

July 4, 2019

Official Community Plan Bylaw 2019-08

A bylaw that provides a framework of goals and policies to guide decisions on planning and land use within the City of Penticton boundaries and contains a sustainable growth and land use plan, policy direction in key areas, Development Permit Area Guidelines and an implementation plan.

Information:

The staff report to Council will be available for public inspection from **Friday, July 5, 2019 to Monday, July 15, 2019** at the following locations during hours of operation:

- Penticton City Hall, 171 Main Street
- Penticton Library, 785 Main Street
- Penticton Community Centre, 325 Power Street

You can also find this information on the City's website at

www.penticton.ca/publicnotice. Should you wish to view a copy of the Bylaw, please go to the July 2, 2019 Regular Council Agenda at www.penticton.ca/council.

Please contact the Planning Department at (250) 490-2501 with any questions.

Council Consideration:

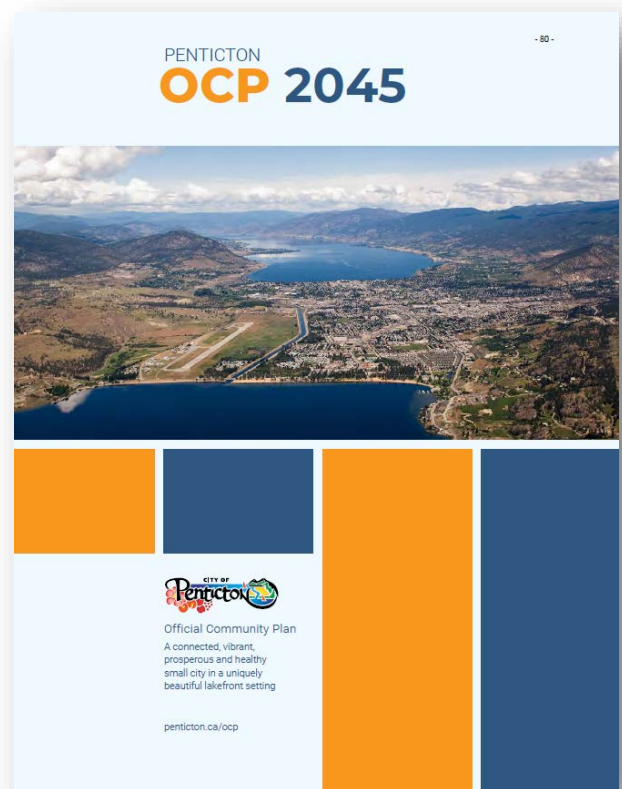
A Public Hearing has been scheduled for **6:00 pm, Monday, July 15, 2019** at the **Penticton Trade and Convention Centre, 273 Power St., Penticton, BC.**

Public Comments:

You may appear in person, or by agent, the evening of the Council meeting, or submit a petition or written comments by mail or email no later than **9:30 am, Monday, July 15, 2019** to:

Attention: Corporate Officer, City of Penticton
171 Main Street, Penticton, B.C. V2A 5A9
Email: publichearings@penticton.ca.

No letter, report or representation from the public will be received by Council after the conclusion of the July 15, 2019 Public Hearing.



Please note that all correspondence submitted to the City of Penticton in response to this Notice must include your name and address and will form part of the public record and will be published in a meeting agenda when this matter is before the Council or a Committee of Council. The City considers the author's name and address relevant to Council's consideration of this matter and will disclose this personal information. The author's phone number and email address is not relevant and should not be included in the correspondence if the author does not wish this personal information disclosed.

Blake Laven, RPP, MCIP
Manager of Planning



Council Report

penticton.ca

Date: July 2, 2019
To: Donny van Dyk, Chief Administrative Officer
From: Ben Johnson, Special Projects Manager
JoAnne Kleb, Engagement Specialist

File No: RMS 6480-20

Subject: Official Community Plan Bylaw 2019-08

Staff Recommendation

THAT Council give first reading to "Official Community Plan Bylaw No. 2019-08", a bylaw that provides a framework of goals and policies to guide decisions on planning and land use within the City of Penticton boundaries;

AND THAT Council consider the OCP in conjunction with the financial plan and any waste management plans and refer the OCP to the Agricultural Land Commission for comment;

AND THAT Council hold a Public Hearing for "Official Community Plan Bylaw No. 2019-08" on July 16, 2019.

Executive Summary

The City hosted its largest ever engagement effort over two years to create a new Official Community Plan (OCP). The result is a comprehensive and holistic Plan for the City of Penticton to the year 2045 based on extensive community engagement and review, and new research and analysis. The OCP contains a sustainable growth and land use plan, policy direction in key areas, Development Permit Area Guidelines and an implementation plan.

Background

The OCP is a vision for the future of Penticton to the year 2045 that will guide growth and direct development. The Plan is the result of two years of extensive creative community engagement, research and analysis, and input from a range of consultants. It will guide future City plans, strategies and initiatives through its goals and policies in important areas like housing, transportation, the economy, arts culture and heritage, and the environment. It also clearly describes a growth strategy and future land use plan, and contains tools to guide development such as Development Permit Area Guidelines.

On July 4, 2016, Council supported a review and update of the Official Community Plan Bylaw 2002-20, approved a budget, and endorsed, at a high level, a public engagement strategy for the plan preparation. The rationale for the update was that although an OCP has a time horizon of around 30 years, the intention was always to review the OCP after five to eight years. At that time, the OCP was 14 years old, and it was based on some assumptions that did not come to pass, including a growth rate that projected 45,000 people living in Penticton today (our 2016 population was just less than 35,000) and consequently contained a very ambitious growth and infrastructure plan.

In addition to endorsing Guiding Principles for the engagement process, an Official Community Plan Task Force and its associated Terms of Reference were approved by Council on January 10, 2017.

The creation of the OCP took place from February 2017 to June 2019. It incorporated extensive community engagement (outlined below), regular reporting to City Council, ongoing guidance and review from the OCP Task Force, consultant studies (growth projections and housing needs analysis, commercial and industrial needs analysis, and form and character/environmental Development Permit Area Guidelines), and writing, illustrating and refining the OCP document.

Financial implication

In 2016, City Council approved a budget of \$250,000 to support the creation of the new OCP. This budget, at the completion of the process is \$260,600, which was primarily a function of the extensive and broad consultation efforts to ensure the community were involved at each stage of the process in a meaningful way. Considering the length of time since a process like this has been undertaken, staff believe that the investment made into this project will support the community for many years into the future. Key projects costs are as follows:

- Public Engagement: \$78,736
- Consultancies: \$165,746
- Graphic Design: \$6,750
- OCP Task Force: \$4,075

Official Community Plan Task Force

In January 2017, Council approved the creation of an Official Community Plan Task Force to support the development of the OCP. It was proposed to consist of 17 members including representatives of the Regional District of the Okanagan Similkameen, School District No. 67, Penticton Indian Band, the business, development and industrial communities, youth, members-at-large, and Council Liaisons.

The mandate of the Task Force was to assist Mayor and Council in the creation of an updated OCP and to advise City staff on technical, process and engagement issues relating to the creation of the Plan. The term "Task Force", rather than "Committee" implied that this was a project-specific body, similar to the Task Force created to consider the future of Memorial Arena.

Meeting regularly throughout the two-year process, the OCP Task Force help guide the engagement, participated in events and workshops, assisted in the creation of policies, and helped shape, review and refine all elements of the Official Community Plan. Their contribution was invaluable.

At their meeting on June 25, 2019, the Official Community Plan Task Force passed the following recommendation:

It was MOVED and SECONDED that the Official Community Plan Task Force recommend:

That Council give the Official Community Plan first reading.

CARRIED UNANIMOUSLY

OCP Overview

The OCP describes Penticton’s context, contains a Vision, a growth plan, high-level goals and detailed policies, refined Development Permit Area Guidelines, and an implementation plan. Summaries of each section are described below:

1. **Context** - a description of the history, geography, population and economy. An important component of this section is the growth projection, which concludes that slow-but-steady growth (of about 0.6% per year) is likely to continue, meaning that by 2045 we can expect about 42,000 people to be living in Penticton. The 7,000 new residents will likely need about 4,450 new houses of a range of types – single-family houses, duplexes, townhouses and apartments.
2. **Vision** - a one-sentence statement describing the clear and inspirational long-term desired change resulting from the OCP. Created in close consultation with the OCP Task Force and reviewed in the community consultation, the Vision states:

A connected, vibrant, prosperous and healthy small city in a uniquely beautiful lakefront setting

3. **Growth and Land Use Plan** - a roadmap for how land will be used and where Penticton will grow. It provides high-level land-use designations over the whole city, directs growth and change, and identifies areas to be protected, like parks, natural areas, industrial areas, and agricultural lands. The growth plan in the new OCP is quite different from that in the previous 2002 OCP, which planned for significant growth in the eastern hillsides – above the Naramata Bench, on Campbell Mountain, in the Upper Carmi Area and above Valleyview Road. It also called for intensive high-density high-rise residential development in the “Urban Villages” along Main Street and Skaha Lake Road, and Downtown. The new OCP has reduced the amount of hillside development and focuses much more on low-rise and mid-rise “infill” type development in the more urban parts of the city. Based on sustainable planning principles and reflecting the values of many in the community, Penticton’s growth plan:
 - Intensifies existing urban areas and maximizes the use of existing assets and infrastructure rather than building new neighbourhoods
 - Creates complete and accessible communities with a range of housing, recreation and transportation choices
 - Minimizes negative impacts on natural areas
 - Focuses on more affordable and more in-character low-rise and mid-rise development
 - Limits intensive development in many single-family and character neighbourhoods
4. **Goals and Policies** - The OCP contains high-level goals and specific policies in a number of key areas:
 - **Housing** - provides direction to support compact and sustainable growth, create affordable housing and the right mix of housing for our population, and manage change to protect neighbourhood character
 - **Transportation and Infrastructure** - provides direction to create a complete and safe transportation network that meets the needs of all users: pedestrians, cyclists, transit users, trucks and drivers
 - **Economy** - provides direction to support our local economy by recognizing and supporting key sectors, supporting local business to thrive, attracting new business and fostering communication and collaboration
 - **Environment and Resilience** - provides direction to increase resilience to natural hazards (wildfire, flooding, steep slopes), reduce greenhouse gas emissions, protect our natural areas, and reduce waste and energy use
 - **Parks and Recreation** - provides direction to protect existing park land, operate and manage our parks sustainably, and seek new park and recreation opportunities as we grow

- **Arts, Culture and Heritage** - provides direction to enhance partnerships with local First Nations, connect arts and culture organizations and facilities, support festivals and events, and celebrate and protect our natural and built heritage
 - **Agriculture and Food Systems** - provides direction to protect and enhance local agriculture, encourage urban agriculture opportunities and to create a local food system strategy
5. **Development Permit Area Guidelines** - a set of tools to regulate development, guide form and character, and protect environmental and riparian areas. The OCP takes a fresh look at our Development Permit Areas to reflect the input from community members about sensitive and attractive development and environmental protection. There are three areas where the guidelines apply:
- **Use-specific Development Permit Area Guidelines** which regulate the form and character of Intensive Residential (duplexes, carriage houses, and small lot development), Multi-family (townhouses and apartments) and Commercial & Mixed Use development
 - **Area-specific Development Permit Area Guidelines** which regulate development in the Downtown and Hillside areas.
 - **Riparian and Environmental Development Permit Area Guidelines** which regulate development around streams, lakes, creeks, wetlands and in environmentally sensitive areas
6. **Implementation Plan** – Identifies priorities following adoption of the OCP and explains how the goals will be monitored. This section provides direction on monitoring, updating and amending the OCP as well as identifying City Masterplans and Bylaws to updating in the short-, medium-, and long-term, to ring them into alignment with the directions in the OCP.

Revisions to the April Draft OCP

Council received a first draft of the OCP at Committee of the Whole on April 16, 2019. The draft presented today does not contain substantive changes to the Plan’s vision, directions and content. All revisions made to the April draft are contained in Attachment A. These revisions generally reflect refinements and adjustment to the text to correct errors and omissions and to reflect feedback from the OCP Task Force, City staff, and the community.

Engagement Process

Community involvement in the development of the plan was a priority for the City recognizing the importance of the Official Community Plan in setting the direction for the city and guiding decisions about development and growth for the next 25 years. The City developed a multi-phase engagement plan with a range of creative and interesting activities to encourage and support meaningful involvement of the community in the development of the plan from the beginning of the process through to the end. Financial investment in this process was needed to ensure as wider variety of community input as possible to allow for a complete and accurate reflection of the community’s vision for our future.



Key features of the engagement process include:

- **Scoping** - The City began to raise awareness of the need for the plan and involve the community in the governance of the process during the Scoping phase. This involved the establishment of the 18-member task force with representatives from the Penticton Indian Band, School District 67, Interior Health, heritage and arts, the Chamber of Commerce, the Penticton Industrial Development Association, the development community, members of Council and the community at large. It also included the creation of an online hub on shapeyourcitypenticton.ca to provide a central resource for information about the process and a road show of presentations to community groups, including the Penticton Secondary School Leadership group and Rotary Club.
- **Phase 1** - With the basic understanding of the work established in the Scoping stage, Phase 1 engagement activities were intended to support the development of the vision and identify the policy areas for the plan. One of the primary activities was a city-wide “blitz” on Valentine’s Day where staff had conversations with 339 citizens about “What they love about Penticton?” The City also hosted several public events including open houses at the Farmers’ Market, Community Centre, Cannery Brewing and the Penticton Seniors’ Drop-in Centre to provide multiple opportunities for the public to discuss their hopes and concerns for the city with staff.
- **Phase 2** - In this phase, the community was involved in building out the key policy areas identified in Phase 1 such as Housing and Transportation and Infrastructure. Engagement activities focused not only gathering people’s ideas for the policies but building their understanding of the range of issues and challenges Penticton will need to address through the plan. Engagement activities in this phase kicked off with PenTALKton, an evening of entertaining presentations by local subject matter experts about topics relevant to the OCP. This was followed by a few weeks of workshops at the temporary “Shape Your City Penticton” storefront where representatives from community groups and the community at large came together to participate in a number of hands-on activities and share their feedback on the development of the policy areas. The input gathered in this phase was used to develop the policy statements in each of the main sections of the draft Official Community Plan as well as prepare the draft Future Land Use Map.
- **Phase 3** - In Phase 3, the focus was on confirming the direction set in Phase 2. The City hosted three open houses to share the policy statements and the draft future land use map. During this phase, the City also began work on the development permit areas and hosted a town hall style meeting to inform the community about the Design Penticton charrette that would be conducted to complete this work. Residents received a daily video update on the Design Charrette and were invited to a follow-up open house to view and discuss the draft development permit guidelines. With the completion of Phase 3, all of the input needed to draft the plan was completed.
- **Phase 4** - The purpose of the final phase of engagement was to provide residents with the opportunity to review and comment on the official draft of the Plan. Copies were made available on

the website as well as at City Hall, the library and the Community Centre. Staff created an executive summary of the report and also inserted a two-page spread in a local newspaper. Following the release of the draft, staff members were available to discuss any final comments on the draft at three open houses. Attendees at the open houses were invited to complete a feedback form to share their views of the draft. Of the 146 forms received, 72.4% support or strongly support the direction of the Plan as a whole. 22% felt that they had not been meaningfully engaged in the development of the Plan. These responses, however, were in many instances from citizens who felt disappointed about the lack of resolution on a few key issues (e.g., Smythe Drive land use and heritage) that have since been resolved or have a strategy for resolution (see Key Issues below).

- **Communication** – The City also made it a priority to keep the community informed as the work progressed. To this end, residents who were not able to participate in engagement activities received regular updates in the Utility newsletter, through the shapeyourcitypenticton.ca website, Council reports and ongoing presentations to community groups.

Engagement – Conclusion

The main goal of the engagement program was to develop a plan that reflected the interests and input of residents. The community was heavily involved in setting the direction of the plan in the early stages of the process and as the work evolved, staff worked more closely with the Task Force and key stakeholder groups to refine the direction provided by the community. The community was kept informed about the work throughout the process and were provided multiple opportunities to discuss their views with staff and formally provide comments on the work in each stage. This ongoing dialogue provided staff with the opportunity to resolve concerns as they arose. Due to the ongoing dialogue, remaining concerns with the plan are limited to a few key issues that are described below.

OCP Engagement at-a-glance



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Key Issues from the Process

While generally there was notable support for the vision, goals and objectives in the OCP through the process, a few key issues emerged that warrant discussion.

Landfill Buffer

The Land Use Plan in the OCP identifies a 300m buffer around the Campbell Mountain Sanitary Landfill. This setback area was defined by the Ministry of Environment and is reflected in the “Landfill and Landfill Buffer” land use designation, which limits uses in the setback to those approved by the Ministry. Expressing concerns that future residential development identified in the OCP north of the landfill (outside the 300m setback) could have negative long-term impacts on the operation of the Landfill, the Regional District of the Okanagan Similkameen has formally requested a 500m buffer around the landfill be established in the OCP. Alternatively, they are requesting a 1km “Assessment Area” be established around the landfill. The landfill has capacity to operate until early 2100, but the Regional District is concerned that nearby residential development could result in early closure.

While sensitive to these concerns, and aware of the importance of the landfill operation and substantial cost of locating a new landfill, staff recognize that the proposed 500m buffer as it would have significant impacts on the proposed development to the north as well as on existing properties on Naramata Road and Randolph Road. A recently-completed nuisance study on the landfill concluded that odour from the composting facility was the one nuisance which affects a broader area. There are technical solutions, such as in-vessel composting, which could resolve this issue.

The draft OCP reflects the existing 300m buffer with the recognition that staff from the City and the Regional District will work cooperatively to arrive at a solution that preserves the long-term viability of the landfill while at the same time avoiding constraints on surrounding properties that are within the proposed 500m buffer.

Smythe Drive Land Use Designations

In 2010, the OCP was amended for lands at 375 Smythe Drive and 4850 Lakeside Road from Agriculture to Tourist Commercial (375 Smythe Drive) and Medium Density residential (4850 Lakeside Road) designations. These designations would allow, after rezoning, about 125-130 residential units on the two parcels. The draft April 2019 OCP reflected a 2018 application from the landowner to re-designate 375 Smythe Drive to Ground Oriented Residential, allowing a maximum of 65 townhouses, and designate a small portion of land at 4850 Lakeside Road as Tourist Commercial (for an event facility), and eliminating the Medium Density residential designation on that parcel.

A group of approximately 200 local residents, the Lakeside Corridor Residents, expressed concerns with the proposed re-designation, arguing that the development was out of character for the area, did not align with the vision of the OCP for compact urban development, and could have negative environmental, safety and traffic impacts. As a result of conversations between the landowner, area residents and City staff, and reflecting a proposed site analysis, the landowner revised their proposal to 27 large-lot (R1-type zoned) single-detached houses at 375 Smythe Drive, a reduction of 38 units from the townhouse proposal. The proposed site plan avoided environmentally-sensitive areas and geotechnical hazard areas, and included appropriate servicing. Agreements between the landowner and area residents are documented through letters of understanding. The proposal will be refined through the rezoning process, which will include meaningful public consultation and address, in detail,

environmental, geotechnical, servicing, hillside development and transportation issues including the needed upgrade to the Smythe Drive/Lakeside Road intersection.

Heritage

Protection and celebration of our history and heritage create a sense of place and identity. The OCP recognizes the importance of heritage through specific goals and policies which, for example, recommend updating and expanding the Heritage Register, and by establishing form and character Development Permit Area Guidelines in the Downtown (with height limits on Main Street and Front Street). These projects will form strategic priorities for the Planning department and the Heritage Advisory Committee for years to come. Protection of Penticton's heritage assets are of significant importance to staff and our community and the tools to ensure their protection are already in place and will continued to be invested in through the direction given by the OCP's heritage and land use policies.

Residents of some older neighbourhoods expressed concern about loss of character when new development takes place. Staff heard this quite frequently in the initial rounds of community engagement, with particular reference to the "K-Streets" and Windsor Avenue. In early 2019, staff led an extensive consultation process in these neighbourhoods to explore the idea of establishing Heritage Conservation Areas in the OCP which would allow the City to establish form and character guidelines to guide the 'look and feel' of new single-family houses or major renovations, something Development Permits cannot do. At the end of this engagement, it was apparent that there was not overwhelming community support for design guidelines. About 48% of K-Streets residents and 77% of Windsor Avenue residents supported them. The OCP, however, leaves the door open for Heritage Conservation Areas in neighbourhoods with intact historic character and strong community support for regulation of design.

At Council's request, staff are preparing a report on the protection of heritage buildings and properties in Penticton as well identifying options for increasing protections for recognized heritage properties. This report, intended to be presented on July 16th, provides an overview of the current heritage protection framework in BC, speaks to the status of the Penticton Heritage Registry, reviews current processes and provides some options for Council to consider moving forward. The report also recommends re-instatement of the Heritage and Museum Advisory Committee to advise Council on heritage-related issues and matters.

Analysis

The Official Community Plan sets a positive vision for the City of Penticton to guide our growth, development and change for the next thirty years. This vision directly reflects the values and aspirations of Penticton's residents and businesses, who had the opportunity to guide the creation of the new OCP during the most intensive and creative engagement process the City has undertaken. The directions in the Plan are also guided by comprehensive new studies of our population growth, housing needs and commercial and industrial land use needs.

The OCP establishes a growth plan that directs much of our new development to already-developed area to minimize impacts on the natural environment, reduce traffic and congestion, and capitalize on existing infrastructure and facilities. The 'look and feel' of new development is intended to align with the character of Penticton, focusing on lower-scale 'infill' development, such as townhouses, duplexes and low-rise apartments in appropriate areas. New form and character Development Permit Area Guidelines are intended to create attractive and neighborly developments, while refined Environmental and Riparian guidelines will protect natural values in areas of new development.

Staff believe that the Official Community Plan provided a comprehensive and thoughtful framework to guide future City of Penticton master plans, strategies and initiatives as well as tools to guide new development. The OCP Task Force has unanimously recommended that Council give first reading to the Plan.

Alternate recommendations

1. THAT Council give first reading to “Official Community Plan Bylaw No. 2019-08” and hold the Public Hearing at the Penticton Trade and Convention Centre on Monday, July 15, 2019 at 6:00 p.m.
2. THAT Council refer the Official Community Plan Bylaw 2019-08 back to staff for amendment as directed.
3. THAT Council not give first reading to the Official Community Plan Bylaw and defer consideration to a later date.

Attachments

Attachment A – Revisions to April 16, 2019 Draft OCP

Attachment B – Official Community Plan Bylaw No. 2019-08

Respectfully submitted,

Ben Johnson
Manager, Special Projects

Concurrence

Director <i>BJ</i>	Chief Administrative Officer DyD
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Attachment A – Revisions to April 16 2019 Draft OCP

Section	Page	Revision
Industrial Land Use Needs and Targets	3-39	Deleted: “Some land that is currently used for aggregate extraction is likely to see conversion to industrial uses, and there are opportunities to intensify existing industrial developments to a certain degree, but...”
Land Use Designations	3-48	Rural Residential, Detached Residential & Infill Residential: changed “2 ½ storeys maximum height” to “Generally up to 2 ½ storeys” to reflect 30’ maximum in Zoning Bylaw.
Land Use Designations	3-48	Rural Residential: added “(including bareland stratas)” in Description and “1 hectare minimum lot size” in Height/Density
Land Use Designations	3-48	Rural Residential: new Site Specific Policy Statement “3200 Evergreen Drive (Wiltse South Block) - limited to a maximum of 2 single-family residences in the Rural Residential area”
Land Use Designations	3-48	Detached Residential: added “Manufactured homes” to Building Types and “RSM” to Zones
Land Use Designations	3-48	Detached Residential: added “including single-detached bareland stratas” in Description
Land Use Designations	3-48	Added: Site-Specific Detached Residential Policy Statement: 375 Smythe Drive: a maximum of 27 detached residential houses are permitted on this site. Carriage houses and secondary suites are not permitted.
Land Use Designations	3-48	Infill residential: changed from “1 to 3 units” to “1 to 4 units” in Height/Density to include duplexes with suites
Land Use Designations	3-49	Deleted: Site Specific Ground Oriented Residential Policy Statement: 375 Smythe Drive: a maximum of sixty five ground oriented units are permitted on this site subject to assessment of environmental, transportation and servicing impacts, and meaningful public consultation on the proposal and impact management measures.
Land Use Designations	3-49	Urban Residential: Site-Specific Urban Residential Policy Statement: “556 to 736 Lakeshore Drive West: Development up to a maximum of four storeys can be considered subject to assessment of urban design impacts on Lakeshore Drive and the waterfront, Lakawanna Park and neighbouring properties on Churchill Avenue.”
Land Use Designations	3-51	Moved “ Agriculture ” designation after “ Institutional and Civic ”
Land Use Designations	3-50	Tourist Commercial: added to Uses: “supporting residential and office uses”
Land Use Designations	3-50	Tourist Commercial: new Site Specific Policy Statement “3200 Evergreen Drive (Wiltse South Block) - tourist accommodation resort with a maximum of 20 units and a maximum floor area of 1850m ² ”
Housing Goals and Policies	4-59	Add: “4.1.6 Complete and Healthy Neighbourhoods” New policy “4.1.6.3 Consult with Interior Health to assist in the preparation of long range plans and strategies (e.g. neighbourhood plans, and parks and transportation plans), as well as guide the review of development applications that have the potential to affect community health.”

Housing Goals and Policies	4-59	Added reference to childcare: “4.1.6.1 Ensure all residential neighbourhoods in Penticton provide a range of appropriately-scaled housing types and tenures, employment opportunities such as home-based businesses, transportation options like walking and cycling, social supports such as childcare facilities , and access to green space and parks.”
Transportation Goals and Policies	4-65	New policy: “4.2.5.10 - Work with the School District to ensure routes and schedules meet the needs of students.”
Agriculture Goals and Policies	4-80 to 4-82	Vision: “...local food system, which encompasses the production, processing, distribution, consumption and disposal of food. Urban agriculture activities will also be supported and encouraged throughout the city , which not only provide food, but also creates education opportunities around the value of growing what we eat locally. ” 4.5.1.5 Discourage subdivision of agricultural lands. In most cases, City utilities and services will not be provided to these lands to discourage development of non agricultural uses, and growth will be directed towards more-central and well-serviced infill areas. 4.5.1.8 Support and showcase agriculture (including viticulture) research and best practices and use relevant findings to inform decisions 4.5.2.3 Partner with community organizations on awareness and education campaigns that increase support for the local food system , such as local food procurement campaigns and regional composting. 4.5.2.6 Strengthen community-scale food system supports, such as community kitchens, and community and school gardens.
Agriculture Goals and Policies	4-81	New Policy: “4.5.1.5 Consider establishing buffers including distance setbacks, landscape buffers and fencing requirements to minimize conflicts between agricultural and other land uses (e.g., residential or commercial).”
Arts, Culture and Heritage Goals and Policies	4-86	4.6.6 Character Areas Edited Goal: Recognize and protect the unique character of Penticton’s historic Downtown (especially Main Street and Front Street) and character neighbourhoods as these areas change and evolve New policy 4.6.6.2: “Explore the designation of identified character neighbourhoods as Heritage Conservation Areas, pursuant to Section 614(1) of the Local Government Act, to guide the form and character of new development and major renovations to ensure they are respectful of the historic character. Apply this designation in areas of strong support for the initiative from residents and landowners.”
Hillside Guidelines	5-133	Rewrote: HS 6. Retain the greatest possible hillside area in its natural condition. In addition to protecting environmentally-sensitive and riparian areas, developers should retain a target of 30% of the natural landscape in its existing condition and grade, and/or achieve a similar outcome through a restoration plan that mimics the natural slope and prioritizes ecologically-appropriate revegetation (see Figure 5-25: HS6).

		<p>Strategies to achieve this target:</p> <ul style="list-style-type: none"> • Avoid development or reduce density on the steepest slopes and cluster more density on flatter areas to reduce impact • Retain and enhance significant natural scenic features, such as gullies, rock outcrops and knolls • Create larger sideyards and backyards and leave these in a natural state • Avoid development of engineered flat individual building lots; and instead preserve the natural topography (e.g., as part of the backyard) • Apply low-impact development design such as shared driveways and narrower street standards, sidewalks on one side, separated sidewalks etc. • Careful route roads along natural site contours to minimize unnecessary cut and fill
Master Plans and Bylaws to Update	6-145	Created a table adding timelines (Short Term/Medium Term/Long Term) for plan/bylaw updates.
Future Land Use Map	Map 1	Okanagan Ave (Cantex site): southern residential parcel changed from Detached Residential to Ground Oriented Residential
Future Land Use Map	Map 1	610 Pineview corrected to show Agriculture on west side and Detached Residential on east side of parcel
Future Land Use Map	Map 1	556 to 736 Lakeshore Drive West (10 parcels) changed from Ground Oriented Residential to Urban Residential with a Site-Specific Urban Residential Policy Statement (see above).
Future Land Use Map	Map 1	Adjusted designations to reflect recent structure planning work on Wiltse North Block and Wiltse South block. Key changes: <ul style="list-style-type: none"> • 150 acre parcel in South Block changed from Natural and Conservation Area to Parks to reflect donation to Skaha Bluffs Provincial Park • Northern portion of South Block changed from Natural and Conservation Area to Rural Residential (2 unit maximum) with a smaller areas of Tourist Commercial (with site specific policy statement limiting maximum number of units to 20) • Natural and Conservation Area in North Block amended to include a portion of Rural Residential in eastern area
Future Land Use Plan	Map 1	Valleyview Road area: Increased amount of land designated as Agriculture (previously Rural Residential) to match ALR boundary.
Future Land Use Plan	Map 1	Low-density single-family bareland stratas redesignated from Ground Oriented Residential to Detached Residential: <ul style="list-style-type: none"> • 102 Forestbrook Place • 1675 Penticton Place • 1701 Penticton Avenue • 1634 Carmi Avenue • 170 Stocks Crescent • 2504 Taber Road • 695 Pineview

Future Land Use Plan	Map 1	2995 Partridge Drive: portion of property under Fortis right-of-way designated as Parks to reflect designations on parcels to north and south (creation of a linear park)
Future Land Use Plan	Map 1	813, 825 and 877 Westminster Avenue W: changed designation from Mixed Use and Urban Residential to Tourist Commercial
Future Land Use Plan	Map 1	375 Smythe Drive changed from Ground Oriented Residential to Detached Residential
Future Land Use Plan	Map 1	1050 Spiller Road (Canadian Horizons lands): added refined land use designations - Detached Residential, Ground Oriented Residential, Natural and Conservation Area, Parks.
Future Land Use Plan	Map 1	1700 Carmi Road (eastern two parcels): changed from Civic and Institutional to Ground Oriented Residential

The Corporation of the City of Penticton

Bylaw No. 2019-08

A Bylaw to adopt the Official Community Plan

WHEREAS the *Local Government Act* provides that a local government may adopt an Official Community Plan;

AND WHEREAS the Municipal Council of The Corporation of the City of Penticton is desirous of amending and replacing its Official Community Plan Bylaw No. 2002-20;

AND WHEREAS Council has considered providing opportunities for consultation, whether consultation should be early and ongoing, and provided the consultation opportunities it considers appropriate and has specifically considered whether consultation is required with the persons, organizations and authorities listed in Section 475 of the *Local Government Act*;

AND WHEREAS this Bylaw has been considered in conjunction with its financial plan, waste management plan and has been referred to the Provincial Agricultural Land Commission for comment;

NOW THEREFORE the Municipal Council of The Corporation of the City of Penticton in open meeting assembled ENACTS as follows:

1. **Title:**

This Bylaw may be cited for all purposes as "Official Community Plan Bylaw No. 2019-08".

2. **Application:**

The provisions of this Bylaw, the accompanying text marked Schedule "A" bearing the title "City of Penticton Official Community Plan" and the included maps bearing the certifications:

- Map 1: Future Land Use
- Map 2: Transportation Network
- Map 3: Downtown Development Permit Area
- Map 4: Hillside Development Permit Area
- Map 5: Riparian Development Permit Area
- Map 6: Environmental Development Permit Area
- Map 7: Water Network
- Map 8: Sanitary Network

Attached hereto form part of this bylaw and constitute the City of Penticton Official Community Plan pursuant to the provisions of the *Local Government Act* of the Province of British Columbia.

3. **Purpose:**

The purpose of the Official Community Plan is to provide a framework of goals and policies to guide decisions on planning and land use within the City of Penticton boundaries. All pertinent bylaws and works undertaken by Council will be consistent with the Official Community Plan.

