

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: J. Zaffino, Chief Administrative Officer

DATE: June 5, 2025

RE: Official Community Plan (OCP) & Zoning Bylaw Amendments – Heritage Hills, Lakeshore Highlands, and Vintage Views, Electoral Area “D” (D2024.011-ZONE)

Administrative Recommendation:

THAT the Electoral Area “D” Official Community Plan Amendment Bylaw No. 2603.27, 2025, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.43, 2025, be read a third time and adopted.

Proposal:

It is being proposed to amend the Electoral Area “D” Official Community Plan (OCP) Bylaw and Okanagan Valley Zoning Bylaw No. 2800, 2022, in order to facilitate a formal extension granted by the province to the Regional District in relation to statutory requirements for Small-Scale, Multi-Unit Housing (SSMUH) implementation.

The proposed bylaw amendments would apply to the communities of Heritage Hills, Lakeshore Highlands and Vintage Views in recognition of infrastructure upgrades required in these areas.

Site Context:

The project area, consisting of the communities of Heritage Hills, Lakeshore Highlands and Vintage Views, comprises a land area of approximately 117.17 ha and is situated on the east side of Eastside Road.

The Heritage Hills and Lakeshore Highlands communities are largely comprised of small lot rural residential development. Existing development in Vintage Views is predominantly residential in nature; however, a number of lots remain vacant.

Background:

On February 5, 2025, a Public Information Meeting (PIM) was held online via Webex and was attended by approximately 29 members of the public.

At its meeting of May 8, 2025, the Regional District Board resolved to approve first and second reading of the amendment bylaws and scheduled a public hearing ahead of its meeting of June 5, 2025.

All comments received to date in relation to this application are included with this report.

Approval from the Ministry of Transportation and Transit (MoTT) is not required prior to adoption as the proposed amendments involve lands beyond 800 metres of a controlled access highway (i.e. Highway 97).

Analysis:

Administration considers the proposed amendments to the OCP and Zoning bylaws to give effect to the direction previously provided by the Planning and Development (P&D) Committee of the Board at its meetings of February 22, 2024, and May 9, 2024. Specifically:

- a new Low Density Residential Vintage Views (RS6) Zone be applied generally to lands within the Vintage Views Wastewater System Service Area in order to limit density to one (1) principal dwelling unit;
- a new requirement that a *single detached dwelling* in the RS6 Zone shall be connected to a *community sewer system* and *community water system*;
- a new Small Holdings Heritage Hills & Lakeshore Highlands (SH7) Zone to be applied to the remainder of the parcels in the Lakeshore Waterworks service area in order to limit density to one (1) principal dwelling unit; and
- the introduction of OCP policies that speaks to re-instating residential densities (e.g. allowance for secondary suite and accessory dwellings) through the zoning bylaw at such times as the water and sewer system upgrades have been completed.

Regarding the proposed amendment requiring new principal dwellings be connected to a community sewer system, this is in recognition that the creation by subdivision and subsequent development of lots within Vintage Views was premised on connection to a community sewer system and not individual private septic systems.

The potential for these parcels to now be developed with new homes not connected to a community sewer system is seen to be inconsistent with the “spirit” of the provincial “1.0 Hectare Policy”.

Moreover, allowing the development of private on-site septic systems within a community sewer system service area is seen to foster a misallocation of resources and potential source of future conflict when a parcel recently development with a septic system is required to connect to the community sewer system.

Alternative:

Conversely, the Board has the option to maintain the status quo (i.e., not proceeding with the proposed amendments).

Administration would not be in favour of maintaining the status quo given the limitations of the existing systems and outstanding upgrade requirements.

Additionally, this option would appear to contradict the request which was previously made to, and approved by, the Province to extend the deadline to comply with the new SSMUH density requirements given that the zoning in the project area is already SSMUH compliant.

Summary:

In light of the comments above, Administration is recommending that the proposed amendment bylaws be given 3rd reading and be adopted.

Financial Implications:

Financial implications have been considered and none were found.

Communication Strategy:

The proposed bylaw amendments have been notified in accordance with the requirements of the *Local Government Act* as well as the Regional District’s Development Procedures Bylaw No. 2500, 2011.

Alternatives:

1. THAT first and second readings of the Electoral Area “D” Official Community Plan Amendment Bylaw No. 2603.27, 2025, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.43, 2025, be rescinded and the bylaws abandoned.

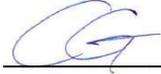
Will a PowerPoint presentation be presented at the meeting? No

Respectfully submitted:



Shannon Duong
Planner II

Endorsed By:



C. Garrish
Senior Manager of Planning

Endorsed By:



A. Fillion
Managing Director, Dev. & Infrastructure

Attachments: No. 1 – Lakeshore Waterworks System & Vintage Views Wastewater System

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Esri, NASA, NGA, USGS, FEMA