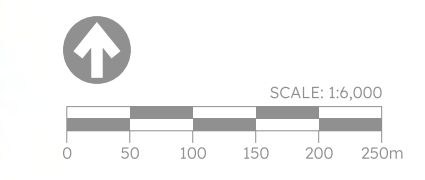
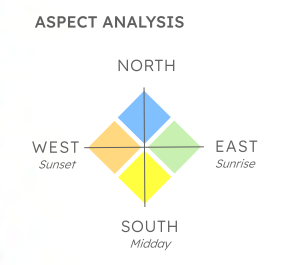














Figure 9
SITE CONSTRAINTS

MARCH 2026

- LEGEND**
-  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

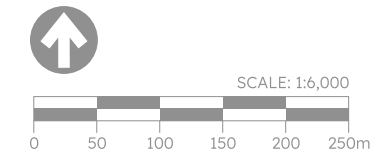
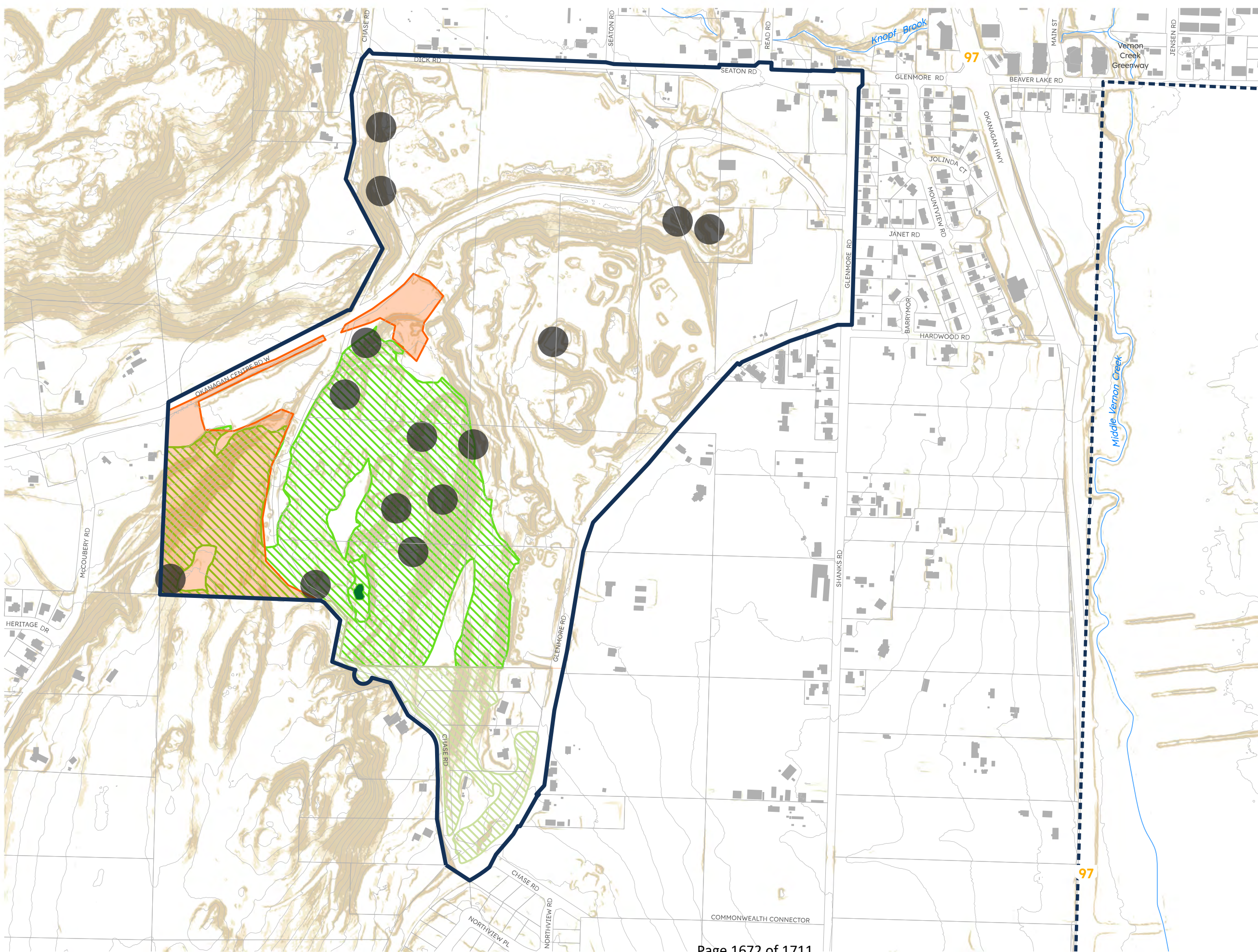







Figure 10
OWNERSHIP PLAN

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	

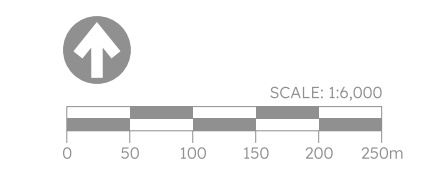
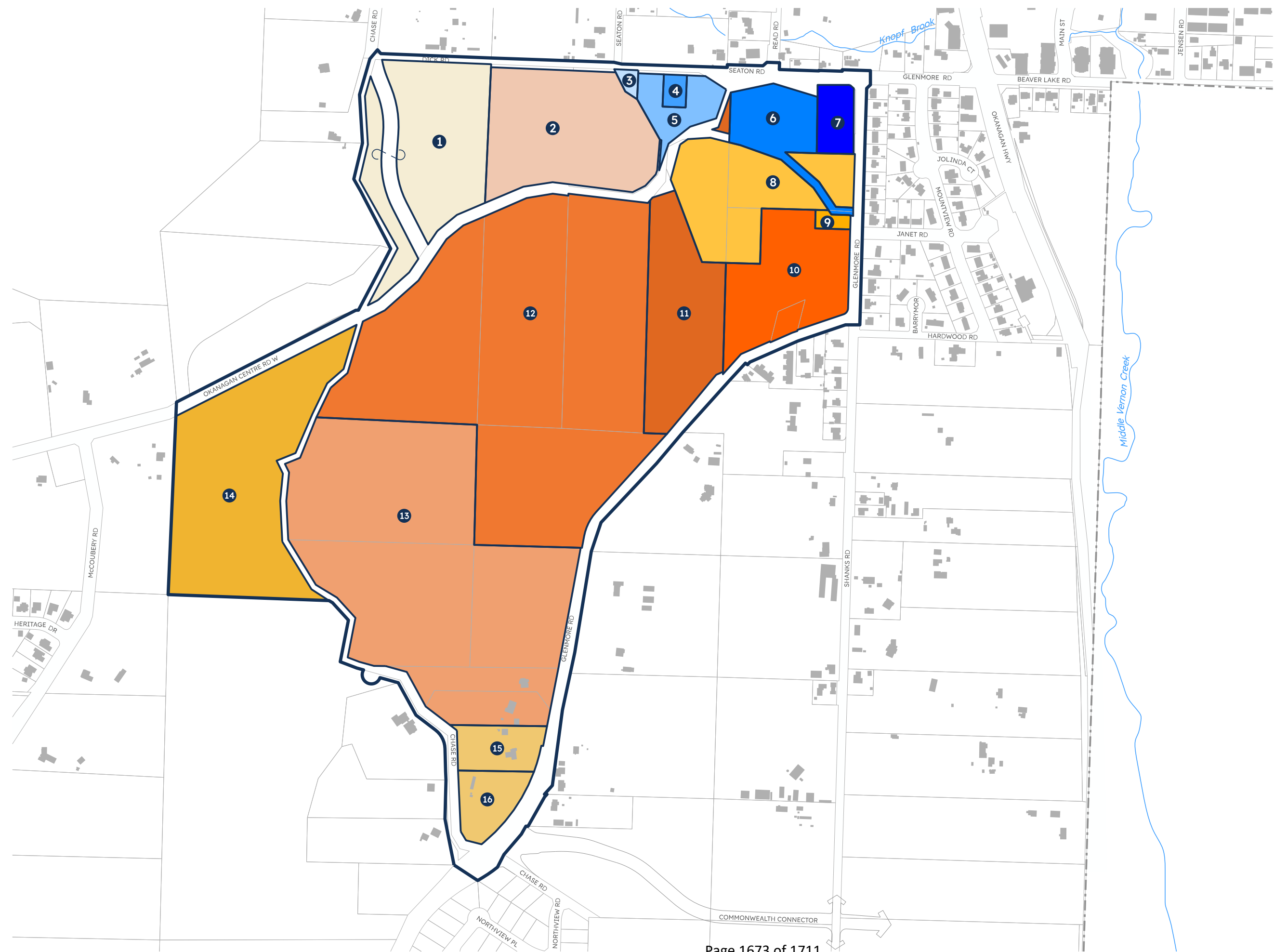


Figure 11: Character – Commercial



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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Figure 18
LANDFORM ANALYSIS
POST DEVELOPMENT

LEGEND MARCH 2026

- Study Area
- Municipal Boundary
- Property Line
- 5m Contour | Existing
- Watercourse
- Edge of Road Pavement | Existing
- Spot Elevation | Existing

- CONCEPTUAL GRADING**
- Grading Extent
 - 5m Contour | Proposed
 - 1m Contour | Proposed
 - Proposed Road Grade
 - Proposed Spot Elevation

- 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
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 - 450m - 460m
 - 440m - 450m
 - 430m - 440m
 - 420m - 430m
 - 410m - 420m
- Study Area

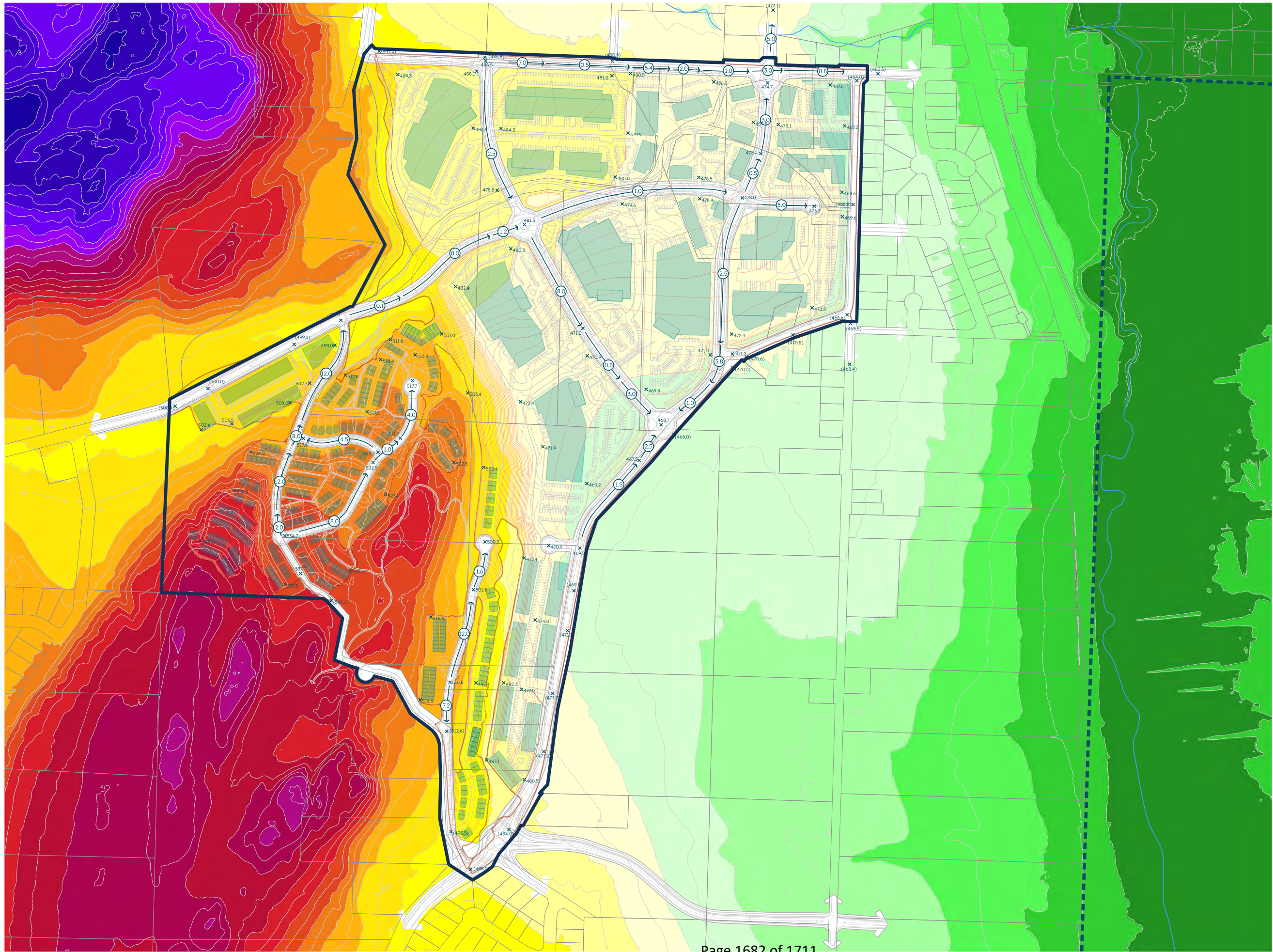
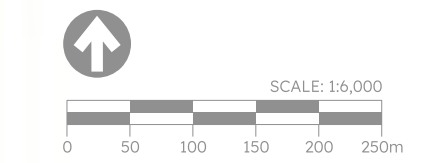


Figure 19
SLOPE ANALYSIS
POST DEVELOPMENT

MARCH 2026

LEGEND

- Study Area
- Municipal Boundary
- Property Line
- 5m Contour | Existing
- Watercourse
- Edge of Road Pavement | Existing
- x (468.8) Spot Elevation | Existing

CONCEPTUAL GRADING

- Grading Extent
- 5m Contour | Proposed
- 1m Contour | Proposed
- Proposed Road Grade
- x (473.3) Proposed Spot Elevation

SLOPE ANALYSIS

	0-10% Slope	Gentle
	10-20% Slope	Moderate
	20-30% Slope	Hillside
	30-40% Slope	Steep
	+40% Slope	Extreme

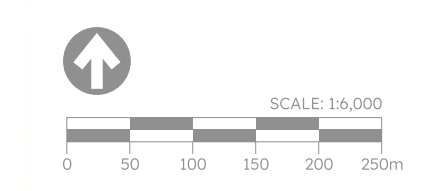
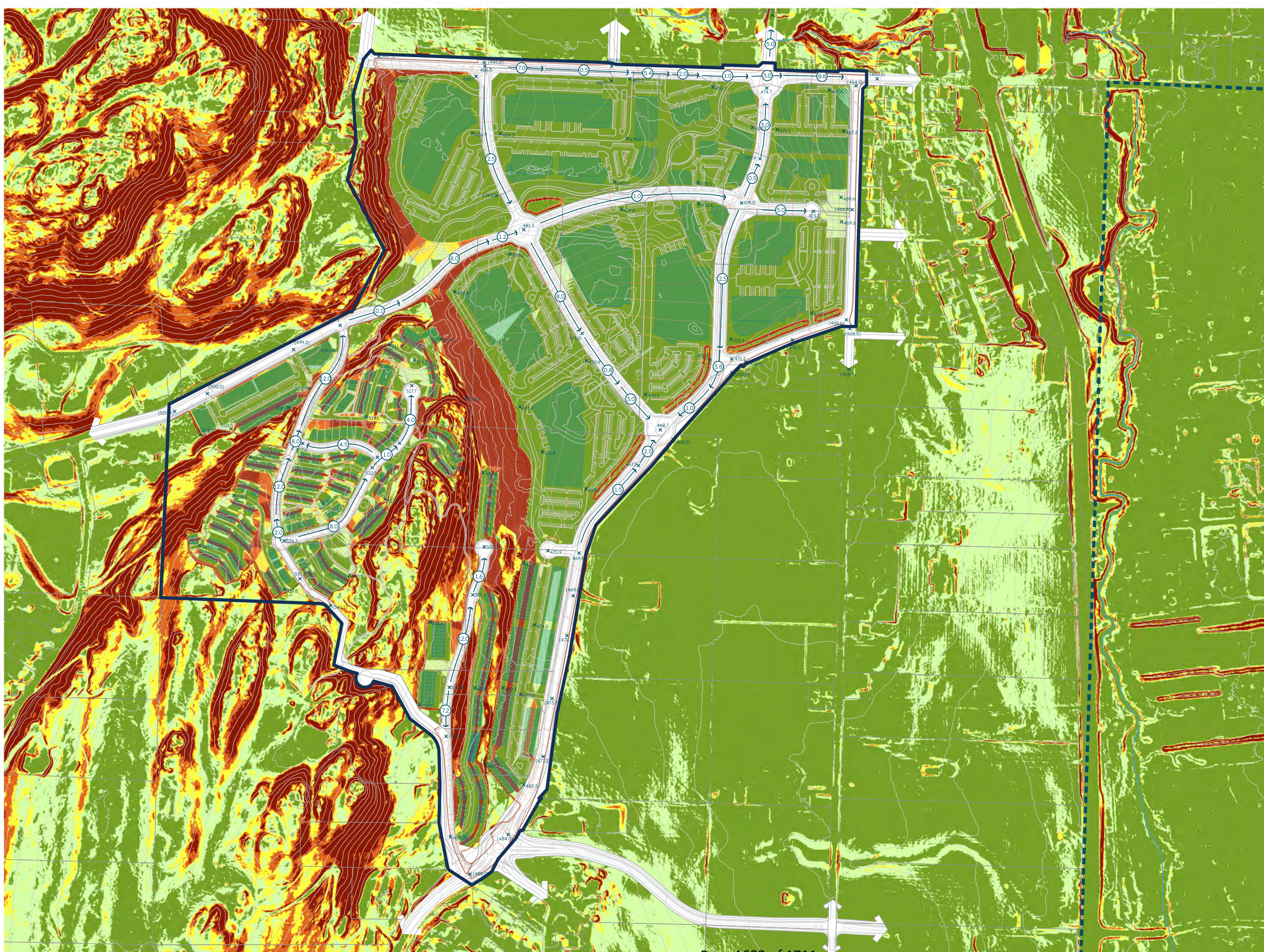


Figure 20
CONCEPTUAL
DEVELOPMENT
PHASING PLAN

MARCH 2026

- LEGEND**
- Study Area
 - Municipal Boundary
 - Property Line
 - Watercourse

- DEVELOPMENT PHASING**
- Phase 1
 - Phase 2A
 - Phase 2B
 - Phase 3
 - Phase 4
 - Phase 5
 - Phase 6

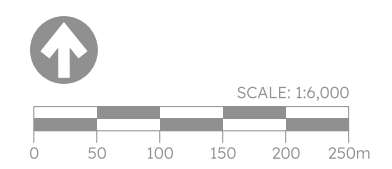
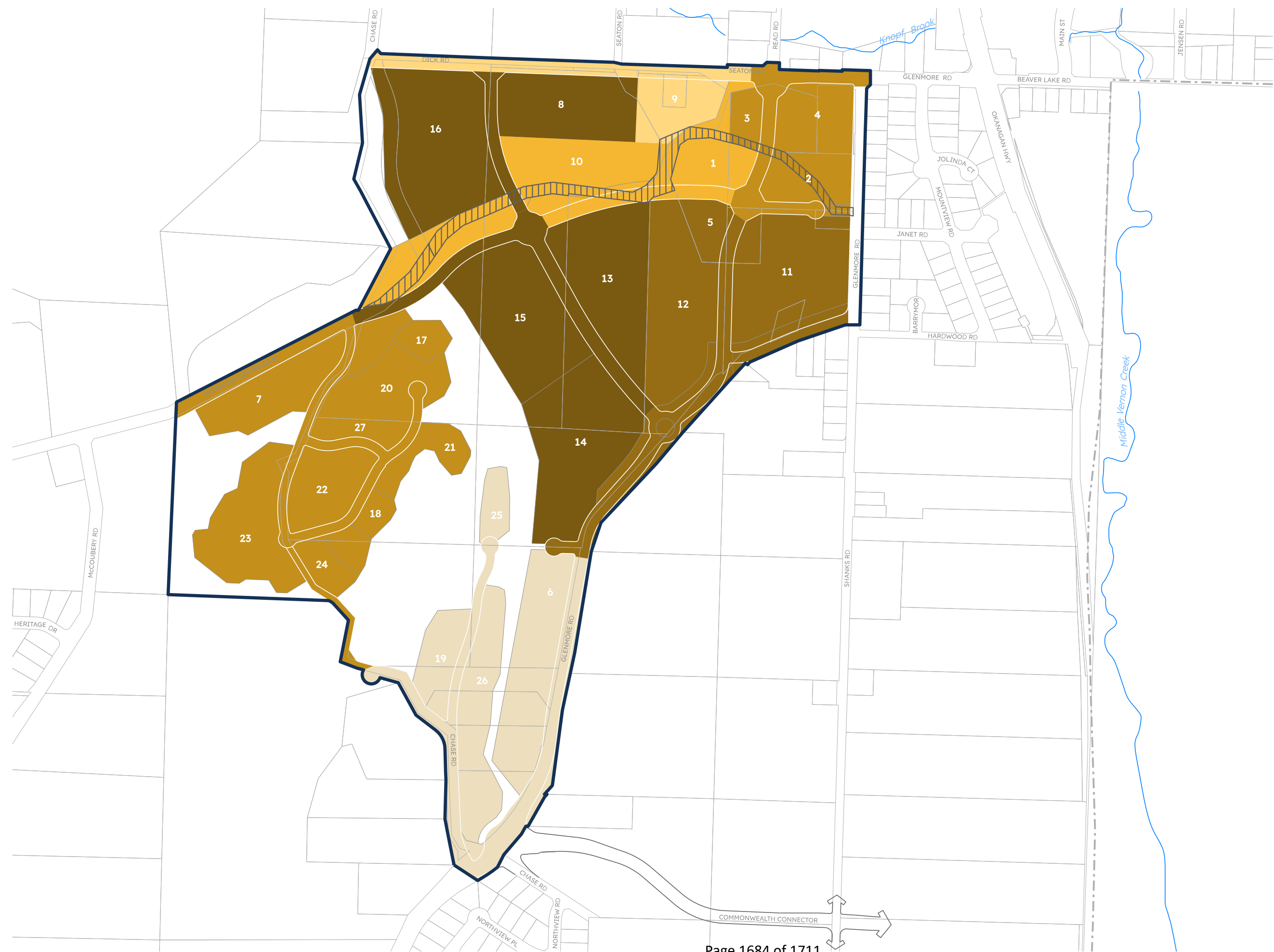


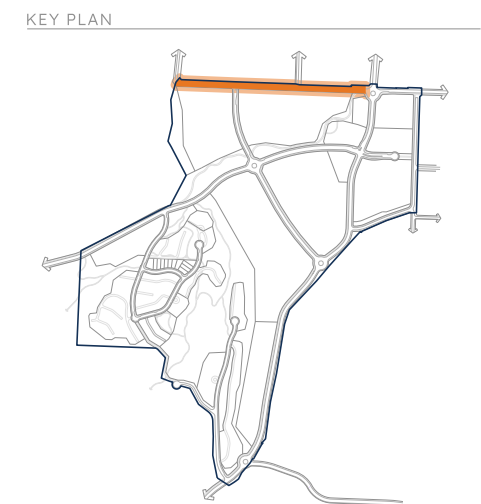
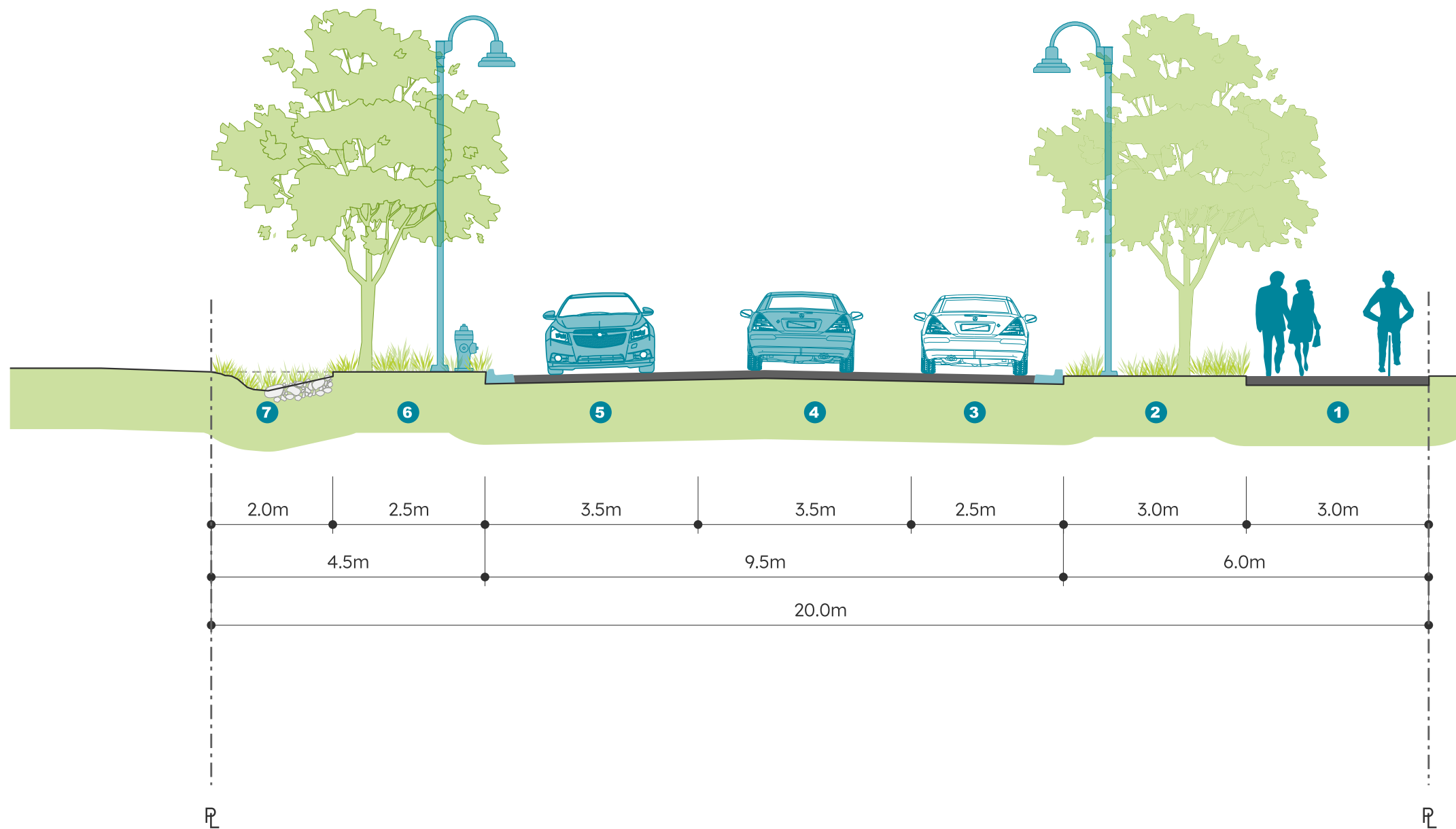
Figure 21: Business Park-Specific Street Cross-Sections

**20M DICK | SEATON RD
CROSS SECTION A**

LEGEND JANUARY 2026

RING ROAD FEATURES

- ① 3.0m Multi-Use Path
- ② 3.0m Planted Boulevard
- ③ 3.0m Parking Lane
- ④ 3.5m Drive Lane
- ⑤ 3.5m Drive Lane
- ⑥ 2.5m Planted Boulevard
- ⑦ 2.0m Ditch

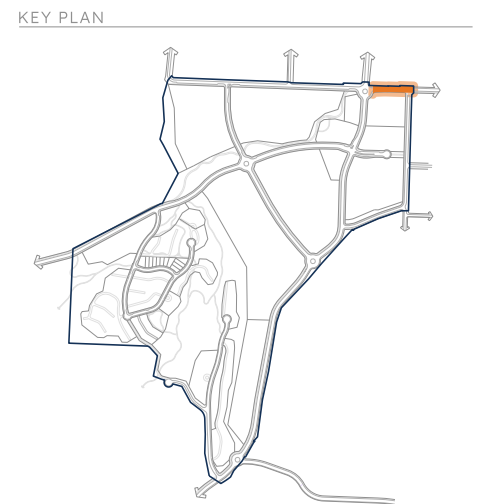
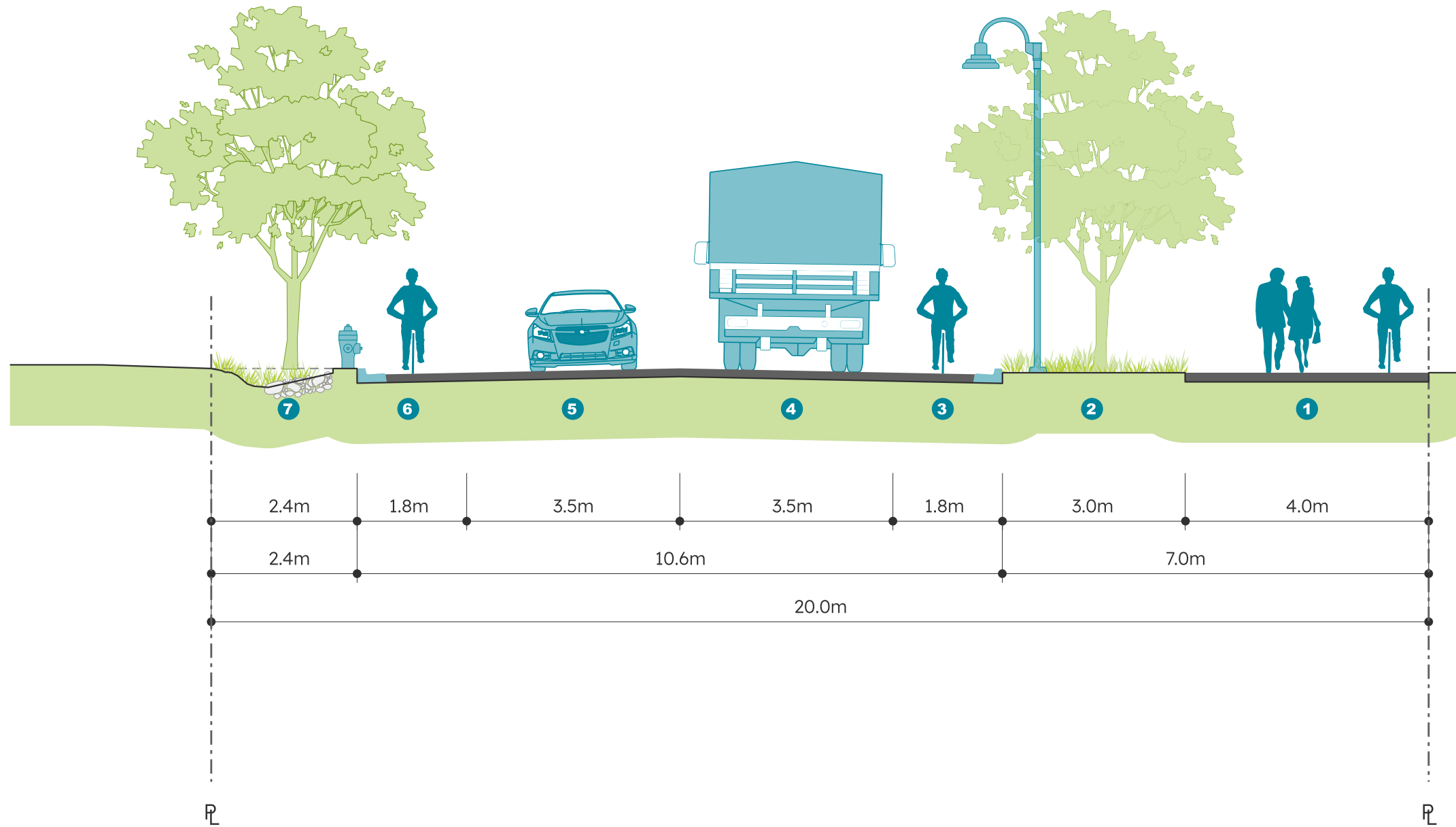


**20M DICK | SEATON RD
CROSS SECTION B**

LEGEND JANUARY 2026

RING ROAD FEATURES

- 1 4.0m Multi-Use Path
- 2 3.0m Planted Boulevard
- 3 1.8m Bike Permitted Shoulder
- 4 3.5m Drive Lane
- 5 3.5m Drive Lane
- 6 1.8m Bike Permitted Shoulder
- 7 2.4m Planted Boulevard | Ditch

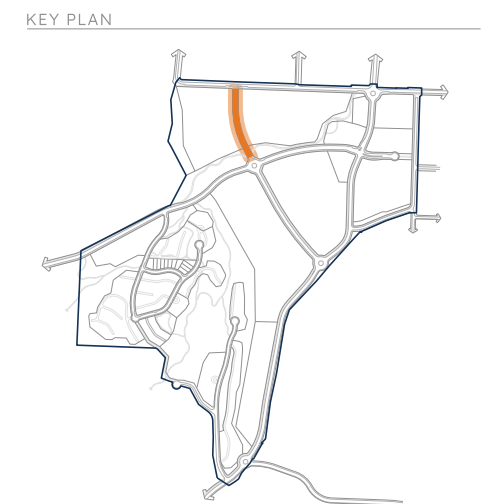
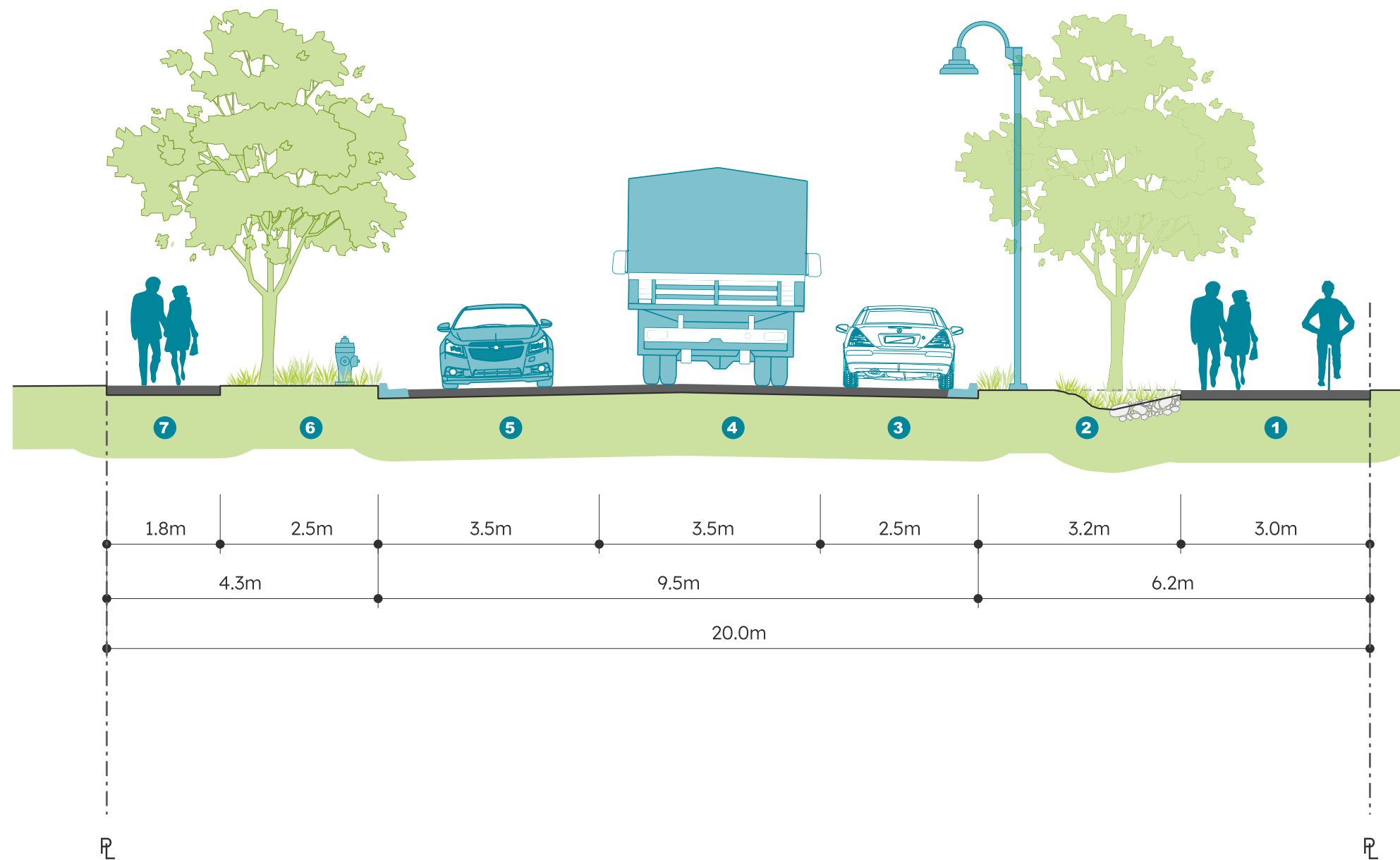


**20M ROAD A - NORTH
CROSS SECTION**

LEGEND JANUARY 2026

ROAD FEATURES

- 1 3.0m Multi-Use Path
- 2 3.2m Planted Boulevard | Bioswale
- 3 2.5m Parking Lane
- 4 3.5m Drive Lane
- 5 3.5m Drive Lane
- 6 2.5m Planted Boulevard
- 7 1.8m Sidewalk

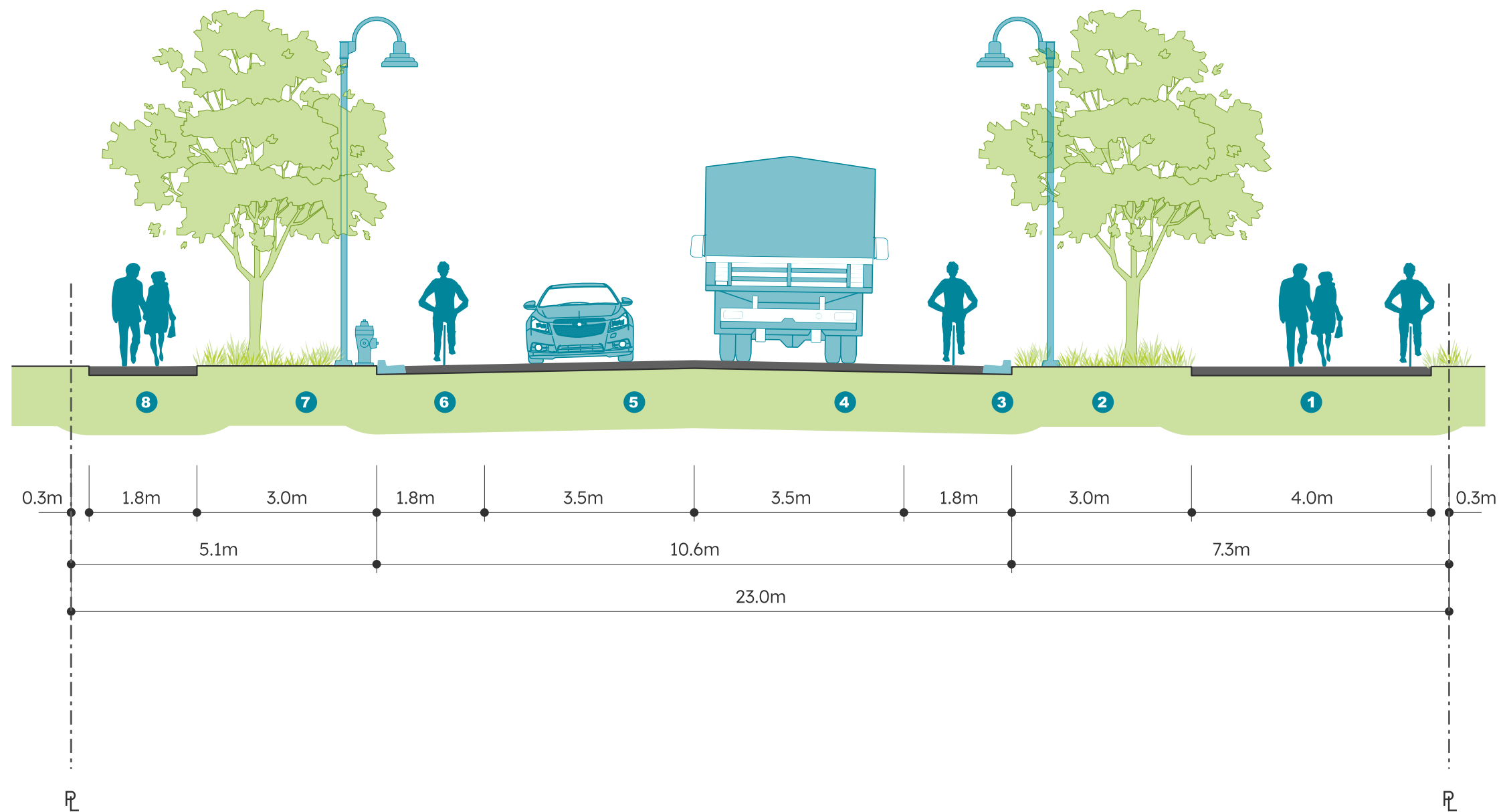


**23M ROAD A - SOUTH
CROSS SECTION**

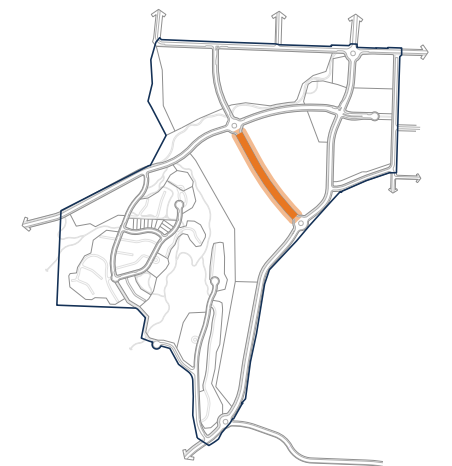
LEGEND JANUARY 2026

ROAD FEATURES

- 1 4.0m Multi-Use Path
- 2 3.0m Planted Boulevard
- 3 1.8m Bike Permitted Shoulder
- 4 3.5m Drive Lane
- 5 3.5m Drive Lane
- 6 1.8m Bike Permitted Shoulder
- 7 3.0m Planted Boulevard
- 8 1.8m Sidewalk



KEY PLAN

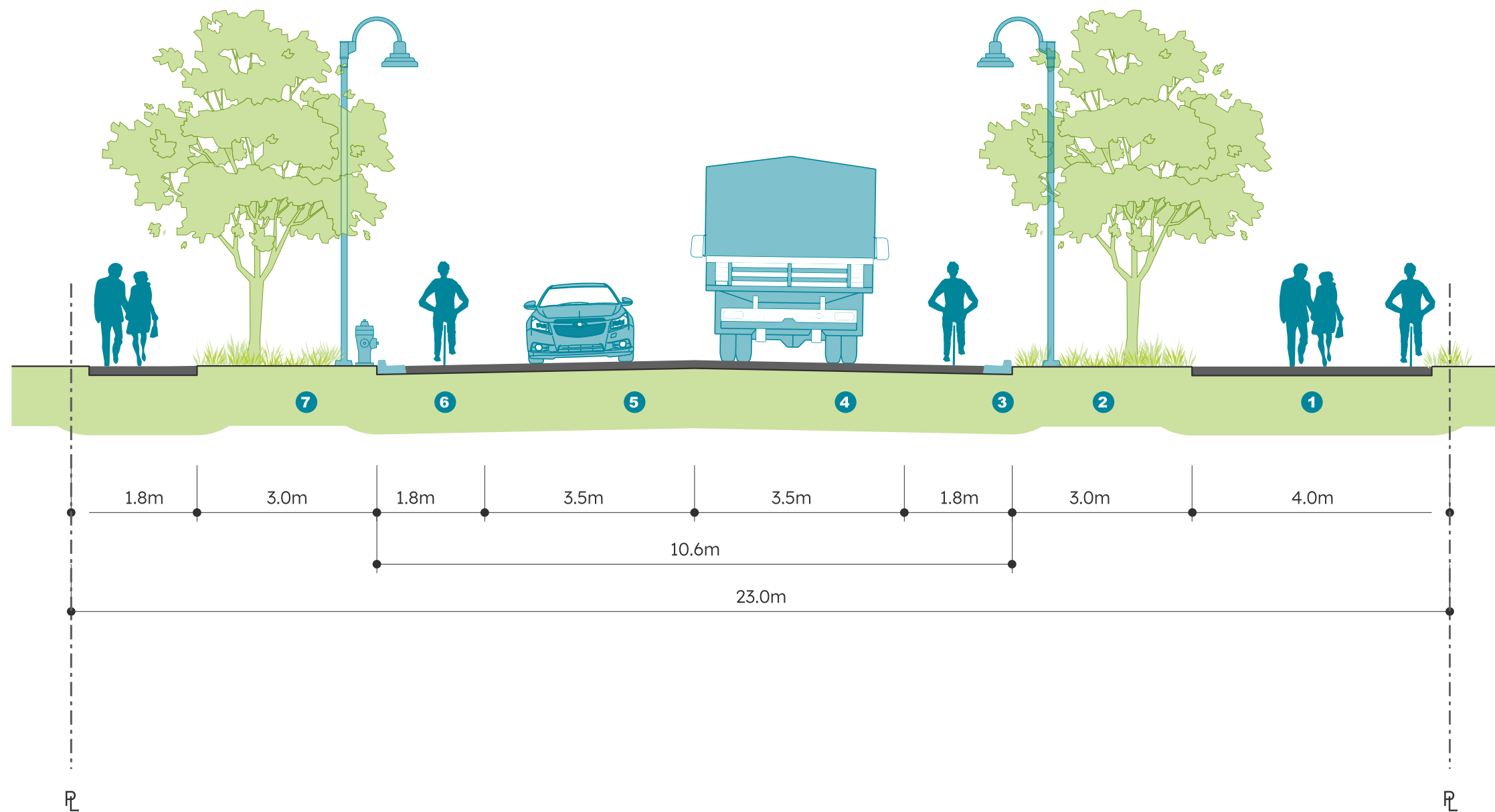


**23M ROAD B1
CROSS SECTION**

LEGEND JANUARY 2026

ROAD FEATURES

- 1 4.0m Multi-Use Path
- 2 3.0m Planted Boulevard
- 3 1.8m Bike Permitted Shoulder
- 4 3.5m Drive Lane
- 5 3.5m Drive Lane
- 6 1.8m Bike Permitted Shoulder
- 7 3.0m Planted Boulevard
- 8 1.8m Sidewalk



KEY PLAN

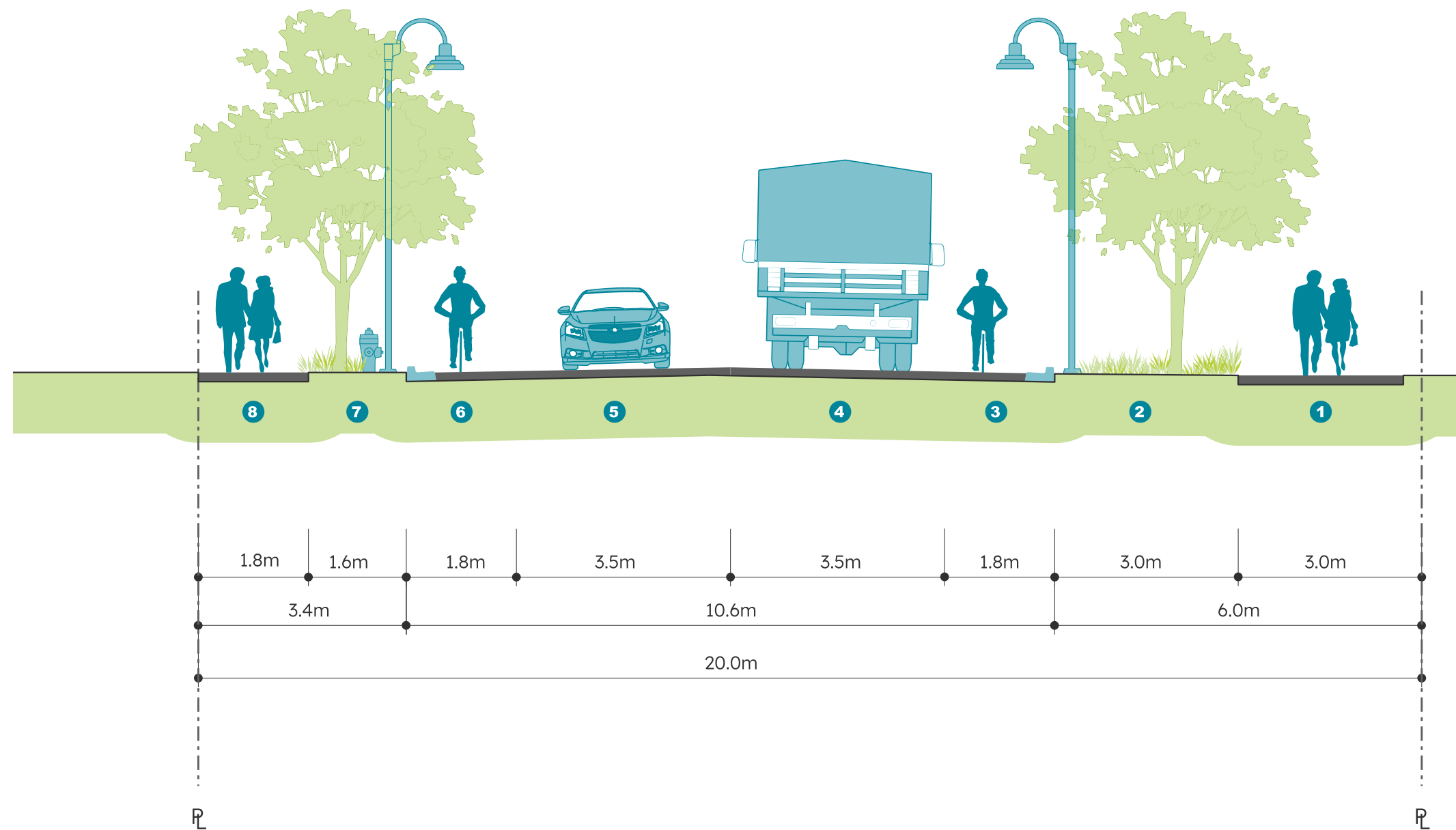


**20M ROAD B2
CROSS SECTION**

LEGEND JANUARY 2026

RING ROAD FEATURES

- 1 3.0m Sidewalk
- 2 3.0m Planted Boulevard
- 3 1.8m Bike Permitted Shoulder
- 4 3.5m Drive Lane
- 5 3.5m Drive Lane
- 6 1.8m Bike Permitted Shoulder
- 7 1.6m Planted Boulevard
- 8 1.8m Sidewalk



KEY PLAN

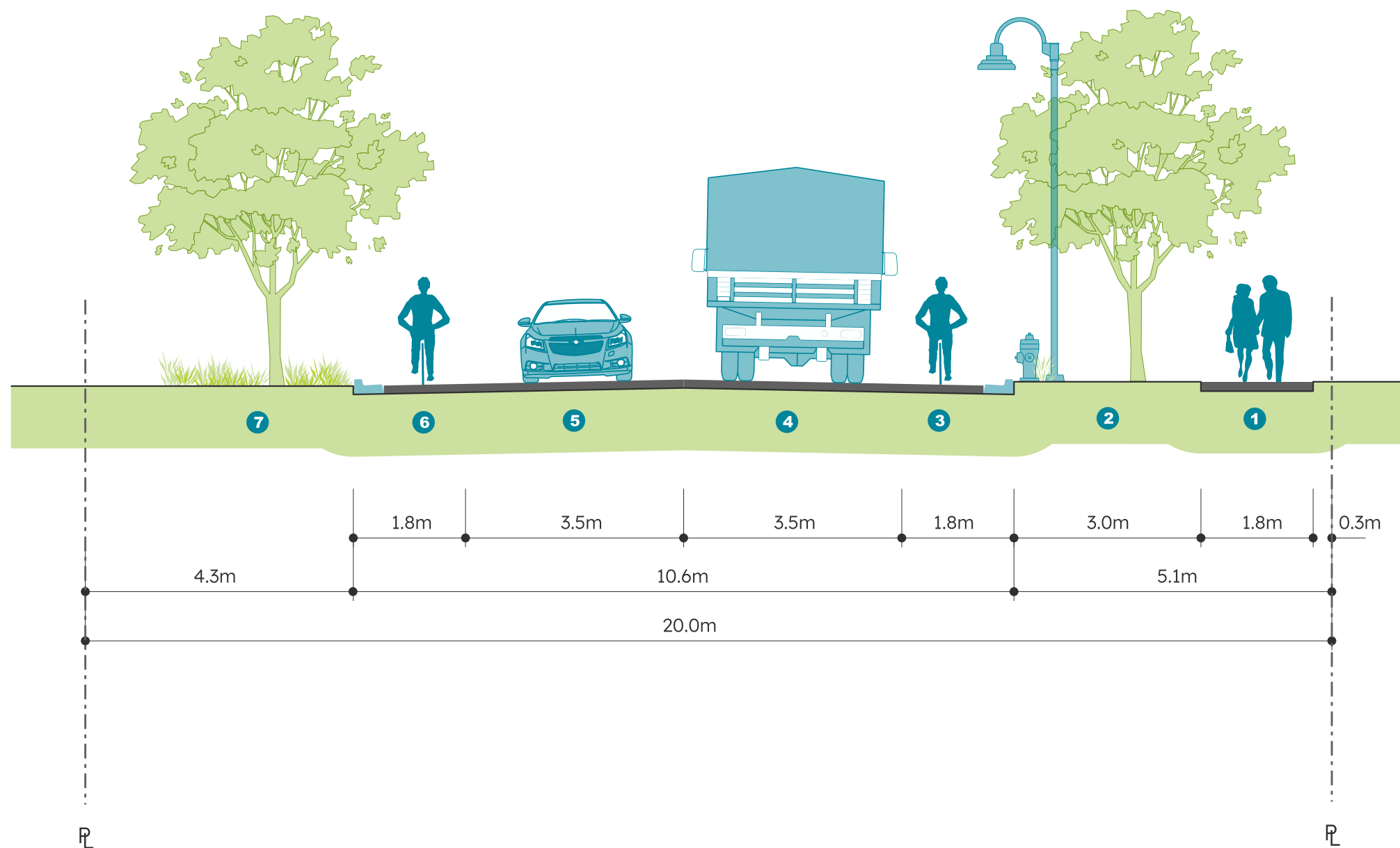


**20M RING RD
OKANAGAN CENTRE
CROSS SECTION**

LEGEND JANUARY 2026

RING ROAD FEATURES

- 1 1.8m Sidewalk
- 2 3.0m Planted Boulevard
- 3 1.8m Bike Permitted Shoulder
- 4 3.5m Drive Lane
- 5 3.5m Drive Lane
- 6 1.8m Bike Permitted Shoulder
- 7 4.3m Planted Boulevard



KEY PLAN

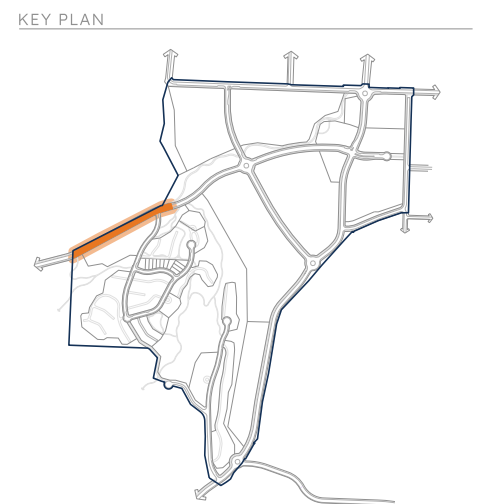
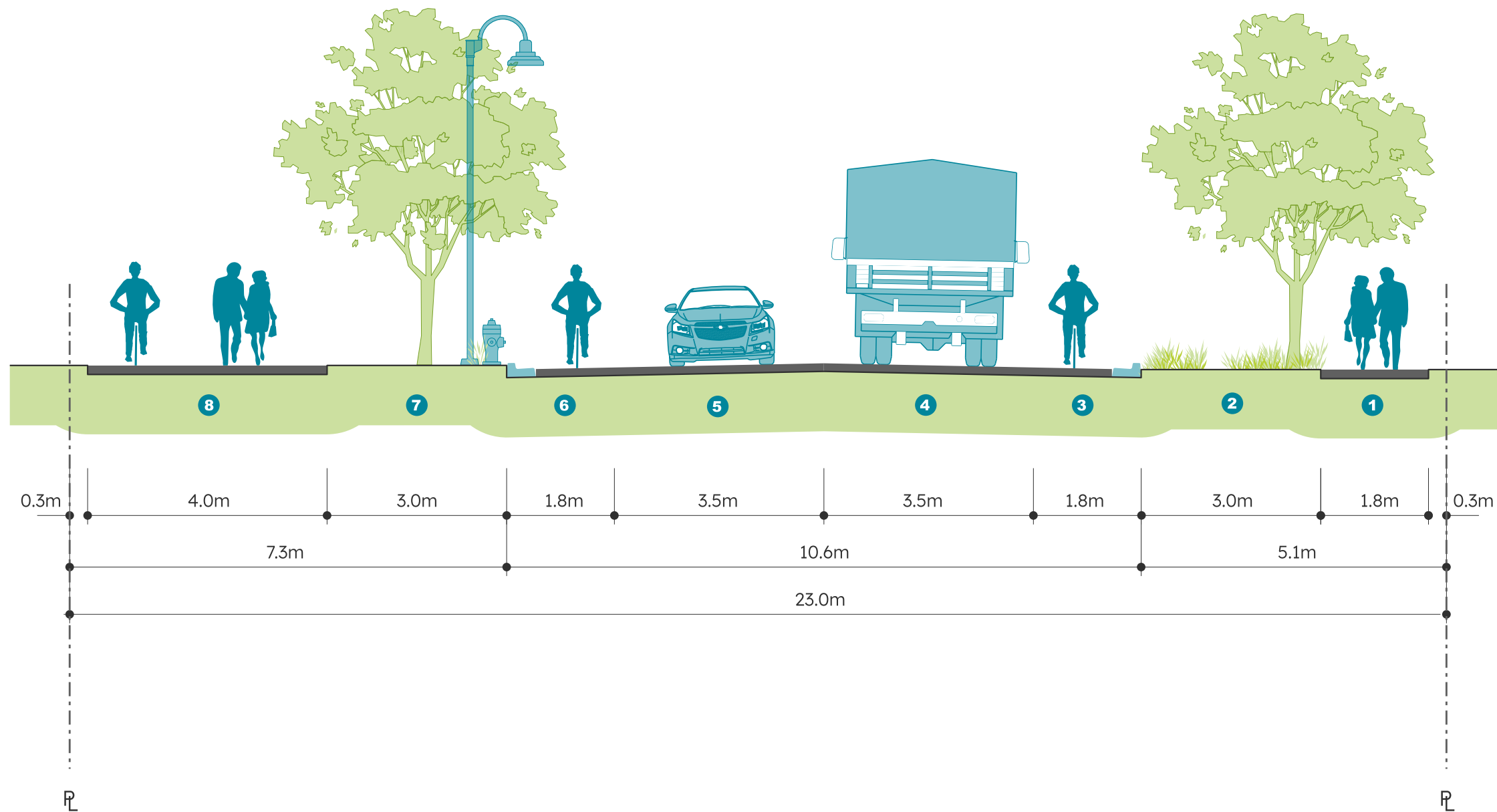


**23M RING RD
OKANAGAN CENTRE
CROSS SECTION**

LEGEND JANUARY 2026

RING ROAD FEATURES

- 1 1.8m Sidewalk
- 2 3.0m Planted Boulevard
- 3 1.8m Bike Permitted Shoulder
- 4 3.5m Drive Lane
- 5 3.5m Drive Lane
- 6 1.8m Bike Permitted Shoulder
- 7 3.0m Planted Boulevard
- 8 4.0m Multi-Use Path

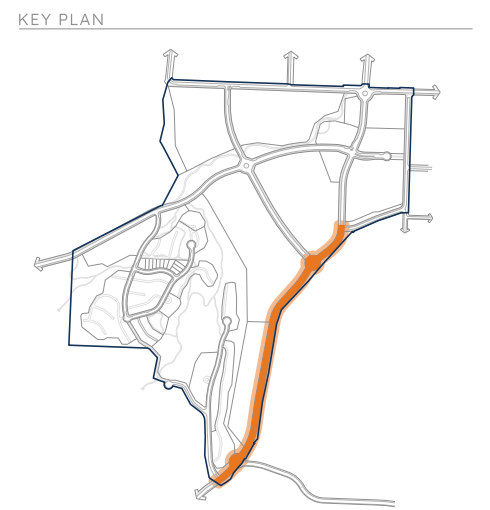
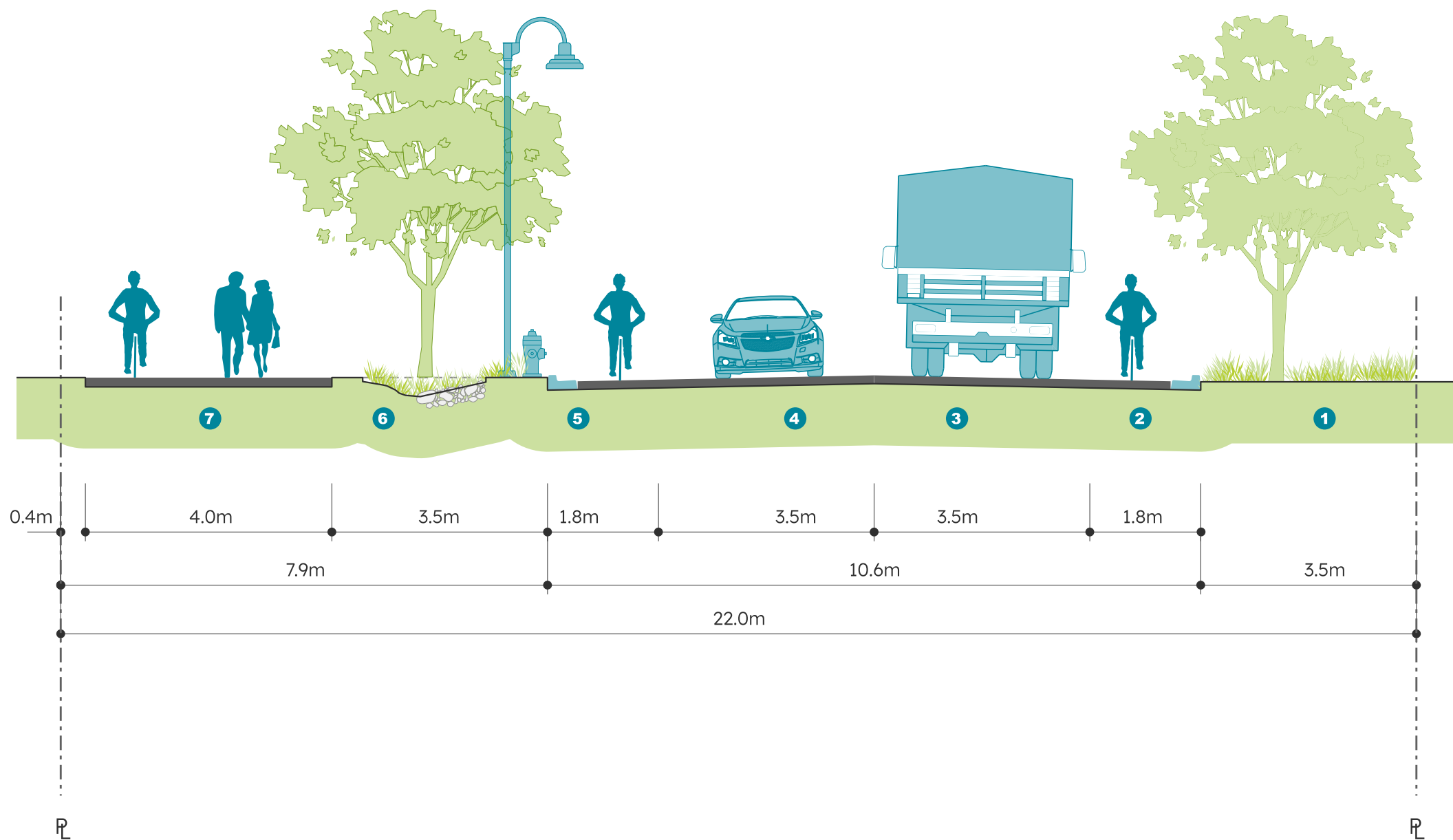


**22M RING RD
GLENMORE
CROSS SECTION**

LEGEND JANUARY 2026

RING ROAD FEATURES

- 1 3.5m Planted Boulevard
- 2 1.8m Bike Permitted Shoulder
- 3 3.5m Drive Lane
- 4 3.5m Drive Lane
- 5 1.8m Bike Permitted Shoulder
- 6 3.5m Planted Boulevard | Bioswale
- 7 4.0m Multi-Use Path

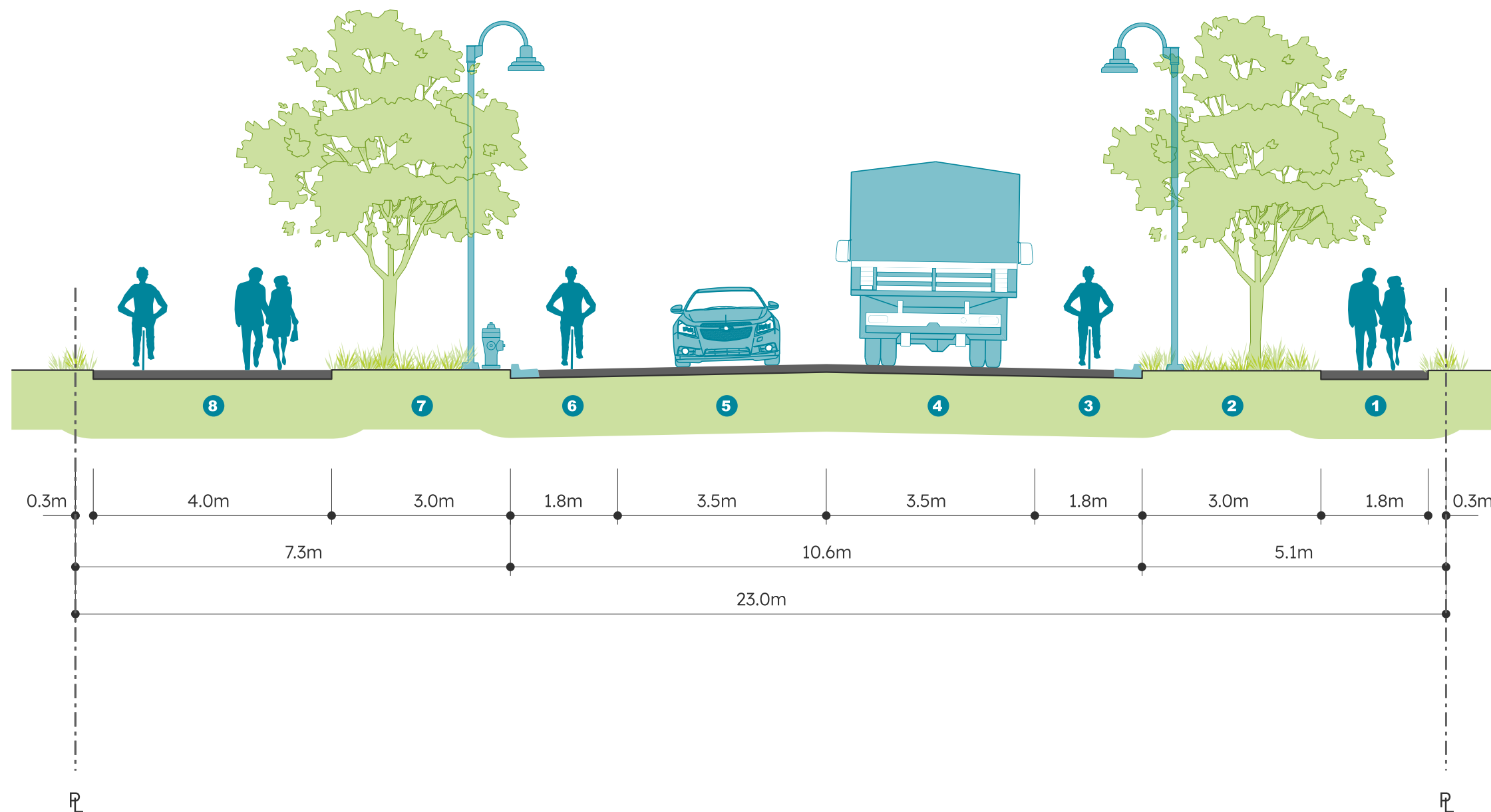


**23M READ
ROAD EXTENSION
CROSS SECTION**

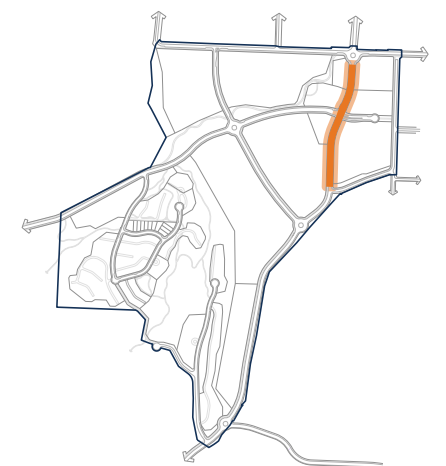
LEGEND JANUARY 2026

ROAD FEATURES

- 1 1.8m Sidewalk
- 2 3.0m Planted Boulevard
- 3 1.8m Bike Permitted Shoulder
- 4 3.5m Drive Lane
- 5 3.5m Drive Lane
- 6 1.8m Bike Permitted Shoulder
- 7 3.0m Planted Boulevard
- 8 4.0m Multi-Use Path



KEY PLAN

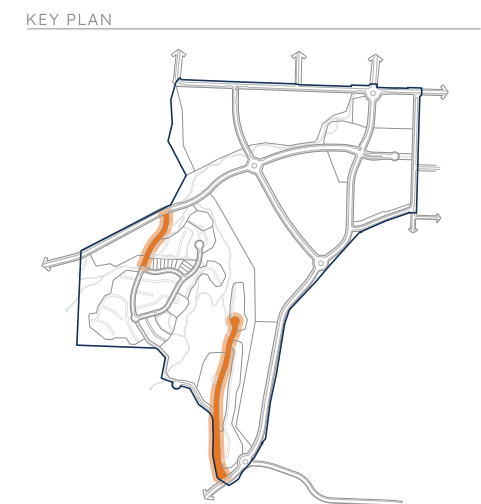
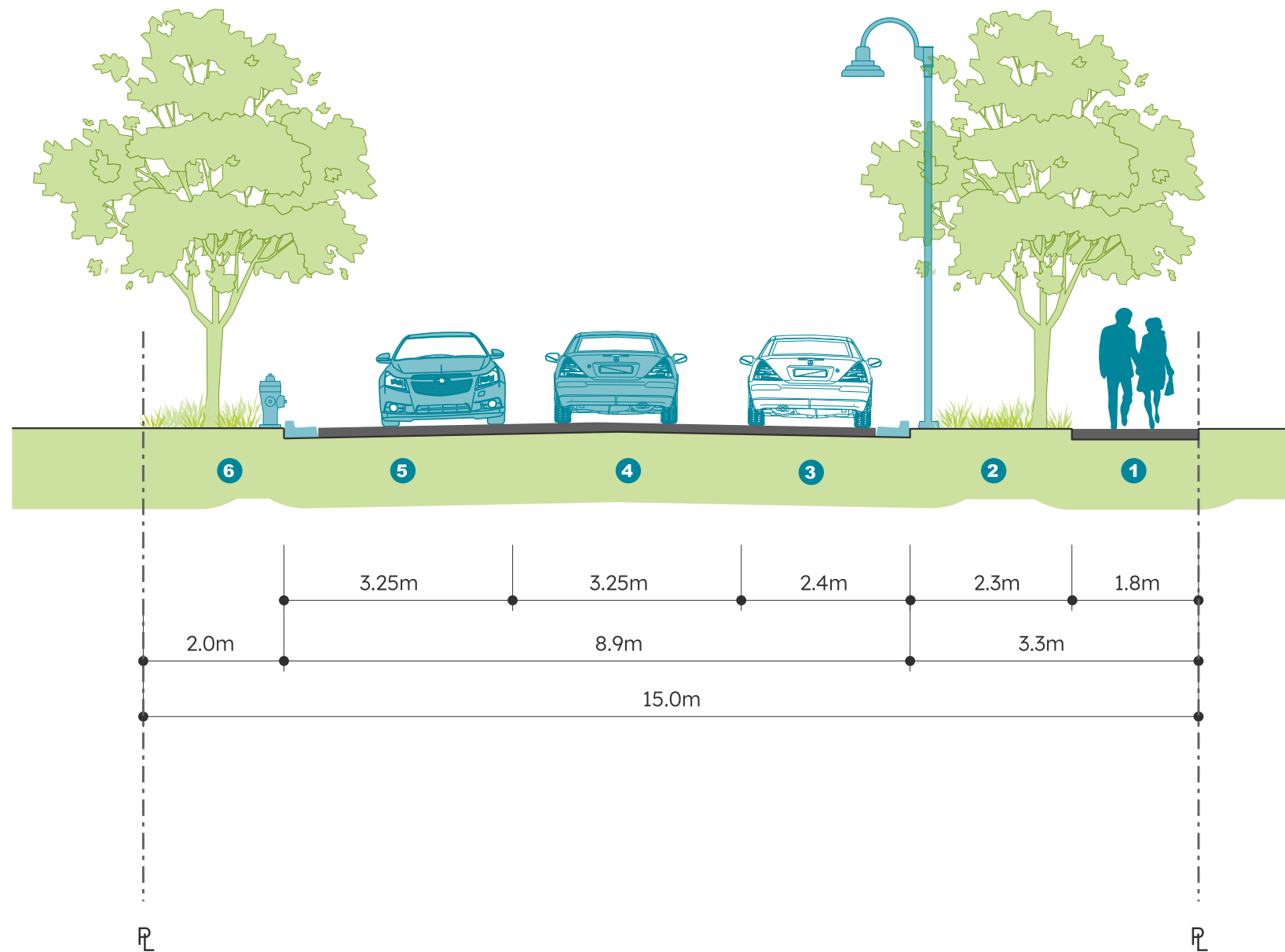


15M LOCAL RESIDENTIAL ONE SIDED STREET CROSS SECTION

LEGEND JANUARY 2026

LOCAL STREET FEATURES

- 1 1.8m Sidewalk
- 2 2.3m Planted Boulevard
- 3 2.4m Parking Lane
- 4 3.25m Drive Lane
- 5 3.25m Drive Lane
- 6 2.0m Planted Boulevard

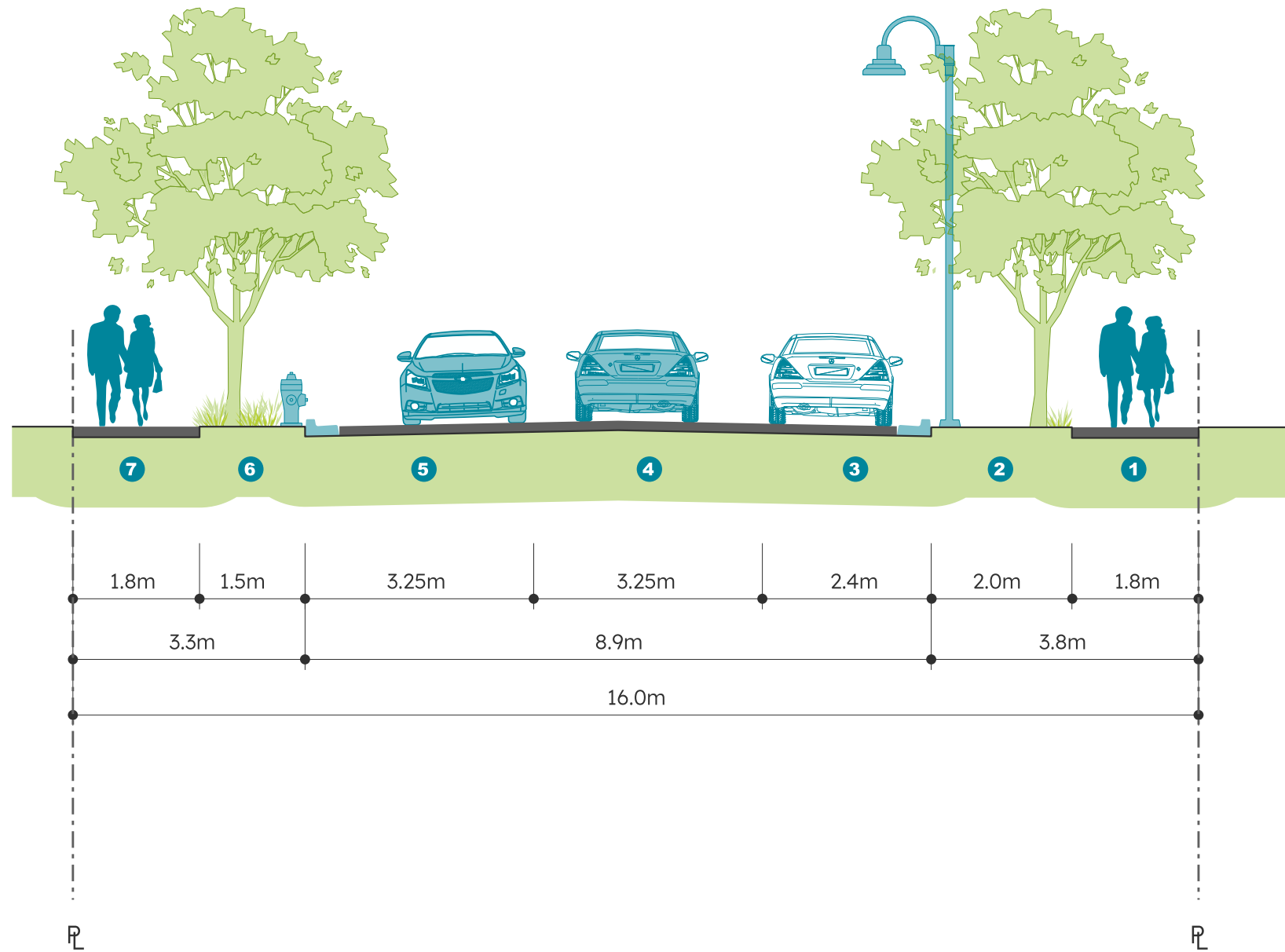


16M LOCAL RESIDENTIAL TWO SIDED STREET CROSS SECTION

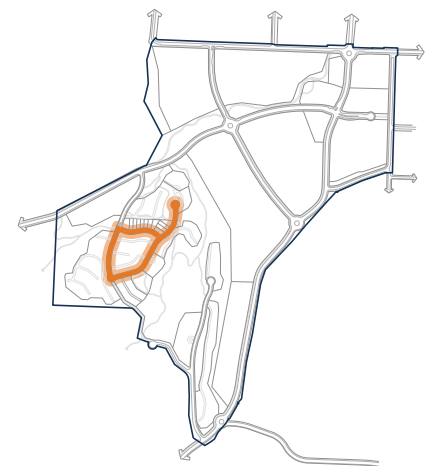
LEGEND JANUARY 2026

LOCAL STREET FEATURES

- 1 1.8m Sidewalk
- 2 2.0m Planted Boulevard
- 3 2.4m Parking Lane
- 4 3.25m Drive Lane
- 5 3.25m Drive Lane
- 6 1.5m Planted Boulevard
- 7 1.8m Sidewalk







KEY PLAN














11 Schedules

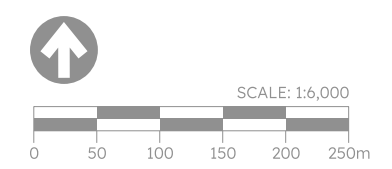
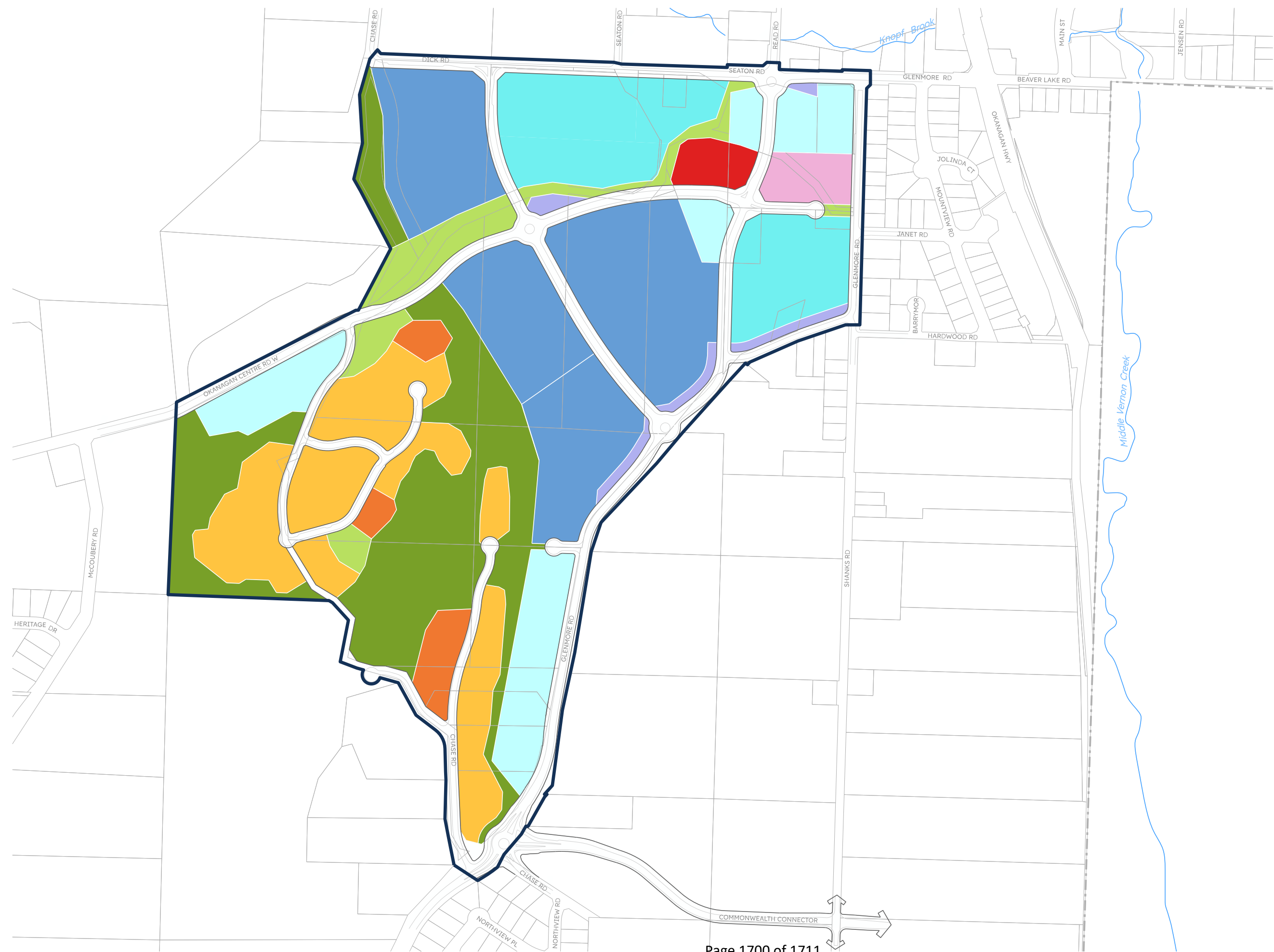
**Schedule A
LAND USE PLAN**

LEGEND MARCH 2026

-  Study Area
-  Municipal Boundary
-  Property Line
-  Watercourse







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

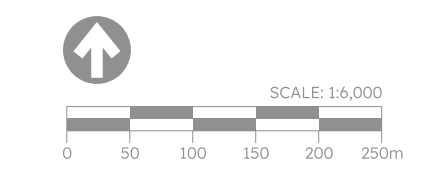
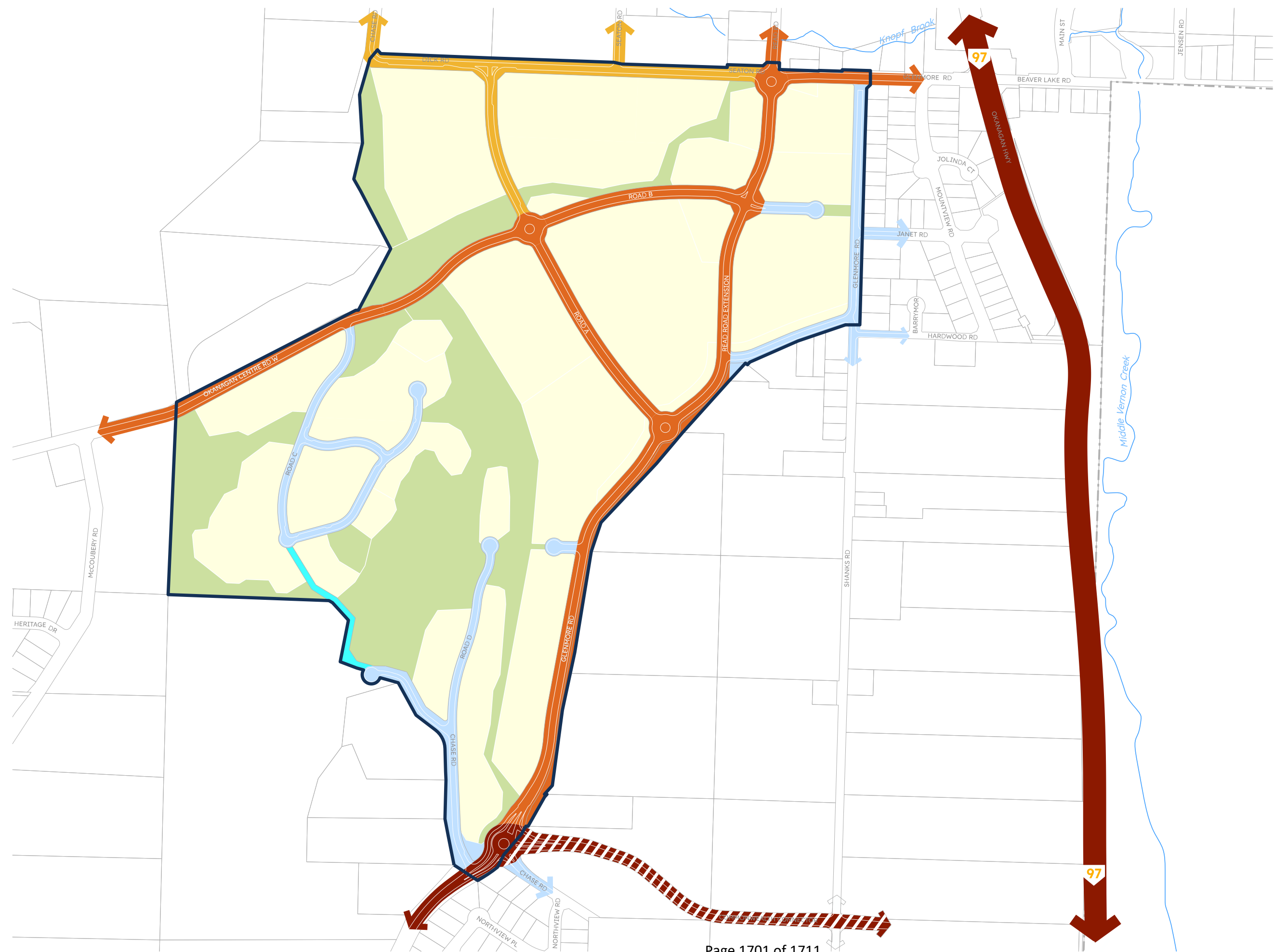


Schedule B STREET HIERARCHY PLAN

LEGEND MARCH 2026









-  Study Area
-  Municipal Boundary
-  Property Line
-  Watercourse
-  Development Areas
-  Parks + Greenways + Natural Area







- STREET HIERARCHY**
-  Arterial
 -  Major Collector
 -  Minor Collector
 -  Local
 -  Emergency Access
 -  Future Connection

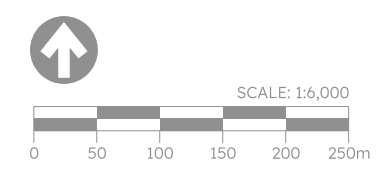
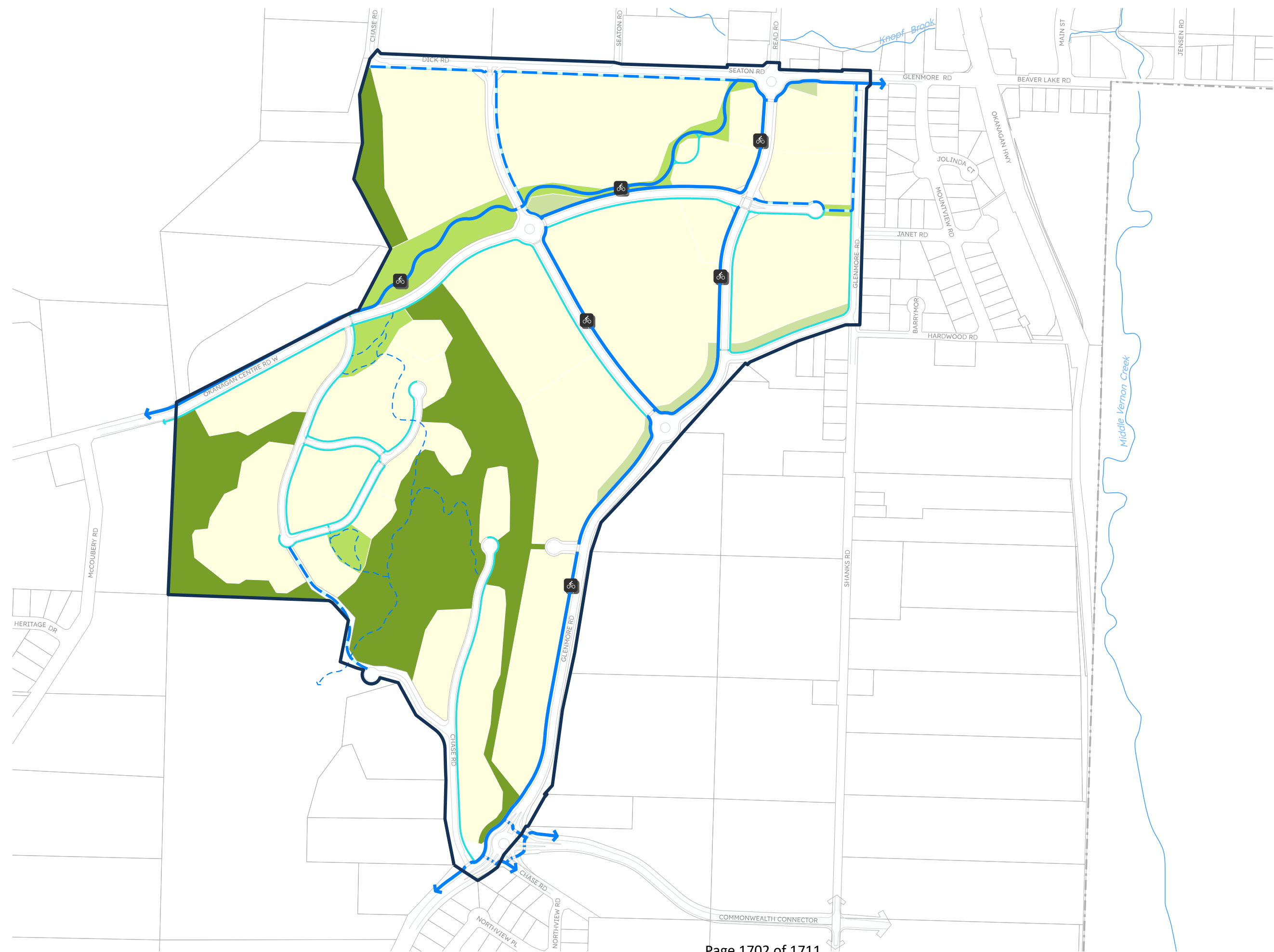


Schedule C ACTIVE TRANSPORTATION PLAN

LEGEND MARCH 2026





-  Study Area
-  Municipal Boundary
-  Property Line
-  Watercourse
-  Development Areas
-  Natural Park + Open Space
-  Neighbourhood Parks + Greenway
-  Civic Stormwater Infrastructure










- #### ACTIVE TRANSPORTATION
-  4.0m | Multi-Use Pathway
 -  3.0m | Multi-Use Pathway
 -  1.8m | Sidewalk
 -  1.0m | Walking Path
 -  Bicycle Route
 -  Pedestrian Crossing



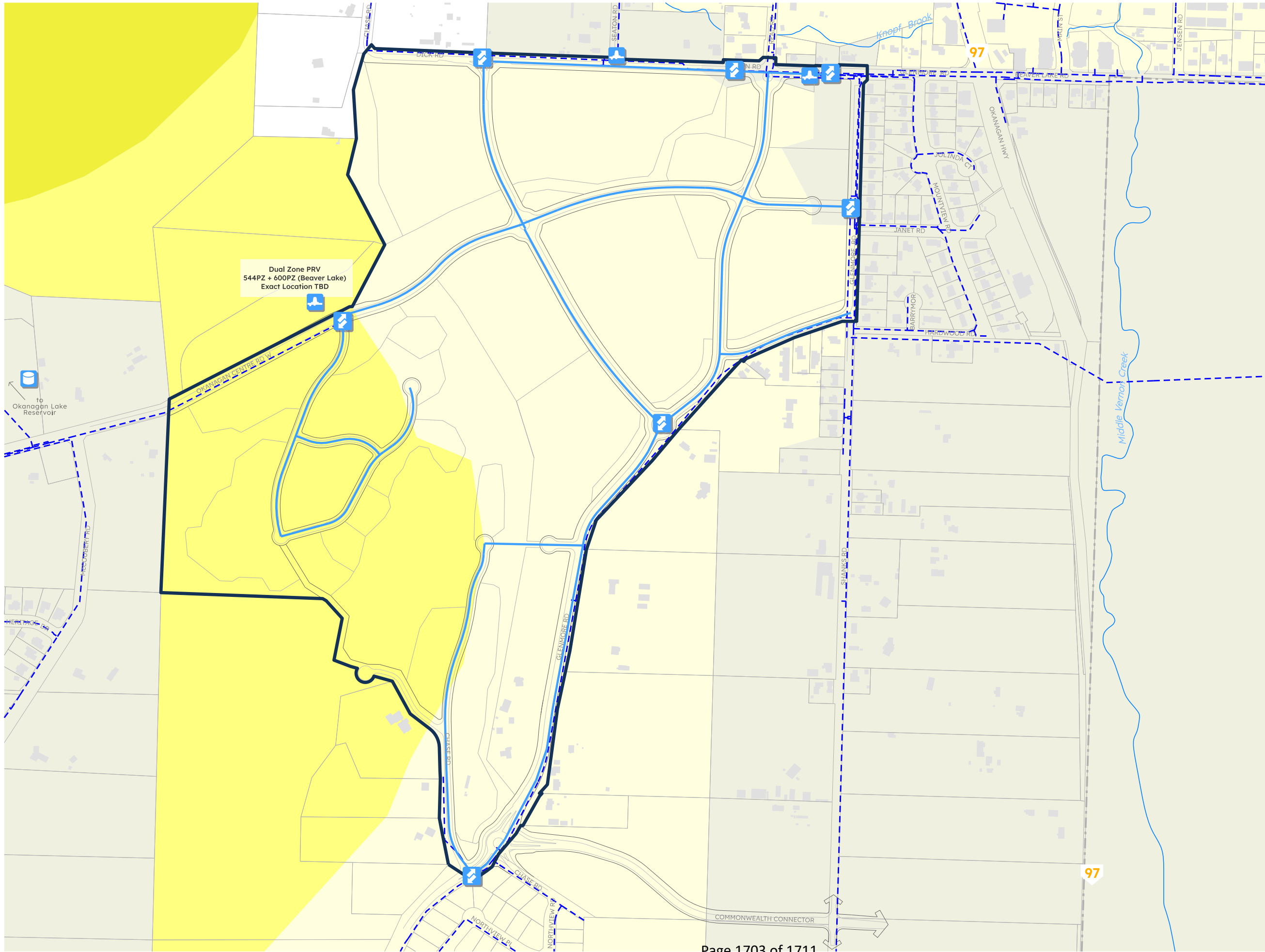
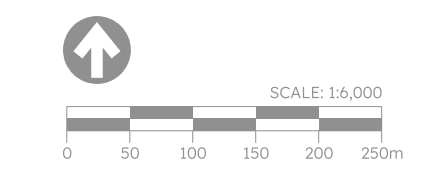
**Schedule D
WATER CONCEPTUAL
MASTERPLAN**

LEGEND MARCH 2026

-  Study Area
-  Municipal Boundary
-  Property Line
-  Watercourse

- PRESSURE ZONES**
-  PZ 660m | Lakestone Summit
 -  PZ 600m | Mc Coubrey
 -  PZ 544m | Lake Country Business Park
 -  PZ 536m | Okanagan Reservoir
 -  Proposed Distribution Main
 -  Existing Distribution Main
 -  Proposed Tie-in Point
 -  Pressure Reducing Valve
 -  Reservoir

Note: The servicing design is conceptual and subject to change through detailed design







Dual Zone PRV
544PZ + 600PZ (Beaver Lake)
Exact Location TBD

**Schedule E
SANITARY CONCEPTUAL
MASTERPLAN**

MARCH 2026

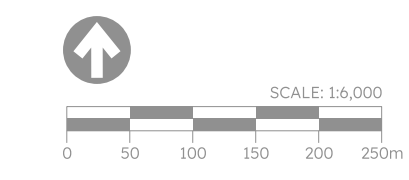
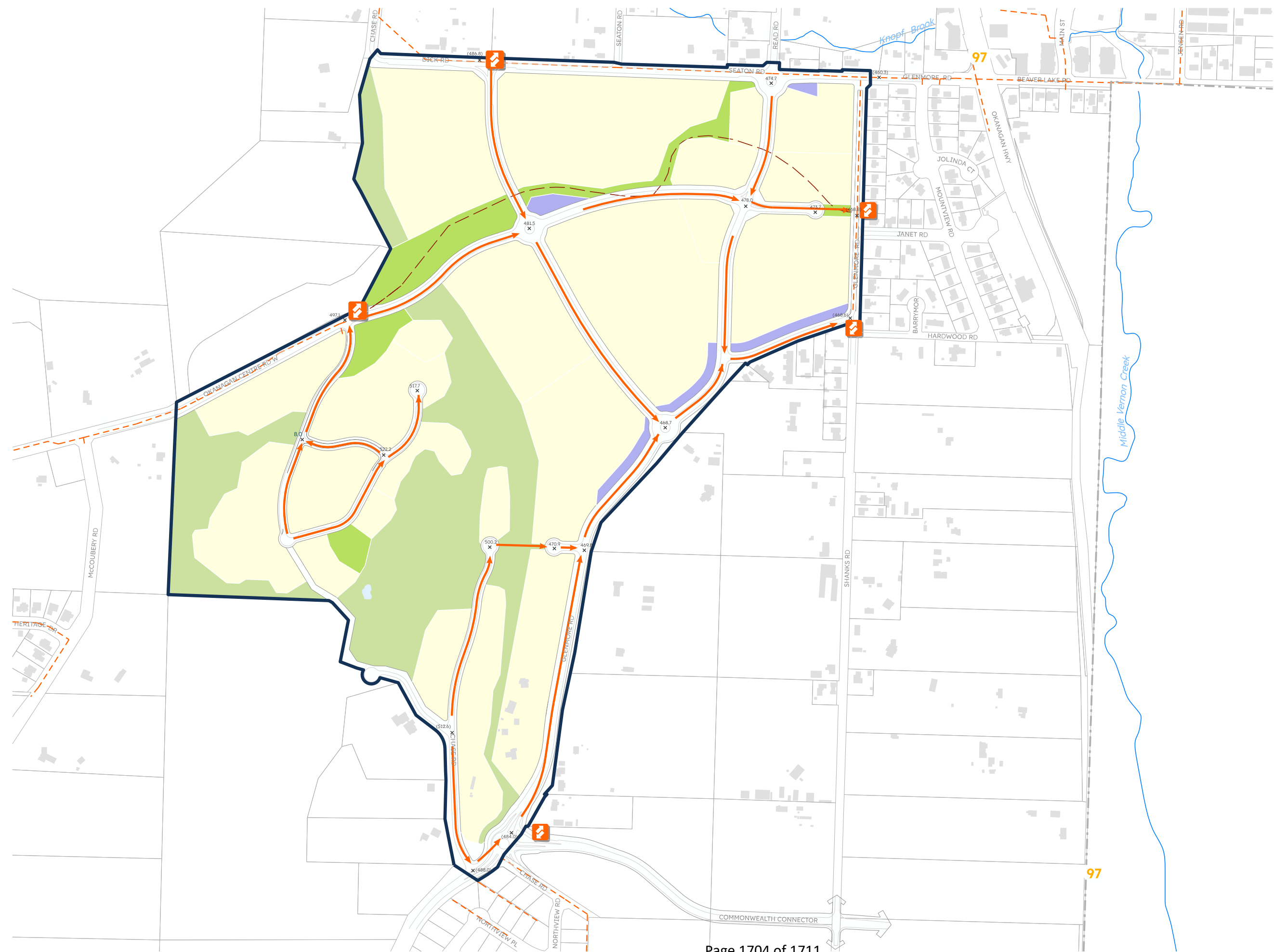
LEGEND

-  Study Area
-  Municipal Boundary
-  Property Line
-  Watercourse

FUTURE SANITY SERVICING





-  Neighbourhood Development Area
-  Neighbourhood & Community Park
-  Protected Natural Park
-  Civic Infrastructure
-  Existing Sewer Main
-  Existing Sewer Main to be Removed
-  Proposed Sanitary Main
-  Proposed Tie-in Point

Note: The servicing design is conceptual and subject to change through detailed design



**Schedule F
STORMWATER
CONCEPTUAL
MASTERPLAN**

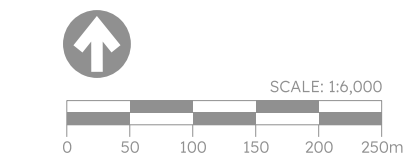
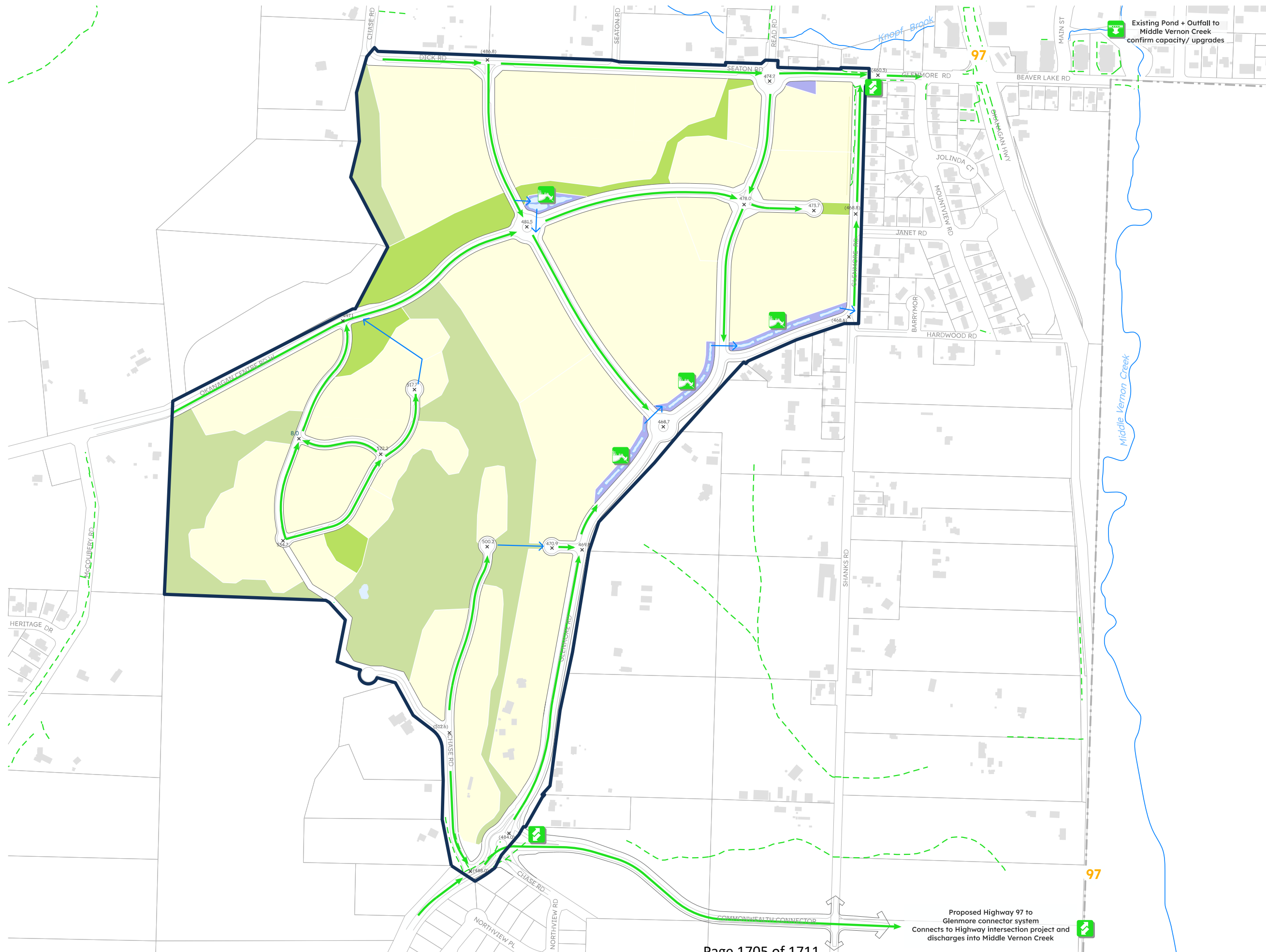
LEGEND MARCH 2026

-  Study Area
-  Municipal Boundary
-  Property Line
-  Watercourse

FUTURE DRAINAGE SERVICING

-  Neighbourhood Development Area
-  Neighbourhood & Community Park
-  Protected Natural Park
-  Civic Infrastructure
-  Existing Drainage
-  Proposed Drainage Main
-  Proposed Culvert
-  Proposed Tie-in Point
-  Proposed Controlled Storage
-  Controlled Outfall





Note: The servicing design is conceptual and subject to change through detailed design







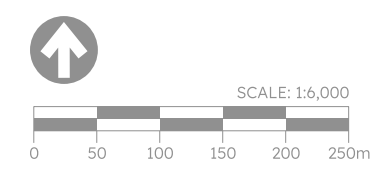
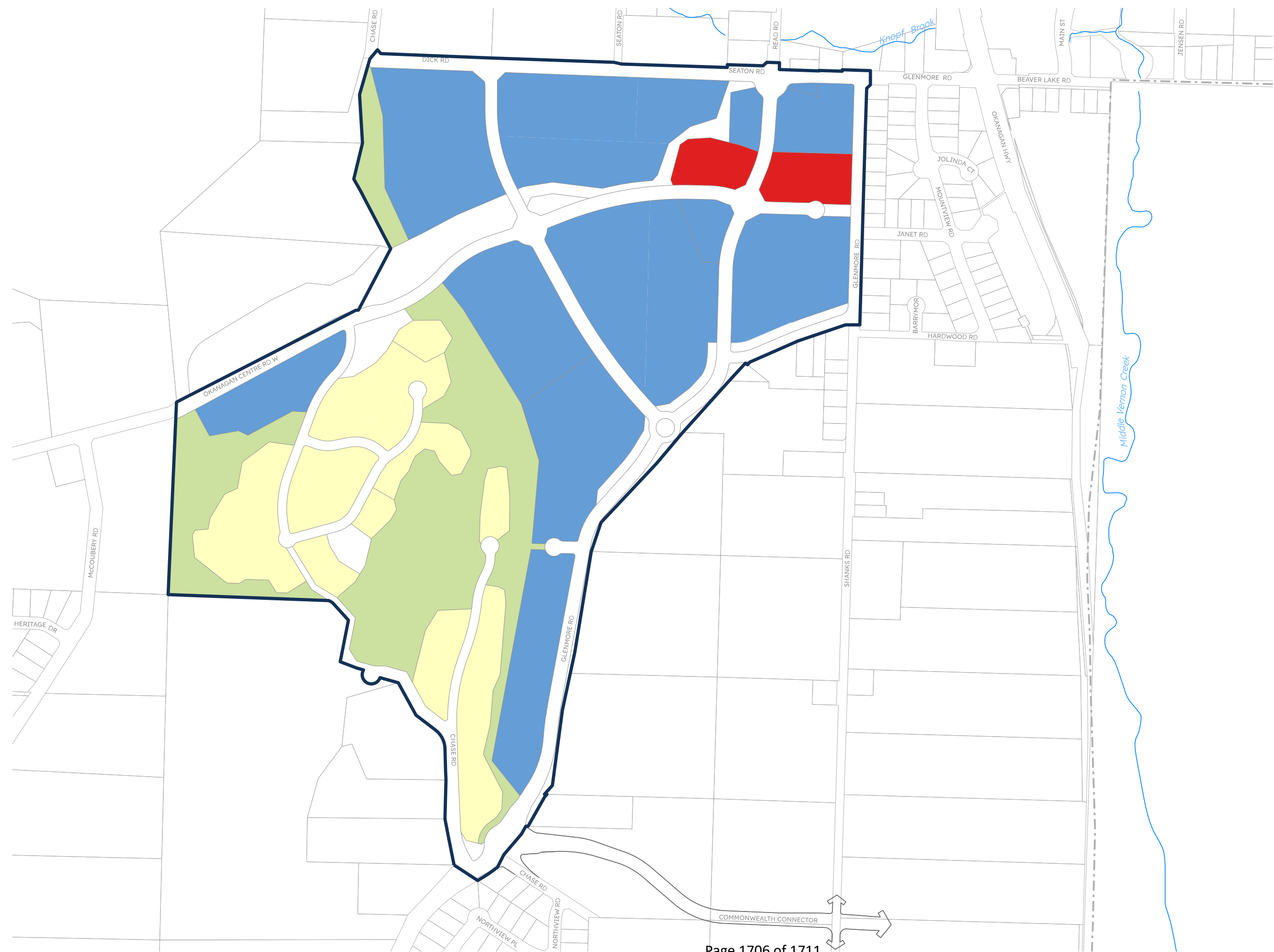
Proposed Highway 97 to
Glenmore connector system
Connects to Highway intersection project and
discharges into Middle Vernon Creek

Schedule G DEVELOPMENT PERMIT AREAS

LEGEND MARCH 2026

-  Study Area
-  Municipal Boundary
-  Property Line
-  Watercourse

- DEVELOPMENT PERMIT AREAS**
-  Industrial DPA
 -  Commercial DPA
 -  Multiple Unit DPA
 -  Natural Environment DPA





COUNCIL RESOLUTION

The following resolution was adopted by Council at its Regular Council Meeting held June 2, 2026:

2026-06-113 It was moved and seconded

THAT "Official Community Plan Bylaw No. 1330, 2026" be read a first 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".

Carried.

COUNCIL RESOLUTION

The following resolution was adopted by Council at its Regular Council Meeting held June 16, 2026:

2026-06-117 It was moved and seconded

THAT Official Community Plan (2026-2046) Bylaw 1330, 2026 be amended to reflect the following changes as indicated in "Attachment F - Redline – Official Community Plan - 1st vs 2nd Reading" as attached to the Report to Council dated June 16, 2026;

AND THAT the text in column one of the table located in Section 8.3 Actions, of the Official Community Plan (2026-2046) Bylaw 1330, 2026, be amended by moving the word "enhanced" to immediately before the word "on-site".

AND THAT Official Community Plan (2026-2046) Bylaw 1330, 2026 be read a second time as amended.

Carried.

Official Community Plan | OCP00064 | District of Lake Country

Council Meeting Date: July 7, 2026

Notice is given pursuant to the *Local Government Act (LGA)* that a Public Hearing will be held for the proposed Official Community Plan (2026-2046).

Anyone who feels their interest in property is affected may speak at the Public Hearing or submit written comments until 4:30 p.m. on the date of the Public Hearing or at the Public Hearing. Submissions will be distributed to Council and included in the Council Agenda package published on the District of Lake Country website.

PURPOSE

The Official Community Plan (OCP) (2026-2046) serves as the community's long-term vision for growth and development, guiding land use, housing, transportation, infrastructure, parks, and environmental planning.

The proposed Official Community Plan (2026-2046) Bylaw 1330, 2026 updates the District of Lake Country's OCP. The District adopted the current OCP in 2019, and Council identified updating the plan as a Strategic Priority to ensure it reflects community priorities and future growth needs of Lake Country.

A high-level summary of the proposed updates is outlined below:

- Better explains how the plan should be used, how it relates to provincial and regional requirements, and how supporting District plans and regulatory tools help implement it.
- Updates guiding principles to be broader and more contemporary, with clearer links to goals, growth management, housing, mobility, reconciliation, climate resilience, stewardship, and community well-being.
- Provides a stronger link between economic activity and broader community objectives, including agricultural protection, environmental stewardship, infrastructure capacity, and complete communities.
- Strengthens policy direction for active transportation, micromobility, EV infrastructure, safe routes to schools, and transit-supportive development and updates the implementation framework by tying mobility policy more directly to the Mobility Master Plan and coordinated infrastructure planning.
- Better connects community well-being to land use planning, housing, mobility, parks, accessibility, and public space design.

The Public Hearing is scheduled to be held on July 7, 2026 at Municipal Hall, 10150 Bottom Wood Lake Road at 5:30 pm.



LAKE COUNTRY

Life. The Okanagan Way.

A live stream of the meeting and Agenda Package can be viewed on the website at <https://www.lakecountry.bc.ca/council-meeting-calendar>.

Relevant information will be available:

- Online at the Let's Grow Lake Country Together project webpage www.letsgrowlakecountry.ca;
- In person at Municipal Hall (10150 Bottom Wood Lake Road), Monday through Friday, 8:30 a.m. to 4:30 p.m., excluding weekends and statutory holidays;
- By email request to planning@lakecountry.bc.ca.

ADDITIONAL QUESTIONS

Email planning@lakecountry.bc.ca

Mail to 10150 Bottom Wood Lake Road, Lake Country, BC V4V 2M1

Subscribe at lakecountry.bc.ca/subscribe to stay up to date.