



Ellison Official Community Plan Bylaw No.1124

Schedule A

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Planning Section - Development Services
Regional District of Central Okanagan
1450 KLO Road
Kelowna, BC
V1W 3Z4

Phone: (250) 469-6227
Fax: (250) 762-7011
e-mail: planning@cord.bc.ca
www.regionaldistrict.com

Table of Contents

Section 1	What is an Official Community Plan?
Section 2	The Context
Section 3	Ellison Trends
Section 4	Community Values and Vision
Section 5	Implementation
Section 6	Future Land Use Plan and Designations
Section 7	Natural Environment
Section 8	Natural Hazards
Section 9	Utilities and Infrastructure
Section 10	Protective Services, Education and Health
Section 11	Parks and Recreation
Section 12	Transportation
Section 13	Rural Resources
Section 14	Agriculture and Rural lands
Section 15	Economic Development
Section 16	Housing and Future Settlement
Section 17	Temporary Commercial and Industrial Use Permits
Section 18	Development Permits
Section 19	Greenhouse Gas (GHG) Emission Reduction
Appendix A-1	Landscape Development Permit Design Guidelines
Appendix A-2	Commercial and Industrial Building Development Permit Design Guidelines
Appendix A-3	Fencing and Street Interface Development Permit Design Guidelines
Appendix A-4	Multiple Unit Residential Building Development Permit Design Guidelines
Appendix A-5	Aquatic Ecosystems Development Permit Design Guidelines
Appendix A-6	Rural Hillside Development Permit Design Guidelines
Appendix A-7	Wildfire Interface Development Permit Design Guidelines
Appendix A-8	Sensitive Terrestrial Ecosystem Development Permit Design Guidelines
Appendix B-1	Sunset Ranch Neighbourhood Plan
Appendix C-1	Agricultural Plan

Maps of the Official Community Plan include;

- **Schedule A Official Community Plan Location**
- **Schedule B Future Land Use Map** showing future land use designations and neighbourhood plan areas,
- **Schedule C Major Road Network**
- **Schedule D Rural Hillside Development Permit Areas Map**
- **Schedule E Aquatic Ecosystems and Sensitive Terrestrial Ecosystems Development Permit Areas Map**
- **Schedule F Wildfire Interface Development Permit Areas Map**

Section 1 – What is an Official Community Plan?

An Official Community Plan (OCP) is the vision the community has for its future. It contains goals, policies, drawings and plans that will shape future land use in a way that reflects that vision. These goals and policies form a framework used by the Regional Board, Regional District staff, other agencies and the community to guide their decisions about future land use. The Ellison community will change and grow based upon the contents of the Official Community Plan.



This Official Community Plan was developed in close consultation with the Ellison community. Citizens were instrumental in all aspects of the Plan from articulating broad visions such as the importance of the environment and conserving agricultural land, to confirming policies such as requiring a review of infrastructure needs. It was important to consider all aspects of the community including the general public, government agencies and infrastructure providers, the development community, and advisory groups for specific issues such as the environment and agriculture. The context was also important. Ellison is a neighbour to developing towns, First Nation Reserves, and provincial Crown Land.



The ideas are stated in the form of objectives and policies. There are also several drawings and maps that form part of the Official Community Plan. The drawings and maps show information such as land use designations that indicate the future land uses that can be considered in specific areas.

Another important component of the OCP is the objectives and guidelines for development permits. There may be certain values that the community has for issues such as environmental sensitivity. Each site is unique and the design response to these community values will vary from site to site. Development permits require a site-specific design for each development based upon guidelines that reflect the community values.



Section 2 – The Context

An Official Community Plan is a statement of objectives and policies used to guide decisions on planning and land use management. In understanding the detailed policies it is important to know the Ellison area and the Official Community Plan in its broader context. This section describes the historic and current context while subsequent sections assess the trends and identify the community vision.

1. Ellison Official Community Plan Location

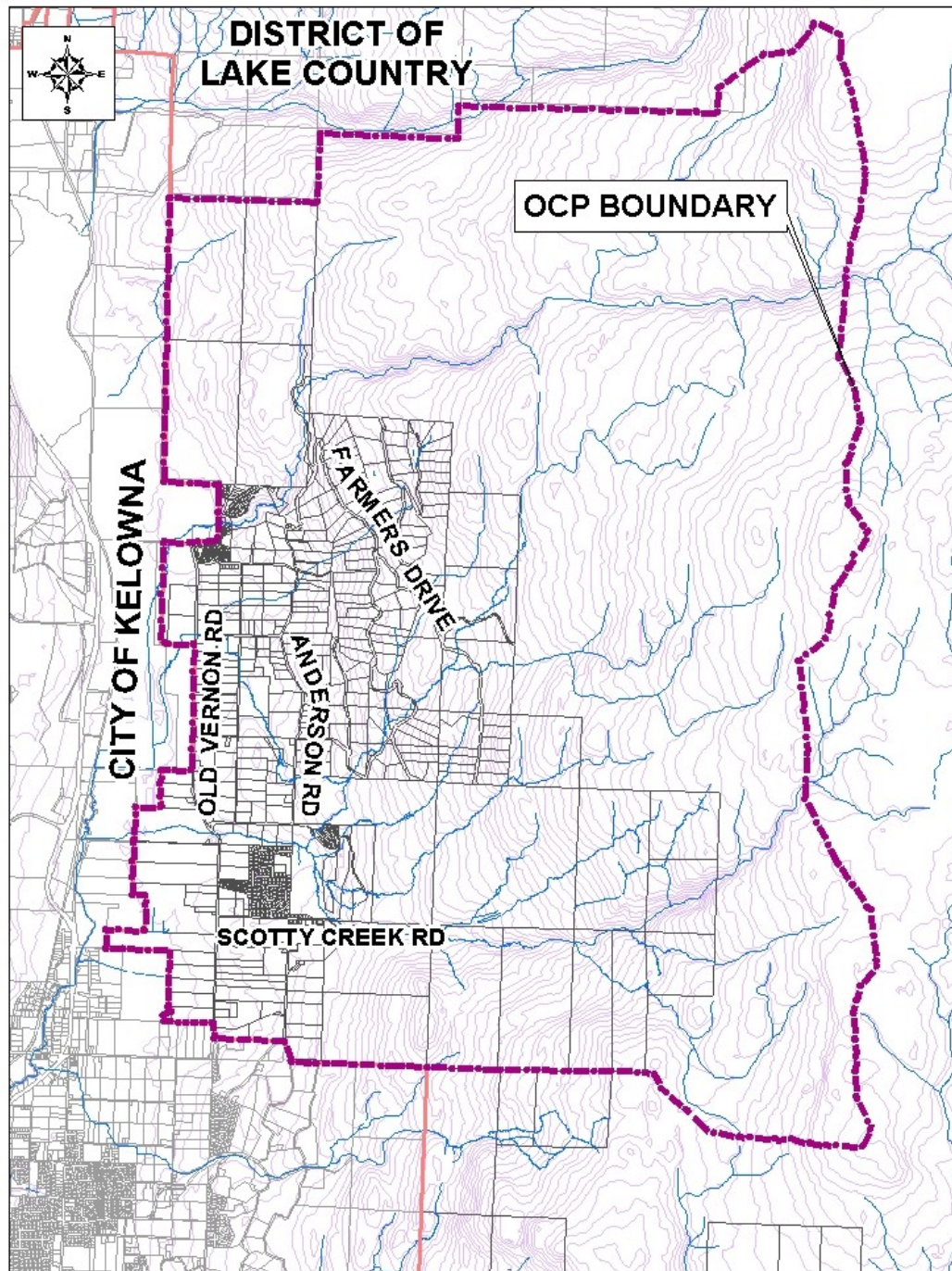
Ellison is an unincorporated community located approximately midway up the Okanagan valley within the local government jurisdiction of the Regional District of Central Okanagan. The Ellison community is founded upon a heritage of agriculture, rural acreages and scattered residential neighbourhoods within scenic valley terrain.

The Ellison Official Community Plan generally covers the area lying to the east of the City of Kelowna airport east of the City boundary, north of the City of Kelowna, and southeast of First Nation Reserve #7 and south of the District of Lake Country. Provincial Crown Land lies to the east of the Official Community Plan boundary. The Ellison Official Community Plan applies to an area of about 8230 hectares (or 20,338 acres).

The bylaw policies apply to development and use of private property under the planning jurisdiction of the Regional District, and are advisory only in the consideration of crown land management and tenure decisions. Some land uses on Crown Land may be affected by development permit requirements to consider certain specific issues such as environmental impact. The Regional District consults with neighbouring jurisdictions; however, the Official Community Plan focuses on lands under the planning jurisdiction of the Regional District and does not cover lands within the City of Kelowna including the airport, the District of Lake Country, nor lands under the jurisdiction of First Nations.



FIGURE 2.1 OFFICIAL COMMUNITY PLAN LOCATION (Schedule A)



2. Legislative and Regulatory Context

The Province of British Columbia (BC) was divided into Regional Districts in 1965 in order to provide a form of local government for areas that are not part of a municipality. The unincorporated areas (areas that are not part of a municipality) in the Regional District are divided further into electoral areas. This Official Community Plan lies within “Central Okanagan East Electoral Area”. There is one Area Director from “Central Okanagan East Electoral Area” elected to the Regional Board of the Regional District of Central Okanagan.

While similar in some respects to a municipality there are important differences for a Regional District. In the Regional District roads are planned, owned and maintained by the Ministry of Transportation. The Regional District also does not have a general public works function. The variety of services and activities a Regional District can undertake is generally not as flexible as in a municipality. The policies of this Official Community Plan are focused on the activities under jurisdiction of the Regional District of Central Okanagan.

According to the provincial Local Government Act, municipalities that believe land use decisions in a neighbouring unincorporated area may affect their interests can vote on those land use decisions through participating in a fringe planning area function. Ellison lies within the fringe planning jurisdiction of the City of Kelowna, and a small part of the north end of Ellison lies within the fringe planning jurisdiction of the District of Lake Country. Within those fringe planning areas, those municipalities can participate and vote on land use planning issues including zoning bylaw and Official Community Plan amendments.

The Regional District operates within the context of the legislation of the Province of BC. The Local Government Act and the Community Charter outline the tools available to local governments to regulate and plan land uses. Two important bylaws are the Zoning Bylaw and the Official Community Plan. The Zoning Bylaw of the Regional District indicates the uses that are currently permitted on a property and the regulations and conditions that apply to that use. The Official Community Plan contains the objectives and policies that provide a framework for future actions and future decision-making in land use and land use management.

In accordance with provincial legislation, the Ellison Official Community Plan (OCP) includes statements and map designations respecting the following:

- The approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years;
- The approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- The approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;
- Restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- The approximate location and phasing of any major road, sewer and water systems;
- The approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites;

- Other matters that may, in respect of any plan, be required or authorized by the provincial Minister of Community Aboriginal and Women's Services.

The Ellison OCP also includes policies regarding:

- Affordable housing, rental housing and special needs housing;
- The maintenance and enhancement of farming;
- The preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity.

2. 3. Regional Objectives

While communities within the Regional District have separate jurisdictional boundaries there are issues that are common to all. A Growth Management Strategy was developed with, and supported by, the Regional District of Central Okanagan, the City of Kelowna, the District of Lake Country, the District of Peachland, and provincial ministries. It contains a broad framework of goals developed on a regional basis. The goals of Growth Management Strategy Bylaw No.851 have been considered in determining the objectives and policies in this Official Community Plan. Direction of the Growth Management Strategy includes:

- Avoid urban sprawl and ensure that development takes place where adequate facilities exist or can be provided in a timely, economic and efficient manner.
- Encourage settlement patterns that minimize the use of automobiles and encourage walking, bicycling and the efficient use of public transit.
- Support the efficient movement of goods and people while making effective use of transportation and utility corridors.
- Protect environmentally sensitive areas;
- Maintain the integrity of a secure and productive resource base, including the agricultural and forest land reserves.
- Support economic development that supports the unique character of communities.
- Reduce and prevent air, land and water pollution.
- Ensure adequate, affordable and appropriate housing.
- Ensure adequate inventories of suitable land and resources for future settlement.



- Protect the quality and quantity of ground water and surface water.
- Encourage settlement patterns that minimize the risks associated with natural hazards.
- Preserve, create and link urban and rural open space including parks and recreation areas.
- Plan for energy supply and promote efficient use, conservation and alternative forms of energy.
- Support good stewardship of land, sites and structures with cultural heritage value.

4. Geographic Context

The Okanagan valley is the result of glacial action during the last ice age and a fault line that runs north/south approximately in line with the valley. As the glaciers receded and lake levels fluctuated large areas of glacial and lacustrine deposits, often consisting of gravel, sand or clay, were exposed and form the “benchland” landscape we see today. Flowing water (both in geologic time and more recently) cut and shape the landscape. Where streams enter the lake, large fans of deposits have been created. Deposits from Mission Creek for example, over millenia, have created the large flat lands that much of the City of Kelowna lies on today.

5. Historic and Current Context

The Okanagan was home to First Nation members of the Interior Salish. The lake and relatively moderate terrain of the Okanagan valley became an important travel route from the United States north to gold fields and linking Okanagan (Okanogan) First Nation settlements. The Okanagan Fur Brigade trail ran parallel to Okanagan Lake through the Westside; remnants of the trail remain today and a monument to that history stands in Westbank at the corner of Highway 97 and old Okanagan Highway (First Avenue). Later, steamships became the major mode of transportation linking agricultural settlements along Okanagan Lake. The docks or “landings” often became a focus for European settlement and remnants are still visible in some areas today. In 1959, the ferry connection between the Westside and Kelowna was replaced with the Okanagan Lake Bridge and Highway 97 has evolved as the major transportation route through the Okanagan valley.



Ellison was named after Price Ellison who came to the Okanagan from England in 1876. Initially, the Ellison area developed as ranchland. In the early 1900's, irrigation systems were constructed and the area became internationally known as excellent farmland. During the following years, as transportation improved, fruit growers and orchardists gained prominence. Secondary industries and service centres followed, locating close to major roads and Highway 97 but the Ellison area remained largely untouched by commercial and industrial activity.

There are two buildings in the Ellison area that are of special historical significance; the Ellison Primary School and the former Bulman Ranch House. Both are listed with the province as Class “A” heritage structures. The Ellison Primary School, built in 1912 has been redeveloped as the Ellison Heritage School Community Hall owned by the Regional District of Central Okanagan and managed by the Ellison Parks and Recreation Society. There are also a number of other buildings in the area that are significant because of their interesting qualities and because they are representative of years gone by.



In 1972, the Agricultural Land Commission Act came into effect in British Columbia. The goal of the legislation was to preserve the agricultural land base of BC. The Act essentially identified agricultural land that should remain agricultural and not be developed for residential or urban use. The agricultural land reserve is an important factor in the location of land uses in the Ellison area.

In the late 1970's there were some residential enclaves established in the Ellison area under a regulatory tool called a Land Use Contract Bylaw (in effect, a site specific Zoning Bylaw). While not actually developed for several years, the bylaws to permit the three major residential development areas of Ellison were established several decades ago by Land Use Contract. The quality of infrastructure for each of these residential enclaves varies depending upon when they were constructed and the type of infrastructure required by regulations at the time of construction.



During the 1990's, Regional District policies reflected a strong community preference for growth and development to be situated in the Regional District where full urban services could be provided. This policy direction was supported by provincial agencies, within the provincial Okanagan Shuswap Land and Resource Management Plan (1997), the Okanagan Valley Transportation planning process (1990's), and the Central Okanagan Growth Management Strategy (2000). Although recent development in the Ellison area appears to be the result of recent decisions, the precedent for those residential

areas was largely established by decisions made in the late 1970's and early 1980's.

While in previous times agriculture and resource-based industry were Ellison's primary land uses, today residential areas are a large component of the community. Many people living in Ellison work in surrounding communities such as Kelowna or Lake Country.

In summary, there are several important influences over time that have shaped the Ellison community;

- The original pattern of subdivision and roads established with the initial subdivision of land around 1910.
- The Agricultural Land Reserve (ALR) established by the province of BC in 1972. Land in the ALR generally lies between the airport and the forested hillsides to the east.
- The availability and quality of infrastructure such as a community water supply, fire control, and sewage treatment.
- Three residential areas permitted under old Land Use Contracts (LUC's) from the late 1970's. The three major residential areas (Scotty Creek, Sunset Ranch and Spencer Road) were originally indicated as development areas under these old Land Use Contracts

6. History of Development Activity

In 2004, the residential enclaves of Ellison consisted of;

Scotty Creek – 327 residential units. (The total is 444 when a nearby small lot strata development (46 units) and a rental mobile home park (71 units) are included.)

Sunset Ranch- potential maximum of 450 residential units to be constructed

Spencer Road – 243 residential units



The residential areas of Scotty Creek and Sunset Ranch have a golf course lying between them and are located toward the south of the plan area. The Spencer Road development is a residential enclave located at the north end of the plan area near Mill Creek.

Sunset Ranch is the only remaining area with potential for residential development permitted under the current zoning.

Sunset Ranch will contribute a potential maximum of 450 units upon completion. It is anticipated that the number of people per household will be lower than currently typical in the area. At 2.4 people per household Sunset Ranch will contribute a maximum overall total of 1080 people upon completion.

There is one golf course in the Ellison area called Sunset Ranch. It is located on Anderson Road near Scotty Creek. Facilities include a clubhouse, restaurant and other associated activities.

Land lying within the agricultural land reserve (ALR) is subdivided into a variety of acreage lot sizes. The provincial Agricultural Land Commission controls development and subdivision in the ALR. Outside of the ALR, subdivision of large lots consisting mainly of about 4 hectares in size with limited services has incrementally spread up the hillsides of Ellison beginning in the late 1970's.

7. Neighbouring municipalities and First Nation lands

Ellison is bordered to the west and south by the City of Kelowna, and to the north by the District of Lake Country. Both have their own regulatory zoning bylaws and Official Community Plans. The future land use policies and vision in their Official Community Plans, as well as the current land uses neighbouring Ellison, will have an important impact on the future of the Ellison area.

Members of the Interior Salish Nation lived in the Okanagan before the first Europeans arrived. Indian Reserve #7, surrounding Duck Lake and under the administration of the Okanagan Indian Band, lies within the City of Kelowna to the northwest of the Ellison area. The Okanagan Indian Band with offices in Vernon undertakes the planning and provides land use controls for Indian Reserve #7. First Nations peoples also have interests in activities on provincial Crown Land.



Given the close proximity and the mutual interests of all communities in the area, the Regional District supports the continued exchange of information and the clarification and pursuit of common interests for the betterment of the area as a whole.

Preparation of the Official Community Plan included community review of development activity and management policies. The following tables present an outline of the Official Community Plan land base, land use distribution, and population growth.

TABLE 2.2 ELLISON AREA POPULATION GROWTH			
Date	Population within OCP boundaries	Dwelling Units	People per Household
1996	2380	870	2.7
2001	2605	985	2.6

Information for 1996 and 2001 is from Statistics Canada Census. The numbers are assumed by BC Stats to be approx. 2% lower than actual population. The next federal census is 2006.

TABLE 2.3 LAND USE JURISDICTION DISTRIBUTION	
Total OCP land base	Area (Ha) +/-
Crown Land (designated community watershed)	3190
Crown Land (non watershed)	1190
Private Land	3850
Total OCP land base	8230

Information from Regional District of Central Okanagan GIS mapping and zoning information

TABLE 2.4 CURRENT LAND USE DISTRIBUTION (Private land and locally controlled parks)		
General land use category	Area (Ha) +/-	% of private land (+/-)
Total Private Land	3770	100%
Agricultural	2310	61
Rural	1263	33
Commercial	.2	scant
Golf Course	49	1.3
Industrial	0	0
Park/Open Space/Institutional	21	.5
Residential	107	2.8
Other (Road R.O.W, creek corridors in public ownership etc.)	Approx. 20	Remainder

Information from Regional District of Central Okanagan GIS mapping and zoning information)

TABLE 2.5 HISTORY OF RDCO POPULATION GROWTH

Area	1981	1986	1991	1996	Year 2001	Yr 96-2001 Change
Electoral Areas						
A	6,154	6,540	7,625	Part incorporated in May 95 & remainder merged with Area I		
G	5,716	5,666	7,267	9,268	10,066	8.7%
H (Westbank)	6,994	7,779	10,503	13,633	15,935	16.9%
I (Ellison/Joe Rich)	1,615	1,918	2,468	3,446	3,672	6.6%
Municipalities						
Lake Country				9,007	9,267	2.9 %
Kelowna	59,196	61,213	75,950	89,442	96,288	7.7 %
Peachland	2,865	2,988	3,459	4,524	4,654	2.9 %
First Nation IR						
Duck Lake IR #7	273	719	1,315	1,892	1,979	4.6 %
Tsinstikeptum #9	2,144	2,458	2,682	4,545	5,022	10.5 %
Tsinstikeptum #10	280	449	577	784	856	9.2 %
Medicine Hill & Medicine Creek IRs # 11 & 12				Created 1999	NA	
TOTAL REGION	85,237	89,730	111,846	136,541	147,739	8.2 %

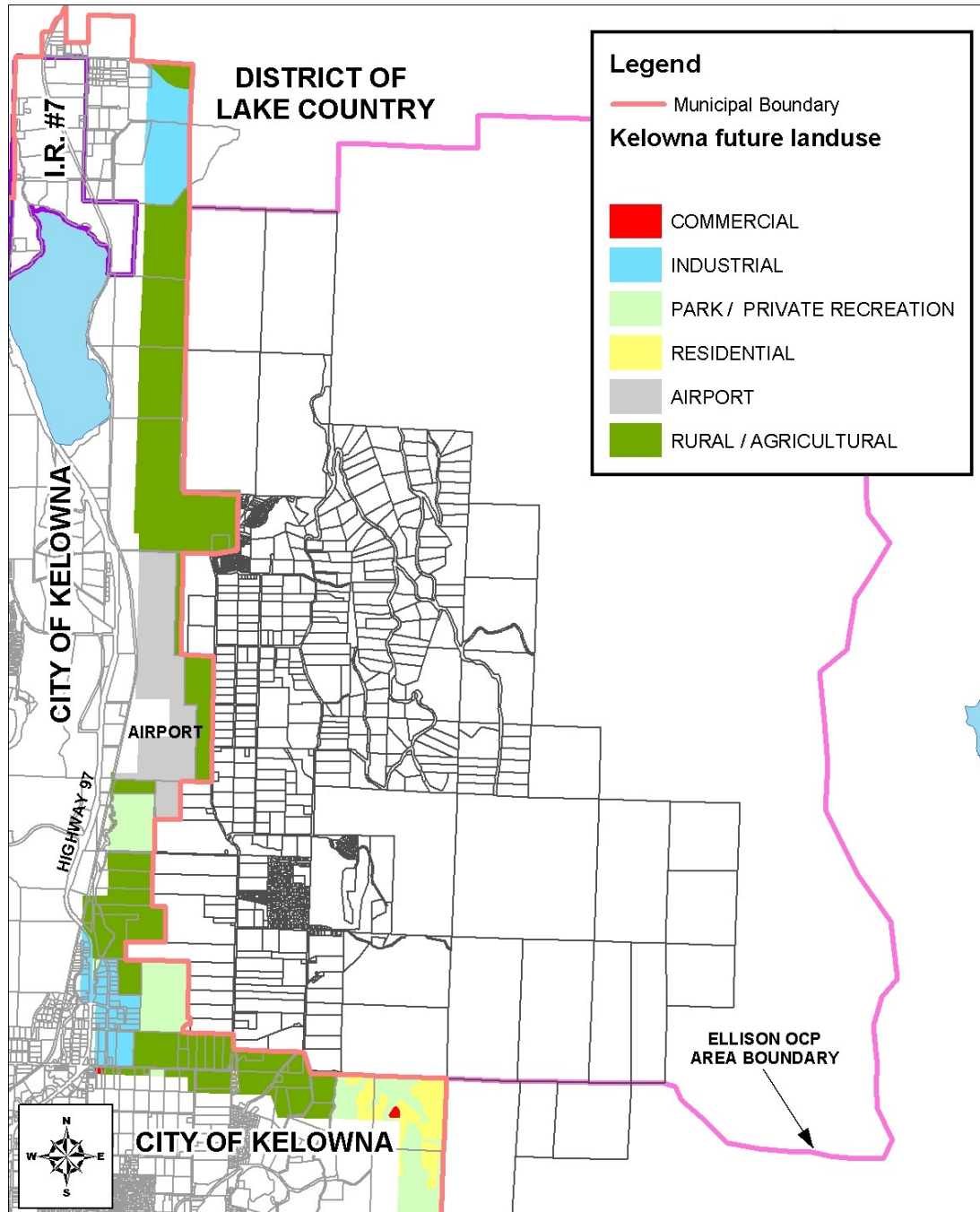
NOTES:

All information is derived from Statistics Canada. In order to provide detailed information of the population in the Central Okanagan Regional District, First Nation Reserve populations are shown separately from the respective electoral area and municipal populations. Electoral Areas G and H have recently been combined to form Electoral Area "Westside."

TABLE 2.6 ESTIMATE OF RDCO POPULATION

REGIONAL DISTRICT OF CENTRAL OKANAGAN		
MUNICIPALITIES		Year 2003 Estimated
	Lake Country	9,750
	Kelowna	101,592
	Peachland	4,987
ELECTORAL AREAS		
	Westside	35,603
	Ellison / Joe Rich	4,101
TOTAL REGION		156,033

FIGURE 2.2 Surrounding Context



Source: Categories for future land use in the City of Kelowna are generalized from the City of Kelowna Official Community Plan, and are for information purposes only and do not form a part of this bylaw. Refer to the City of Kelowna Official Community Plan for detailed designations and relevant policies.

Section 3 – Ellison Trends

An Official Community Plan begins with understanding the goals of the community. Setting the goals means understanding the mosaic of issues that affect land use decisions. The following trends were considered by the community as significant factors that need to be considered in the policies of the Official Community Plan.

- The Okanagan has more threatened, endangered and rare species than any other part of BC. The valley bottom is home to some rare dryland ecosystems and sensitive stream habitats. With the pressures of growth, the remaining ecologically sensitive areas are coming under increasing stress.



- In Ellison, most arable land in the valley bottom and ranchland is within the Agricultural Land Reserve (ALR). Land in the ALR cannot be used for non-agricultural purposes or subdivided without the permission of the provincial Agricultural Land Commission. The current OCP (developed in accordance with the Agricultural Land Commission) supports subdivision in the ALR only in small specific areas where there are important community values.

	Ellison Population	Dwelling Units	People per Household
1996	2380	870	2.7
2001	2605	985	2.6

- There are three residential enclaves in Ellison: the Scotty Creek area at 444 units, Sunset Ranch at a future maximum

build out of 450 units, and the Spencer Road area at 243 units.

- The serviced residential area located east of the Sunset Ranch golf course is currently only partially completed. This area will contribute a maximum of 450 units upon completion with a maximum overall total of 1080 people.

- The Regional District and neighbouring jurisdictions have goals and policies about where to encourage growth and ensuring efficient orderly development. Ellison is not a focus for growth in the Regional District according to those policies.



- Ellison will have a population of increasing age, fewer children and decreasing household size. In the Regional District the population of people over 60 years old will grow faster than the average growth rate. In the future, the younger the age category, the slower the growth rate.

- School District #23 is predicting that the local elementary school will not expand in student numbers. The predicted number of students in 2012 is 330 ... the same as the number of students in 1999.

There are some significant factors that affect the Ellison area and need to be considered in determining the policies of the Official Community Plan.

- The airport is a significant land use bordering Ellison. Federal Aviation Authorities recommend residential development occur only beyond the 25-decibel sound contour around the airport.



- Ellison contains a variety of infrastructure for stormwater control and sewage disposal constructed at various times to various standards. There is currently no overall assessment of stormwater control or sewage treatment. There is no comprehensive identification of current or future problems, or identification of options for the future.

- There is a corner store, a golf course, and home based businesses in Ellison. There are no other significant commercial activities in the Ellison area.

- There are no industrial activities in the Ellison area itself, however, the City of Kelowna has policies that may see airport related industrial and commercial uses on the east side of the airport in the future.

- The Province has the ability to make decisions that can affect Ellison such as access to and activities on provincial Crown Land, and the location and operations of gravel pits.



- Public Parks are usually acquired through legislated requirements as a part of development. With limited development and funding in Ellison, the current policies of the Parks Department basically focus on the improvement of existing parks.
- Local roads constructed years ago to rural standards are being required to carry more and more traffic. Old Vernon Road will be a major road in the future not only for Ellison traffic, but from future airport related uses and the neighbouring City of Kelowna and District of Lake Country.



- Rural areas such as the Ellison hillsides were developed many years ago to very basic infrastructure requirements. It is important to ensure adequate standards in the future and to solve problems such as providing a second access for long cul-de-sacs.

Section 4 – Community Values and Vision

The development of this Official Community Plan involved several opportunities for the community to build their understanding of the issues facing Ellison and provide their ideas and comments. There is a set of general community values:

Citizens of Ellison value a community that:

- Respects the environment, parks, and natural areas,
- Respects the agricultural/rural use and character of the area,
- Has good recreational opportunities, and
- Has good quality infrastructure (sidewalks, bike paths, street lighting, good road connections and road quality, reliable sewage disposal and water supply)

Understanding values leads to creating a vision for Ellison. This involves applying the community values to the issues and trends being faced by the area. It involves making choices. Those choices then become the basis for the development of the objectives and policies of the Official Community Plan.

The vision in this Official Community Plan does not anticipate Ellison becoming a centre for urban growth in the immediate future and so the goals do not consider the aspect of adding additional large areas of urban growth. Should such a change in vision for the Ellison area be considered in a future Official Community Plan, the goals for that vision would need to be further identified and refined.

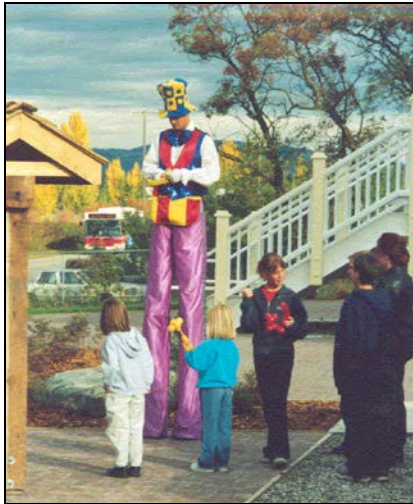


The vision for the Ellison OCP evolved into the following goals:

- Retain the agricultural/rural character of Ellison. Support agricultural activities and preserve agricultural land.



- Preserve agricultural land and the rural character of Ellison by directing future urban development into the appropriate serviced town centres of neighbouring municipalities.
- Recognize the unique and rare natural setting of the valley and Okanagan Lake as being of high value to all citizens of Ellison. Clearly identify areas and qualities to protect.



- Direct future commercial and industrial uses into the appropriate serviced areas of neighbouring municipalities. Support home based businesses.

- Continue to provide for recreational, park and trail opportunities in Ellison, recognizing the limited funding sources for the area.

- Plan for future development on hillsides. The community places a high value on the natural landscape. Hillsides should be developed with sensitivity for their prominent visual location and the environment, yet with consideration of the expectations for uses by the owners of large rural acreages.

- Create connections between the urban areas of Ellison with neighbouring municipalities. There is a need to increased trails, bike paths and access to natural areas. More interconnectedness within the community and to Crown land and natural areas is important to residents.



- Ensure adequate infrastructure to maintain the quality of life, the environment, and to ensure safety.
- Enhance communication and connections between the Regional District, First Nations, neighbouring municipalities and service providers.

Section 5 – Implementation

Understanding the issues and trends in Ellison, and the community values and visions, leads to the development of objectives and policies for the Official Community Plan. Those objectives and policies are grouped into the various Sections of this OCP.



Some of the policies are general. They are applied as development occurs and when decisions about land use are being made. Many of the policies; however, are strategic. They indicate an action, plan or review that the Regional District will be undertaking at some point within the next few years.

There is a certain amount of staffing and resources available to carry out the strategic actions outlined in the Official Community Plan. Each action also differs in the time it will take and complexity. Priorities need to be set about what happens first. The Regional District also needs to

balance the obligations for the Ellison area with the obligations for other areas in the Regional District and for the Regional District as a whole.

The following is a list of the key strategic actions in this Official Community Plan. While this list was put together in a comprehensive way, it isn't possible to anticipate every possible eventuality especially when anticipating future activities. This schedule is essentially a guide but is subject to change in consideration of the resources and partnership opportunities of the Regional District.

The following are some of the major initiatives outlined in the Official Community Plan but not a complete list of all actions required due to all policies. There will be additional resources required of the Regional District as a result of other policies in the Official Community Plan.

1. Implementation policies

- 1.1 The Regional District will review and implement the policies of the Ellison Official Community Plan when considering decisions with regard to land use, servicing and development in the plan area.
- 1.2 Pursuant to the Local Government Act an applicant may be required to provide development approval information with a zoning amendment bylaw application in order to assess how the development addresses on-site issues such as energy use, accessibility and water conservation. Approval information may also be required from the applicant to assess off-site impacts such as traffic flow, storm water runoff and local infrastructure. The objective is to provide a thorough professional collection and review of information in order to support informed land use decisions. Reports may be required from qualified professionals on the following:
 - 1.2.1 Building design;
 - 1.2.2 Transportation patterns including traffic flow;

- 1.2.3 The impact and assessment on local infrastructure;
 - 1.2.4 Assessment of capacity of public facilities including schools and parks;
 - 1.2.5 The natural environment of the area affected; and
 - 1.2.6 The impact on or need for additional community services.
- 1.3 The Regional District will continue to support the appointed advisory committees indicated in the policies.
- 1.4 The Regional Board will continue to support the following Committees of the Regional Board:
- Planning and Environment
 - Engineering
 - Parks
 - Regional Transportation
 - Air Quality
- 1.5 The production of neighbourhood and study area plans as well as update of bylaws and servicing strategies requires review and considerable staff participation. As the approval for the undertaking of plans is considered, the Regional District will endeavor to ensure that appropriate staff participation and resources are committed.
- 1.6 Referring to policies of this Official Community Plan the Regional District will endeavor to undertake the following major initiatives in the short term (sooner) to the long term (later). The timing of initiatives from this Official Community Plan must consider the available resources given other projects being undertaken by the Regional District therefore the order and timing of projects is subject to revision.

TABLE 5.1 SEQUENCE OF INITIATIVES

SHORT TERM	
1.	General review for concurrence with OCP (Procedures, publications, application forms, Zoning Bylaw, Subdivision and Development Servicing Bylaw, etc)
2.	Initiate new technical service committee (inter-agency forum) as recommended in the Utilities and Infrastructure Section of the OCP
3.	Undertake Ellison Stormwater and Wastewater Management Plan
4.	Discuss cost effective administration and sustainable stormwater management with MOT
5.	Support and participate in the development of the Mission Landscape Unit Water Management Plan
6.	Support and implement the Agricultural Plan including an Agricultural Support Officer pilot project
7.	Review and update the Regional Emergency Plan
8.	Enhance liaison with First Nations on land use issues as local staff resources are increased
9.	Review Liquor Licensing policy and procedure review
10.	Develop road addressing and naming protocols
11.	Investigate with Ministry of Transportation (MOT) the incorporation of road standards into the subdivision and development bylaw
12.	Investigate with MOT and review cost effective Approving Officer functions
13.	Develop with the City of Kelowna and District of Lake Country methods of contribution/improvements for impacts on Ellison from effects of new developments in those municipalities
14.	Consult with the City of Kelowna in their development of service expansion policies
15.	Undertake the Ellison Hillside Neighbourhood Plan

MID TERM	
1.	Review of the Ellison Official Community Plan for the purpose of clarification after its first year of use
2.	Develop detailed wildfire mapping and review wildfire hazard reduction methods in light of new wildfire mapping
3.	Determine methods to obtain, fund and manage natural open space
4.	Implement Water Conservation and Consumption Reduction Strategies
5.	Review and map watercourses for ecosystem interconnectedness and ID areas where connections need to be made and ID methods to obtain those connections.
6.	Investigate protection and stewardship for the Aspen woodland/wetland at the head of Scotty Creek
7.	Develop a strategy for public education and info on watercourse and environmental conservation
8.	Investigate with MOT and review cost effective management and maintenance of storm drainage management
9.	Investigate with MOT and review cost effective road planning functions
10.	Review Home Occupation Guidelines

LONG TERM	
1.	Undertake a process with Land and Water BC to develop a long-term strategy for Crown Land Management within the OCP boundaries
3.	Report on the provision of housing options

Section 6 – Future Land Use Plan and Designations

The future use, and servicing and management of development of land within the Ellison Official Community Plan is illustrated on a variety of maps. The Future Land Use Map ‘Schedule B’ has designations in certain locations. Those designations outline the broad category of land uses that may be considered in each location.

The current permitted land uses and the conditions under which they can occur are identified by the Regional District’s Zoning Bylaw. The Official Community Plan does not change any uses currently allowed on the property. It illustrates the preferred pattern of land use as redevelopment is proposed. Current existing land uses may or may not conform to the designations shown on the Future Land Use plan.

The Future Land Use designations describe a general category of land use. It is important to note that all the other policies in the Official Community Plan must be considered in the evaluation of any proposal. A proposal may meet with a designation on the Future Land Use Plan outlined in this section, but it may be refused if it fails to consider all of the relevant policies contained in other sections of this Official Community Plan.

1. Future Land Use Plan

- 1.1 The future use and development of land shall be consistent with the designations depicted on the Future Land Use Map (Schedule B of Bylaw No. 1124).
- 1.2 Before considering amendments to future land use designations or applications to alter land use zones in areas anticipated for future settlement and neighbourhoods, the Regional Board may require preparation of a Neighbourhood Plan. These areas are set out in the policies of this Official Community Plan.
- 1.3 On Schedule B, where a map boundary between future land uses does not follow a legally defined line such as a road right-of-way or property line, the location of the boundary will be precisely determined through zoning or other development approvals. The location of the boundary should closely reflect Schedule B.

2. The Designations and their policies

The future use and development of land shall be consistent with the designations depicted on the Future Land Use Map (Schedule B of Bylaw No. 1124), based upon the following land use designations:

2.1 Rural Resource

- 2.1.1 Rural Resource includes provincial forests and community watersheds and rural areas consisting of Crown Land and large rural lots with minimum services.
- 2.1.2 Crown Lands within this designation will support resource industries such as cattle range, timber harvest and gravel extraction as well as outdoor recreation on large parcels.
- 2.1.3 Private lands within this designation have environmental constraints to the provision of services such as community water and roads.

- 2.1.4 In order to minimize road access and to protect resource and environmental values, large parcel sizes are encouraged (30 ha or larger).
- 2.1.5 Amendments to the boundary of Rural Resource Areas may be considered based on expansion of community servicing areas and topography, but will be balanced against the loss of rural resource and natural landscape values.
- 2.1.6 Provincial resource development activities will be supported in this designation subject to best management practices and compatibility with tenure holders and neighbouring land uses.

2.2 Agricultural

- 2.2.1 This designation is intended for properties that are intended for agricultural operations, most of which are wholly or in part located within the Agricultural Land Reserve.
- 2.2.2 Lands within this designation will support crop growing, food processing, agri-tourism and other industries in support of the agricultural sector.
- 2.2.3 The Agricultural designation does not support further subdivision on land within the ALR save for instances that conform to exceptional cases meeting the policies located in the Agricultural Section of this Official Community Plan. Approval for subdivision, is subject to the approval of the Agricultural Land Commission in consideration of the agricultural policies of this Official Community Plan.

2.3 Rural 2 hectare

- 2.3.1 This is a transitional area, within the ALR and supported by the Agricultural Land Commission, consisting of a 2-hectare minimum lot size. Approval for subdivision, is subject to the approval of the Agricultural Land Commission in consideration of the agricultural policies of this Official Community Plan.

2.4 Rural 4 hectare

- 2.4.1 Lands within this designation are large rural properties with minimal services and some limitations consisting of a 4-hectare minimum lot size.

2.5 Residential

- 2.5.1 This designation is intended for areas supporting street oriented urban residential development with community water services and community sewage services, or, existing on-site sewage disposal meeting the requirements of the Ellison Stormwater and Wastewater Management Plan.

2.6 Neighbourhood Plan Area

- 2.6.1 This designation is intended for comprehensive planned development. There are two neighbourhood plan areas both with different objectives. Sunset Ranch Neighbourhood Plan (relevant policies on the purpose and content of this urban residential and golf course neighbourhood plan are in Section 16 of this OCP) was completed in 1998. The Ellison Hillside Neighbourhood Plan policies indicate requirements that must be determined for any further subdivision in the area to a minimum of 2 hectares. (Relevant policies on the purpose and content of this rural neighbourhood plan are in Section 14 of this OCP).

2.7 Neighbourhood Commercial

2.7.1 This designation is intended for limited commercial and service activities compatible with and in support of residential neighbourhoods.

2.8 Private Recreation

2.8.1 This designation is intended for large-scale, open space oriented, private recreation such as golf courses.

2.9 Park and Open Space

2.9.1 This designation is intended for outdoor oriented parks, recreation services, conservation parks and natural open spaces.

2.10 Community Facilities

2.10.1 This designation is intended for a variety of public and private institutional and community services including schools, churches, community halls, fire halls, medical centres, and includes community landfill, transfer station and sewage treatment operations.

2.10.2 In order to permit future expansion, to provide adequate parking or loading areas, and to maintain landscape screening, larger parcel sizes are generally supported.

2.11 Uses that may be considered in any designation

2.11.1 Public utilities and public parks zoned P1 (Park and Open Space), and the use of Comprehensive Development Zones (zones written specifically for a particular site in consideration of OCP policies and designations) may be considered in any designation.

Section 7 - Natural Environment

The Okanagan is the northernmost extension of the deserts that cover the great divide of North America. The geography is dramatic with steep valley hillsides that plunge down to the lake and valley bottom below. The rain shadows of the mountains create a very dry climate that changes by elevation. The closer to Okanagan Lake at the valley bottom, the drier it is. The level of Okanagan Lake is 343 metres above sea level. The top of Black Knight Mountain is 1282 metres in elevation and the level of Postill Lake is 1393 metres above sea level.

Precipitation records indicate not only periods of drought, but also a wide variation of precipitation from one year to the next.

The valley topography of the Okanagan creates the conditions for temperature inversions that often result in periods of air stagnation. During such inversions the valley is essentially “capped” and air circulation into and out of the valley is reduced. There is increasing need for air quality management measures.

The Okanagan was recently recognized as one of the most ecologically diverse regions of Canada. This valley has more threatened, endangered and rare species than any other part of BC. Those species are associated with certain ecosystems and cannot exist without the environment that supports them. The most rare ecosystems, and also those under the most threat, are in the valley bottom and consist of open grasslands,



pine savannahs, and dry southerly oriented lands. The watercourses in these areas are important oasis that provide for connections between ecosystems and support biodiversity.

The geography of Ellison contains many small and rare dryland ecosystems of open, arid grasslands and pine forest savannahs. Streams that support a diversity of animals and plants cross these dry ecosystems. Water is a precious resource and a focus for biodiversity and wildlife corridors. Because of the pivotal nature of water in the environment,

the Regional District focuses upon conserving streams, wetlands, ponds and the variety of nearby ecosystems they support.

There are three main streams that cross the Ellison area; Scotty Creek, Whelan Creek and Mill Creek. These streams and their tributaries are an important habitat in their own right and drain into spawning streams for kokanee, trout and other fish. Ellison also has aspen and cottonwood ecosystems that are wet islands in a dry landscape. These wetlands act as a sponge and a filter that maintain water quality and help maintain the quantity of water in aquifers and streams.



In recent years, the Regional District, provincial, and federal agencies have conducted inventories of the rare ecosystems, in part to determine the range of rare and endangered species and to manage for health of these populations. Native fish populations have declined as a result of stream works (e.g.: dams, concrete breakwaters etc). There is also habitat loss from urban settlement and uses, agriculture, forestry, and the introduction of plants and animals not native to the Okanagan.

The Province of British Columbia has put in place legislation that requires local governments, such as Regional Districts, to protect streams and their associated riparian areas. The Regional District has a certain time frame in which to comply with provincial requirements and enact regulations and permits to protect local streams and water bodies.

The Central Okanagan Sensitive Ecosystem Inventory (SEI) is a co-operative effort between Environment Canada, the RDCO and the B.C. Ministry of Sustainable Resource Management to inventory rare and fragile ecosystems of this area. The information is derived from aerial photography and supported by selective field checking of the data. SEI is a “flagging” tool that provides scientific information and support to local governments and others who are working to maintain biodiversity. This information provides a useful basis for private land stewardship and land use planning, for example as input to rezoning or subdivision applications.

The Ellison Sensitive Habitat Inventory Mapping (SHIM) project is an aquatic inventory completed in 2004, which identifies, inventories, and maps all watercourses, their associated riparian habitats and important fisheries habitat features. This method is a standard for fish and aquatic habitat mapping in urban and rural watersheds in B.C. The mapping is used extensively as a reference in reviewing development applications.

The Ministry of Water, Land and Air Protection and the Department of Fisheries and Oceans have a number of guideline documents that may be considered to supplement

RDCO's environmental standards and policies. These guidelines focus on environmental and waterway protect and enhancement. They are:

- Land Development Guidelines for the Protection of Aquatic Habitats
- Stream Stewardship: A Guide for Planners and Developers
- Community Green Ways Linking Communities to Country and People to Nature, and
- Best Management Practices for Urban and Rural Development (*currently in draft stage*)



The Pressure on nature

Development tends to take place near the roads, amenities, and services (like sewer and water) found in the valley bottom. This also happens to be the location of rare dry grassland, and open forest ecosystems as well as stream and shoreline spawning grounds for fish. With continued growth and the need to preserve agricultural land, there is ever-increasing pressure on rare and endangered plants and animals and continuing loss of habitat.

In Ellison, development is confined to residential enclaves located within a largely rural and agricultural landscape. People who choose to live on rural acreages often do so because they want views, pasture, large gardens, a rural lifestyle and privacy. Yet, those expectations need to be balanced with environmental concerns of conserving scarce and unique ecosystems.



The image of the valley

The environment of the Okanagan valley is more than a few interesting plant and animal communities. Local residents place a high value on the natural landscape. It is also a key attraction to new residents and visitors. The Okanagan valley has a distinct overall image that is created, in part, by its natural environment.

Our environment too

The environment of the Okanagan valley not only supports plants and animals but also the people who live here. With the high hills surrounding the valley and its limited rainfall, the local ecosystem that sustains us all is delicately balanced. The quality of the air and water are easily affected by human activities. The choices we make in managing the area we live in such as the amount of water we use, the type of plants we landscape with, and how and when we burn debris, will directly affect the quality of our lives in the future.



Taking the Lead

The Regional District has endeavored to provide a leadership role in environmental responsibility. Through developing improved mapping and information, adoption of environmentally responsible products and practices, and the proactive support of environmentally responsible programs, the Regional District intends to be a positive example and active player in promoting environmental responsibility. The Regional District has successfully undertaken, and will continue to undertake, initiatives to protect, enhance and plan for the sustainability of the natural environment.

1. **The Objectives**

There are important objectives that form a framework for the policies:

- 1.1 Maintain a healthy environment.
- 1.2 Integrate measures to sustain environmental quality and consider impacts on environment in future land use decisions.
- 1.3 Identify, protect and restore environmentally significant areas.
- 1.4 Enhance ecological systems and ensure diversity in the Region.
- 1.5 Proactively address environmental issues and take a leadership role.
- 1.6 Work with property owners and agents to inform and guide the design of development in a way that is sensitive to important landscape features such as watercourses, hillsides, and sensitive ecosystems of the Okanagan.
- 1.7 Expand partnerships in the community and in the public and private sectors to create and manage open spaces and conservation areas with urban settlement and agricultural lands.
- 1.8 Ensure that water quality and quantity is managed for future generations.
- 1.9 Meet the requirements of BC provincial legislation for the protection of streams, watercourses and riparian areas.
- 1.10 Reduce risk to sensitive ecosystems, to rare and endangered species, to crown land resources, and to the community from unintended or unnecessary change to the natural environment.



2. The Policies

2.1 Water and Riparian Protection

- 2.1.1 Retain land currently in public ownership located next to water (such as streams and shoreline) as well as water bodies (lakes, reservoirs) in public ownership.
- 2.1.2 Work with provincial and federal water and resource managers to protect and enhance water quality, base flows, natural drainage patterns, and continuous riparian corridors of sufficient width to accommodate the dynamic nature of the hydrologic system, to avoid and reduce flood damage, to avoid the need for channel stabilization, to avoid underground drainage systems, to avoid groundwater interruption, and to protect aquatic biota and habitats.
- 2.1.3 Protect ground water, streams, ponds, lakes, and shorelines using methods such as development permits, covenants, subdivision and development servicing bylaws, and park dedication.
- 2.1.4 Investigate ways to incorporate a road extension from the end of Anderson Road up to the Ellison hillsides (as indicated in policies elsewhere in the OCP). The community need for a good quality second hillside access will need to be balanced with the environmental qualities of the ravine.
- 2.1.5 Support and implement watercourse specific management plans.
- 2.1.6 Maintain appropriate riparian buffers, determined by qualified professionals that take into account processes of natural erosion, deposition and movement of natural stream boundaries.
- 2.1.7 Continue to support Okanagan Basin water management strategies, including the activities of Okanagan Basin Water Board.
- 2.1.8 Maintain and periodically update the inventory of streams, ponds, lakes and shorelines using the *Sensitive Habitat Information Mapping (SHIM)* method.
- 2.1.9 Update records of fish habitat, watercourse location, and watercourse condition, and, produce a strategic overview of the aquatic environment in Ellison utilizing the information from the *Sensitive Habitat Information Mapping*.
- 2.1.10 Encourage and support the analysis of ground water hydrology, in areas with high water tables or identified aquifers, and require environmental assessments in advance of considering zoning amendments for uses such as heavy industrial, mining, fuel storage and/or sewage containment.
- 2.1.11 Locate low intensity land uses and manage forms of development on floodplains and aquifers in accordance with provincial regulations.

- 2.1.12 Encourage provincial land and water managers to manage the drainage areas above community water intakes with the maintenance of water quality and quantity as prime considerations. The community water supply should be protected.

2.2 Terrestrial Management

- 2.2.1 Require that rezoning applications for land proposed for development:

- Include information that assesses the environment.
- Identifies natural features for that site,
- Considers environmental impact and overall ecosystem connectivity on and offsite. The exact characteristics and location of connecting ecosystems will be refined through development applications and in consideration of the Regional District Sensitive Ecosystem Inventory.
- Considers the rarity and uniqueness of the particular habitat as it relates to the remaining habitat in Ellison.

Development should avoid sensitive areas and be designed to retain important ecosystem features and functions. Responsiveness to this information will be a very important consideration in the approval of an application.

- 2.2.2 Evaluate development and servicing proposals in consideration of the Sensitive Ecosystem Inventory of the Regional District of Central Okanagan and the Ellison Aquatic Inventory (SHIM) of the Regional District of Central Okanagan as well as provincial Best Management Guidelines and publications.

- 2.2.3 At time of subdivision and rezoning, assess opportunities using methods such as park dedication, land trusts, covenants, or development agreements to conserve corridors of “sensitive ecosystems” (refer to Sensitive Ecosystem Inventory, 2001) and to manage these areas in a manner that provides connectivity and movement of rare and endangered species. Open space should have characteristics in accord with provincial government best management practices; for example, areas will be large and contiguous striving to have an overall configuration of 100 hectares or more, and no specific area less than 100 metres in width.

- 2.2.4 Conserve, enhance and promote the protection of wildlife corridors and ecosystem connectivity with interfacing Crown lands.

- 2.2.5 Maintain and protect natural linkages. Prefer for protection as open space those lands, which are riparian areas, ravines, steep slopes and sensitive ecosystems in a way that provides for overall ecosystem connectivity in Ellison.

- 2.2.6 Support provincial management of endangered species by discouraging the sale of Crown Land and the extension of community water, public roads or sewer services to Crown Lands in the grasslands (“NDT4” dry ecosystems), as established in the Okanagan Land and Resource Management Plan

(LRMP), until such time as a comprehensive plan is completed (see rural resource policy)

- 2.2.7 Map and evaluate riparian areas, ravines and steep slopes in Ellison as a whole in order to avoid the creation of isolated ecosystems due to subdivision or development. Explore alternatives to ensure interconnectedness between ecosystems. Road and utility corridors should be designed to minimize crossings of aquatic and sensitive ecosystems.
- 2.2.8 Encourage the use of native vegetation to reclaim disturbed sites.
- 2.2.9 Encourage the use and management of topsoil specifically designed for water retention purposes.
- 2.2.10 In general, development design should reflect the objectives and guidelines of the Best Management Practices produced by the province of BC.

2.3 Stewardship and Management

- 2.3.1 Continue to support an Environmental Advisory Committee to consider and provide input to the Regional Board on the environmental aspect of development proposals, strategic plans and neighbourhood plans.
- 2.3.2 Develop an educational program and materials for those properties located within the Sensitive Terrestrial Ecosystem Development Permit Area in order to encourage awareness and stewardship of sensitive ecosystems.
- 2.3.3 Develop a Mission Landscape Unit Water Management Plan that will bring together the various water providers and jurisdictions involved; identify the quantity of water currently available; identify future water availability; and outline water management options and practices for the area as a whole.
- 2.3.2 Work with the Environmental Advisory Committee to implement provincial Best Management Practices and/or to assess site-specific management practices based on measures and results based standards to supplement policies of the Official Community Plan.
- 2.3.3 Continue to support and participate in a regional Air Quality program to evaluate the incremental impacts of development and to develop regional management agreements that protect air quality.
- 2.3.4 Investigate a joint process with Land and Water BC to identify wildlife corridors, ecosystem connectivity, forest interface management areas and develop a long-term strategy for crown lands in advance of considering urban expansion.
- 2.3.5 Determine methods to fund the management of natural open space lands that are under the jurisdiction of the Regional District.
- 2.3.6 Encourage and support voluntary habitat conservation and restoration. Raise the public awareness of good environmental stewardship practices.

- 2.3.7 Continue to review the bylaws and activities of the Regional District to ensure that the environmentally responsible practices are being utilized.
- 2.3.8 Continue to support regional pest management regulations, including measures to control the spread of weeds.
- 2.3.9 Support measures designed to improve forest health (e.g.: tree spacing, control of pine beetle) and, where possible, implement complementary measures on rural lands adjacent to provincial forest.
- 2.3.10 Consider supplementing Regional District environmental policies and programs by supporting partnership agreements to implement regulatory programs of provincial and federal agencies.
- 2.3.11 Promote an ethic of environmental stewardship within the Ellison area through civic leadership and ongoing education on ways to reduce, reuse and recycle resources, as well as lifestyles and patterns of development that will help improve environmental quality.

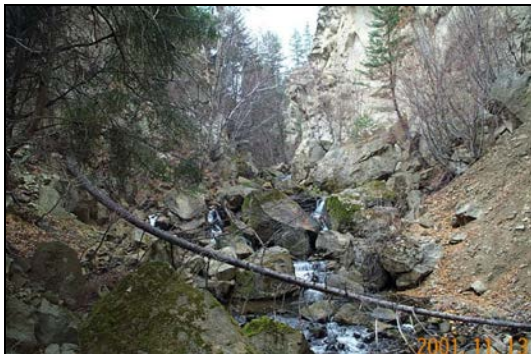
Section 8 - Natural Hazards

The Okanagan is a steep sided valley nestled in the mountains. In Ellison rural development is located on the hillsides since much of the moderate and less demanding land is in the Agricultural Land Reserve. The rural development of Ellison requires a carefully planned response to the challenges these locations present.

It is also important that, while not considered a focus for dense residential development now, that there are policies in place to ensure that there is consideration of important natural hazards before there are any policy changes to allow for more intensive development in the future.

Variety of Information

When a development is proposed there are a variety of hazards that are assessed including flooding, landslide or rockfall, and forest wildfire. The information that is available for the entire Regional District can be variable and may lack detail and so hazards often need to be investigated on a site-by-site basis.



Shaping development

The hazards that are identified on a particular site are factors that need to be considered in site planning for any proposed development. It is important to know when to consider hazards and what level of detail is necessary.

A long-term approach to hazards

Some hazards such as geologic issues can be evaluated and reduced at the time of development. Other hazards such as

wildfire not only affects new development but threatens existing homes and businesses as well. Because forests grow, it is also a hazard that can change over time. In our dry valley climate, the threat of wildfire will be forever present and there needs to be several approaches across a variety of fronts to combat it. Ongoing management efforts are required.

Restoring a balance

Fires were once common in this dry valley. The ponderosa pine, for example, has pinecones that open when exposed to fire and release seeds. Because fires burned through on a regular basis debris and fuel were periodically removed. Therefore when fires did burn they had less fuel, were “cooler”, and more often restricted to the ground. Because human settlement has removed the localized ground fires that once were common in the valley we need to mimic those effects not only to reduce wildfire hazard, but, to restore and maintain a natural environment once shaped by fire.



1. The Objectives

There are important objectives that form a framework for the policies:

- 1.1 Adequately assess conditions hazardous to development.
- 1.2 Require that hazards be avoided or reduced at the time of development.
- 1.3 Reduce wildfire hazard threats to existing development.

2. The Policies

The specific policies are:

- 2.1 Discourage development that may be damaged by flooding from being located on land that might be flooded as identified by the setbacks and elevation provisions recommended by the Water Management officials of the Province of BC. This includes flood construction levels 1.5 metres above the natural boundary of watercourses. Where construction may occur on existing parcels that might be flooded, buildings should meet those construction and location requirements.
- 2.2 The susceptibility of an area to mud flows, debris flows, debris torrents, erosion, land slip, rock falls, subsidence or avalanche may be assessed at the time of development application:
 - 2.2.1 A rezoning application may require an overall assessment of the site for development suitability (from conditions both on and off the site) prepared by a professional engineer licensed in BC specializing in geotechnical issues. Further detailed information may be required as a result of the assessment.
 - 2.2.2 A subdivision application may require a detailed hazard report (from conditions both on and off the site) and ways to reduce that hazard to a safe level prepared by a professional engineer licensed in BC specializing in geotechnical issues. The professional engineer will be required to determine an adequate level of safety given the type of hazard and the land use proposed. Completion of works that reduce the hazard may be required prior to subdivision approval depending upon the content of the report.
 - 2.2.3 Responding to the referral of an application for a lease on Crown Land, the Regional District may request a detailed hazard report for the site itself and the effect upon development in areas neighbouring the site.
- 2.3 The susceptibility of an area to wildfire hazard may be assessed at the time of development application:
 - 2.3.1 A rezoning application may require an overall assessment of the site for susceptibility to wildfire (from conditions both on and off-site) prepared by a professional forester licensed in BC specializing in forest wildfire assessment. Further detailed information may be required as a result of the assessment.
 - 2.3.2 A subdivision application may require a detailed report of the site for susceptibility to wildfire (from conditions both on and off-site) and ways to reduce that hazard.

The report shall be prepared by a professional forester licensed in BC specializing in forest wildfire assessment and using the methodology supported by the BC Ministry of Forests. Completion of works that reduce the hazard will be required prior to subdivision approval depending upon the content of the report.

- 2.3.3 Responding to the referral of an application for a lease on Crown Land the Regional District may require a detailed wildfire hazard report for the site and development in areas neighbouring the site, including recommendations that reduce the hazard.
- 2.3.4 A professional engineer's report may be required to evaluate road access, road loads in an emergency, water pressures, and other factors pertaining to wildfire response.
- 2.4 Encourage provincial agencies to update mapping for the Ellison area in order to clearly indicate areas that are susceptible to wildfire.
- 2.5 Investigate and implement methods of wildfire hazard abatement to a moderate level from both a Regional and local perspective.
- 2.6 Support the consideration of the reduction of wildfire hazard to the Ellison area in provincial forest management and harvesting decisions.
- 2.7 Utilize a variety of wildfire hazard reduction methods such as education, development evaluation and approvals, development permits, and building permits. Review and update current practices.
- 2.8 Determine methods that will ensure that wildfire hazard reduction works are maintained in the long term. Investigate methods such as covenants, zoning bylaws, subdivision and development bylaws, building bylaws, and specified area taxation.
- 2.9 Encourage wildfire hazard reduction in a way that is supportive of restoring the natural environment. Such hazard reduction mimics the natural effects of localized ground fires that once were common but that human settlement has removed from the environment. Typical methods include thinning and spacing trees and vegetation, removal of debris and dead material from the ground, and removal of lower tree branches. Wildfire hazard reduction, done responsibly, can be compatible with habitat conservation and restoration.

Section 9 – Utilities and Infrastructure

Settlement in Ellison has occurred over time. The quality of the infrastructure in any particular part of Ellison reflects the requirements of the time when that area was developed. Infrastructure also varies according the density of the development. There is a difference in the infrastructure required and provided to large rural acreages compared to urban residential development.

It is important to ensure that the level of services and infrastructure to any new development meets modern standards and does not create any undue costs (in the short or long term) for the community in the future. There are also areas where problems such as drainage and failing septic systems have emerged due to the lower requirements of the past and aging infrastructure.

The three major residential areas (Scotty Creek, Sunset Ranch and Spencer Road) were originally permitted under old Land Use Contracts (LUC's) from the late 1970's. These three areas were constructed at various times since then so the level and quality of infrastructure varies between them.



The provision of services adequate to meet the needs of the community requires cooperation and consultation between a large number of utility and service providers. Services such as water, wastewater collection, solid waste management, emergency response (fire, police), are discussed in this section. Transportation services, health and education services are discussed in other sections of this Official Community Plan that follow.

The Regional District currently requires that developers incur the costs of new development including the reduction of hazards, dealing with septic waste, drainage and road construction and any other requirements of development and subdivision. As well as the costs of the initial infrastructure itself, the Regional District has Development Cost Charges (DCC's) that are required of new development at the time of approval. DCC's are intended to cover any offsite upgrading of infrastructure that will eventually be required due to new development using that infrastructure. The City of Kelowna also has DCC's that it applies to new users of their infrastructure.

A developer may be required to oversize or extend infrastructure beyond what is required for a particular development in order to accommodate other future users. When that excess infrastructure is used, the future users may be required to pay a latecomer fee to compensate the original developer for that additional construction.

Infrastructure Overview

There are three community water systems; Glenmore/Ellison Irrigation District, Sunset Ranch Utility, and the Black Mountain Irrigation District.

Originally Glenmore/Ellison and Black Mountain Irrigation Districts provided water to a largely rural community for farm purposes. They now also supply water to residential neighbourhoods. Sunset Ranch Utility is run by the Regional District and supplies the Sunset Ranch residential development and the clubhouse for the golf course but not irrigation water.

Sunset Ranch is provided a community sewer service via a connection with the City of Kelowna sewage utility. The Scotty Creek subdivision uses on-site individual in-ground septic field systems while Spencer's Road is covered by a local privately operated sewage utility. The small lot residential development and rental mobile home park, located on Old Vernon Road next to the Scotty Creek subdivision, both use in-ground septic field systems.



The large acreages on the hillsides of Ellison have minimal organized servicing. Water is usually provided by wells and septic treatment is through on-site individual fields.

The Regional District provides fire control over much but not all of the Ellison area. The main local fire hall is located on Old

Vernon Road north of the intersection with Anderson Road. The amount of water that is available to fight fires varies greatly over the area. There are many forested acreages and a substantial interface with neighbouring forested Crown Land. While recent decisions to provide a rural level of fire protection to the Ellison hillsides helps to alleviate some concern, the provision of fire fighting services and the reduction of wildfire hazard will continue to be an issue.

Need for Infrastructure Assessment

Over the years development has occurred with a variety of infrastructure requirements and service levels. This led to a mixture of development standards depending upon when the development was initially constructed and what level of service was required at the time. There is a considerable range in the quality of the treatment of stormwater (surface) runoff and sewage systems depending upon the time of development and the regulations in place at the time.

Wastewater Treatment

There is a large variety of wastewater treatment in the Ellison area for urban residential development including individual on-site septic fields, group private treatment facilities, and connection to the City of Kelowna Sewer via a Regional District sewer line connected at the City boundary.

Septic systems (individual or serving several homes) can have a limited lifespan that can vary according to how old the system is, soils, maintenance and use. The quality of sewage treatment and the age of the systems vary from one residential enclave to another. Some systems in the area are currently under stress and at the limit of their lifespan. System failure can affect public health and the environment. The overall assessment of the current quality, any existing or potential problems, and planning for future eventualities has not been undertaken in the Ellison area.

A regional composting site is located north of the Ellison OCP area within the boundaries of the City of Kelowna.

Management of Storm Water Flow

There is no Plan for the management of storm water in the Ellison area. Storm water plans are required on a case-by-case basis for new development but there is no overall assessment of current conditions or future needs.



Water Supply

Water supply has historically been a limiting factor for development in the Okanagan and is anticipated to continue as a major factor in the Ellison Area.

The three major water utilities serving Ellison (Black Mountain Irrigation District, Sunset Ranch Utility and the Glenmore/Elison Improvement District) obtain their water supply from wells and upland sources and do not draw upon Lake Okanagan.

Glenmore/Elison Irrigation District draws much of its water from Postill Lake, Moore and South Lakes and is augmented by wells near the intersection of Anderson and Old Vernon Roads.

For the Ellison area the Black Mountain Irrigation District takes much of its water from wells near the Scotty Creek subdivision with secondary augmentation when necessary from Scotty Creek.

Sunset Ranch Utility obtains its water from wells near the golf course.

Upland lakes in the area are reservoirs intended for community water supply and have artificially maintained water levels. Areas surrounding these lakes are watersheds that supply water to these reservoirs.

Rates per capita of water consumption in the Okanagan are higher than the average in B.C. and Canada, in part due to the dry climate and long growing season. Prices for water are relatively low compared to the BC average. The most common billing system is a flat rate charge unrelated to the volume of water being utilized.

There are areas of rural and agricultural properties that rely on groundwater wells or individual water intakes on streams and lakes. The security of these water supplies is not as stringently managed as community systems. However, contamination of water supply anywhere would have negative implications for the whole of Ellison.



The Regional District has completed a management plan of the watershed on the west side of Lake Okanagan including an assessment of water sources and water availability along with recommendations for long-term stewardship of water resources. A similar project for the east side of Lake Okanagan including the watersheds in the Ellison area is expected to begin in 2006.

Extending Services

Urban service and utility providers have their own detailed plans and requirements that apply within their service boundaries. The cost to extend the provision of services to a previously unserved area is paid for, in the case of new development, by the developer. In the case of a service extension into an already developed area, the cost is attributed to the property owners.

The extension of servicing includes an assessment of needs, an assessment of all the improvements required to the overall infrastructure in order to extend services, as well as the cost of any actual onsite and offsite construction or improvements.

Management of Solid Waste

Solid Waste is collected by the Regional District and taken to the landfill site located within the City of Kelowna. There is a Solid Waste Management Plan that outlines the future needs and activities required for the dispensation of solid waste in the Regional District.

Door to door pick up of recyclable materials such as plastic containers, tin, glass and cardboard is a service provided by the Regional District on designated dates. As well, the Regional District provides a pick up of yard waste such as small branches, prunings and pine needles periodically during the year.

Dealing with Emergencies

Whether it is dealing with floods, with extreme weather conditions, or with wildfires, all service providers recognize the importance of having a planned and practiced emergency response program. The Regional District regularly updates policies and procedures under auspices of the Provincial Emergency Program office.

Other Infrastructure Services

Electrical power in the Ellison area is provided by Fortis Ltd.. Natural Gas, where available, is supplied by Terasen Ltd.

1. The Objectives

There are important objectives that form a framework for the policies:

- 1.1 Promote orderly, logical, economic growth and extension of water, sewer and drainage services.
- 1.2 Ensure that water, sewer and drainage systems support good health and safety, and meet recognized standards of service.
- 1.3 Direct development to areas that are currently serviced or to areas within a planned service expansion area.
- 1.4 Ensure that the provision of services supports water and air quality and is responsive to environmental issues.

2. The Policies

The specific policies for utilities and services are:

- 2.1 Undertake to reduce the consumption of water to the North American average or lower. This will involve the investigation and possible utilization of a variety of methods including (but not limited to) water pricing, water metering, and public education.
- 2.2 Work with community water authorities to raise the level of awareness of the need for water conservation in Ellison.
- 2.3 Encourage that all urban land uses and all lots 2 hectares or less in size connect to a community water system with fire flows except for publicly owned services such as public parks and fire halls.
- 2.4 Discourage the subdivision of properties to 4 hectares or less when located outside of the fire protection district.
- 2.5 Require that properties served by individual wells or water licenses meet Regional District bylaw requirements with regard to water quality and quantity.
- 2.6 Undertake the development and implementation of an Ellison Stormwater and Wastewater Management Plan. In general, the intention is to evaluate current conditions, establish objectives, discuss options, and make recommendations. Neighbouring local government jurisdictions are to be consulted in the development of the plan.
- 2.7 Discourage the provision of additional, new satellite community sewage systems unless under the operating jurisdiction of the Regional District, designed to fulfill equivalent or better standard of treatment and where the extension of community sewer to that area is shown, to the satisfaction of the Regional District, as untenable. This policy may be subject to revision upon completion of the Ellison Stormwater and Wastewater Management Plan
- 2.8 Support the Province of British Columbia policy with respect to ensuring that all new development one hectare or smaller in parcel size is served by community sewer (including satellite community sewage systems) rather than on-site (septic) disposal. Exceptions are lots approved by the Agricultural Land Commission under their home site severance policy or lots intended for public utility use.

- 2.9 Support the Kelowna Joint Water Committee involving the water providers on the east side of the lake as a forum for ongoing communication, coordination of services, and planning of new infrastructure and water use reduction strategies.
- 2.10 Create an inter-agency forum for service providers (irrigation districts, power companies, police, Ministry of Transportation etc.) to meet with regional district officials on a routine basis to coordinate services and planning of new infrastructure, and to coordinate policies between service area boundaries within the Ellison area.
- 2.11 Participate in discussions with the City of Kelowna regarding the expansion of City utilities into the Ellison area. Develop policies about service expansion reflecting the costs and benefits for Ellison and the City of Kelowna.
- 2.12 Discourage the establishment of new private water system providers within the Ellison plan area. The Regional District supports the expansion of existing water systems to new neighbourhoods in order that water distribution and water resource management becomes more coordinated and efficient.
- 2.13 Participate with utility companies and service providers in planning for long term needs (including land reserves and transmission corridors) so that capital investments are phased in a logical and cost effective manner without major fluctuations to property taxes and utility bills.
- 2.14 Ensure the consideration of the long-term capital plans of utility companies and service providers in the design of new neighbourhoods and the designation of future land uses for purpose of protecting the long-term integrity of the service and the upgrades that are planned.
- 2.15 Discourage the subdivision of lots straddling across a major power or gas line right of way;
- 2.16 Support the application of service standards and regulations of independent public utilities where those utilities have more stringent standards than those required by the Regional District.
- 2.17 Support the Regional District Capital Works Servicing Policy that outlines procedures for considering individual requests for new services within established neighbourhoods such as but not limited to street lighting and sidewalks.
- 2.18 Support the regulations, setbacks, and requirements of the province of BC for on site septic fields where septic fields are permitted by Regional District bylaw.
- 2.19 Investigate methods to jointly administer storm water drainage systems with the Ministry of Transportation and provide for sustainable funding for storm water management and flood protection works.
- 2.20 Support development designs involving major flood control works only when sustainable funding to maintain these works is secured.
- 2.21 Develop best management practices in order to preserve and protect major drainage systems during and after construction.
- 2.22 Assess carefully the effectiveness, costs and benefits for the Regional District in considering whether to augment or participate in the provision of services that are the responsibility of higher levels of government where the provincial government determines to limit its participation in service provision.

- 2.23 Review regulations and requirements from a community preparedness perspective in order to improve standards in support of wildfire hazard abatement and the fighting of wildfires.
- 2.24 Review and update the Regional Emergency Plan in order to incorporate the experience gained during the summer of 2003.

Section 10 – Protective Services, Education and Health

An important part of a community are the services and facilities that improve the quality of life and provide essential support for people. The nearby City of Kelowna provides services such as health offices, care facilities and churches. Although Ellison is generally rural in nature with some residential enclaves, there are some community facilities including an elementary school and community hall.

A Changing Community

Despite overall population growth in the Okanagan, the demographics show an increasingly aging community. In addition to the reduction in the numbers of children, there will be an increase in numbers of senior residents and an anticipated need for provision of medical and senior living facilities in the Regional District.

The average household in the Regional District is getting older, has fewer children in it, and the average household size is steadily decreasing. Based upon provincial statistics, that trend is anticipated to continue. In the future, the younger the age category, the slower the growth rate.



Education Services

Central Okanagan School District No. 23 provides elementary, middle school and secondary school programs.

School District No. 23 is forecasting that within the next 10 years there will be an overall reduction in the number of school age children in the school district by 10%. It is anticipated that the local Ellison Elementary school will see a reduction in student numbers over the next few years and followed by an increase back to its 1999 student level of about 330 students by 2012.

The School District does not anticipate any additional education facilities in the Ellison area.

Post secondary facilities include the University of British Columbia Okanagan with a campus located near Ellison and the Okanagan College with a campus in Kelowna.

Regional Services

Public medical services are provided by the Interior Health Authority. The Health Authority operates a variety of community health programs for the region. The Kelowna Regional Hospital is a major regional medical facility and includes a cancer clinic.

Community Partnerships

Joint use facilities and community partnerships between the Regional District and other government agencies or service organizations have been successful in the Regional District. Such arrangements allow for cost effective delivery of facilities and services to the

local community. The Regional District anticipates that this method of funding community services will be utilized more commonly in the future.

Fire Protection Services

Fire protection services in the Ellison area is provided through the Regional District in the form of a volunteer fire department. A fire hall is located on Old Vernon Road next to the Ellison Community Hall.



The Regional District is in the process of extending a rural level of fire protection to much of the Ellison hillsides. This will involve establishing the infrastructure and capital improvement needs, the resultant cost to property owners, determining what properties are to be covered in the extension, and finally completing a bylaw to officially extend the boundaries.

Police and Ambulance Services

Ambulance and policing services are provided by the BC Ambulance Service and the Royal Canadian Mounted Police: both located in the City of Kelowna and dispatched to the Ellison area.



The Regional District provides regional services related to crime prevention and emergencies such as the provision of 911 services, the Crime Stopper Program, the Crime Prevention Program, and the Victim Witness Assistance Program.

The Regional District works closely with police and other emergency service providers to ensure that infrastructure and capital investments are planned in accordance with projected population growth.

1. The Objectives

There are important objectives that form a framework for the policies:

- 1.1 Expand community services in accord with community population growth.
- 1.2 Ensure that services are adequate to meet the health and safety needs of the community
- 1.3 Strengthen partnerships between the Regional District and community service organizations and agencies.

2. The Policies

The specific policies are:

- 2.1 Encourage joint use or the multiple functions of facilities when compatible.
- 2.2 Support the Crime Stopper Program, the Crime Prevention Program, and the Victim Witness Assistance Program.
- 2.3 Continue to coordinate and provide 911 emergency response services.
- 2.4 Consider the following when locating new school (private or public) facilities:
 - 2.4.1 Location near, but not on, the designated Major Road Network.
 - 2.4.2 Joint use with neighbourhood park or athletic facility.
 - 2.4.3 Connection to pedestrian walkways, sidewalks or local roads providing safe pedestrian access.
 - 2.4.4 Sites not immediately adjacent to Agricultural Land Reserve where agricultural operations may include spray drift or operation of machinery, and where pedestrian access is impeded.
 - 2.4.5 Relatively flat sites (less than 5 % slope), approximately 2.8 hectares (7 acres) in size for primary, 4.8 hectares (12 acres) for middle schools, and 6 hectares (15 acres) for secondary schools.
- 2.5 Discourage the sale of public school sites no longer in use that meet the above criteria. A school is a pivotal service in the community and neighbourhoods have a cyclical nature in aging and demographics. Long term lease, re-use of the sites, and construction of temporary buildings or structures may be supported (subject to rezoning) in order that the sites are maintained until such time as they may be again needed for school use or other community function.
- 2.6 Ensure that any future subdivision in the Ellison hillsides lies within a fire protection boundary and has adequate road access requirements and emergency vehicle response times.
- 2.7 Support the efforts of volunteers and volunteer organizations that operate community facilities and services; and that promote the understanding of arts, culture and history in Ellison.

- 2.8 Support and invest in community – based partnership projects and participate in selective regional partnerships (such as “Cultural Corridor”, and Wine Route signage) that promote artistic and cultural initiatives in the Ellison Community.
- 2.9 Assess carefully the effectiveness, costs and benefits for the Regional District in considering whether to augment or participate in the provision of services where the provincial government determines to limit its participation in service provision.

Section 11 – Parks and Recreation

A system of accessible and diverse park and recreation facilities is a valued amenity for the residents of Ellison. Resident surveys conducted at time of Official Community Plan preparation showed strong support in protecting natural areas and open spaces, and in the importance of community recreation and civic activity. Hiking, biking, dog walking and bird watching along with the more traditional uses of sports fields and playgrounds are all part of the experience in today's parks.

The parks and open space system includes a number of community and neighbourhood park sites that have been acquired over time to best meet the needs of local residents. In Ellison there are currently about 21 hectares of various types of park. The most substantial is Mill Creek Regional Park at 14.9 hectares.

The Ellison Parks Preplan (completed in 1996) indicates some of the parks and recreation goals for the area. It reflects the rural nature of Ellison and generally focuses upon local park improvements. Since future opportunities to acquire park are limited in a rural area, the preplan makes only broad recommendations about parks acquisition.



There are several ball fields to the west of Old Vernon Road near the new airport control tower. These are located within the City of Kelowna and are considered an interim use in anticipation of future need for airport related uses.



The Ellison Heritage Centre Community Hall is located at 4411 Old Vernon Road. Ellison Primary School was built in 1912 and used as an elementary school until 1996. The heritage building was recently redeveloped as a community hall and is managed by the Ellison Parks and Recreation Society.

The Ellison parks system is funded by residents of Electoral Area "Central Okanagan East" and is managed by the Regional Board with the advice of the Parks Advisory Committee.

Park acquisition and development

Most new parks and trails are acquired as subdivision occurs. There is a requirement in provincial legislation that urban subdivisions provide land to the Regional District as Public Park. In summary, 5% of the area being subdivided (where at least 3 additional parcels are being created and the smallest parcel being created is less than 2 hectares in size) can be required to be dedicated as Public Park. At its discretion, the Regional District can accept funds in lieu of park dedication. Since Ellison is largely rural in nature, there are not anticipated to be any substantial new parks acquired in this way in the near future.

Some of the more notable newer parks are Mill Creek Regional Park (obtained largely through donation by a developer) and parks in Sunset Ranch obtained as a requirement of subdivision.

Other opportunities for park acquisition include donation, lease, or purchase. The Parks Department is responsible for determining the location and types of new park acquisition when those opportunities arise.



Community Involvement

The Parks Department is responsible for undertaking the development of existing neighbourhood parks and trails. Due to budget issues and high demand, often such local park or trail development is a joint effort utilizing both the Parks Department and community resources.



The Parks Department has a variety of community activity and education programs and events provided throughout the year. The promotion of recreation, community, and health is an important function.

Long range park planning

The long range planning policy document for Westside parks is the Ellison Parks Preplan completed in 1996. The plan outlines the future needs for park in consideration of the rural nature of Ellison.

One of the key projects indicated in the plan is the development of a community centre in the old Ellison Heritage School. The building was renovated and restored in partnership with the Ellison Parks and Recreation Society, and the Ellison Volunteer Fire Department. It reopened as the Ellison Heritage School Centre in 2001. The centre now includes the Ellison Volunteer Fire

Department Hall and offices as well as the community centre.

The Ellison Parks Preplan (1996) for parks in Ellison does not anticipate substantial development potential. Should the Ellison area be considered as a development area in the future the plan will need to be updated to consider those changes in policy.

Regional responsibilities

The Regional District manages regional parks for the entire Regional District as well as local parks. Regional parks have been acquired primarily for their importance as regionally significant heritage, conservation, and recreation areas. All residents of the Regional District of Central Okanagan including municipalities fund Regional Parks. Within the Ellison area, the Regional District manages Mill Creek Regional Park.

The Parks Department is also responsible for other parks significant to the Region as a whole for example the Mission Creek Greenway, Mission Creek Park and EECO Centre, Bear Creek Park, and Bertram Creek Park, and the Gellatly Heritage Nut Farm Regional Park.

Managing Natural Spaces

The donation or acquisition (through various methods) of natural open spaces is a trend in the Regional District. Conservation of the natural environment is important to local residents yet there is a cost to manage and maintain those areas. Parks funding tends to be focused upon the development or acquisition of parks for community recreation yet there is a growing demand on resources for the management of natural open spaces. While not a major issue in the Ellison area yet, it is a topic that will need to be resolved in the Regional District.



1. The Objectives

There are important objectives that form a framework for the policies:



- 1.1 Acquire and provide suitable land for park and recreation opportunities.
- 1.2 Develop a variety of types of parks including a range of open space, neighbourhood, community, athletic, and linear parks.
- 1.3 Comprehensively plan a system of Public Park, open space, and recreation facilities.
- 1.4 Implement Regional District

and Ellison regional and neighbourhood parks recreation plans and policies.

- 1.5 Pursue partnerships, joint uses with other agencies, and other opportunities to provide and fund additional parks and recreational facilities and services.

2. The Policies:

The specific policies are:

- 2.1 Support the Ellison Parks Preplan.
- 2.2 Consult with the Parks Advisory Committee of the Regional Board with regard to all matters related to parks and recreation in Ellison.
- 2.3 Consider the grassland, aspen woodland, and wetland area at the headwaters of Scotty Creek for protection as a Regional Park. Encourage protection and stewardship given its rarity, biodiversity, and environmental significance in the Okanagan. Issues such as public access effect on environmental protection and downstream drinking water intakes should be considered.
- 2.4 Provide for an overall connectivity of open space and parkland in the Ellison area.
- 2.5 Consult with the Agricultural Land Commission, the Ministry of Agriculture, and the agricultural community in identifying and designing and in the management of linear parks and trails that may impact upon the agricultural land reserve and agricultural operations.
- 2.6 Ensure the linkage of open space networks in Ellison with parks, watercourses, and/or open spaces in adjacent neighbourhoods so as to provide connectivity for rare plants and animals associated with the Okanagan Valley.
- 2.7 Parks should be clearly part of the public realm and evidently available for public use, and facilities should provide (where possible) for the physical access for all members of the public.
- 2.8 Require subdivisions adjacent to crown land to design public routes of access to crown land for outdoor recreation purposes where such access does not conflict with resource

tenures such as water reservoirs and timber harvesting. Access points along popular trail corridors will be favoured.

- 2.9 Secure parkland and funding at the time of subdivision in accordance with the provincial regulations of the Local Government Act regarding the requirement of 5% park dedication or funds in lieu of dedication.
- 2.10 Support and encourage efforts by community organizations to partner in the maintenance or management of public owned spaces including parks, and future facilities such as community gardens, heritage sites etc.
- 2.11 Review Regional District policies regarding the acceptance of conservation areas and open space in order to support and encourage their preservation and public acquisition. Policies include dealing with the issues of wildfire management, security, and operational budget considerations.
- 2.12 Assess a range of tools for open space and conservation area management, including the use of covenants, land trusts, purchase by conservation organizations, and regional park acquisition.
- 2.13 Promote joint use of sites for schools, community recreation facilities and parkland (where compatible.)
- 2.14 Consider an overall review and update of parks and trail needs in the Ellison area should there be a consideration of increased densities beyond the policies and plans in the initially adopted Official Community Plan. In large parts of Ellison, the 1996 Ellison Parks Preplan did not consider the opportunity for parks acquisition through legislated subdivision requirements given the rural nature of the area.

Section 12 - Transportation

The road network and transportation system is a foundation of the form that Ellison has taken over the decades. The initial plan of subdivision from about 1910 created what was originally a rural road network that provided access to local farms and ranches. The area developed and those roads now carry more traffic generated from residences than rural acreages. Other roads, building upon that initial road layout, have been added over time.

Highway 97 is located just to the west on the other side of the airport from Ellison. Highway 97 is the major connecting route through the Okanagan leading from Revelstoke and the Trans Canada Highway in the north down to the Coquihalla connector (97C) and finally through the United States in the south. The major routes into and out of Ellison originate with Highway 97. Anticipated continued growth in the Okanagan will increase both local and regional traffic on the highway.



The historic trend in the valley of having far flung uses, single homes on large parcels, neighbourhoods with little housing choice, and limited bike, pedestrian or transit options, has created a reliance on the automobile. For citizens in the Okanagan the result is congestion, pollution, large amounts of land devoted to asphalt and costly infrastructure.

The “local” road system is designed in a hierarchy, i.e. arterials link between communities and are designed as major routes, collectors provide connections between neighbourhoods, and finally local streets provide mobility within a

neighbourhood. Old Vernon Road serves as the major collector road and takes traffic to and from Ellison onto Highway 97. Other local roads such as Anderson, Scotty Creek, Postill Lake, and Spencer Road disperse traffic through the area and onto a finer network of local roads.

Other transportation modes in Ellison include cycling and pedestrian routes. While residents are interested in cycling and walking as alternatives to using cars, the old rural road infrastructure often isn't wide enough to safely accommodate them.

The Kelowna Regional Transit System provides service throughout the Regional District of Central Okanagan and provides connections including Peachland, Westside, Kelowna and Lake Country. The system has one of the highest rates of use within the province and a twenty-year plan for expansion based on increased efficiency. Ellison has a bus service along Old Vernon Road.



Roads in the Regional District are under the jurisdiction of the Province of British Columbia. Although there is a working relationship with the Regional District, the provincial Ministry of Transportation is responsible for road planning and maintenance in the Ellison area. Road improvements to existing roads are largely subject to the availability of provincial funding.

Connections Beyond

Eventual changes in land uses will, in the future, affect the Ellison area. Old Vernon Road, originally constructed to rural standards, is foreseen to eventually connect south to the City of Kelowna and north to the District of Lake Country. The City of Kelowna also anticipates eventual airport related industrial uses between the airport and Old Vernon Road. In the future, there will likely be incremental increases in traffic on Old Vernon Road.

The increasing traffic on rural roads makes utilizing alternative methods of transportation such as cycling and walking difficult. While the community is interested in using such alternatives, local main roads such as Old Vernon Road require upgrading in places to safely provide for them.



Jurisdiction

In a Regional District, the provision and maintenance of public roads (including sidewalks) falls under the jurisdiction of the provincial Ministry of Transportation. Road improvements to existing roads are largely subject to the availability of provincial funding or, required as a result of new development.

The Regional District is a financial partner in provision of transit service, and, with this mode of transportation, has some authority over route selection and the provision of transit facilities.

Another way in and out

Some of the roads in the Ellison area have been sequentially added to over time. The results are some very long cul-de-sacs. Sierra Drive and Farmers Drive, for example, are each cul-de-sacs over 2 kilometers in length. Providing alternative options is important for safety and for emergency access.

The only access onto much of the Ellison hillsides is Postill Lake Road. The current Official Community Plan indicates a possibility of extending Anderson Road north and east of Sunset Ranch to facilitate a second access onto the Ellison hillsides.



The extension of Bulman Road in the Scotty Creek subdivision to connect with Old Vernon Road is another important connection. However, it is subject to the approval of the Agricultural Land Commission.

1. The Objectives

There are important objectives that form a framework for the Regional District policies

- 1.1 Ensure roads are planned as an integrated, cohesive network that is considered as a whole.
- 1.2 Provide a roadway system that ensures movement of goods and people within the Ellison area safely and without undue impact on the safety and function of Highway 97.
- 1.3 Coordinate future land uses and desired development patterns with road planning and the protection of future rights of way. Assess the costs of roads and funding for ongoing maintenance, particularly when considering the long-term incremental impact of development.
- 1.4 Identify, protect routes and support the timely construction of arterial and collector routes that contribute to the safety and functioning of Ellison and neighbouring municipalities.
- 1.5 Encourage multiple modes of transportation (bike routes, pedestrian routes, efficient transit options) and methods of travel that reduce environmental impacts and the inefficient use of roads.

2. The Policies

The specific policies are:

2.1 Roads and Highways

- 2.1.1 Support the protection of future road rights-of-way identified and endorsed by the Ministry of Transportation as set out in the Major Road Network (*Schedule C*) including Old Vernon Road as a major street network connection.
- 2.1.2 Investigate with the City of Kelowna and the District of Lake Country methods of cost contribution or construction of road improvements in Ellison made necessary by the road impact of decisions in those municipalities.
- 2.1.3 Support two additional areas of residential development in the Ellison area in order to provide for additional road connections for the purpose of safety and access. Support the extension of Upper Booth Road to the Ellison hillsides to provide for a good quality second access to those hillsides. Support the extension of Bulman Road to the Scotty Creek subdivision from Old Vernon Road. The Bulman Road extension is an important additional access to a large residential area and is considered important in the community and in Ministry of Transportation road network plans. In both cases residential development should only be that necessary to facilitate road construction.
- 2.1.4 Plan for connecting roads as new neighbourhoods are designed. Creek crossings for public roads on the fish habitat streams Mill Creek, Whelan Creek and Scotty Creek and their tributaries should be by bridge rather than culvert and fill, particularly when situated upstream of drinking water intakes or when crossing these streams where part of a future linear or regional park.
- 2.1.5 Plan for alternative transportation routes (or publicly maintained emergency access) for existing long cul-de-sac roads, or roads that feed back to a single point of access. Prior to the consideration of additional subdivision in the Ellison hillsides ensure that cul de sac lengths, or distances to single points of access are

shortened such that there are optional paths to safety. Increase the safety of the community through road layout.

- 2.1.6 Ensure that one-time incremental road location and road standard decisions are supportive of an overall road system function (incorporating future local, collector, arterial and highway routes) and not detrimental to future decision-making, or the overall road network. Where a decision appears to preclude or inhibit planned road options, the evaluation of the effect upon the overall system must be considered.
- 2.1.7 Discourage the creation of low-density residential lots fronting the Major Road Network and discourage multiple driveways onto the Major Road Network.
- 2.1.8 Coordinate the following with the Major Road Network; designated truck routes, connections to forest service roads, future transit routes and transfer stations, and access to any future industrial lands such as lands near the airport within the City of Kelowna.
- 2.1.9 Consider the effect of additional traffic on Old Vernon Road in terms of the functioning of existing major intersections such as Anderson, Scotty Creek and Spencer Roads. Encourage neighbouring municipalities and the Ministry of Transportation to require a review of the impact of additional traffic load on Old Vernon Road intersections resulting from proposed developments.
- 2.1.10 Develop, in consultation with the Ministry of Transportation road standards for inclusion into the Subdivision and Development Bylaw. Include standards for the provision of public dedicated roads through large bare land strata developments.
- 2.1.11 Consider the transfer of subdivision approving officer authority from the Ministry of Transportation to the Regional District.
- 2.1.12 Consider the transfer of authority in the planning and financing of network roads. Alternatively, the Regional District will examine alternate financial opportunities such as expanded use of the Development Cost Charges or Regional Growth Strategy Implementation Agreements to finance network road planning and improvements.
- 2.1.13 Recognize Highway 97 as a provincially designated “controlled access” highway.
- 2.1.14 Participate in provincial highway transportation planning programs and support the effort of provincial officials to identify and retain locations for future transportation and utility corridors.
- 2.1.15 Review (in consultation with the Ministry of Transportation), road design standards, particularly in hillside development areas where there is value in reducing the width of road excavation, and in agricultural areas where crop growing should be protected from adverse impact.
- 2.1.16 Encourage new roadways designed to avoid disruption and fragmentation of agricultural land when considering rezoning, subdivision or land reserve applications. Where new transportation routes necessarily affect lands designated Agricultural Land Reserve, the Regional District in consultation with Ministry of Transportation and the Agricultural Land Commission will consider alignments or other actions to mitigate impact on agricultural operations.
- 2.1.17 Support signage and reduced speeds where farm traffic crosses public roads.

2.2 Public and Emergency Transport

2.1.17.1.1.1.1 2.2.1 Support transit improvements in accord with the twenty-year plan and continue to support route and schedule designs that focus on town centre express and student services, and continue to provide for a consistent level of service throughout the Central Okanagan region (subject to local levels of financial participation).

2.2.2 Support the integration of School District No. 23 transportation and public transit.

2.2.3 Encourage BC Transit to restore historic levels of financial participation in operating and expanding the Kelowna Regional Transit System.

2.2.4 Support a priority of transit and emergency response over private vehicles and truck traffic when needed due to growing congestion along Highway 97 at peak periods. This is intended to retain system effectiveness in support of public safety.

2.2.5 Examine funding mechanisms and/or zoning “amenity bonus” opportunities to invest in transit support services.

2.3 Bicycle Route

2.3.3 Support the improvement of Old Vernon Road to safely accommodate cyclists and pedestrians. Investigate opportunities with the City of Kelowna and the District of Lake Country to contribute to improvements to transportation options in Ellison made necessary by development decisions in those municipalities.

Section 13– Rural Resources

Forested hillsides surrounding Ellison are generally publicly owned Crown resource lands. Provincial forest, community watersheds, recreation tenures, open grazing, transportation networks, and mineral resource values are managed by provincial resource agencies through consultation with the local community and other resource operators.

The management of these lands is complex and the potential for impact on neighbouring private property, streams and on Okanagan Lake itself is a key consideration in decision-making. Management policies and objectives supported within the provincial Okanagan Shuswap Land and Resource Management Plan include “special management” in the “interface” area between public and private resource lands.

Sustainable development of resources (source water protection, grazing enhancement, timber harvest prescriptions, expanding tourist recreation etc.) is considered a key component of economic development throughout the Central Okanagan. In the administration of Crown Land, there are some circumstances where there are gaps in provincial policy that may affect neighbouring Ellison. For certain lease situations such as rangeland and woodlot tenures, the provincial agencies have mandates to manage for environmental and other larger concerns. In other situations such as aggregate extraction, however, the mandate is narrower and issues that may affect Ellison may not be as well reviewed or regulated. In the case of a sale, Crown Land passes from public control and it is important that there be Official Community Plan policies in place dealing with future land uses.

There is an interrelationship between what happens on Crown Land and its effect on private lands, water supply and the environment in the Regional District. It is important to have clear policies that indicate community goals when the province is considering land uses in the areas neighbouring Ellison.



1. The Objectives

There are important objectives that form a framework for the policies

- 1.1 Encourage access to and opportunity for development of crown resources that contribute provincial revenues in support of community social, health, education and transportation services and that provide future economic opportunities for citizens of the Central Okanagan.
- 1.2 Support crown lands for a wide spectrum of rural resource values. Minimize conflicts and alienation of resources by promoting site-specific design and tenure management prescriptions.
- 1.3 Protect water resources essential to public health and in support of continued growth and development of urban and agricultural communities of the Westside.
- 1.4 Identify lands for future community needs (parkland, future transmission or transportation corridor, public works storage yard/ composting facility etc.) in advance of urban expansion.
- 1.5 Plan for and protect wildlife corridors, habitat of red and blue-listed provincially significant species and ecosystem connectivity in advance of urban expansion or provision of irrigation systems.

2. The Policies

The specific policies are:

- 2.1 Support the development and implementation of the Mission Landscape Unit Water Management Plan including a review and recommendations regarding streamside corridors, groundwater, water storage, and water conservation. The plan is intended to review water supply issues over a comprehensive watershed basis.
- 2.2 Encourage provincial agencies to consider limiting urban development types of activity and human access within designated community watersheds. Additional public roads are not encouraged and should be carefully planned. Management of crown tenures should include provisions to consider water quality, to restore the site to natural condition, and to permit for future increase in the level of water reservoirs (allowing storage of volumes currently licensed, but not yet stored and volumes desired for maintaining flows for fish).
- 2.3 Monitor for incremental impacts on the basis of drainage basins.
- 2.4 Require rezoning approval for urban or intensive recreation uses on Crown Land to allow for appropriate local opportunity to review impact, services, and other evaluations. Land uses requiring a rezoning include those with impacts such as, but not limited to, public services, parking, sewage and waste disposal, environmental impact, and community water. Examples of such uses are lodges, residences and commercial facilities. A rezoning bylaw application undergoes a process of review. Upon evaluation, a rezoning bylaw may or may not be approved by the Regional Board.
- 2.5 Develop a zone for “vacation cabins” on Crown Land or hinterland areas in order to reflect their remote nature and limited infrastructure. Replace the current zoning with this new zone.

- 2.6 Protect the viability of aggregate, mineral, energy and timber resources for future development by maintaining routes of access, by supporting development that is conducted in accord with Best Management Practices.
- 2.7 Ensure that community groups and individuals seeking to establish trails or recreation facilities within rural resource lands apply for crown tenure, consult with resource managers, and design for compatibility with varied resource development activities.
- 2.8 Support the participation by Okanagan First Nation communities in the management and development of crown resources.
- 2.9 Where applicable as indicated in the development permit section of this Official Community Plan, apply development permit area guidelines in responding to referrals from crown resource agencies.
- 2.10 Work with Land and Water BC and relevant agencies to develop a plan for the “interface” (ie: crown owned lands within the OCP boundary) which identifies and protects provincially significant habitat and rare biological and physical features, which identifies where and how fire hazard reduction should occur, and which identifies lands that will be made available in future to provide for the services of the community (including utility and road corridors) and economic needs (such as aggregate and timber harvest).
- 2.11 Where subdivision, long term lease, or transfer of tenure to private ownership is proposed in the rural resource area, the Regional District will encourage the establishment of boundaries that are defined by natural terrain features.
- 2.12 In subdivisions within or adjacent to “Rural Resource areas (including provincial parks and recreation reserves), provide for routes of forest road access, backcountry trail parking areas and controlled access facilities (gates, signage etc.) where such access does not conflict with resource tenures such as water reservoirs and timber harvesting.

Section 14 – Agriculture and Rural Lands

Agricultural land is a major influence on the physical layout of the community and the rural character it creates is important to residents in Ellison. In the Regional District, the total farm capital value in 2001 was \$829.5 million with sales of \$74.9 million and wages (to non family members) of \$15.7 million.

Much of the agricultural land in the Okanagan is within the Agricultural Land Reserve (ALR) of the Province of BC. Land in the ALR cannot be used for non-agricultural purposes or subdivided without the permission of the provincial Agricultural Land Commission. Based upon Agricultural Land Commission mapping for 2004, there are about 2,375 hectares (or 5870 acres) of land in the Ellison Official Community Plan area located in the Agricultural Land Reserve.



Major agricultural uses in Ellison currently include tree fruit production, grape production, forage production, horticultural plant nurseries, and pasture. Secondary agricultural industries are an important part of farm income and contribute to employment and the overall agricultural industry. While not necessarily represented in the Ellison area, secondary agricultural industries in the Okanagan include fruit packing, wineries, wholesaling and retailing of horticultural plants and related gardening items, tourist tours, and product sales.

Rural lands not located in the Agricultural Land Reserve are generally located on the hillsides between the agricultural land and provincial Crown Land. For the most part this area has been retained in its natural state or pastoral use and there are significant environmental features. There is very limited infrastructure and servicing. These rural hillside locations are visually prominent and overlook Ellison and the valley.



Making a living as a farmer

Farming is an industry, and farmers individually must be resourceful and creative much as in any other business. More often this is starting to involve secondary farming activities such as produce stands, wineries, secondary processing, retail sales of items produced on the farm or from off the farm, and agri-tourism. Farmers are looking for new ways to expand the income derived from their land.



A broad contribution to the community

Individual farms need to be able to flourish but it is important to recognize that those farms are not only part of the agricultural industry in the Okanagan valley but also are major players in the community in other ways. Agricultural land is a large part of the land base and an important influence on the form of towns as well as a strong visual image in people's minds. Tourism has also benefited from the pleasant rural landscape, agricultural land uses, and the resulting activities and festivals.

The urban interface

There are a lot of land uses competing for the limited land in the valley bottom. Agricultural land is gradually being surrounded by urban land uses. Agricultural uses can be noisy, may involve the use of chemicals, puts slow vehicles on the road and may impact water or air quality. Yet from an agricultural perspective,

neighbouring urban uses may interfere with normal agricultural practices, have unfair expectations that a farm be a neighbourhood amenity, and there may be trespass and crop damage. The accumulated impacts may create an economic cost to the farmer. The successful management of potential conflict can help create a positive and cooperative relationship between various land uses.

The community as a whole, both agricultural and urban, often work together to the benefit of all. Community partnership initiatives such as the Sterile Insect Release Program, Okanagan Winery route marketing and water conservation during drought years are typical of the cooperation and integration between the urban and agricultural sectors of Ellison.



Road access through the ALR

There have been development decisions in the past that have created long cul-de-sacs and have led to the need for the development of second road accesses in the interests of emergency access and safety. In order to solve current access issues, exclusions from the agricultural land reserve in strategic locations may be supported.

The future of rural areas

There is a significant part of Ellison that is rural in nature with limited servicing. Questions arise about the potential of rural

areas for residential development. Given the size of the rural area of Ellison, future urban development would have a significant impact. Important considerations include the need for efficient and sequential growth in the Regional District as a whole, significant infrastructure and servicing improvements, significant environmental and visual impacts. While a review of those factors does not indicate an immediate need for residential growth in the Ellison hillsides the future must be considered in current policies such as ensuring roads and lot sizes do not

preclude the opportunity for orderly and efficient changes in future land use.



1. 1. The Objectives

There are important objectives that form a framework for the policies:

- 1.1 Support agriculture as an economic industry. Agriculture is recognized as an important basis for the economic stability and development in the Ellison area.
- 1.2 Support the preservation of the agricultural land base.
- 1.3 Support some land for exclusion from the Agricultural Land Reserve to allow for limited development to facilitate the community interest of providing for additional road accesses by extending Bulman Road from Scotty Creek subdivision to Old Vernon Road, and; a good quality extension of Upper Booth Road from Sunset Ranch to the Ellison hillsides.
- 1.4 Support consultation with the Agricultural Land Commission regarding the use of ALR land for community land use needs, as defined in the ALC Act.
- 1.5 Support the development, improvement, and expansion of agricultural activities.
- 1.6 Ensure that neighbouring urban land uses minimize negative impacts at the interface with agricultural land.
- 1.7 Support secondary activities that contribute to farming income (farmers markets, agri-tourism, secondary processing, etc.).
- 1.8 Support only limited rural residential development for rural lands not in the ALR that have limited servicing.
- 1.9 Ensure adequate planning, services and infrastructure for any future land use or density changes and consider their long-term consequences for future land use decisions.

2. The Policies

The specific policies are:

Agricultural Lands in the Agricultural Land Reserve

- 2.1 Support the “Agricultural Plan” contained in *Appendix C-1*. The purpose of a regional agricultural plan is to identify regional, provincial and federal management tools; outline management options; address farm viability issues arising from unrealized resource (land and industry) potential; diversification opportunities; urbanization conflicts; and competition for agricultural land. The intention of the plan is to determine actions and policies within the mandate of a Regional District that are supportive of agriculture.
- 2.2 Continue to support an Agricultural Advisory Committee to consider and provide input to the Regional Board on the agricultural aspect of land use issues. Investigate expanding the role of the Committee to include advocacy and awareness on behalf of the agricultural community.
- 2.3 Support the minimum lot sizes in the ALR as determined by the Agricultural Land Commission.
- 2.4 Support secondary activities that contribute to farming income (farmers markets, agri-tourism, secondary processing, etc.).
- 2.5 Support farming as individual businesses as well as an industry through opportunities such as supporting education, coordinating information on government programs, and business support.
- 2.6 Reduce the negative effects at the agriculture/urban interface. This will involve reviewing measures such as buffering requirements, reducing urban densities next to farms, developing setbacks, considering neighbouring farm practices when reviewing applications for land use, encouraging responsible farm practices, requiring a restrictive covenant for land adjacent to the ALR at the time of property development etc.
- 2.7 Evaluate and consider the effect of any altered drainage patterns on down slope agricultural areas in development proposals.
- 2.8 Discourage the planting of trees that may harbour diseases and insects that affect commercial agricultural operations such as codling moth (using methods such as development permit requirements) on non-agricultural land. Incentive methods that encourage the removal of “host” trees or the removal of fruit on such trees are supported.
- 2.9 Support the Agricultural Land Commission Landscape Buffer Specifications for urban and residential uses next to the ALR.
- 2.10 Support the Agricultural Land Commission in maintaining the integrity of suitable agricultural land.
- 2.11 Support the retention of large continuous blocks of agricultural land and discourage fragmentation.
- 2.12 Consider support for applications for exemption or exclusion from the ALR where the land is of very poor agricultural quality and where potential non-farm uses will not negatively affect agricultural use of the adjoining ALR land in the long term. The final decision for exemption or exclusion from the ALR rests with the Agricultural Land Commission.

Typically, an application will involve including a professional evaluation of agricultural capability, and potential impact of non-farm uses on adjoining or nearby ALR land, and farm operations.

- 2.13 Consider support for applications to subdivide within the ALR (subject to the approval of the Agricultural Land Commission) where the subdivision enhances or does not diminish agricultural viability.
- 2.14 Support applications for home site severances as defined by Agricultural Land Commission Homesite Severance Policy and Regional Board policy.
- 2.15 Consider applications to the Agricultural Land Commission for public use requirements such as school or parks where warranted by investigation, review of alternatives, and study of agricultural impact.
- 2.16 Discourage the proliferation of non-farm residential development or use. Accessory homes shall be limited to legitimate use by caretaker or farm help.
- 2.17 Support some land for exclusion from the ALR and some development north of Sunset Ranch (buffered from land remaining in the ALR) in order to allow for the connection of Upper Booth road to the Ellison hillsides to provide a second access constructed to good road standards that improve access. Exclusion of land from the ALR will be limited only to that necessary to facilitate construction. Provision of good quality access may be explored through other alternative opportunities if possible.
- 2.18 Support the extension of Bulman Road to Old Vernon Road to provide an additional access to the Scotty Creek subdivision. Undertake discussions regarding options and possibilities for achieving that access with the Agricultural Land Commission.
- 2.19 Require an Official Community Plan amendment to a designation other than “Agricultural” if land is excluded from the ALR in order for further development to occur.
- 2.20 Require land approved for non-farm uses by the Agricultural Land Commission to be rezoned in accordance with Zoning Bylaw #871. Such land uses are not considered approved by the Regional District until rezoned appropriately.
- 2.21 Consider land included into the ALR in accordance with the “Agricultural” designation policies in this OCP.

Rural Lands

- 2.22 Support a minimum lot size of 4 hectares in the Ellison hillside neighbourhood in keeping with the limited infrastructure, limited servicing, objectives of Ellison as a rural area, and the limited information and review in the area to date.
- 2.23 Within the Ellison Hillside Neighbourhood Plan Area a minimum of 2 hectares may be supported subject to the completion of a Neighbourhood Plan that addresses;
 - Guidelines for rural residential subdivision including panhandles and access,
 - The provision of a community water system with ensured adequate water supply in consideration of water availability and allocation commitments,
 - The number of lots, approximate lot location, lot access, and adequate buildable sites on each lot,
 - Major road locations including connections to existing major roads, drainage and flooding and stormwater issues, access to provincial Crown Lands

- Cuts and fills that may affect views due to any required site modifications such as (but not limited to) road construction and infrastructure construction,
- Major offsite potential road linkages south to Kelowna and north to the District of Lake Country to ensure support for long term future road needs on the east side of Lake Okanagan,
- Pedestrian and bicycle route evaluation and planning,
- An assessment of parks needs and the location of future parks, trails and linear corridors,
- An evaluation of the facilities and services required as a result of development including schools, fire protection, road upgrading, and an identification of how and when improvements would be provided,
- A full environmental review and assessment including consideration of the aquatic ecosystem and sensitive terrestrial ecosystem development permit requirements. This may include updating of the development permit areas based upon site specific information,
- Consideration of replacing the rural hillside development permit requirements with more development oriented hillside development permit requirements such as those on the west side of Lake Okanagan,
- Septic soil capability mapping.

The Terms of Reference for this neighbourhood plan will contain additional requirements reflecting other policies in this Official Community Plan such as (but not limited to) wildfire hazard evaluation and geotechnical hazard evaluation. The Terms of Reference are to be established by Regional District staff and endorsed by the Regional Board prior to commencement.

2.24 Support the development of the Ellison Hillside Neighbourhood Plan as a planning undertaking within the budget of the Planning Services Department under the direction of the Planning Services Department.

Section 15 – Economic Development

Economic activity is an important foundation for any community. Employment and the provision of services and necessities are part of the essential fabric that supports residents and their quality of life in the Okanagan. Other than home based businesses, one neighbourhood store, the two golf courses, and agriculture, working people living in the Ellison area are largely employed elsewhere. While employment opportunities in Ellison are limited, the provision of employment in the valley as a whole is important in sustaining a healthy community.



As the population increases in the Okanagan there is a need for a corresponding increase in employment in order to have a complete and diverse community in the future.

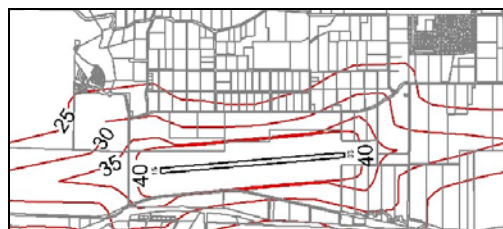
The central Okanagan area is considered to be the largest trading centre between greater Vancouver and Alberta. A recent BC Statistics report noted that Kelowna's economy is more diversified (with more manufacturing, business services and wholesale trade) than most cities of similar size in the Interior of BC. There have been several years of steady growth.

There is one local convenience store located at the corner of Spencer Road and Old Vernon Road. While there are some neighbouring industrial land uses in the City of Kelowna located off of Old Vernon Road, there are no industrial land uses or large employers within the boundaries of the Ellison Official Community Plan. Much of the land between the Airport and the Ellison area is either owned by or within the planning jurisdiction of the City of Kelowna. The interim uses include agriculture and playfields. There may be some consideration by the City of Kelowna for airport related industrial uses in the future.

The Airport

The airport is an important employer in the area and is also visually significant and can generate considerable noise. There is a mapped circumference around the airport showing the noise contours in decibels generated by airplanes landing and taking off. To minimize any potential conflicts, the City of Kelowna in support of Federal aviation authorities recommends that additional residential development not be located within the 25-decibel contour.

There is an opportunity to consider some long-term airport related industrial uses in Ellison, west of Old Vernon Rd., next to the airport in conjunction with the long-term policies of Kelowna.



Aggregate

Aggregate (sand and gravel) is a valuable resource for the construction industry and directly relates to the cost of housing. Gravel extraction can, however, have an impact upon neighbouring uses. The provincial Ministry of Energy and Mines determines the conditions under which to grant an extraction permit. The Regional

District, through development permits, will ensure that aggregate extraction proposals reflect the environmental goals of the community.

Employment

The largest employers in the Central Okanagan Regional District are:

- Government agencies and service providers such as the School District, local governments, Kelowna hospital and long term care hospitals,
- The University of British Columbia and Okanagan College
- Large retail chains.
- Businesses such as Tolko Forest Products, Kelowna Flight Craft, and Sun Rype Products.



According to Statistics Canada there were 48,900 people employed in the Regional District of Central Okanagan in 1990. Ten years later in 2000 that number had risen to 71,900, and, by 2004 there were 82,600 people employed within the Regional District.

It should be recognized that large employers are currently not the norm. Over 80% of businesses in the Regional District employ 20 people or fewer.

Self Employment

Self-employment in the Regional District as a proportion of the total labour force has increased from 8.8% in 1981 to 16.8% in 1996. In 1996 14.9% of the BC labour force and 12.6% of the Canadian labour force was self-employed.

A home-based business provides an opportunity for employment and contributes to the economy of the Okanagan. Zoning Bylaw regulations need to balance the opportunities of allowing home based businesses with the expectations of the qualities of a residential neighbourhood or rural acreage.

Taking a Leadership Role

The Economic Development Commission for the Regional District of Central Okanagan is a 24 member volunteer group committed to the facilitation and encouragement of a healthy and dynamic economic community. The Board represents a cross section from our business community along with appointed representatives from local government and associations.

The EDC has a Strategic Plan as well as several subcommittees in support of specific strategies such as the Business Visitation Program, the Business Advisory Program, the Okanagan Film Commission and the Business Recruitment Team.

Ellison as a rural area

The Ellison Official Community Plan indicates that Ellison will remain a largely rural area and not a focus of commercial or industrial activity. It is anticipated that the surrounding municipalities will continue to be the major focus of commercial and industrial development.

1.

1. The Objectives

There are important objectives that form a framework for the policies:

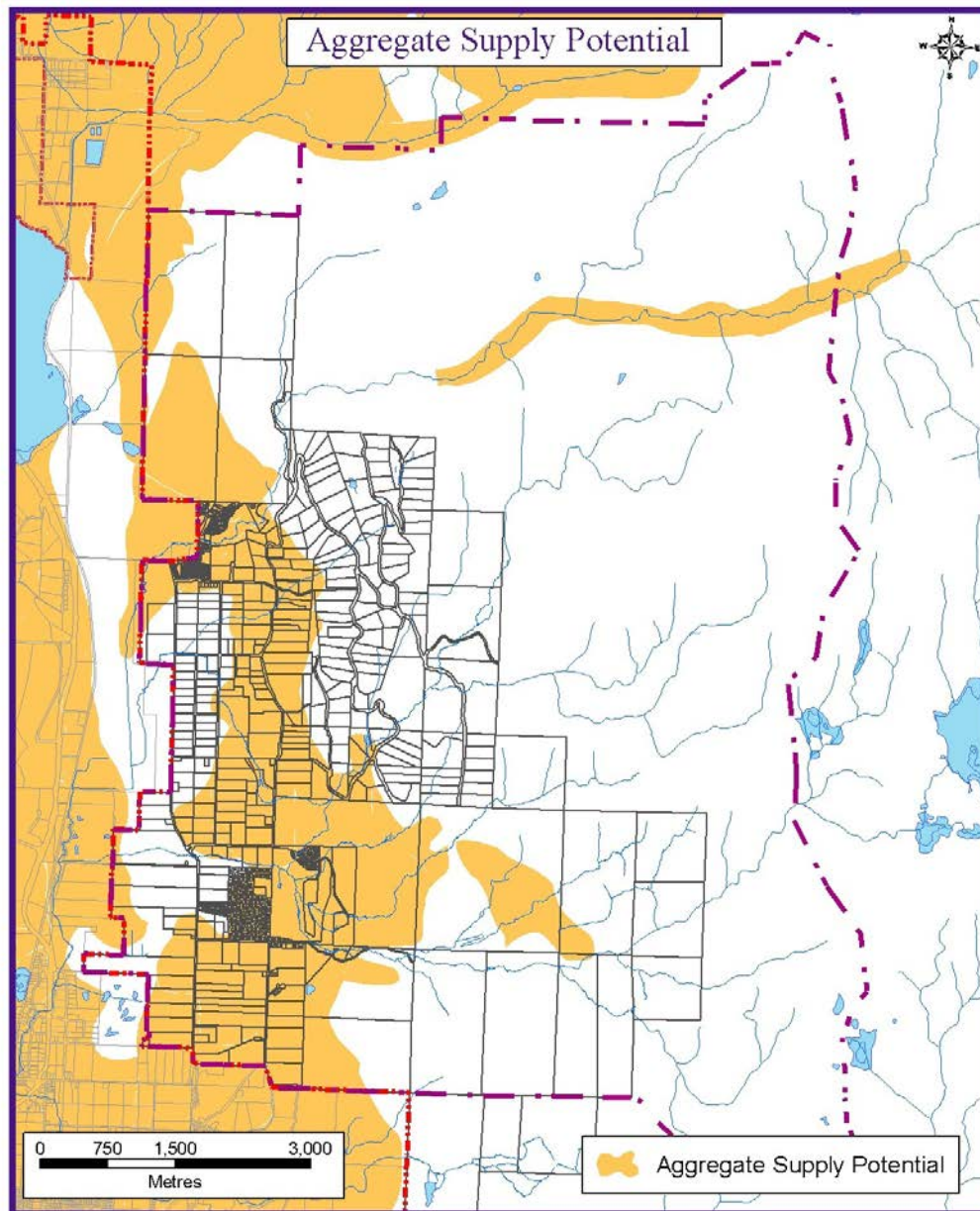
- 1.1 Support neighbouring municipalities and the Regional Growth Management Plan in their policies to create municipal town and village centres that are vibrant, viable, people friendly, visually pleasing, and attractive. These urban centres will be the focus of employment opportunities and the focus of commercial and industrial activity.
- 1.2 Support home based businesses as an important employment opportunity in a way that does not conflict with the predominant residential or rural land uses.
- 1.3 Support Ellison as a largely rural and residential area with very limited commercial and industrial development.
- 1.4 Proactively support the economic health of the region.
- 1.5 Work together with First Nations and surrounding local governments toward a comprehensive approach for economic development of the Regional District.

2. The Policies

The specific policies are:

- 2.1 Support the small neighbourhood commercial centre at Spencer and Old Vernon Road. Additional commercial uses may not be supported in Ellison unless they provide a needed local service and there is strong public support.
- 2.2 Support a proactive leadership role for the Regional District in economic development.
- 2.3 Review home occupation guidelines to provide for employment and economic opportunity in consideration of the character and residential use of residential and rural areas.
- 2.4 Encourage the City of Kelowna to require the reduction of any negative effects future airport related industrial activity may have such as, but not limited to, the use of measures like buffering and setback requirements with residences and agriculture, encouraging responsible industrial practices, protection of significant environmental areas, requiring support for a variety of transportation options and assessing impacts upon roads in Ellison.
- 2.5 Support the Strategic Plan of the Economic Development Commission and its three key objectives of business retention, business attraction, and business facilitation.
- 2.6 Investigate the development of a Memorandum of Understanding with the Okanagan Indian Band and the Regional District encouraging a common approach to economic development, the sharing of relevant information, and clarification and pursuit of common interests.
- 2.7 Review Regional District policies and procedures with regard to provincial liquor licenses in consideration of changes in provincial regulations.
- 2.8 Encourage the provincial government provide permits for aggregate extraction only in accordance with provincial best management practices, a detailed environmental review and neighbourhood impact review.
- 2.9 Consider, in the long-term, some airport related industrial uses in Ellison, west of Old Vernon Road, next to the airport in conjunction with the long-term policies and decisions of the City of Kelowna.

FIGURE 15.1 AGGREGATE SUPPLY POTENTIAL



Reference: Regional District Aggregate Supply and Demand Study, June 2000. This map is an inventory only. Gravel extraction applications are not limited to supply potential areas shown on this map.

Section 16 – Housing and Future Settlement

Growth in the Ellison area occurs with the consideration of various objectives both within the Ellison area and in context with the region as a whole.

The Regional District and its member municipalities have jointly approved a Growth Management Strategy that supports orderly, efficient and sustainable growth. As well, the Ellison area is intricately tied to adjoining jurisdictions that have their own policies for future land uses. The neighbouring jurisdictions have plans for focused growth in specific areas and do not consider Ellison as an area immediately required to accommodate upcoming growth demands.



There are many residential land use decisions stemming from old Land Use Contracts of the late 1970's and early 1980's. In fact most of the decisions for the location of residential land uses were made in that era. The quality of infrastructure and development varies greatly. As well the location of the agricultural land reserve isolates the pockets of residential development.

In Ellison, land use decisions in the past have resulted in urban land uses that are side by side with rural and agricultural land uses. Good design that uses methods such as fences, landscaping, and setbacks can help those land uses coexist.

1. The Objectives

There are important objectives that form a framework for the policies

- 1.1 Ensure that existing infrastructure and servicing problems are solved;
- 1.2 Ensure that development is sustainable and not costly to maintain and support;
- 1.3 Ensure that urban sprawl of fragmented, under serviced development is avoided;
- 1.4 Ensure that the policies of neighbouring local governments to concentrate growth in their serviced, sustainable urban centres are considered;
- 1.5 Ensure that any proposed development fully provides the services it will require and that costs and difficulties not be passed on to the community or to future property owners.
- 1.6 Urban residential land uses will be focused in already existing zoned areas in Ellison except for two small areas of residential growth in order to facilitate needed secondary accesses to existing areas.
- 1.7 Encourage the planning of new neighbourhoods and design of community infrastructure in advance of individual or site-specific official community plan, zoning amendment and subdivision applications.
- 1.8 Support good quality in architecture, landscaping and urban design.
- 1.9 Support the preservation of buildings and features that have significant heritage values.

2. The Policies

The specific policies are:

- 2.1 Encourage the reduction of conflict between land uses. Consider utilizing design guidelines, zoning bylaws and other regulations to incorporate buffering requirements, setbacks, landscaping or other methods. Buffering next to land in the ALR shall take place on the non-agricultural land and shall conform to the *Landscape Buffer Specifications* of the BC Agricultural Land Commission.
- 2.2 Encourage any changes to land use proposed in areas covered by a Land Use Contract to be reviewed as a rezoning bylaw under Zoning Bylaw No. 871 rather than a Land Use Contract amendment. This is especially important where the existing Land Use Contract is difficult to interpret, or, the proposed change is more than a very minor amendment, or, where it is important to ensure that current standards and requirements apply to the proposal.
- 2.3 Ensure and support the evaluation of needs and determination of requirements to ensure long-term sustainability. The policies of this Official Community Plan are premised on the objective of limited future urban growth designations. Should urban subdivision be considered beyond the policies in the initial adopted version of this Official Community Plan there will be a review of policies to ensure the needs of urban uses and a more urban community are met. Such an update of the policies of the Ellison OCP will include but is not limited to;
 - Requirements and conditions for neighbourhood plans in advance of development,
 - Updated review of public park and trail needs,

- Review of environmental protection and related development permits,
- Replacement of rural hillside development permit requirements with hillside development permit requirements typical for the west side of Lake Okanagan,
- Road planning,
- Servicing,
- Infrastructure,
- Visual impact,
- Offsite impacts including neighbouring local areas
- Offsite impacts and needs of neighbouring municipalities.

2.4 Endeavor to protect open space through park dedication as an important means of protecting open space in perpetuity for its conservation values. Strive to achieve a minimum of 10% of the settlement land base as dedicated parkland.

2.5 Support the exclusion from the ALR and the subsequent residential development of some land in order to facilitate the extension of Upper Booth Road north and east up into the Ellison hillsides, and in order to facilitate the extension of Bulman Road to Old Vernon Road. The amount of land excluded from the ALR and the amount of development permitted are to correspond to the amount necessary to facilitate road construction. Given the limited road building authority of the Regional District, some residential development is recognized as being necessary to facilitate the construction of these two roads to provide needed additional access to already developed areas.

2.6 Land in the Noise Exposure Forecast 25 zone of the Kelowna Airport shall not be considered for additional residential development. One exception is the residential development necessary to facilitate the construction of the extension of Bulman Road to Old Vernon Road.

2.7 Require a restrictive covenant for residential construction located within the Noise Exposure Forecast 25 zone of the Kelowna Airport indicating potential for aircraft noise impact and requiring soundproofing measures be incorporated in construction.

2.8 Support a range of residential types and densities in order to accommodate different socio-economic groups, age groups, and lifestyles.

2.9 Support the provision of indoor and outdoor amenity spaces in multiple housing residential areas for private use to create a more people-friendly built environment, and to foster increased livability, visual experience and neighbourliness.

2.10 Require an evaluation of historic and archeological values for a site proposed for development where there is some documentation or evidence of occupation. The development should address potential impacts to archaeological sites protected under the Heritage Conservation Act of BC. (The Act protects both known and unrecorded sites.)

Bylaw
1124-01

- 2.11 Support the preservation of buildings and features that have significant heritage values. Heritage sites are encouraged to be altered or developed in a manner that retains their heritage features. Although not a total inventory of important heritage sites, the following are some sites inventoried in the 1995 Regional District Environmentally Sensitive Area Management Plan.

For information purposes only. Most of the following are on private property and trespass is not authorized.	
Ellison Primary School	Lot 1, Plan 11862
Bulman Ranch House	Lot 27, Plan 21785
Tobacco Barn and House	Lot 2, Plan 3497
Conroy House	Lot A, Plan 38194
Geen house and Packing House	Lot 1, Plan 2963

- 2.12 Consider the requirements contained in neighbourhood plans in the relevant Appendix of this OCP and ensure compliance in development approval applications within the neighbourhood plan area.
- 2.13 Generally consider the results of the relevant neighbourhood plans and related Regional Board resolutions during the development approval processes for individual development applications such as rezonings, development permits, and subdivisions.
- 2.14 The following summarizes the neighbourhood plan(s) that have been completed and supported as Appendices. The summaries are intended for general information only and the Appendices should be referred to for development requirements. The content of the Appendix takes precedent over the summary.

2.1.1 Sunset Ranch Neighbourhood Plan (Refer to Appendix B-1)

This neighbourhood lies to the east of the Scotty Creek subdivision and incorporates a golf course private recreational facility and residential housing. The plan allows for a comprehensively planned community of a maximum of 450 units. Of the total 99.24 hectares (245 acre) plan area about 23 hectares (57 acres) are indicated for residential development. The housing forms permitted are mainly single family residential with some opportunity for duplexes or side-by-side townhouses. The residential units are allocated to development nodes shown on an illustrative concept plan. Public park will be provided as outlined in the Neighbourhood Plan.

2.15 Require a consideration of the following neighbourhood plan requirements in any proposed update to the Sunset Ranch Neighbourhood Plan; the location, appearance and density of development, golf course location and planning, environmental sensitive ecosystems and environmental impact, infrastructure, services, roads, walkways, parks, development permits, the plan review process and public process. The Terms of Reference are to be established by Regional District staff and endorsed by the Regional Board prior to the commencement of any update of the neighbourhood plan.

Section 17 - Temporary Commercial and Industrial Use Permits

Temporary commercial or industrial use permits may be considered by the Regional Board to allow specific land uses to occur for a short period of time. The permit can contain very detailed requirements such as indicating the buildings that can be used, the time frame of the permit, and other conditions.

Such permits are provided at the discretion of the Regional Board and are only in effect for a limited period of time. They are not a substitute for a rezoning in accordance with the Zoning Bylaw of the Regional District.

1. The Objectives

There are important objectives that form a framework for the policies

- 1.1 Allow opportunity for the consideration of the issuance of a temporary commercial or industrial permit in order to permit a temporary use to continue while a more suitable location for the use is determined or a rezoning application is completed.
- 1.2 Allow opportunity for the consideration of interim activities such as gravel extraction prior to development.
- 1.3 Ensure that temporary permits are not considered a substitute for a rezoning application.

2. The Policies

The specific policies are:

- 2.1 Consider the issuance of temporary commercial and industrial use permits based upon the following general conditions;
 - 2.1.1 The use must be clearly temporary or seasonal in nature,
 - 2.1.2 The temporary use should not create an unacceptable level of negative impact on surrounding permanent uses,
 - 2.1.3 In the case of the discovery of a use already underway that does not conform with Zoning Bylaw No. 871, there is either an undertaking to initiate a rezoning application under Zoning Bylaw No. 871, or, an outline provided of when and how the temporary use in that location will be concluded.
- 2.2 Consider applying conditions in the temporary permit such as, but not limited to; the buildings to be used, the area of use, the hours of use, appearance, site rehabilitation, and the holding of a security by the Regional District to ensure compliance.
- 2.3 The issuance of temporary commercial and industrial permits can be considered in all Official Community Plan designations.

Section 18 – Development Permits

There are specific community goals for issues such as the appearance, form and character of certain types of land uses; respect for the environment; and dealing with potential hazards such as wildfire. It is important that these goals are considered when certain types of development or buildings are proposed. Development permits are one of the key methods made available to the Regional District through the provincial Local Government Act to accomplish this evaluation.

Each development permit has specific objectives and guidelines that have been developed to achieve certain community goals. The location and circumstances where the objectives and guidelines for each development permit apply is indicated in the Official Community Plan in text and maps. When a proposal is located in those areas and fits those circumstances, applications for development permits are required so that the proposal can be evaluated.

There are several types of development permits that achieve a variety of different community goals. A certain proposal may be required to consider just one set of guidelines, or several sets of guidelines, depending upon the type of proposal being made and its location.



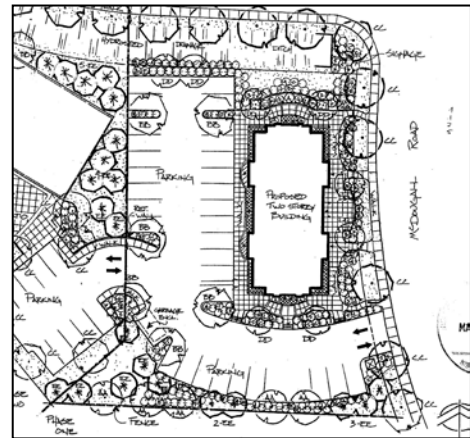
1. General Development Permit Policies

- 1.1 Development within designated Development Permit Areas will be reviewed by the Regional District in consideration of the objectives and guidelines identified in this Section. Conditions or restrictions may be imposed on the development accordingly.
- 1.2 In accordance with the Local Government Act of the Province of BC, the Regional District will require funding to ensure the completion of landscaping, environmental rehabilitation, or other conditions for which security may be held.
- 1.3 Development Permit Areas are designated and Development Permits are required in accordance with the following Sections 2 through 8.
- 1.4 Review and revise development permit types and locations should future comprehensive urban subdivision and residential development be considered for the Ellison area in addition to the policies and land use designations currently in this Official Community Plan. The development permit types and guidelines of this Official Community Plan are premised on the objective of limited future urban growth designations. An update of the development permit section should include consideration for the inclusion of complete and detailed hillside development guidelines, revised multiple unit housing guidelines, and revised environmental guidelines.

2. **Commercial Development Permit Area**

- 2.1 The Commercial Development Permit Area is designated in accordance with the Local Government Act for purpose of establishing objectives for the form and character of commercial development. All land uses require an approved Development Permit.

Rationale: The form, character, appearance and landscaping of commercial properties is an important part of what makes a place attractive and livable. The neighbourhood commercial property in Ellison is in a highly visible location. The design of a commercial development deals with the creation of an attractive development that fits and contributes to the fabric of an area and neighbourhood.



- 2.2 Commercial Development Permit Areas include all areas of land that are designated in Zoning Bylaw #871 of the Regional District of Central Okanagan as one of the following zones; Town Centre Commercial (C1), Neighbourhood Commercial (C2), Gasoline Service station (C3), Service Commercial (C4), Campground, Cabin and Motel Commercial (C5), Recreation Commercial (C6), Tourist and Resort Commercial (C7),
- 2.3 A Development Permit must be approved before construction of, addition to or alteration of a building or structure, except, a Development Permit is not required where;
- 2.3.1 Changes to a building or structure are internal alterations that do not affect the exterior of a building, the repair or replacement of roofing, or, signs that comply with the RDCO sign bylaw.
- 2.3.2 The construction, alterations or additions to the total square footage of all building(s) are:
- 2.3.2.1 Additions up to 200 square meters in areas where the addition results in less than a 10% increase in floor area,
- 2.3.2.2 Minor external alterations that do not alter or affect parking requirements, required landscaping, access to the site, or the building footprint or have any significant impact on the character of the building,
- 2.3.2.3 The construction or alterations in accessory buildings or structures are not in excess of 40 square meters where the total floor area is no more than 10% of the main building, and, provided parking requirements, required landscaping, required environmental measures, access to the site, and the character of the site are not affected.

2.4 Development Permits issued in this area will be in accordance with the following objectives and guidelines:

2.4.1 Landscape Development Permit Design Guidelines (*Appendix A-1*)

2.4.2 Commercial and Industrial Development Permit Design Guidelines (*Appendix A-2*)

2.4.3 Fencing and Street Interface Development Permit Design Guidelines (*Appendix A-3*)

3. Multiple Unit and Intensive Residential

3.1 The Multiple Unit and Intensive Residential Development Permit Area is designated in accordance with the Local Government Act for purpose of establishing objectives for the form and character of intensive residential and multi-family residential development. All multiple family and intensive residential development (excluding duplexes on fee simple parcels) requires an approved Development Permit.

Multiple units and intensive residential housing is not a prevalent form of housing in Ellison. There are some areas, most notably Sunset Ranch, which do allow for the option.



One of the most important factors in a community is the livability of the area; a pleasant environment that respects the neighbourhood and has a detailed, human scale in its design. In its character, form, and landscaping, multiple unit and intensive residential housing needs to respond to and improve the neighbourhood environment and incorporate the principles of good urban design.

3.2 Multiple Unit and Intensive Residential Development Permit Areas include areas of land that are designated in Zoning Bylaw No. 871 of the Regional District of Central Okanagan as one of the following zones:

- Multiple Unit Residential CD-1 (B) for triplex, fourplex, and townhome housing
- Multiple Unit Residential CD-1 (C) for triplex, fourplex, and townhome housing
- Compact Housing (RC1)
- Manufactured Home Park (RMP)
- Multiple Housing Low Density (R3A)

- Multiple Housing Medium Density (R3B)
- Town Centre Multiple Housing (R3C)
- Comprehensive Development CD (1)

3.3 A Development Permit must be approved before construction of, addition to or alteration of a building or structure, except, a Development Permit is not required where:

3.3.1 Changes to a building or structure are internal alterations that do not affect the exterior of a building, the repair or replacement of roofing, or, signs that comply with the RDCO sign bylaw.

3.3.2 The construction, alterations or additions to the total square footage of building(s) on the property are:

3.3.2.1 Additions up to 200 square meters in areas where the addition results in less than a 10% increase in floor area.

3.3.2.2 Minor external alterations that do not alter or affect parking requirements, required landscaping, access to the site, or the building footprint or have any significant impact on the character of the building.

3.3.2.3 The construction or alterations in accessory buildings or structures are not in excess of 40 square meters where the total floor area is no more than 10% of the main building, and, provided parking requirements, required landscaping, required environmental measures, access to the site, and the character of the site are not affected.

3.3.3 The construction of, addition to, or alteration of a building or structure takes place on Lot C, Section 12, Township 23, ODYD, Plan 23162.

Bylaw No.
1124-05

3.4 Development Permits issued in this area for all properties except those zoned RC-1 and RMP will be in accordance with the following objectives and guidelines:

3.4.1 Multiple Unit Residential Building Development Permit Guidelines (*Appendix A-4*)

3.4.2 Landscape Development Permit Design Guidelines (*Appendix A-1*)

3.4.3 Fencing and Street Interface Development Permit Design Guidelines (*Appendix A-3*)

3.5 Development Permits issued in this area for properties zoned RC-1 and RMP will be in accordance with the following objectives and guidelines:

3.5.1 Landscape Development Permit Design Guidelines (*Appendix A-1*)

3.5.2 Fencing and Street Interface Development Permit Design Guidelines (*Appendix A-3*)

4. **Aquatic Ecosystem Development Permit Area**

- 4.1 The Aquatic Ecosystem Development Permit Area is designated in accordance with the Local Government Act for purpose of protection of the natural environment, its ecosystems and biological diversity and, protection of development from hazardous conditions.

Aquatic ecosystem development permits are for the protection of watercourses such as streams, ponds, and wetlands and the critical habitat and biodiversity in their riparian areas. Such ecosystems are important not only in their own right but form a backbone of corridors between ecosystems that create a healthy diversity and better support the needs of a variety of species. These connections avoid the creation of isolated “islands” and increase ecosystem sustainability for the future.



Aquatic ecosystems are protected not only because of their great importance to the ecology of the Okanagan but also because legislation of the Province of BC (the *Fish Protection Act*, the *Riparian Area Regulation*, and the *Water Act*) and Federal legislation (such as the *Fisheries Act*) all require that the Regional District ensure the protection of the aquatic ecosystem.

The *Trepanier Water Management Plan* completed in 2004 covered 5 major watersheds in the Okanagan. The report concludes that climate change will reduce water flows from current levels. Coupled with increasing demand there will be with future impacts on water quality, water availability, and changes to the natural environment.

The development permit area was established through a combination of the identification of riparian areas, wetlands and broadleaf woodlands utilizing a global positioning system, interpretation of available topographic mapping, field surveys and documentation of riparian locations.

- 4.2 Aquatic Ecosystem Development Permit Areas include areas of land designated on Schedule ‘E’.
- 4.3 In Aquatic Ecosystem Development Permit Areas, a Development Permit must be approved before land is altered or subdivided (including but not limited to land clearing, preparation for the construction of services or roads, and blasting); or, before construction of, addition to or alteration of a building or structure where a building permit is required, except, a Development Permit is not required where;
- 4.3.1 The activity involves timber harvest, forest road construction, open livestock range, grazing enhancement, forest recreation or other forest management activity on Crown Land that is conducted under the auspices of the District Forest Manager, or,

- 4.3.2 A development permit of this type has already been issued or a covenant dealing with aquatic ecosystem issues is registered on property title for the area in the past, and the conditions in the development permit or covenant have all been met, and the conditions addressed in the previous development permit or covenant will not be affected, or,
- 4.3.3 Where the Development Permit Area is fenced in a way acceptable to the Director of Planning Services in order to prevent any accidental disturbance, and, there is a permanent protection of the DP area by means such as a restrictive covenant, return to Crown Land, provided as public park, or similar method acceptable to the Director of Planning Services, or,
- 4.3.4 Where, upon specific inspection of the site and to the satisfaction of the Director of Planning Services, the actual location of the aquatic ecosystem is not located upon the subject property, or,
- 4.3.5 The land is located within the Agricultural Land Reserve of the Province of BC and the activities are responsible, normal agricultural practices in accordance with the *Farm Practice in BC Reference Guide* (located at; <http://www.agf.gov.bc.ca/resmgmt/fppa/refguide/intro.htm>) in accordance with the *Farm Practices Protection Act*. Interpretation or disagreements will be resolved through the provisions of the Act. Activities not covered by the Act or Guide will require a development permit, or,
- 4.3.6 Where a dock is to be constructed under permit issued by the Province of BC and is constructed in accord with provincial requirement, or
- 4.3.7 There is change of use or renovation of a building in which the building “footprint” is not altered or increased, or,
- 4.3.8 The activity involves water management works conducted under the auspices of the Regional Water Manager, or,
- 4.3.9 The activity involves replanting or replacement of agricultural crops on areas of a site that are currently in crop production, or,
- 4.3.10 The activity involves the environmentally sensitive removal of trees and shrubs designated as hazardous by a professional forester registered in BC in accordance with provincial “*Firesmart*” standards in a wildfire hazard report, or,
- 4.3.11 The activity involves the environmentally sensitive removal of trees and shrubs designated as host trees by the Sterile Insect Release Program as indicated in a report by an arborist certified in BC and experienced in standard agricultural practices, or,
- 4.3.12 The activity involves the environmentally sensitive removal of infested, diseased, or dangerous trees as indicated in a report by a professional forester registered in BC or an arborist certified in BC, or,
- 4.3.13 The activity is conducted under direction of the Provincial Emergency Program.

4.4 Development Permits issued in this area will be in accordance with the following objectives and guidelines:

4.4.1 Development Permit Objectives and Guidelines for Aquatic Ecosystems

(Appendix A-5)

5. **Rural Hillside Development Permit Area**

- 5.1 The Rural Hillside Development Permit Area is designated in accordance with the Local Government Act for purpose of protection of the natural environment, its ecosystems and biological diversity and protection of development from hazardous conditions.

Hillside development is more difficult to construct and can have more prominent environmental, physical and visual impact than on flatter areas. All these factors mean that hillside development must be carefully designed and sensitive to its location.



- 5.2 Rural Hillside Development Permit Areas include areas of land designated on Schedule "D".
- 5.3 In Rural Hillside Development Permit Areas a Development Permit must be approved; before land contained in a legal parcel 8 hectares in size or larger is altered or subdivided (including but not limited to land clearing, preparation for the construction of services or roads, and blasting), or, on any sized parcel before construction of, addition to or alteration of a building or structure, except, a Development Permit is not required where;
- 5.3.1 For the construction of fences, solid screens less than two (2) meters in height or, construction of retaining walls less than 1.5 meter in height, or
 - 5.3.2 For the construction of buildings permitted in the current zone provided the building area and vehicular areas drives and turn arounds does not exceed 5000 square meters (about 1.2 acres) as a combined total for the entire property.
 - 5.3.3 For alteration of land or construction when it is for a purpose other than human settlement and where a topographic survey is conducted by a BC Land Surveyor (or other person as permitted by the Land Surveyors Act) and submitted to the Director of Planning and where the area of activity involves slopes less than 25% slope, or
 - 5.3.4 A development permit of this type has been issued or a covenant has been registered on property title identifying that areas greater than 30% slope will remain undisturbed , and the conditions in the development permit or covenant have all been met, and the conditions addressed in the previous development permit or covenant will not be affected, or
 - 5.3.5 There is change of use or renovation of a building in which the building "footprint" is not altered or increased, or
 - 5.3.6 There is placement of temporary construction and project sales offices, or storage of construction materials on a site provided that the use is removed within 20 days of completion of the project, or

- 5.3.7 The activity involves timber harvest, forest road construction, open livestock range, grazing enhancement, forest recreation or other forest management activity on Crown Land that is conducted under the auspices of the District Forest Manager, or,
 - 5.3.8 The land is located within the Agricultural Land Reserve of the Province of BC and the activities are responsible, normal agricultural practices in accordance with the *Farm Practice in BC Reference Guide* (located at; <http://www.agf.gov.bc.ca/resmgmt/fppa/refguide/intro.htm>) in accordance with the *Farm Practices Protection Act*. Interpretation or disagreements will be resolved through the provisions of the Act. Activities not covered by the Act or Guide will require a development permit, or,
 - 5.3.9 The activity involves water management works conducted under the auspices of the Regional Water Manager, or,
 - 5.3.10 The activity involves replanting or replacement of agricultural crops on areas of a site that are currently in crop production, or,
 - 5.3.11 The activity involves the environmentally sensitive removal of trees and shrubs designated as hazardous by a professional forester registered in BC in accordance with provincial “*Firesmart*” standards in a wildfire hazard report, or,
 - 5.3.12 The activity involves the environmentally sensitive removal of trees and shrubs designated as host trees by the Sterile Insect Release Program as indicated in a report by an arborist experienced in standard agricultural practices, or,
 - 5.3.13 The activity is conducted under direction of the Provincial Emergency Program.
- 5.4 Development Permits issued in this area will be in accordance with the following objectives and guidelines:
- 5.4.1 Rural Hillside Development Permit Design Guidelines (*Appendix A-6*)

6. **Wildfire Development Permit Area**

- 6.1 The Wildfire Interface Construction Development Permit Area is designated pursuant to Section 919.1 (1) of the Local Government Act for purpose of protection of development from hazardous conditions. All habitable land uses require a Development Permit.

The Okanagan has a naturally dry climate and a community interface with large forested areas. Wildfire will be an ever-present threat.

Reducing wildfire hazard involves a multi-layered approach including education, larger community prevention activities, requirements at the time of rezoning or subdivision for new development, and changes in how residents build homes. These development permit guidelines are considered a minimum and relate only to the construction of new homes, large

additions and their immediate vicinity. Other community protection requirements may be determined and required through other development approval processes.

An important part of reducing wildfire hazard involves modifying how individual homes are constructed near the provincial forest interface area or large forested parks. The accumulation of small choices such as siding material, building material, screening of soffits, screening the tops of chimneys, using noncombustible landscape mulch, and choosing plant material, can add up to either saving or losing a home to wildfire.

The development permit area has been established for properties within 30 meters of the provincial forest interface and large forested parks as indicated on maps in this Official Community Plan.



- 6.2 Wildfire Interface Construction Development Permit Areas include areas of land designated on Schedule 'F'.
- 6.3 A Development Permit must be approved before construction of, addition to or alteration of a building or structure, except, a Development Permit is not required where:
- 6.3.1 The construction or alterations in accessory buildings or structures are not in excess of 40 square meters, or
 - 6.3.2 Where plans for construction are submitted for a building permit, and the plans show compliance with the guidelines "Wildfire Interface Development Permit Design Guidelines"; and, a restrictive covenant is registered on the title of the property in order to ensure that future property owners are aware of and obligated to the wildfire hazard reduction measures, or
 - 6.3.3 A development permit of this type or a covenant registered on property title has already been issued for the area in the past, and the conditions in the

development permit or covenant have all been met, and the conditions addressed in the previous development permit or covenant will not be affected.

6.4 Development Permits issued in this area will be in accordance with the following guidelines:

6.4.1 The “Wildfire Interface Development Permit Design Guidelines” (*Appendix A-7*).

7. Sensitive Terrestrial Ecosystem Development Permit Area

- 7.1 The Sensitive Terrestrial Ecosystem Development Permit Area is designated in accordance with the Local Government Act for purpose of protection of the natural environment, its ecosystems and biological diversity and, protection of development from hazardous conditions.

The Central Okanagan basin of British Columbia is an area of great ecological significance within both the province of B.C. and Canada as a whole. It is an area with high biodiversity values, and many rare and endangered ecosystems, plant and animal species.



A 'sensitive' ecosystem is one that is ecologically fragile and/or is recognized as rare in the provincial landscape. Rare ecosystems are those that are considered to be provincially rare either because of limited distribution or because disturbance has significantly limited their distribution.

The Regional District of Central Okanagan is committed to the protection of identified areas of high ecological and natural value. Terrestrial ecosystems in the Central Okanagan support a number of red and blue-listed (rare and endangered) species and are a critical component to the health, vitality and economy of the local community. Sensitive ecosystems may be severely influenced by development unless there is effective community stewardship and land use planning.

There are essentially two objectives, both with the overriding goal of conserving important natural environments for current and future generations. One objective is to ensure that sensitive environments are identified and protected in areas that may be subject to future rural subdivision (as shown in the future land use designations and map of this OCP). The second objective is to encourage and support the current rural use of land in a way that best conserves important and vanishing environments.

The Development Permit Area is established to include Coniferous Woodland, Grassland, Sparsely Vegetated, and Mature Forest Ecosystems identified in the Sensitive Ecosystem Inventory: Central Okanagan, 2000-2001, published by Canadian Wildlife Service, Technical Report Series Number 399. Copies of the inventory are available upon request to Regional District of Central Okanagan. This inventory will be further refined in 2005 to more specifically pinpoint the sensitive ecosystems.

- 7.2 Sensitive Terrestrial Ecosystem Development Permit Areas include areas of land designated on Schedule 'E'.

- 7.3 In Sensitive Terrestrial Ecosystem Development Permit Areas, a Development Permit must be approved; before land contained in a legal parcel 8 hectares or larger is altered or subdivided (including but not limited to land clearing, preparation for the construction of services or roads, and blasting), or, on any sized parcel before construction of, addition to or alteration of a building or structure requiring a building permit, except, a Development Permit is not required where;

- 7.3.1 A development permit of this type has already been issued or a covenant dealing with sensitive terrestrial ecosystem issues is registered on property title for the area in the past, and the conditions in the development permit or covenant have all been met, and the conditions addressed in the previous



development permit or covenant will not be affected, or,

- 7.3.2 Where there is a permanent protection of the Development Permit area by means such as a restrictive covenant, return to Crown Land, provided as public park, or similar method acceptable to the Director of Planning Services, (the Director of Planning Services may require fencing to a standard satisfactory to the Regional District in order to prevent any accidental disturbance), or,
- 7.3.3 Where, upon site specific review the identification and location of the sensitive terrestrial ecosystem within the development permit area is more precisely determined by a registered biologist to the satisfaction of the Director of Planning, and, there is a permanent protection of the identified area by means such as a restrictive covenant, return to Crown Land, provided as public park, or similar method acceptable to the Director of Planning Services (the Director of Planning Services may require fencing to a standard satisfactory to the Regional District in order to prevent any accidental disturbance), or,
- 7.3.4 There is change of use or renovation of a building in which the building “footprint” is not altered or increased, or,
- 7.3.5 There is placement of temporary construction and project sales offices, or storage of construction materials on a site provided that the use is removed within 20 days of completion of the project, or,
- 7.3.6 The activity involves timber harvest, forest road construction, open livestock range, grazing enhancement, forest recreation or other forest management activity on Crown Land that is conducted under the auspices of the District Forest Manager, or,
- 7.3.7 The activity involves water management works conducted under the auspices of the Regional Water Manager, or

7.3.8 The activity is conducted under direction of the Provincial Emergency Program.

7.4 Development Permits issued in this area will be in accordance with the following objectives and guidelines:

7.4.1 Development Permit Objectives and Guidelines for Sensitive Terrestrial Ecosystems (*Appendix A-8*)

Section 19 – Greenhouse Gas (GHG) Emission Reduction

In 2007, Bill 44 *Greenhouse Gas Reduction Targets Act* was enacted by the Government of British Columbia. This legislation committed the Province of British Columbia to reduce greenhouse gas emissions by 33% below 2007 levels by the year 2020, and 80% below 2007 levels by the year 2050. As a result of this legislation in 2008, the Province of British Columbia made an amendment to the *Local Government Act*, Bill 27, to ensure that greenhouse gas emissions were reduced at a local level. Under this amendment, it was made mandatory that all Official Community Plans include targets, policies and actions for the reduction of greenhouse gas emissions by May 31, 2010.

On September 26, 2007, the Regional District of Central Okanagan (RDCO) became a signatory of the B.C. Climate Action Charter. As signatory to this charter, the Regional District has committed to develop strategies and take action to achieve the following goals:

- i. being carbon neutral in respect to our local government operations by 2012;
- ii. measuring and reporting our local government's GHG emissions profile; and
- iii. creating complete, compact, more energy efficient communities within our Regional District.

To meet the goals stated above, policies and actions as outlined in this section have been developed. There are a number of existing strategies and plans already established within the Regional District that will further contribute to meeting these goals. The Regional Growth Strategy, along with the Okanagan Similkameen Airshed Coalition Committee's *Towards an Okanagan & Similkameen Valley Air Quality Management Plan* (2008), and the *Solid Waste Management Plan* (2006) are among the guiding documents currently in place to assist in the reduction of GHG emissions. The Province of British Columbia will support local governments to achieve some of these goals by providing the tools (Community Energy and Emissions Inventory (CEEI)) necessary to track and report GHG emissions.

As of May 2011, Bill 27 (2008) and the *Local Government (Green Communities) Statutes Amendment Act* will require Regional Growth Strategies to establish targets for the reduction of GHG emissions and policies and actions to achieve these targets. The Regional Growth Strategy (RGS) for the RDCO was adopted in 2000, and a comprehensive review and update of the RGS will commence in 2010. In accordance with the RDCO's commitment to reducing GHG emissions, the review of the RGS will be an essential component to assisting the local government to achieve its reduction targets. These targets will complement the policies and actions stated in this section.

The RDCO is part of the Okanagan Similkameen Airshed Coalition Committee, which develops strategies for Valley-wide improvements in air quality. This committee is a partnership between the RDCO, North Okanagan, and Okanagan-Similkameen Regional Districts.

The RDCO Waste Reduction Office implements programs to help reduce garbage going to local landfills. There are many initiatives which the Waste Reduction Office has implemented to reduce waste within the Central Okanagan region. In 2009, the Curbside Automated Waste Collection System was established. This waste reduction initiative included delivery of more than 150,000 carts to more than 50,000 homes throughout the Central Okanagan.

1. Targets

In accord with Provincial legislation, the Regional District's Greenhouse Gas Reduction Targets include:

- 33% reduction by 2020 from 2007 levels
- 80% by 2050 from 2007 level

These targets apply to the Ellison Official Community Plan Bylaw area and the following policies and actions will be considered as they relate to development in the Ellison OCP area.

2. Policies

The Regional District will:

Land Use

- 2.1 Evaluate land use decisions and new developments on the implications and impacts on the natural environment.
- 2.2 Protect, and encourage farming to develop local food production by supporting the preservation of agricultural lands.

Development & Energy

- 2.3 Encourage sustainable development practices such as the use of energy efficient products (solar and geothermal technology) when new construction is taking place or when retrofitting existing buildings.
- 2.4 Promote acceptance and application of green building principles, strategies, and technologies among professionals and building developers.

Transportation

- 2.5 Support the development of plans and programs that will encourage sustainable modes of transportation and reduce the dependence on single occupancy automobiles.
- 2.6 Encourage and promote the establishment of home occupations or home based businesses through various zoning designations in the Zoning Bylaw in order to decrease dependence on automobiles.
- 2.7 Support and encourage the provision of increased walking and cycling opportunities as an alternative transportation method by:
 - a) acquiring trail connections through private lands as identified in the RDCO Park Plans;
 - b) encouraging the Ministry of Transportation and Infrastructure to construct safe pedestrian walkways and cycling lanes along road right of ways as improvements permit; and

- c) requiring new developments to construct walking and cycling connections through private development and connections to regional trails and Crown lands.

Environment

- 2.8 Identify and recognize the significance of the natural areas which are essential for carbon absorption, and ensure that development is directed away from these carbon sinks.
- 2.9 Continue to protect Environmentally Sensitive Areas on private land through the development permit, rezoning, and subdivision processes.
- 2.10 Encourage coordination with various levels of government to jointly manage the airshed of the Okanagan Valley.
- 2.11 Establish programs which reduce the levels of airborne pollutants from residential and agricultural sources.
- 2.12 Review the impact of wood burning stoves and rural burning and consider potential regulations with incentives and education programs to encourage composting and chipping at regional sites.
- 2.13 Continue to support the work of the Okanagan Basin Water Board.

Waste Management

- 2.14 Encourage the use of recycling programs and educational opportunities for waste management to ensure members of the public are taking advantage of waste reduction opportunities.
- 2.15 Maintain the ability to investigate the extension of community water and/or sewer servicing to existing and unserved subdivisions, when existing land use designated properties or Land Use Contracts wish to proceed with development.
- 2.16 Continue to review and update the Liquid Waste Management Plan (LWMP) (2009) for the Central Okanagan East Electoral Area to help communities meet their wastewater objectives.

3. Actions

The Regional District will:

- 3.1 Work closely with the Okanagan Basin Water Board to address matters related to water conservation and climate change.
- 3.2 Implement the programs and plans of the Regional Waste Reduction Office, which includes solid waste management and recycling initiatives among others.

- 3.3 Ensure natural areas for carbon absorption remain a prominent component of land use within the Regional District's jurisdiction.
- 3.4 Protect Sensitive Terrestrial Ecosystems (protect against the removal of sensitive vegetation and trees and to require mitigation of damaged areas) through Development Permits Areas.
- 3.5 Maintain an acceptable level of air quality for the Okanagan air shed.
- 3.6 Establish sustainable long term sewage disposal systems in new and existing communities.

4. Development of Future Policies and Actions

The Regional District has committed to a multiyear initiative to complete a review and update of the Regional Growth Strategy (RGS) 2000. One of the key goals is to develop more detailed GHG reduction policies and actions in conjunction with the RGS review and update process. Once the RGS review and update has been completed and adopted by the Regional Board, these policies and actions will be incorporated into the Ellison OCP Bylaw. In conjunction with the RGS, the Community and Energy Emissions Inventory report for the RDCO will be updated to better represent the Ellison Official Community Plan area.

Summary of Amendments

BYLAW #	DESCRIPTION OF AMENDMENTS	DATE OF ADOPTION
1124-01	Text Amendment – Section 16 Housing and Future Settlement (indoor and outdoor amenity spaces)	August 20, 2007
1124-02	Text Amendment – Adding Section 19 Greenhouse Gas Emission Reduction	April 18, 2011
1124-03	Map Change - Lot 1, Section 24, Township 23 and of Sections 19 and 30 Township 24 ODYD Plan 40541 AND Lot A, Section 24, Township 23 and of Section 19 Township 24 ODYD Plan 40540 from Rural 4 Ha to Rural 2 Ha. (Z12/03)	June 25, 2012
1124-04	Map Change - approximate 9.4 ha portion of the 79 ha property of the West ½ of Section 36, Township 23, ODYD from Rural 30 Ha to Community Facilities (Z13/04)	April 28, 2014
1124-05	Text Amendment – Adding new subsection 18.3.3.3 “The construction of, addition to, or alteration of a building or structure takes place on Lot C, Section 12, Township 23, ODYD, Plan 23162. (Z16/01)	February 27, 2017

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March 29, 2017