

Agenda No: 6.1 b)

Mtg. Date: July 23, 2007



## Planning Services

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# PLANNING SERVICES DEPARTMENT REPORT

For the Board July 23, 2007

**TO:** Chair & Members of the Regional Board  
**FROM:** Leah Hartley, Regional Planner  
**DATE:** July 17, 2007  
**SUBJECT:** Fringe Area Development Policies (File # 0550-00)

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## RECOMMENDATION:

1. THAT Regional District of Central Okanagan adopt the enclosed Fringe Area Policies.

## PURPOSE:

This report proposes a Regional Board policy that applies to lands outside of municipal or First Nation boundaries and to lands outside of Official Community Plan or Rural Land Use Bylaw boundaries. It reflects consideration of servicing and appropriate jurisdiction when considering land development applications located beyond Regional District Official Community Plan or Rural Land Use Bylaw areas.

## BACKGROUND:

This report presents a Board Policy Paper reflecting current strategies and directions in support of sustainable growth and development of Central Okanagan communities. It incorporates key components of the following Board approved policies, regulations and practises:

- Central Okanagan Regional Growth Strategy (June 2000) that sets an objective to “coordinate future growth with the provision of adequate and affordable infrastructure”;

- Okanagan Shuswap Land and Resource Management Plan (April 2000) that includes the intent "To prevent sprawl development in the fringe areas of the interface. Settlement uses in these areas can result in servicing demands on the adjacent community and/or regional district. When this form of development has not been considered in the community plans it can divert limited resources from more appropriate growth and development areas".
- Official Community Plan and Rural Land Use Bylaw policies in favour of orderly and sustainable growth.

The enclosed Board policy is submitted for consideration.

Respectfully submitted,



Leah Hartley, Regional Planner



Dan Plamondon, Director of Planning Services

Attach.

**REGIONAL DISTRICT OF CENTRAL OKANAGAN**  
**POLICY AND PROCEDURES MANUAL**

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**Chapter: 3: Planning Policy Resolution No:**  
**Section: 3:1 Fringe Areas Page:**  
**Resolution Date:**

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**VI Fringe Area Policies**

THAT the Planning Services Report of July 23, 2007 be received;

AND FURTHER THAT the Regional Board approves the following policies:

- In areas where no Official Community Plan or Rural Land Use Bylaw exists, watershed protection, forest ecosystem protection, open space, agriculture, and forest resource uses are supported. Impacts from new residential or urban uses are discouraged.
- Zoning amendment applications are discouraged in areas where no Official Community Plan or Rural Land Use Bylaw exists unless there is consideration of development and servicing needs as well as potential future impacts on the adjacent community.
- Approval of a land use application may be subject to a boundary expansion by an adjacent community that is able to service the land and proposed development with full urban services and to manage the forest interface. In this instance, approval of the land use application may be subject to an extension of municipal boundaries and subject to a reduction in interface hazards (e.g.: flooding, wildfire, beetle infestation).
- Provincial Land Act dispositions for purpose of development should be consistent with the applicable regional district and municipal Official Community Plans, Rural Land Use Bylaw, and/or Zoning Bylaw. Dispositions for residential or urban uses in areas outside of Official Community Plan or Rural Land Use Bylaw boundaries are discouraged.