



REGIONAL DISTRICT NORTH OKANAGAN

MEMBER MUNICIPALITIES:

CITY OF ARMSTRONG

CITY OF ENDERBY

DISTRICT OF COLDSTREAM

VILLAGE OF LUMBY

CITY OF VERNON

TOWNSHIP OF SPALLUMCHEEN

ELECTORAL AREAS:

"B" – SWAN LAKE

"C" – BX DISTRICT

"D" – LUMBY (RURAL)

"E" – CHERRYVILLE

"F" – ENDERBY (RURAL)

OFFICE OF: PLANNING DEPARTMENT

OUR FILE No.: 3045.01.02

January 21, 2021

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cc: Regional Growth Strategy Support Team

Re: Regional Growth Strategy Boundary Review - Technical Assessment

The Board of Directors, at the regular meeting on December 16, 2020, passed the following resolution:

That the Regional Growth Strategy Boundary Review draft recommendations be forwarded to member municipal councils for information and comment.

In accordance with the Terms of Reference for the Regional Growth Strategy (RGS) review and as identified in RGS Strategy UC-1.9, the Future Growth Area Boundaries of the RGS have been assessed for the first time since their establishment in 2008-2011. The lands contemplated to be included in the Future Growth designation were identified by each member municipal council and electoral area; and the technical assessment was carried out utilizing the Growth Area Boundary Review Criteria of the RGS. Criteria categories included:

- Services Nearby/Available
- RGS and OCP Policies
- Soils Classification & ALR Status

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- Context (location to existing growth or future growth areas- contiguous boundary)
- Demonstrated need for proposed use (Employment Lands Action Plan, Regional Housing Needs Assessment, Official Community Plans etc.)

This Technical Assessment has provided initial draft recommendations for amendments to the Growth Boundaries and was reviewed and supported by the Regional Growth Strategy Support team (Planners from each member municipality within the region) on September 17, 2020 and again on November 25, 2020 to advance to the political level. The draft recommendations went to the Regional Growth Management Advisory Committee on December 2, 2020 and the Board of Directors on December 16, 2020. (*Staff report and Schedules A-E attached*)

It is expected that these recommendations may change as a result of political dialogue and community priorities. RDNO staff are aware that each community may have rationale in addition to the technical assessment based on their own priorities and future growth aspirations. This community rationale will form part of the package that is put forth for consideration to guide the RGS Amendment and if supported by the Board of Directors, demonstrates its regional significance.

- These recommendations are now expected to be reviewed with a political lens in each jurisdiction before an RGS Amendment Bylaw is brought forward. Staff propose that the report supporting the Bylaw and accompanying the technical assessment include a section outlining the community rationale for any proposed amendments.
- **The goal of this process is to obtain endorsement by the ALC for the revised Future Growth Area boundaries which should assist local governments in pursuing their own initiated applications for ALR exclusion in accordance with Bill 15 as well as guide the future growth and development of the region.**
- The Boundary Review Process is iterative and requires feedback from the communities as outlined in the attached flow chart (*Appendix A*).

Background

The purpose of designating lands as Growth Areas, Future Growth Areas and Rural Protection Areas is to guide land use planning processes by defining long term rural protection boundaries that are not suitable for urban levels of development. The identification of existing Growth Areas and Future Growth Areas was based on Official Community Plan policies of the time and other local planning initiatives (i.e. ALR Boundary Reviews). The RGS boundaries are intended to concentrate growth in areas that are already serviced by water and sewer, allowing municipalities to manage their assets and infrastructure in a more economically sustainable manner. Focusing development within our communities also reduces development pressure on our rural areas, allowing for the preservation of agricultural, natural and low density rural residential lands.

The definitions of each designation are provided below. Staff have proposed a new Future Growth- Employment Lands designation to reflect the importance of retaining commercial and industrial lands for the region as outlined in the Regional Employment Lands Action Plan (2016).

Future Growth Area - areas that have been identified in Official Community Plans or strategic planning initiatives. The development of these areas should be contingent on the establishment of services, including water infrastructure, sewer and emergency

response capacity. Once development begins within Future Growth Areas, then these areas will be considered Growth Areas as defined within the Regional Growth Strategy.

Future Growth Area - Employment Lands - areas that have been identified for commercial and industrial use in Official Community Plans or strategic planning initiatives such as the Regional Employment Lands Action Plan. The development of these areas should be contingent on the establishment of services, including water infrastructure, sewer, and emergency response capacity. Once development begins within Future Growth Areas, then these areas will be considered Growth Areas as defined within the Regional Growth Strategy.

Growth Area - areas serviced by water and sewer infrastructure and are intended to contain the diversity of the region's established communities with urban densities (lots less than 1 hectare) with urban levels of service.

Rural Protection Area - areas that will not have access to water and sewer infrastructure, consist of large lot sizes and are associated with the ALR and agricultural / rural uses.

Staff note that the ALC's feedback during the development of the boundary review criteria was that a robust and technical review is required to make a strong case for identifying future growth on lands that may still be located within the ALR. The technical assessment provides a solid foundation and starting point for that discussion.

Next Steps

Attached is the staff report that went to the Board of Directors on December 16, 2020 along with the draft recommendations (*Schedules A – E*). We respectfully request that your community, at your earliest convenience, advise this office of any additional technical information (including any additional analysis on existing land use designations to accommodate potential growth) or community rationale that should be included in the review of these lands by February 24, 2021. This will ensure next steps can be discussed at the March 3, 2021 Regional Growth Management Advisory Committee meeting.

If you have any questions regarding the boundary review process or above noted request please feel free to contact myself, Rob Smailes, General Manager, Planning and Building at 250-550-3736 or rob.smailes@rdno.ca or Laura Frank, Regional Planning Projects Manager at 250-550-3768 or laura.frank@rdno.ca.

We are happy to meet with staff and/or council to discuss further if so desired.

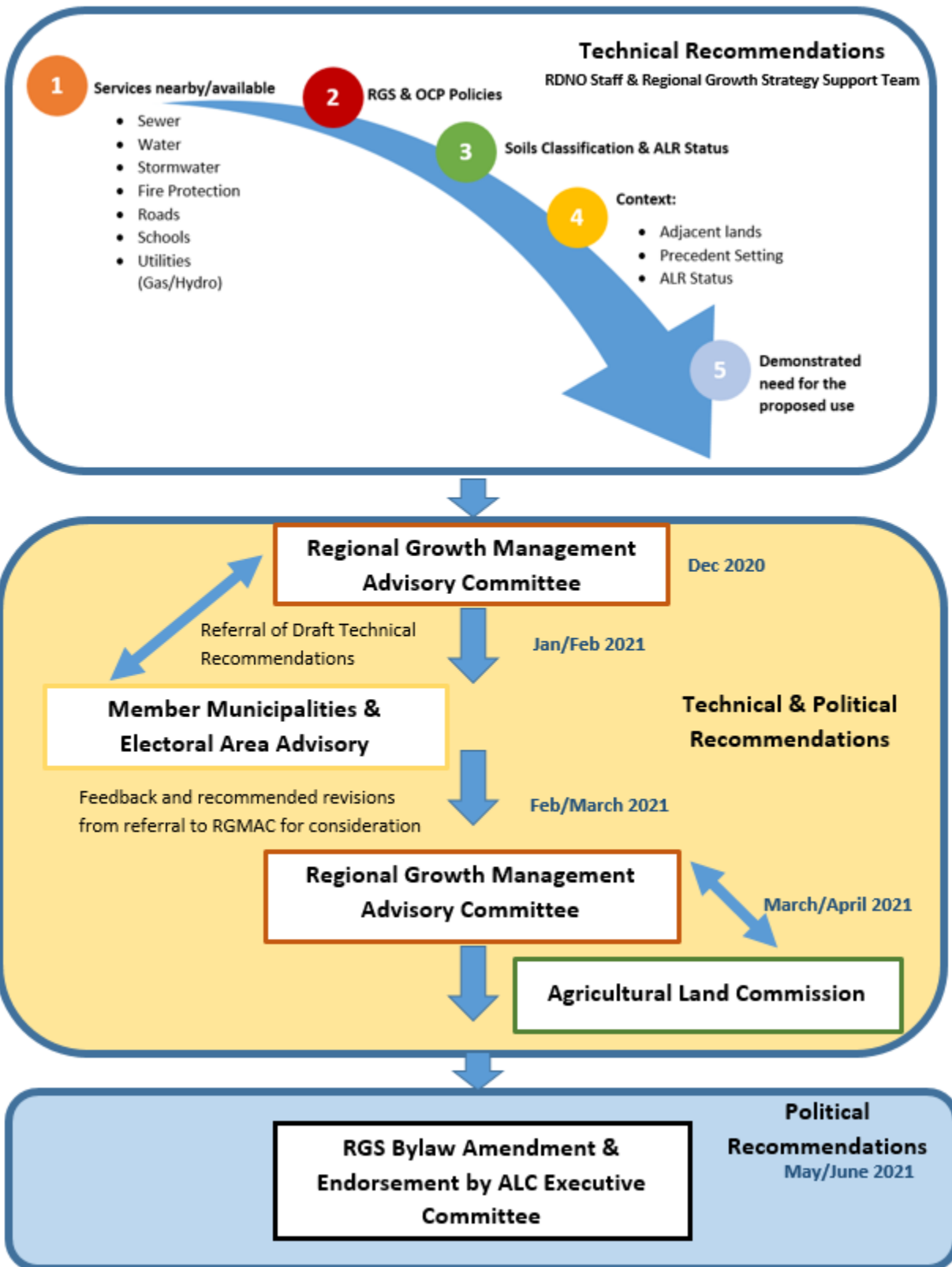
Sincerely,



Rob Smailes, MCIP, RPP
General Manager, Planning and Building
lf/dk

Enc: Appendix A – Revised RGS Boundary Review Process
Staff report dated November 23, 2020 including Schedules A-E

Revised RGS Boundary Review Process





STAFF REPORT

TO: Regional Growth Management
Advisory Committee

File No: 3045.01.04

FROM: Planning Department

Date: November 23, 2020

SUBJECT: Regional Growth Strategy Boundary Review Recommendations

RECOMMENDATION:

That the Regional Growth Strategy Boundary Review recommendations be forwarded to member municipal councils and the Agricultural Land Commission for information and comment; and further,

That staff be directed to engage with the Agricultural Land Commission on next steps in accordance with the Bylaw Reviews Guide and endorsement by the ALC Executive Committee.

SUMMARY:

As part of the Regional Growth Strategy (RGS) 5-year review, the Board committed to reviewing the Regional Growth Strategy Designation Maps. These maps were established in 2011 and continue to reflect municipal and electoral area Official Community Plan designations. The designation maps are intended to guide the future growth and development of the region while preventing urban sprawl. Staff have compiled the parcels that were identified by the various communities and they have been assessed against the RGS Boundary Review Criteria. Based upon this technical review recommendations have been made which were discussed with the Regional Growth Strategy Support Team (RGSST) on September 17, 2020 and again on November 25, 2020.

The RGS Boundary Review recommendations should now be forwarded on to member municipal councils and the Agricultural Land Commission (ALC) for their information and dialogue on next steps.

DISCUSSION:

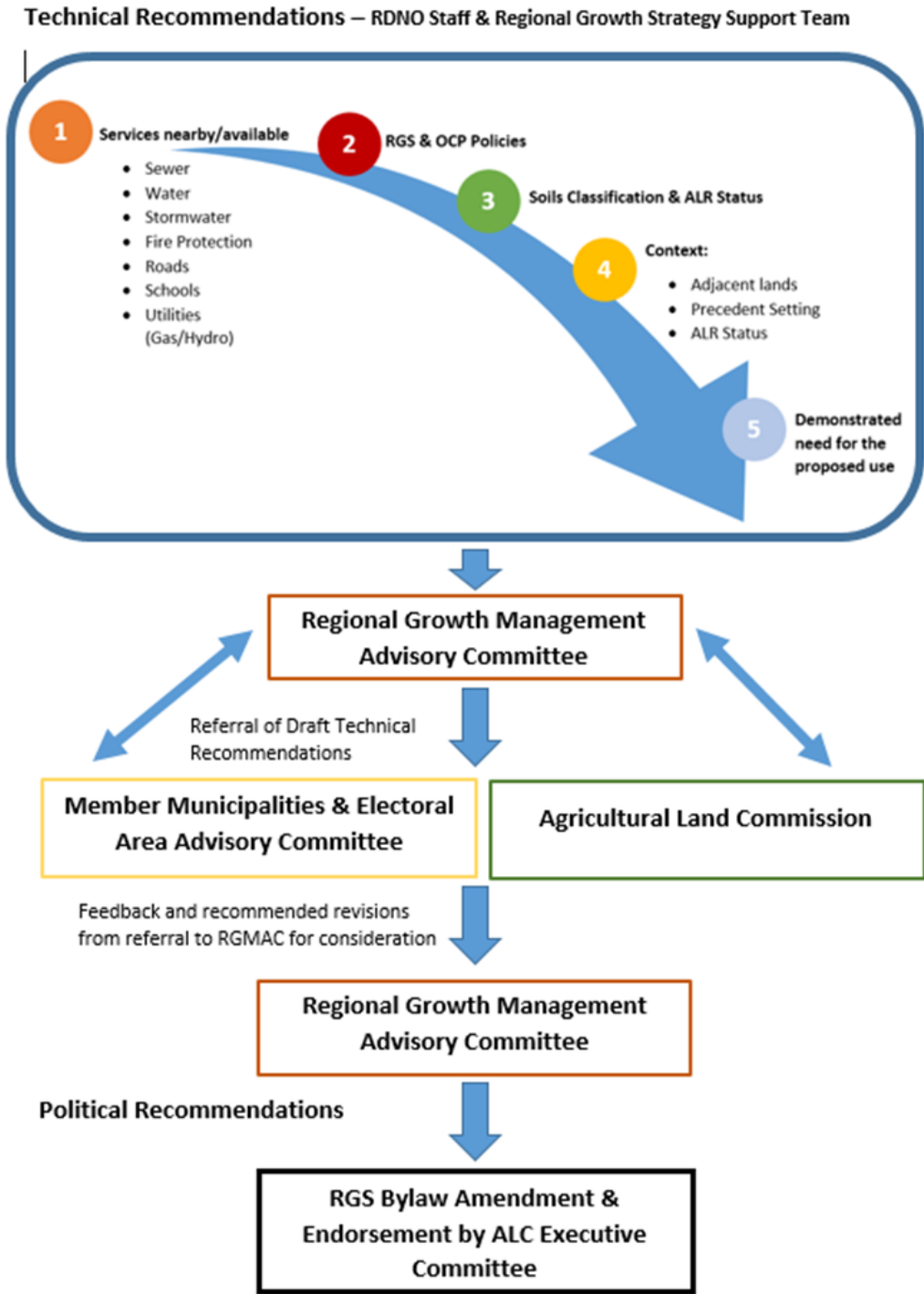
Urban Containment and Rural Protection is one of the 9 Goals of the RGS. It's noted that by concentrating growth in areas that are already serviced by water and sewer, municipalities can manage their assets and infrastructure in a more economically sustainable manner and focus resources on diversifying their economy. Focusing development within our communities also reduces development pressure on our rural areas, allowing for the preservation of agricultural, natural and low density rural residential lands. Within the Urban Containment Section of the RGS, Strategy UC-2.4 indicates that consideration of amending the Rural Protection Boundary should occur during the Regional Growth Strategy 5-year review.

In order to take a comprehensive, fulsome review of lands that are being contemplated for Future Growth, technical criteria was established. The Criteria was broken into five categories including:

1. Services Nearby/Available;
2. RGS & OCP Policies;
3. Soils Classification & ALR Status/Suitability;
4. Context - location, surrounding lands, and potential precedence; and
5. Demonstrated need for the proposed use.

Staff have compiled the parcels that have been identified by the various community councils and grouped them together where it made sense. These areas have been assessed against the RGS Boundary Review Criteria and initial recommendations have been crafted. The full technical assessments of the parcels are included as **Schedules A - E** of this report. Below is a flow chart outlining the process which the RGS boundary review will follow. If endorsed by the ALC the revised Future Growth Area boundaries should assist local governments in pursuing their individual local government initiated applications for ALR exclusion in accordance with Bill 15.

RGS Boundary Review Process



Below is a summary of the recommendations by community:

Armstrong

Summary: The City of Armstrong has taken the position that the prevailing Agricultural Land Reserve (ALR) Exclusion Policy Number 1-100-3, dated December 6, 2002, be recognized as the priority lands to be excluded from the ALR. RDNO Staff and the RGSST reviewed these priorities and made a number of draft recommendations on whether or not they should be designated for Future Growth in the Regional Growth Strategy. Since that time it has been acknowledged by Armstrong Staff and Council that the original priorities and the feasibility of developing some these areas is now out of date. City of Armstrong staff are currently in the process of drafting a new ALR exclusion policy which once adopted will inform future discussions on priority lands within the city. The preliminary assessments based on the 2002 Exclusion Policy are provided within **Schedule A** of this report, however, RDNO staff acknowledge these priorities will most likely change in the near future as outlined in the table below.

Preliminary proposed reconfiguration of priority growth areas provided by the City of Armstrong:

Former Priority	New Priority	Future Growth Area	Rural Protection Area	Soil Classification
1	N/A	- 3.81 acres	+ 3.81 acres	60% - 5 40% - 6
2	1	+ 9.74 acres	- 9.74 acres	70% - 3 30% - 6 & 5
3	3	18.59 acres	0.0 acres	65% - 6 & 5 35% - 2
4	4	- 35.865 acres	+ 35.865 acres	5 & 6
5	5	0.0 acres	70.107 acres	2
6	N/A	0.0 acres	28.613 acres	2
7	2	+ 22.907 acres	- 22.907 acres	2
8	6	No change	No change	3
HP School/IPE	N/A	- 40.83 acres	+ 40.83 acres	3
Net Change		- 47.858 acres	+ 47.858 acres	

*the preliminary proposal would be to include an additional 32.65 acres into the Future Growth designation and revert 80.5 acres back to the Rural Protection designation from an existing Growth Area or Future Growth Area designation.

Electoral Areas B & C

Swan Lake Corridor

Summary: The Swan Lake Corridor has long been proposed for future commercial and industrial growth. The Regional Employment Lands Action Plan highlights this area as a key investment zone with a focus on supporting infill and redevelopment of under-developed and under-utilized employment lands. The 2018 Swan Lake Commercial and Local Area Plan further refined the land use designations in the area. Much of the corridor is already used for industrial and commercial purposes. There is an opportunity to intensify the existing commercial and industrial uses on auto-oriented employment lands. It is serviced by Greater Vernon Water and is largely within the initial sewer service area scheduled to be operational in 2024. It was also identified that if sewer services extend to the existing residential neighbourhoods there is limited development potential through infill, secondary suites and carriage homes. It must be noted that development should not be anticipated based on servicing from an adjacent jurisdiction. Lands designated for residential, industrial and commercial growth are entirely outside the ALR. The area has an existing road network.

Recommendation: Include all lands designated as commercial and industrial as Future Growth Area-Employment Lands. Include and designate residential and future residential as Future Growth Area, with the exception of lands designated future residential that are outside the proposed sewer service area which should remain as Rural Protection Area as they are unlikely to be developed in the next 10 years. Refer to **Schedule B** for the detailed analysis and mapping of the subject properties.

Village of Lumby

Non ALR Portions of 1910 Faulkner Ave

Summary: The subject property is within the Village of Lumby adjacent to Highway 6 and Industrial areas long Shuswap Ave to the east. The southern portion of the subject property is within the ALR. It is primarily designated and zoned Country Residential, although portions east of Duteau Creek are designated and zoned as Industrial. It is adjacent to areas developed for industrial and residential purposes as well as lands within the ALR. Physical constraints, including Duteau Creek and Highway 6, may form a logical and defensible boundary for urban development. Development potential may be restricted by being within the floodplain. Portions on the east side of Duteau Creek may have access limitations.

Recommendation: Include portions of the subject property on the east of Duteau Creek, outside of the ALR, as a Future Growth Area. Portions west of Duteau Creek and portions within the ALR remain as Rural Protection Area. Refer to **Schedule C** for the detailed analysis and mapping of the subject property.

Township of Spallumcheen

Industrial Park and Adjacent Residential Areas

Summary: The subject properties, highlighted in yellow on **Schedule D**, are within Phase 1 and 2 of the Spallumcheen Industrial Park and the adjacent residential areas. The properties have long been designated in the Official Community Plan (OCP) for residential and industrial uses. The ALC has previously consented to those lands within the ALR being designated as Industrial in Spallumcheen's 1998 OCP Review process. Most of the area is already developed for industrial, limited commercial and residential uses with the potential to intensify these uses. Much of the area is within the proposed future sewer service area and within or adjacent to a community water system. These properties are identified as being within a priority investment zone in the Employment Lands Action Plan.

Recommendation: Include all Industrial and Commercial designated properties as Future Growth Area-Employment Lands. Include all Residential designated properties as Future Growth Area.

North End of the Swan Lake Corridor

Summary: The subject properties, highlighted in purple on **Schedule D**, form the northern terminus of the Swan Lake Corridor. The properties are designated for Commercial and Industrial Uses in the Official Community Plan. Many of the properties are already used for industrial and commercial purposes, and there is potential to intensify these uses. It is within the initial phase of the future sewer service area and served by community water systems. These properties are identified as being within a priority investment zone in the Employment Lands Action Plan.

Recommendation: Include as Future Growth Area-Employment Lands.

Southeast Sector

Summary: The subject properties, highlighted in orange on **Schedule D**, are partially designated as Future Growth Areas. Portions that are not designated are considered as Limited Development Areas or Open Space. These lands have limitations on development due to topography and environmental values. No portions of the SE Sector are currently designated or zoned for residential uses, with only rural residential zoning present. The SE Sector is outside of the ALR and does not currently have an established road network (a lack of east-west road connections). These lands are not within a community water system area and not within the initial phase of the sewer service area. The Housing Needs Assessment projects minimal demand for residential growth.

Recommendation: It is recommended that the existing Future Growth Area designations be maintained and the Rural Protection Area designations on the lands labelled Limited Development Area or Open Space remain until such time as more detailed planning analysis on their further growth potential occurs.

4305 L & A Cross Road and 29 L & A Cross Road

Summary: The subject properties, highlighted in green on **Schedule D**, are within the ALR, designated for Industrial and zoned Agricultural (A.2). They are within the initial service area of the proposed sewer and within a water district. The ALC refused to exclude either of the properties from the ALR in 2018. They both have farm status from BC Assessment. While portions of 4305 L & A Cross Road have lower agricultural capability ratings, these are located at the centre of the property and would alienate the higher capability lands at the north and south ends and fracture a single agricultural unit. Generally RGS policy does not support including agricultural land as a Future Growth Area.

Recommendation: Keep 4305 L & A Cross Road as Rural Protection Area. Keep 29 L & A Cross Road as Rural Protection Area unless further soil studies are conducted to assess its agricultural capability.

City of Vernon

Summary: Upon review of the subject parcel which is within the ALR and located at the corner of Pottery Rd and 15th Street (highlighted in yellow on **Schedule E**) it is recommended that the land remain within the Rural Protection Area designation. With the exception of the ravine, the property does have good agricultural capabilities and provides a buffer from the urban land uses to the north and west to the actively farmed agricultural lands to the east. Changing the designation of these lands to Future Growth would not be consistent with the policies of the City of Vernon's Official Community Plan which protect agricultural land which have viable, productive soils with capability classes ranging from 1-4. Additionally, the RGS policies do not generally support including agricultural land as a Future Growth Area.

Recommendation: Retain the subject property as Rural Protection Area.

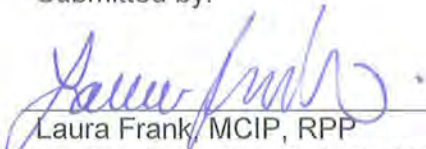
Next Steps

Staff recommend the technical assessments for the parcels identified for Future Growth designations be referred out to the Member Municipalities and Electoral Areas for their information and comment. It is also recommend that staff engage with the ALC to determine next steps with the ultimate goal of endorsement of any proposed changes to the Future Growth boundaries. Feedback from this referral will be brought forward to the Regional Growth Management Advisory Committee prior to any recommendations going forward to the Board regarding RGS mapping amendments.

Attachments:

- Schedule A - Armstrong
 - Schedule B - Electoral Areas B & C
 - Schedule C - Village of Lumby
 - Schedule D - Township of Spallumcheen
 - Schedule E - City of Vernon
-

Submitted by:



Laura Frank, MCIP, RPP
Regional Planning Projects Manager

Reviewed and endorsed by:

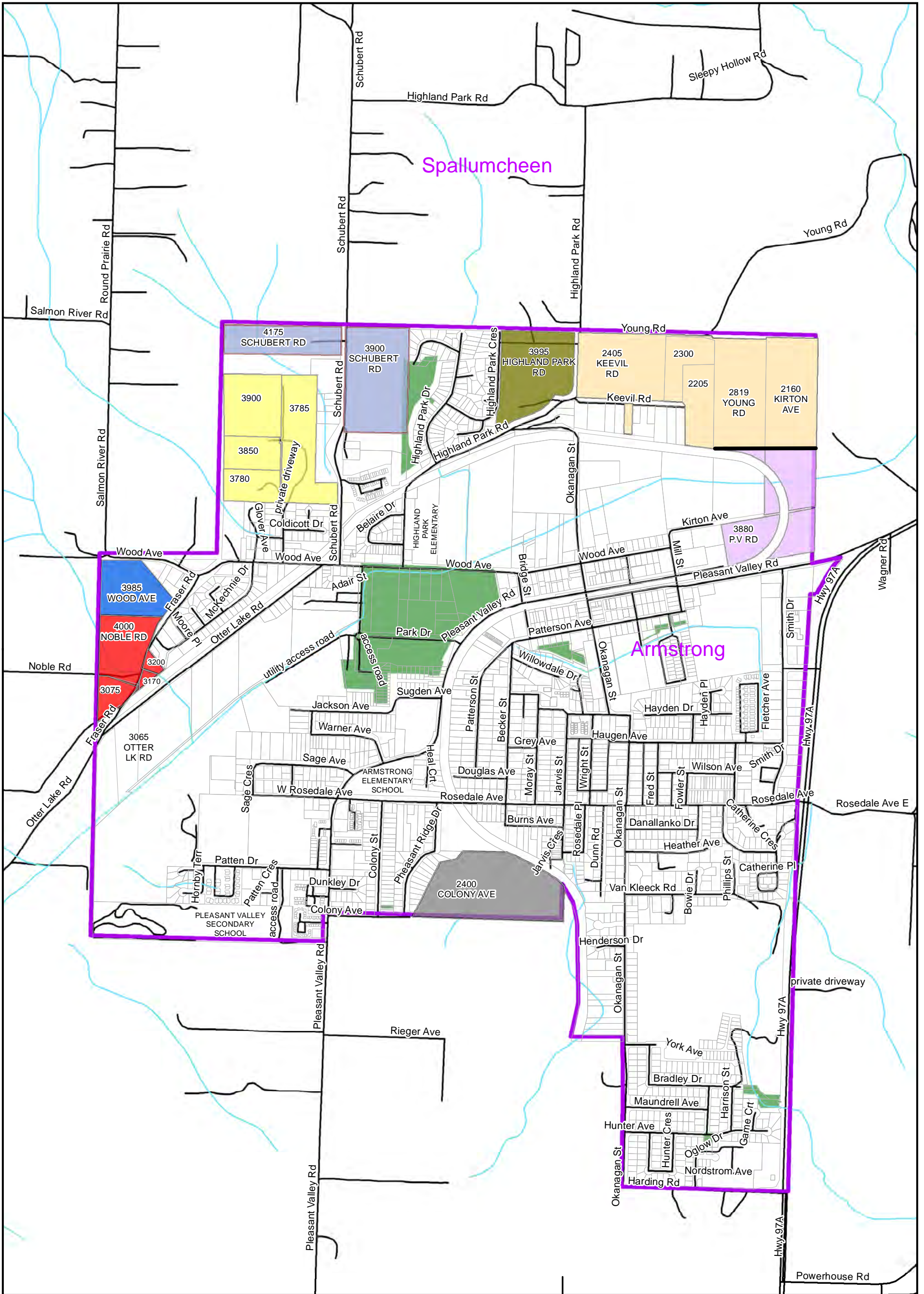


Rob Smailes, MCIP, RPP
General Manager, Planning and Building

Approved for Inclusion:



David Sewell
Chief Administrative Officer

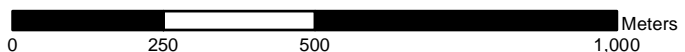


**REGIONAL
DISTRICT
NORTH
OKANAGAN**

Legend

- Priority 1 Parcels
- Priority 2 Parcel
- Priority 3 Parcel
- Priority 4 Parcels
- Priority 5 Parcels
- Priority 6 Parcels
- Priority 7 Parcel
- Priority 8 Parcels
- Parks
- Jurisdictions

1:12,500



Armstrong Priority Area 1- Five Parcels

Summary: The subject properties are within close proximity to the commercial core, adjacent to residential developments and due to soil and topography constraints have limited agricultural potential. The topography of the parcels do provide a natural barrier to adjacent agricultural lands and with additional buffering would have minimal adverse impacts on adjacent agricultural lands. The subject parcels are located within Priority Area 1 of the City of Armstrong’s Agricultural Land Exclusion Policy. This policy addresses a number of properties within the City of Armstrong that Council considers as necessary for the future growth of the City and assigns priorities for consideration of each. Upon completion of the technical review of the subject properties and demonstrated need identified in the Regional Housing Needs Assessment it is recommended that all five parcels be designated as Future Growth.

Recommendation: Support the designation of all five parcels to Future Growth.

Planning Context	Adjacent to growth area	Properties to the east of the subject parcels are located within a Growth Area however properties to the west are all located within the Township of Spallumcheen, are within the ALR and the Rural Protection Area.
	Potential for Adverse Impact to Agriculture	All five parcels are located within the ALR with the exception of 4000 Noble Rd (the majority of this property is out of the ALR). The parcels range in size from 0.5 acre to 8 acres. With appropriate buffers there would be minimal impact to agriculture.
	Undermines Rural Protection Areas?	No, the parcels are all located adjacent to a growth area and would be a natural progression for growth within the City boundary.
	In Historic Residential neighbourhood?	No
	Infill Potential	Greenfield development
	Servicing Timeline	N/A
	Surrounding Land Uses	The adjacent parcels are agricultural however to the east of these lots are a number of Residential Low Density developments.
	Physical Constraints	topography
Services Nearby/Available	Sewer	Close proximity
	Water	Close proximity- substantial upgrading and main extensions would be required to support development of these properties.
	Walking	Yes
	Transit	No
	Cycling	Yes
	Nearby Employment	Yes
	Nearby Commercial	No
	Nearby Schools	Yes
Roads	Viable access via existing road network	

	Stormwater	Close proximity
	School Busing	Data not available
	Fire Protection	Yes
Soil Classification and ALR	Within the ALR?	All five properties are located within the ALR although the majority of 4000 Noble Rd is out.
	Soil Classification (Canada Land Inventory)	Unimproved Rating- Class 5 and 6 Soils are not improvable Subclasses: Topography
	Actively Farmed?	The property located at 3075 Fraser Road is currently used for forage crop production the remaining parcels are not currently farmed.
Demonstrated Need	OCP Designation	All five properties are designated agriculture and located within the Agricultural Land Reserve.
	Zoning	All of the properties are zoned Country Residential 1 with the exception of 3065 Otter Lk Rd which is zoned Agriculture 1. It is just .08 ac of 3065 Otter Lk Rd that is included in Priority Area 1.
	Employment Lands Action Plan	Acknowledges the City of Armstrong is restricted with little developable lands within the City “it is anticipated that at some point within the OCP time horizon it will be necessary to support one or more applications for exclusion from the Agricultural Land Reserve. Key Initiatives- utilize sustainable growth management and development principles, maximizing existing land resources and developing within existing boundaries of the OCP and Armstrong as a designated Growth Area”.
	Regional Housing Needs Assessment	In the decade 2016-26, growth is projected to add on average 48 households per year to the community. By comparison, new housing starts over the past 4 years have averaged only 39 dwellings per year- suggesting an undersupply that could constrain growth which may also increase the number of households in core need of 5 households per year. There is currently a backlog of 205 households in need 140 of those being renters and 65 are owners. Affordability being the greatest challenge.
RGS Policies		In general the RGS does not support the development of ALR land and encourages the protection of rural lands, however based on the Soil classifications (5 & 6 not improvable- only suitable for perennial forage crops) and the topography of the subject parcels, a case can be made that these lands, if serviced, could provide much needed land for housing. The Urban Containment and Rural Protection policies promote compact, complete communities. The subject parcels are within close proximity to community amenities and within 1.5 km of the commercial core.

Schedule A

Civic Address	PID
3075 Fraser Road	012-202-649
3170 Fraser Road	008-932-484
3200 Fraser Road	008-343-659
3065 Otter Lk Road	005-141-583
4000 Noble Road	012-202-541



Armstrong Priority Area 2- One Parcels

Summary: In light of the technical review of the subject property and recent ALC applications it is recommended the parcel retain the Rural Protection designation. The subject parcel has been deemed by the ALC as suitable for agriculture (70% of the property is rated Class 3, is flat and currently farmed) and given the surrounding context (intensive agricultural use directly to the north) a subdivision with even 33 lots would create conflict between the two uses.

Recommendation: Subject Parcel retain the Rural Protection Designation.

Planning Context	Adjacent to growth area	Lands to the east of the subject property are located within a growth area.
	Potential for Adverse Impact to Agriculture	The subject parcel is surrounded by ALR lands to the north and west. Lands to the south and east are out of the ALR and largely developed. To the north is an intensive agricultural operation (poultry barns). The parcel has been considered and refused exclusion from the ALR due to: 1) suitable for agriculture 2) potential conflict between residential use and the operation of the poultry barns (smell, noise, dust). The property owner has resubmitted their exclusion application which is currently awaiting a decision by the ALC.
	Undermines Rural Protection Areas?	Directly adjacent to agricultural land and provides a buffer between the urban and rural interface.
	In Historic Residential neighbourhood?	No
	Infill Potential	Greenfield Development
	Servicing Timeline	N/A
	Surrounding Land Uses	Agriculture to the North, slope to the east with Residential Low Density developments and agriculturally designated lands to the south and west.
	Physical Constraints	Just to the west of the subject property is a steep bank running down to a watercourse. This steep bank could provide a topographical buffer from agricultural lands further to the west.
Services Nearby/Available	Sewer	Close Proximity
	Water	Close Proximity
	Walking	Yes
	Transit	No
	Cycling	Yes
	Nearby Employment	Yes
	Nearby Commercial	No
	Nearby Schools	Yes
Roads	Yes	

	Stormwater	Close Proximity
	School Busing	Data not available
	Fire Protection	Yes
Soil Classification and ALR	Within the ALR?	Yes
	Soil Classification (Canada Land Inventory)	Unimproved Rating- 3 undesirable soil structure as a limiting factor and 5 and 6 limiting factor topography
	Actively Farmed?	Forage Crop
Demonstrated Need	OCP Designation	Agricultural
	Zoning	Country Residential 1
	Employment Lands Action Plan	Acknowledges the City of Armstrong is restricted with little developable lands within the City "it is anticipated that at some point within the OCP time horizon it will be necessary to support one or more applications for exclusion from the Agricultural Land Reserve. Key Initiatives- utilize sustainable growth management and development principles, maximizing existing land resources and developing within existing boundaries of the OCP and Armstrong as a designated Growth Area.
	Regional Housing Needs Assessment	In the decade 2016-26, growth is projected to add on average 48 households per year to the community. By comparison, new housing starts over the past 4 years have averaged only 39 dwellings per year- suggesting an undersupply that could constrain growth which may also increase the number of households in core need of 5 households per year. There is currently a backlog of 205 households in need 140 of those being renters and 65 are owners. Affordability being the greatest challenge.
RGS Policies		Overall, the policies of the RGS do not support the development of ALR land and encourages the protection of rural lands.

Civic Address	PID
3985 Wood Avenue	004-789-946



Armstrong Priority Area 3 Highland Park- One Parcel

Summary/ Recommendation: The subject property is already located within a Growth Area- Therefore no changes to the RGS mapping are recommended. In the event that this parcel is excluded from the ALR no additional amendments or changes to the RGS mapping would be required. It is recommended that a buffer on the north end of the property be considered in order to provide a transition from the urban to rural land interface.

Civic Address	PID
3995 Highland Park Rd	004-426-258



Armstrong Priority Area 4 Murray Drive- Four Parcels

Summary/ Recommendation: The subject properties are located within a Growth Area- Therefore no changes to the RGS mapping are recommended. In the event that these parcels are excluded from the ALR no additional amendments or changes to the RGS mapping would be required. It is recommended that a buffer on the west side of the properties be considered in order to provide a transition from the urban to rural land interface.

Civic Address	PID
3780 Murray Drive	018-549-128
3785 Murray Drive	001-847-643
3850 Murray Drive	018-549-110
3900 Murray drive	012-569-020



Armstrong Priority Area 5 Keevil Rd- Five Parcels

Summary: The subject properties are within the ALR, designated for agriculture and zoned Agricultural 1 (A.1). They do not have adequate servicing nearby (Storm and Sanitary Sewer service is not currently available without substantial main extensions) and generally the RGS policies do not support including agricultural land as a Future Growth Area.

Recommendation: Retain the Rural Protection designation and reassess as other Priority Areas are developed.

Planning Context	Adjacent to growth area	Adjacent to growth area and located in the ALR
	Potential for Adverse Impact to Agriculture	Yes
	Undermines Rural Protection Areas?	Adjacent to Agricultural Land
	In Historic Residential neighbourhood?	No
	Infill Potential	Greenfield Development
	Servicing Timeline	N/A
	Surrounding Land Uses	The surrounding lands to the north, east and west are all located in the ALR and designated as Agricultural Land Reserve and zoned Agriculture 1. The properties to the south are designated Single / Two Unit Residential and zoned R1 Single Detached Residential.
	Physical Constraints	Two of the parcels (2819 Young Rd & 2160 Kirton Ave) have fairly steep slopes at the southern portions of the properties (escarpment) which lead down to the railway (these portions of the property are considered within Priority Area 8). Along the east boundary of 2160 Kirton Ave is a tree lined buffer to the adjacent parcel. This is not a very dense buffer just one or two trees wide.
Services Nearby/Available	Sewer	No
	Water	Yes
	Walking	No
	Transit	No
	Cycling	Yes
	Nearby Employment	Yes
	Nearby Commercial	Yes
	Nearby Schools	Yes
	Roads	Yes
	Stormwater	No
	School Busing	Data not available
	Fire Protection	Yes

Soil Classification and ALR	Within the ALR?	Yes
	Soil Classification (Canada Land Inventory)	Unimproved Rating- Majority of the parcels are Class 2 and the southern end of a few parcels are Class 3 & 5 (escarpment and below the escarpment) Subclasses: undesirable soil structure, topography and excess water.
	Actively Farmed?	Yes- All five parcels are farmed in either hay or silage.
Demonstrated Need	OCP Designation	Agricultural Land Reserve and Single / Two Unit Residential
	Zoning	The properties are all zoned Agricultural 1, three of the parcels (below the escarpment) have dual zoning with Country Residential 1.
	Employment Lands Action Plan	Acknowledges the City of Armstrong is restricted with little developable lands within the City "it is anticipated that at some point within the OCP time horizon it will be necessary to support one or more applications for exclusion from the Agricultural Land Reserve. Key Initiatives- utilize sustainable growth management and development principles, maximizing existing land resources and developing within existing boundaries of the OCP and Armstrong as a designated Growth Area.
	Regional Housing Needs Assessment	In the decade 2016-26, growth is projected to add on average 48 households per year to the community. By comparison, new housing starts over the past 4 years have averaged only 39 dwellings per year- suggesting an undersupply that could constrain growth which may also increase the number of households in core need of 5 households per year. There is currently a backlog of 205 households in need 140 of those being renters and 65 are owners. Affordability being the greatest challenge.
RGS Policies		Overall, the policies of the RGS do not support the development of ALR land and the policies encourage the protection of rural lands. Staff acknowledge that Armstrong is constrained with limited opportunities for additional growth but until other priority areas are developed (Priority Areas 1, 3 & 4) it would be premature to designate these parcels as Future Growth.

Civic Address	PID
2405 Keevil Rd	012-855-375
2300 Keevil Rd	009-543-490
2205 Keevil Rd	006-081-266
2819 Young Rd	027-529-037
2160 Kirton Ave	012-174-645



Armstrong Priority Area 6 Schubert Rd- two Parcels

Summary: The majority of the subject properties are within the ALR, designated for agriculture and zoned Agricultural 1 (A.1). The back half of the parcel located at 4175 Shubert Rd is not within the ALR and is designated for Residential development, however access to this area of the parcel may require development of a roadway through the ALR, and it would be premature to re-designate these lands for Future Growth when other priority areas are better suited to accommodate future growth.

Recommendation: Retain the Rural Protection designation and reassess as other Priority Areas are developed.

Planning Context	Adjacent to growth area	Adjacent to growth area and located in the ALR
	Potential for Adverse Impact to Agriculture	Yes
	Undermines Rural Protection Areas?	Adjacent to Agricultural Land
	In Historic Residential neighbourhood?	No
	Infill Potential	Greenfield Development
	Servicing Timeline	N/A
	Surrounding Land Uses	The surrounding lands to the north are located within the Township of Spallumcheen, in the ALR, designated Agricultural and zoned Agricultural (A.2). Parcels to the east and south are designated Residential Low Density and zoned R1 Single Detached Residential and or Country Residential. Properties to the south of 4175 Schubert Rd are located within the ALR designated and zoned agricultural (Priority Area 4).
	Physical Constraints	Both properties are mainly flat. The parcel at 4175 Schubert Rd is heavily vegetated on the north and west property lines which could act as a good buffer from the agricultural lands to the north and west. The southeastern most corner of 3900 Schubert Rd slopes steeply down towards Highland Park subdivision and would not be farmable or developable.
Services Nearby/Available	Sewer	Close Proximity
	Water	Close Proximity
	Walking	Yes
	Transit	No
	Cycling	Yes
	Nearby Employment	Yes
	Nearby Commercial	Yes
	Nearby Schools	Yes
	Roads	Yes
	Stormwater	Close Proximity
	School Busing	Data not available
Fire Protection	Yes	

Soil Classification and ALR	Within the ALR?	Yes although a portion of the property at 4175 Schubert Rd (6.8 acres) is out of the ALR.
	Soil Classification (Canada Land Inventory)	Unimproved Rating- Class 2 Subclasses: undesirable soil structure
	Actively Farmed?	3900 Shubert Rd is currently vacant and farmed for forage crops. 4175 Shubert Rd is not actively farmed.
Demonstrated Need	OCP Designation	Agricultural and the portion of 4175 Schubert Rd that is out of the ALR is designated Single/Two Unit Residential.
	Zoning	The parcels are zoned Agriculture (A1) and the portion of 4175 Schubert Rd that is out of the ALR is zoned Country Residential 1.
	Employment Lands Action Plan	Acknowledges the City of Armstrong is restricted with little developable lands within the City "it is anticipated that at some point within the OCP time horizon it will be necessary to support one or more applications for exclusion from the Agricultural Land Reserve. Key Initiatives- utilize sustainable growth management and development principles, maximizing existing land resources and developing within existing boundaries of the OCP and Armstrong as a designated Growth Area.
	Regional Housing Needs Assessment	In the decade 2016-26, growth is projected to add on average 48 households per year to the community. By comparison, new housing starts over the past 4 years have averaged only 39 dwellings per year- suggesting an undersupply that could constrain growth which may also increase the number of households in core need of 5 households per year. There is currently a backlog of 205 households in need 140 of those being renters and 65 are owners. Affordability being the greatest challenge.
RGS Policies		Overall, the policies of the RGS do not support the development of ALR land and the policies encourage the protection of rural lands. Staff acknowledge that Armstrong is constrained with limited opportunities for additional growth but until other priority areas are developed (Priority Areas 1, 3 & 4) it would be premature to designate these parcels as Future Growth.

Civic Address	PID
3900 Schubert Rd	008-336-881
4175 Schubert Rd	010-377-786



Armstrong Priority Area 7 Colony Ave- 1 Parcel

Summary: The subject property is within the ALR, designated for agriculture and zoned Agricultural 1 (A.1). Generally the RGS policies do not support including agricultural land as a Future Growth Area. Staff acknowledge that Armstrong is constrained with limited opportunities for additional growth but until other priority areas are developed (Priority Areas 1, 3 & 4) it would be premature to designate these parcels as Future Growth given their soil classification (Class 2) and proximity to actively farmed ALR lands.

Recommendation: Retain the Rural Protection designation and reassess as other Priority Areas are developed.

Planning Context	Adjacent to growth area	Adjacent to growth area and located in the ALR
	Potential for Adverse Impact to Agriculture	Yes
	Undermines Rural Protection Areas?	Adjacent to Agricultural Land
	In Historic Residential neighbourhood?	No
	Infill Potential	Greenfield Development
	Servicing Timeline	N/A
	Surrounding Land Uses	The surrounding lands to the north, east and west are designated Single/Two Unit residential or Multiple Unit Residential (low Density) and zoned Single Detached Residential. The property to the south is located within the Township of Spallumcheen, is in the ALR, designated Agricultural and zoned Agricultural (A.2).
	Physical Constraints	There is a watercourse and gully running north south through the middle of the parcel. This gully does not provide any buffer to the Agricultural Lands to the south rather it buffers the property from the residential developments to the north and west.
Services Nearby/Available	Sewer	Close Proximity
	Water	Close Proximity
	Walking	No
	Transit	No
	Cycling	Yes
	Nearby Employment	Yes
	Nearby Commercial	Yes
	Nearby Schools	Yes
	Roads	Yes
	Stormwater	Yes
	School Busing	Data not available
	Fire Protection	Yes
Soil Classification	Within the ALR?	Yes
	Soil Classification (Canada Land Inventory)	Unimproved Rating- Class 2 Subclasses: undesirable soil structure

	Actively Farmed?	Yes the property is currently farmed for forage crops.
Demonstrated Need	OCP Designation	Agricultural
	Zoning	Agriculture 1
	Employment Lands Action Plan	Acknowledges the City of Armstrong is restricted with little developable lands within the City "it is anticipated that at some point within the OCP time horizon it will be necessary to support one or more applications for exclusion from the Agricultural Land Reserve. Key Initiatives- utilize sustainable growth management and development principles, maximizing existing land resources and developing within existing boundaries of the OCP and Armstrong as a designated Growth Area.
	Regional Housing Needs Assessment	In the decades 2016-26, growth is projected to add on average 48 households per year to the community. By comparison, new housing starts over the past 4 years have averaged only 39 dwellings per year- suggesting an undersupply that could constrain growth which may also increase the number of households in core need of 5 households per year. There is currently a backlog of 205 households in need 140 of those being renters and 65 are owners. Affordability being the greatest challenge.
RGS Policies		Overall, the policies of the RGS do not support the development of ALR land and the policies encourage the protection of rural lands. Staff acknowledge that Armstrong is constrained with limited opportunities for additional growth but until other priority areas are developed (Priority Areas 1, 3 & 4) it would be premature to designate these parcels as Future Growth given their soil classification and proximity to actively farmed ALR lands.

Civic Address	PID
2400 Colony Ave	013-521-934



Armstrong Priority Area 8 Young Rd - 3 Parcels- map

Summary: The subject properties are located within the ALR (with the exception of the escarpment located on 2819 Young Rd & 2160 Kirton Ave). The properties are designated Agricultural, Single/Two Unit Residential and Industrial. Upon completion of the technical review it is recommend that the subject parcels retain the Rural Protection designation and be reassessed as other Priority Areas are developed.

Recommendation: Retain the Rural Protection designation and reassess as other Priority Areas are developed.

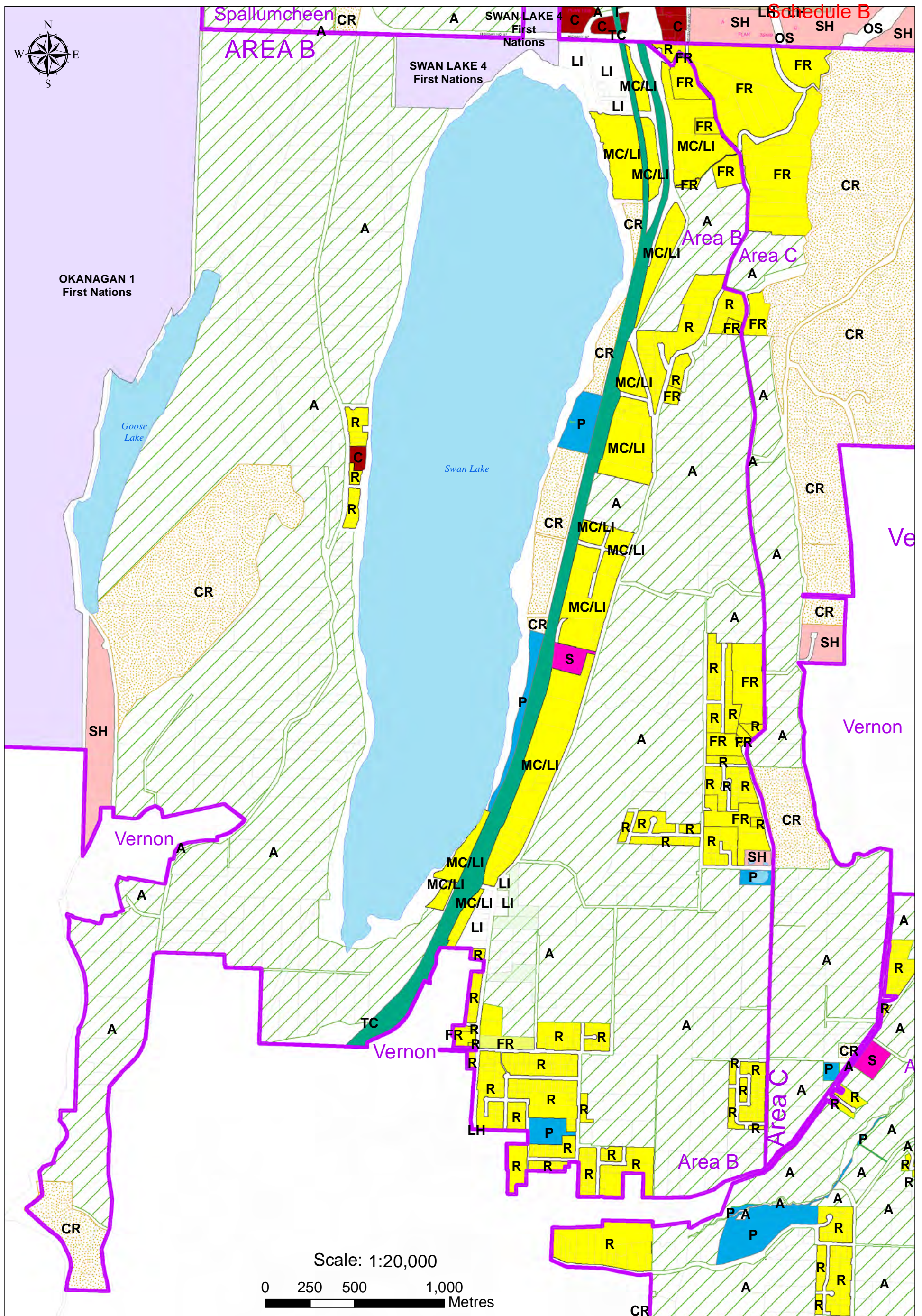
Planning Context	Adjacent to growth area	Adjacent to growth area and located in the ALR
	Potential for Adverse Impact to Agriculture	Yes
	Undermines Rural Protection Areas?	Adjacent to Agricultural Land
	In Historic Residential neighbourhood?	No
	Infill Potential	Greenfield Development
	Servicing Timeline	N/A
	Surrounding Land Uses	The surrounding lands to the west are designated Industrial, lands to the north and east are located within the Township of Spallumcheen and designated Agricultural and zoned Agricultural (A.2). Lands to the south are designated Commercial and Zoned Country Residential 1 and Town Centre Commercial.
	Physical Constraints	The escarpment at the south end of 2619 Young Rd and 2160 Kirton Ave does provide a physical barrier or break from the prime agricultural lands above. In addition, the railway physically separates the parcel located at 3880 Pleasant Valley Rd.
Services Nearby/Available	Sewer	Close Proximity
	Water	Close Proximity
	Walking	Yes (3880 PV Rd.)
	Transit	Yes
	Cycling	Yes
	Nearby Employment	Yes
	Nearby Commercial	Yes
	Nearby Schools	Yes
	Roads	Yes
	Stormwater	Yes
	School Busing	Data not available
	Fire Protection	Yes
Soil Classification and ALR	Within the ALR?	Yes (portions of 2819 Young Rd & 2160 Kirton Ave-Escarpment) are out of the ALR.
	Soil Classification (Canada Land Inventory)	Unimproved Rating- 2819 Young Rd & 2160 Kirton Ave below the escarpment and 3880 P.V Rd-Class 3 Subclasses: excess water
	Actively Farmed?	None of the parcels are actively farmed.

Demonstrated Need	OCP Designation	The subject parcels are Designated Agricultural, Single/Two Unit Residential and Industrial.
	Zoning	The subject parcels are zoned Agricultural 1 and Country Residential 1.
	Employment Lands Action Plan	Acknowledges the City of Armstrong is restricted with little developable lands within the City “it is anticipated that at some point within the OCP time horizon it will be necessary to support one or more applications for exclusion from the Agricultural Land Reserve. Key Initiatives- utilize sustainable growth management and development principles, maximizing existing land resources and developing within existing boundaries of the OCP and Armstrong as a designated Growth Area”.
	Regional Housing Needs Assessment	In the decade 2016-26, growth is projected to add on average 48 households per year to the community. By comparison, new housing starts over the past 4 years have averaged only 39 dwellings per year- suggesting an undersupply that could constrain growth which may also increase the number of households in core need of 5 households per year. There is currently a backlog of 205 households in need 140 of those being renters and 65 are owners. Affordability being the greatest challenge.
RGS Policies		Overall, the policies of the RGS do not support the development of ALR land and the policies encourage the protection of rural lands. Staff acknowledge that the region has a limited supply of Industrial Lands and the City of Armstrong has limited opportunities for additional growth but until other priority areas are developed (Priority Areas 1, 3 & 4) it would be premature to designate these parcels as Future Growth given their soil classification and proximity to farmed ALR lands. The lands located at 3880 P.V Rd within the ALR and the southern portions of 2819 Young Rd & 2160 Kirton Ave should retain the Rural Protection designation as they provide a good buffer between the urban / rural interface.

Civic Address	PID
2819 Young Rd	027-529-037
2160 Kirton Ave	012-174-645
3880 Pleasant Valley Rd	012-854-662



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AREA B&C INFILL

Legend

RDNO Jurisdictions	OCP Zoning RDNO	Country Residential (CR)	Non Urban (NU)	Transportation Corridor (TC)
First Nations	OCP Designations	Proposed Future Growth Area	Parks (P)	Resource Use (RR)
	Agricultural (A)	Industrial (I)	School (S)	
	Commercial (C)	Large Holding (LH)	Small Holding (SH)	



Electoral Areas B & C – Swan Lake Corridor

Summary: The Swan Lake Corridor has long been proposed for future commercial and industrial growth. The Regional Employment Lands Action Plan highlights this area as a key investment zone with a focus on supporting infill and redevelopment of under-developed and under-utilized employment lands. The 2018 Swan Lake Commercial and Local Area Plan further refined the land use designations in the area. Much of the corridor is already used for industrial and commercial purposes. There is an opportunity to intensify the existing commercial and industrial uses on auto-oriented employment lands. It is serviced by Greater Vernon Water and is largely within the initial sewer service area scheduled to be operational in 2024. It was also identified that if sewer services extend to the existing residential neighbourhoods there is limited development potential through infill, secondary suites and carriage homes. It must be noted that development should not be anticipated based on servicing from an adjacent jurisdiction. Lands designated for residential, industrial and commercial growth are entirely outside the ALR. The area has an existing road network.

Recommendation: Include all lands designated as commercial and industrial as Future Growth Area-Employment Lands. Include lands designated as residential and future residential as Future Growth Area, with the exception of lands designated future residential that are outside the proposed sewer service area which should remain as Rural Protection Area as they are unlikely to be developed in the next 10 years.

Planning Context	Adjacent to growth area	Commercial and Industrial areas along Highway 97 are already designated as Future Growth Area and the Swan Lake Corridor is adjacent to the SE Sector in Spallumcheen.
	Potential for Adverse Impact to Agriculture	Limited potential impact as most properties are already developed for commercial, industrial, or residential uses. Some are adjacent to agriculturally active parcels.
	Undermines Rural Protection Areas?	Unlikely, Swan Lake Corridor has long been identified for intensification of existing industrial, commercial and residential uses.
	In Historic Residential neighbourhood?	Yes, long standing residential neighbourhoods within Swan Lake Corridor.
	Infill Potential	Yes, potential for intensification of existing commercial, industrial and residential uses.
	Servicing Timeline	Most of the Swan Lake Corridor is within the initial service area (2024) of the proposed sewer. Portions are within later phases of the sewer area. Certain properties at the northeast corner designated Future Residential are not within the currently identified future sewer service area, but they are adjacent.
	Surrounding Land Uses	Commercial, industrial and residential areas are interspersed with agricultural and rural residential uses. Other residential, commercial and industrial uses within City of Vernon at southern boundary of area. Commercial, industrial and rural residential uses in Spallumcheen at northern boundary.
	Physical Constraints	Swan Lake, Highway 97, topographical constraints on certain parcels.

Services Nearby/Available	Sewer	Primarily within initial phase or future phases of proposed sewer service area – some portions of Future Residential in the northeast corner are not in the proposed sewer service area.
	Water	Within Greater Vernon Water.
	Walking	Lack of sidewalks, there are some developed trails in area, with future trails planned as part of Electoral Areas B & C Trails Master Plan.
	Transit	Transit along Highway 97.
	Cycling	Lack of cycling infrastructure.
	Nearby Employment	There are industrial and commercial uses within the Swan Lake Corridor.
	Nearby Commercial	There are service commercial uses within the corridor.
	Nearby Schools	Vernon Christian School is within the Swan Lake Corridor, no other schools within close proximity.
	Roads	Established road network centre on Pleasant Valley Road and Highway 97.
	Stormwater	Roadside ditches
	School Busing	Data not available
Fire Protection	BX – Swan Lake Fire Department	
Soil Classification and ALR	Within the ALR?	No, properties designated for commercial, industrial, residential or future residential are outside of the ALR.
	Soil Classification (Canada Land Inventory)	Unimproved Rating: Unclassified, 2, 3, 4, 5 & 6 Improved Rating: Unclassified, 2, 3, 4, 5, & 6 Subclasses: topography, undesirable soil structure, depth to bedrock, salinity, excess water, stoniness, cumulative minor and adverse conditions Properties at northeast corner, not in proposed sewer service area, are 80% Class 6, 20% Class 4 with the same improved rating and subclasses of topography and rockiness.
	Actively Farmed?	Some properties that have been designated for commercial, residential or industrial uses contain agricultural activity including crops and grazing. Generally, current agricultural activities are not intensive.
Demonstrated Need	OCP Designation	Mixed Commercial/Light Industrial, Residential, Future Residential
	Zoning	Residential Single Family (R.1), Residential Two Family (R.2), Residential Manufactured Home Community (R.5), Country Residential (C.R.), Small Holding (S.H.)
	Employment Lands Action Plan	Within a priority investment zone.
	Regional Housing Needs Assessment	Currently, a modest increase in housing demand and requirements. Likely increased housing demand beyond 2026 with introduction of sewer.

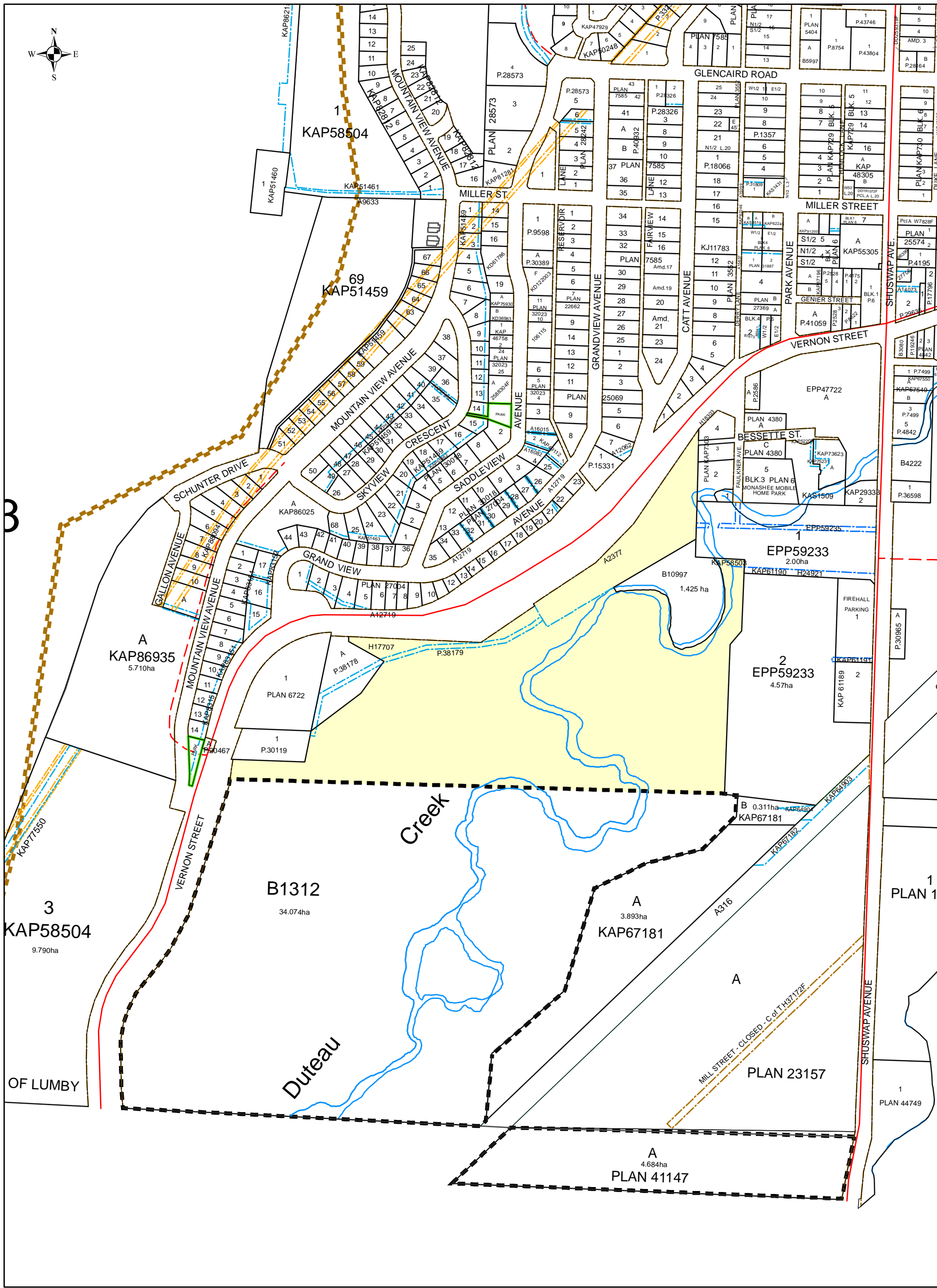
RGS Policies	Do the policies of the RGS support the proposed expansion of a Future Growth Boundary?	Yes, the Swan Lake Corridor represents an opportunity for infill residential, industrial and commercial development in an area with an established transportation network and servicing from a water system and future sewer service. It limits the impact of growth on rural and agricultural areas.
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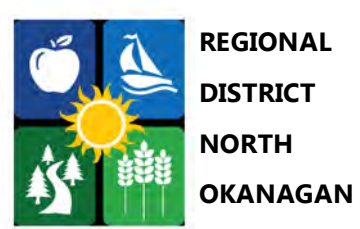
RGS BOUNDARY REVIEW - LUMBY

Schedule C



Legend

- Land within ALR
- Property Under Review



Date: September 9, 2020

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Lumby – Non-ALR Portions of 1910 Faulkner Ave

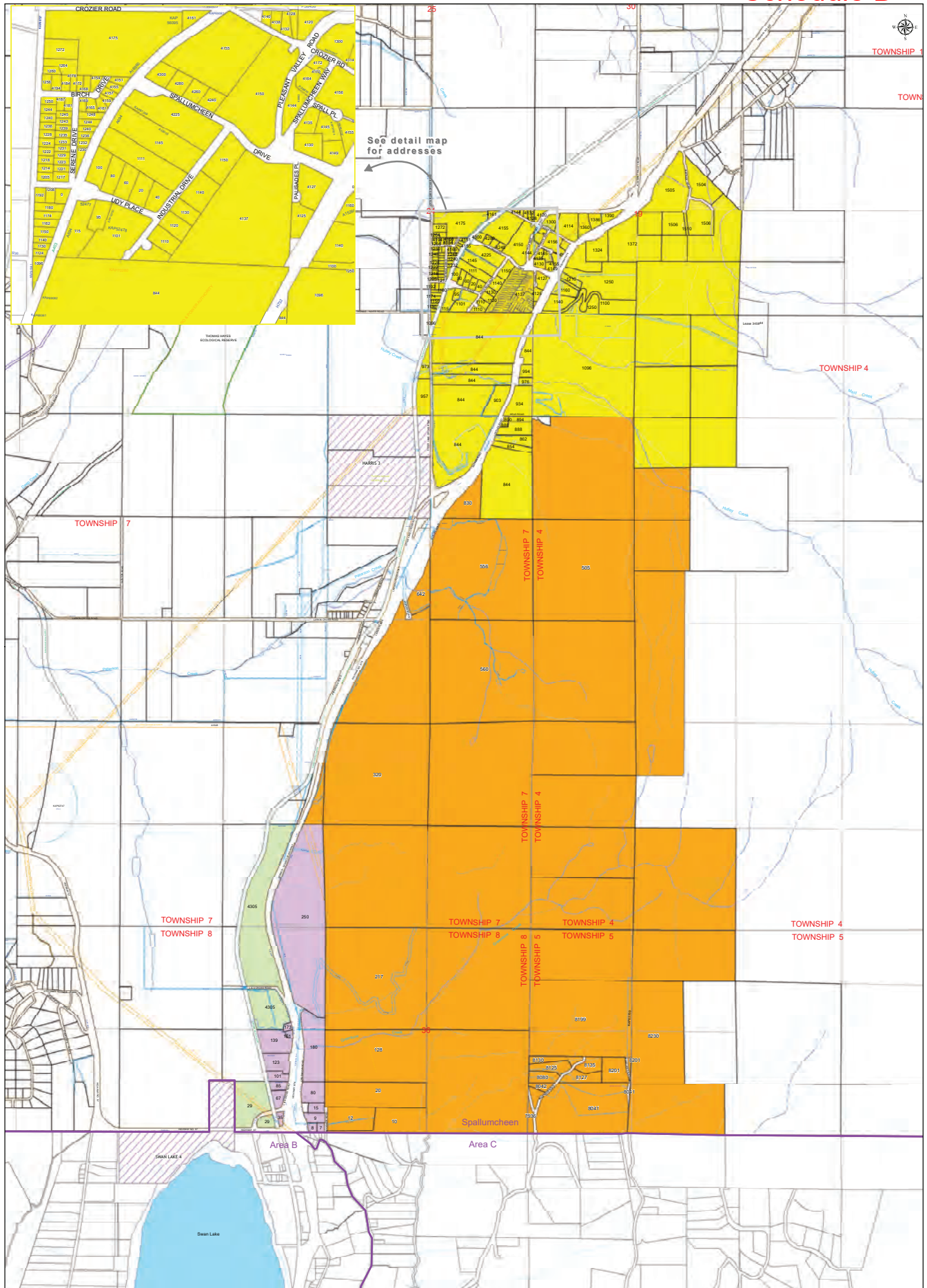
Summary: The subject property is within the Village of Lumby adjacent to Highway 6 and Industrial areas long Shuswap Ave to the east. The southern portion of the subject property is within the ALR. It is primarily designated and zoned Country Residential, although portions east of Duteau Creek are designated and zoned as Industrial. It is adjacent to areas developed for industrial and residential purposes as well as lands within the ALR. Physical constraints, including Duteau Creek and Highway 6, may form a logical and defensible boundary for urban development. Development potential may be restricted by being within the floodplain. Portions on the east side of Duteau Creek may have access limitations.

Recommendation: Include portions of the subject property on the east of Duteau Creek, outside of the ALR, in Future Growth Boundary Area. Portions west of Duteau Creek and portions within the ALR remain as Rural Protection Area.

Planning Context	Adjacent to growth area	Yes, Village of Lumby is primarily growth area or future growth area
	Potential for Adverse Impact to Agriculture	Southern portions of the property are in the ALR – development may result in potential impact to agricultural use of ALR area
	Undermines Rural Protection Areas?	Possible – this property is immediately adjacent to residential and industrial areas and Highway 6, but also provides a buffer between urban development and ALR lands within the Village boundaries
	In Historic Residential neighbourhood?	Adjacent to historic residential and industrial development
	Infill Potential	This is a greenfield site
	Servicing Timeline	Adjacent to Village of Lumby services
	Surrounding Land Uses	Agricultural lands to south, industrial to east, residential to north and west
Services Nearby/Available	Physical Constraints	Constrained by Highway 6 and Duteau Creek
	Sewer	Adjacent to Village of Lumby sewer
	Water	Adjacent to Village of Lumby water
	Walking	No sidewalks in immediate vicinity
	Transit	Transit on Shuswap Ave to Village Centre
	Cycling	Lack of cycling infrastructure in immediate vicinity – bike park on property
	Nearby Employment	Yes, adjacent to industrial development
	Nearby Commercial	Yes, adjacent to Lumby commercial services
	Nearby Schools	Schools within Village centre
	Roads	Adjacent to Highway 6, lack of established road network within subject lands
	Stormwater	Adjacent to Village stormwater services
	School Busing	Data not available
Fire Protection	Lumby and District Fire Department	
Soil Classification and ALR	Within the ALR?	Outside of ALR, portions of property to south are within ALR
	Soil Classification (Canada Land Inventory)	Unimproved Ratings – Class 4 Improved Ratings – Class 3 & 4 Subclasses: Topography, Excess Water, Soil Moisture Deficiency, Inundation

	Actively Farmed?	Has been used for hay in the past, not currently under agricultural production
Demonstrated Need	OCP Designation	Country Residential, Industrial
	Zoning	Country Residential (C.R.), General Industrial (I.2)
	Employment Lands Action Plan	Within a priority investment zone
	Regional Housing Needs Assessment	Faster population growth than RDNO average expected to continue. Insufficient stock of low rent dwellings. Backlog of 95 households in core need needs to be addressed.
RGS Policies	Do the policies of the RGS support the proposed expansion of a Future Growth Boundary?	Overall, inclusion as a Future Growth Area meets some of the policies of the RGS. While it is adjacent to developed areas with access to services, development would be greenfield, on land with agricultural potential and adjacent to lands in the ALR.

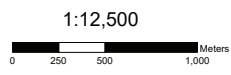




See detail map for addresses



Legend	
	All Parcels
	Spall Industrial Park and Adjacent Residential
	South East Sector
	Spall and North End Swan Lake Corridor
	29 & 4305 LAA Cross Road
	First Nations
	Jurisdictions



Spallumcheen - Industrial Park and Adjacent Residential Areas

Summary: The subject properties are within Phase 1 and 2 of the Spallumcheen Industrial Park and the adjacent residential areas. The properties have long been designated in the Official Community Plan for residential and industrial uses. The ALC has previously consented to those lands within the ALR being designated as Industrial in Spallumcheen’s 1998 OCP Review process. Most of the area is already developed for industrial, limited commercial and residential uses, with the potential to intensify these uses. Much of the area is within proposed future sewer service area and within or adjacent to a community water system. They are identified as being within a priority investment zone in the Employment Lands Action Plan.

Recommendation: Include all Industrial and Commercial designated properties as Future Growth Area (Employment Lands). Include all Residential designated properties as Future Growth Area.

Planning Context	Adjacent to growth area	Portions of SE Sector to the south are within the Future Growth Area.
	Potential for Adverse Impact to Agriculture	Unlikely, properties are mostly already developed for Industrial, Residential, Commercial and Resource Extraction uses. Portions of the area adjacent to agricultural properties are largely already developed.
	Undermines Rural Protection Areas?	Unlikely – previously these properties have been designated in the OCP for residential and industrial uses and used for residential, industrial, and resource extraction purposes.
	In Historic Residential neighbourhood?	It is a historic residential and industrial area.
	Infill Potential	There is potential for infill and greenfield industrial and residential development.
	Servicing Timeline	The properties are not within initial phase of sewer area – they are within a later phase (unknown timing).
	Surrounding Land Uses	Agricultural lands to the west and north, rural to the south and east.
	Physical Constraints	Constrained by Highway 97A and topography on the Phase 2 Industrial Park lands.
Services Nearby/Available	Sewer	Future - Within the later phases of proposed sewer service area.
	Water	Yes - much of the area is within Eagle Rock & Larkin Water Districts.
	Walking	No sidewalks.
	Transit	Transit along Highway 97A.
	Cycling	Lack of cycling infrastructure.
	Nearby Employment	Yes - It is an employment center.
	Nearby Commercial	No commercial services in close proximity (Armstrong to North and Swan Lake Corridor to South).
	Nearby Schools	No schools in close proximity.
	Roads	Established road network on valley bottom lands. Lack of an established road network for upland portions of area.
	Stormwater	None.
	School Busing	Data not available.
Fire Protection	Armstrong/Spallumcheen Fire Department.	

Soil Classification and ALR	Within the ALR?	Largely outside of the ALR. Portions of the Phase 2 Industrial lands are within the ALR (but already zoned and used for industrial purposes). The ALC previously consented to these lands being designated as Industrial in Spallumcheen's 1998 OCP (ALC resolution 537/98).
	Soil Classification (Canada Land Inventory)	Unimproved Ratings – Class 4, 5 & 6 Improved Ratings – Class 3, 5 & 6 Subclasses: Soil Moisture Deficiency, Topography, Depth to Bedrock.
	Actively Farmed?	No properties are actively farmed. A portion of one property (1096 Highway 97A) is currently used as a nursery producing seed and seedlings for reforestation purposes related to forestry.
Demonstrated Need	OCP Designation	Industrial, Commercial & Residential.
	Zoning	Light Industrial (I.1), General Industrial (I.2), Soil Removal and Processing (I.5), Service Commercial (C.4), Residential Single Family (R.1) & Residential Manufactured Home Community (R.5).
	Employment Lands Action Plan	Within a priority investment zone.
	Regional Housing Needs Assessment	Minimal population growth, minimizing housing demand. Projected population growth suggests the addition of only 5 to 6 households per year, however new sewer infrastructure may increase potential growth.
RGS Policies	Do the policies of the RGS support the proposed expansion of a Future Growth Boundary?	Overall, inclusion as a Future Growth Area meets the policies of the RGS, as it has been previously identified through planning processes as area for future development, it is largely an existing developed area that will be serviced with sewer and water and the area has the potential to be intensified, without infringing on areas used for agriculture.





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Spallumcheen – Swan Lake Corridor

Summary: The subject properties form the northern terminus of the Swan Lake Corridor. The properties are designated for Commercial and Industrial Uses in the Official Community Plan. Many of the properties are already used for industrial and commercial purposes, and there is potential to intensify these uses. It is within the initial phase of the future sewer service area and served by community water systems. They are identified as being within a priority investment zone in the Employment Lands Action Plan.

Recommendation: Include as Future Growth Area-Employment Lands.

Planning Context	Adjacent to growth area	Adjacent to SE Sector which is partially designated a Future Growth Area.
	Potential for Adverse Impact to Agriculture	Unlikely, properties are largely already developed for commercial and industrial purposes. Lands on west side of Highway 97A are adjacent to active agricultural areas.
	Undermines Rural Protection Areas?	Unlikely – previously these properties have been designated in the OCP for commercial and industrial uses and used for commercial and industrial purposes.
	In Historic Residential neighbourhood?	It is a historic commercial and industrial area and forms the northern boundary of the Swan Lake Corridor.
	Infill Potential	There is potential for infill and greenfield industrial and commercial development.
	Servicing Timeline	The properties are within the initial phase (core service area) of the proposed sewer area.
	Surrounding Land Uses	Agricultural lands to the west and north, commercial/industrial/residential to the south, rural to the east.
	Physical Constraints	Constrained by Highway 97A.
Services Nearby/Available	Sewer	Future - Within the initial phase of proposed sewer service area.
	Water	Yes - within Greater Vernon Water & Larkin Water District.
	Walking	No sidewalks.
	Transit	Transit along Highway 97A.
	Cycling	Lack of cycling infrastructure.
	Nearby Employment	Yes – Swan Lake Corridor is an employment centre.
	Nearby Commercial	Swan Lake Corridor contains service commercial uses.
	Nearby Schools	No schools in close proximity.
	Roads	Established road network (Highway 97A and frontage roads).
	Stormwater	None
	School Busing	Data not available.
Fire Protection	Armstrong/Spallumcheen Fire Department.	
Soil Classification and ALR	Within the ALR?	Outside of the ALR.
	Soil Classification (Canada Land Inventory)	Unimproved Ratings – Class 2, 3 & 4 Improved Ratings – Class 2, 3 & 4 Subclasses: Soil Moisture Deficiency, Topography.
	Actively Farmed?	No properties are actively farmed.
Dem	OCP Designation	Industrial & Commercial.

	Zoning	Light Industrial (I.1), General Industrial (I.2), Service Commercial (C.4), Neighbourhood Commercial (C.2), Large Holding (L.H.).
	Employment Lands Action Plan	Within a priority investment zone.
	Regional Housing Needs Assessment	Minimal population growth, minimizing housing demand. Projected population growth suggests the addition of only 5 to 6 households per year, however new sewer infrastructure may increase potential growth.
RGS Policies	Do the policies of the RGS support the proposed expansion of a Future Growth Boundary?	Overall, inclusion as a Future Growth Area meets the policies of the RGS, as it has been previously identified through planning processes as area for future development, it is largely an existing developed area that will be serviced with sewer and water and the area has the potential to be intensified, without infringing on areas used for agriculture.





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Spallumcheen – Southeast Sector

Summary: The subject properties are partially designated as Future Growth Areas. Portions that are not designated are considered as Limited Development Areas or Open Space. These lands have limitations on development due to topography and environmental values. No portions of the SE Sector are currently designated or zoned for residential uses, with only rural residential zoning present. The SE Sector is outside of the ALR and does not currently have an established road network (a lack of east-west road connections). These lands are not within a community water system area and not within the initial phase of the sewer service area. The Housing Needs Assessment projects minimal demand for residential growth.

Recommendation: It is recommended that the existing Future Growth Area designations be maintained and the Rural Protection Area designations on the lands labelled Limited Development Area or Open Space remain until such time as more detailed planning analysis on their further growth potential occurs.

Planning Context	Adjacent to growth area	Portions of SE Sector that were determined to be part of the core development area (potential for greater than 10 units per hectare) are within the Future Growth Area already.
	Potential for Adverse Impact to Agriculture	Unlikely, properties are currently used for rural residential purposes, not agriculture.
	Undermines Rural Protection Areas?	Core area portions are already designated as Future Growth Area. Designating limited development area or open space area may undermine the Rural Protection Area.
	In Historic Residential neighbourhood?	Historically used for rural residential purposes.
	Infill Potential	There is potential for infill and greenfield residential development.
	Servicing Timeline	Portions are within a future phase of the proposed sewer service area. A large portion is not within the proposed sewer service area.
	Surrounding Land Uses	Industrial Park Phase II and residential to north, agriculture and industrial to west, crown land to east, residential and rural to south.
	Physical Constraints	Topographical constraints.
Services Nearby/Available	Sewer	Portions within a future phase of the sewer service area.
	Water	Not within a water district.
	Walking	No sidewalks
	Transit	Transit along Highway 97A
	Cycling	Lack of cycling infrastructure.
	Nearby Employment	Adjacent to the Spallumcheen Industrial Park.
	Nearby Commercial	Adjacent to the Swan Lake Commercial Corridor.
	Nearby Schools	No schools in close proximity.
	Roads	Highway 97A, Keddleston Rd and McLennan Rd currently service the area. Future east-west road network is planned but not yet constructed.
	Stormwater	None
School Busing	Data not available.	
Fire Protection	Armstrong/Spallumcheen Fire Department.	
S O -	Within the ALR?	Outside of the ALR.

	Soil Classification (Canada Land Inventory)	Unimproved Ratings – Class 4 & 6 Improved Ratings – Class 4 & 6 Subclasses: Topography, Stoniness, Depth to Bedrock
	Actively Farmed?	No
Demonstrated Need	OCP Designation	Commercial, Large Holding, Small Holding, Open Space.
	Zoning	Large Holding (L.H.) and Small Holding (S.H.).
	Employment Lands Action Plan	Within a priority investment zone .
	Regional Housing Needs Assessment	Minimal population growth, minimizing housing demand. Projected population growth suggests the addition of only 5 to 6 households per year, however new sewer infrastructure may increase potential growth.
RGS Policies	Do the policies of the RGS support the proposed expansion of a Future Growth Boundary?	Overall, inclusion of further lands as a Future Growth Area does not meet the policies of the RGS. The core development areas of the SE Sector (areas expected to have a potential density of greater than 10 units per hectare) are already designated as Future Growth Area. It is not within the initial sewer service area and not within a water district. The lands do not presently comply with policies on efficient infrastructure and transportation systems with minimal impacts on rural lands.



DRAFT

Spallumcheen – 4305 L & A Cross Road and 29 L & A Cross Road

Summary: The subject properties are within the ALR, designated for Industrial and zoned Agricultural (A.2). They are within the initial service area of the proposed sewer and within a water district. The ALC refused to exclude either of the properties from the ALR in 2018. They both have farm status from BC Assessment. While portions of 4305 L & A Cross Road have lower agricultural capability ratings, these are located at the centre of the property and would alienate the higher capability lands at the north and south ends and fracture a single agricultural unit. Generally RGS policy does not support including agricultural land as a Future Growth Area.

Recommendation: Keep 4305 L & A Cross Road as Rural Protection Area. Keep 29 L & A Cross Road as Rural Protection Area unless further soil studies are conducted to assess its agricultural capability.

Planning Context	Adjacent to growth area	Near the SE Sector Future Growth Area and the Swan Lake Commercial Corridor.
	Potential for Adverse Impact to Agriculture	Properties have agricultural potential according to the Canada Lands Inventory. 4305 L & A Cross Road is adjacent to other agricultural properties.
	Undermines Rural Protection Areas?	Properties are within the ALR and have agricultural potential according to the agricultural capability ratings
	In Historic Residential neighbourhood?	No
	Infill Potential	Greenfield
	Servicing Timeline	Within initial phase of sewer project.
	Surrounding Land Uses	Agricultural to north and west, SE sector to east, commercial and industrial to south.
	Physical Constraints	Highway 97A, rail right-of-way.
Services Nearby/Available	Sewer	Within initial phase of sewer service area.
	Water	Larkin Water District and Greater Vernon Water.
	Walking	No sidewalks.
	Transit	Transit along Highway 97.
	Cycling	Lack of cycling infrastructure.
	Nearby Employment	Nearby commercial and industrial land.
	Nearby Commercial	Commercial services to south in Swan Lake Corridor.
	Nearby Schools	No schools in close proximity.
	Roads	Established road network.
	Stormwater	None.
	School Busing	No data available.
	Fire Protection	Armstrong/Spallumcheen Fire Department.
S O I	Within the ALR?	Yes

	Soil Classification (Canada Land Inventory)	<p>4305 L & A Cross Road had a detail soil assessment completed in 2006 which found:</p> <ul style="list-style-type: none"> Northern portion: Unimproved – Class 4, Improved – 80% Class 3, 20% Class 4, Subclasses – topography and soil moisture deficiency Central Portion: Unimproved – 80% Class 5 and 20% Class 7, not improvable, Subclasses - topography and rockiness Southern Portion: Unimproved – Class 4, Improved – Class 2 , Subclasses – soil moisture deficiency and topography <p>29 L & A Cross Road</p> <ul style="list-style-type: none"> Unimproved: Class 2 & 4 Improved: Class 2 Subclasses: soil moisture deficiency, undesirable soil structure, cumulative and minor adverse conditions, excess water
	Actively Farmed?	BC Assessment classifies both properties as having farm status indicating some form of agricultural activity is occurring. Cattle observed grazing on 29 L & A Cross Rd.
Demonstrated Need	OCP Designation	Industrial
	Zoning	Agricultural (A.2)
	Employment Lands Action Plan	Within a priority investment area.
	Regional Housing Needs Assessment	Minimal population growth, minimizing housing demand. Projected population growth suggests the addition of only 5 to 6 households per year, however new sewer infrastructure may increase potential growth.
RGS Policies	Do the policies of the RGS support the proposed expansion of a Future Growth Boundary?	RGS policies do not support development of ALR land and the policies encourage the protection of rural lands. More information on the agricultural capability of 29 L & A Cross Road could provide more clarity on their agricultural potential and suitability for future growth.

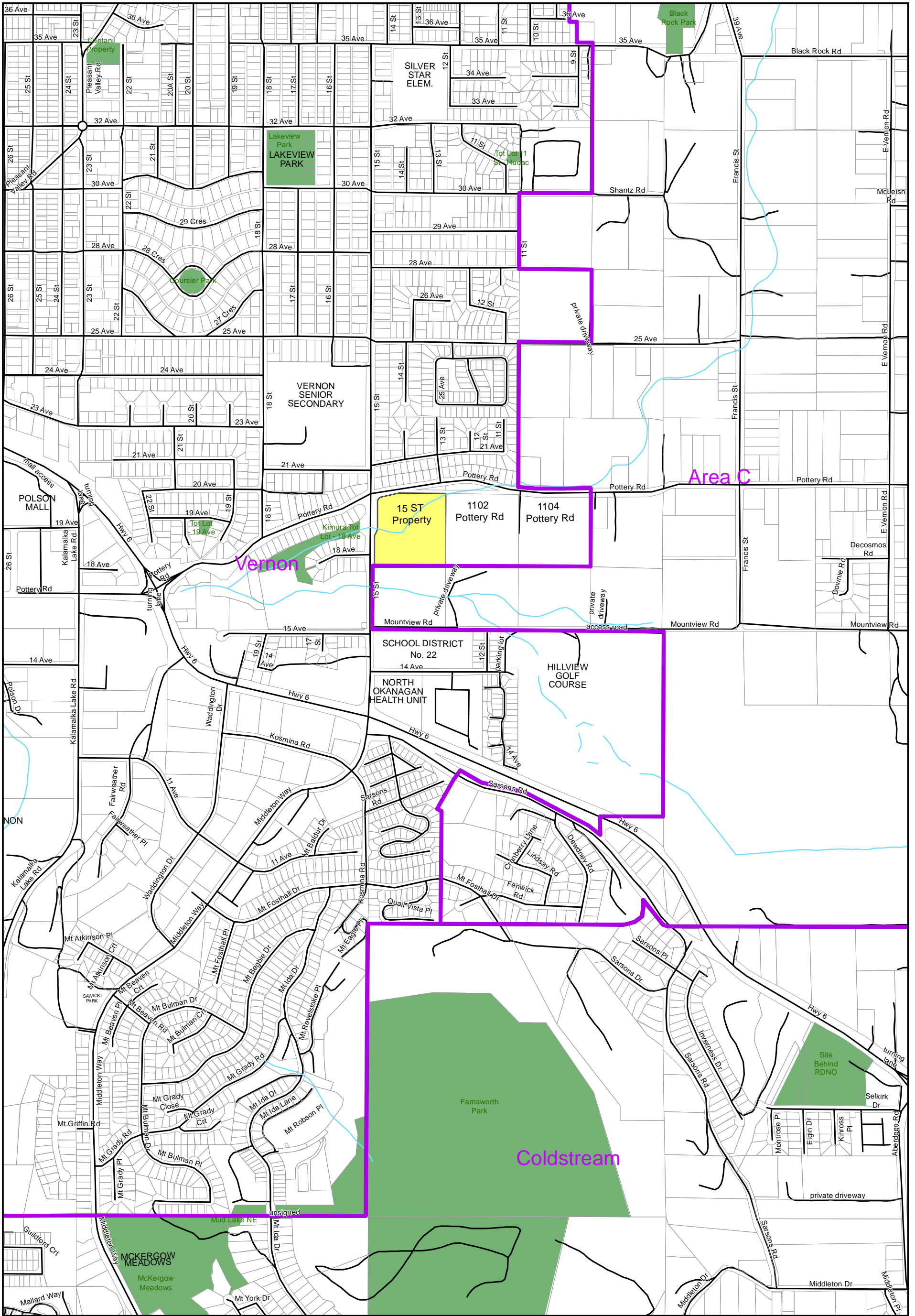
29 L & A Cross Road







4305 L & A Cross Road

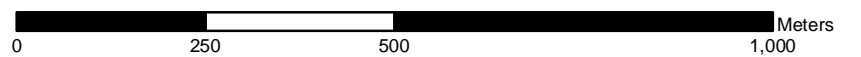


RGS BOUNDARY REVIEW - CITY OF VERNON



	REGIONAL	Legend  Jurisdictions  Properties for Review  Parks
	DISTRICT	
	NORTH	
	OKANAGAN	

1:10,000



City of Vernon- 15th St 012-570-516

Summary: Upon review of the subject parcel it is recommended that the land remain within the Rural Protection Area designation. With the exception of the ravine, the property does have good agricultural capabilities and provides a buffer from the urban land uses to the north and west to the actively farmed agricultural lands to the east. Changing the designation of these lands to Future Growth would not be consistent with the policies of the City of Vernon’s Official Community Plan and generally, the RGS policies do not support including agricultural land as a Future Growth Area.

Recommendation: Retain the subject property as Rural Protection Area.

Recommendation: Retain the Rural Protection designation of the property Context	Adjacent to growth area	Directly adjacent to a growth area.
	Potential for Adverse Impact to Agriculture	There are two properties adjacent to the subject parcel PID 012-570-516 both are within the City of Vernon Boundary and within the ALR. Both parcels are actively farmed (Cherry Orchards). A residential development in this location could put pressure on the adjacent properties as having development potential and or increase conflicts between urban and agricultural uses.
	Undermines Rural Protection Areas?	No- The subject parcel is surrounded by the growth area designation on three side (north, south and west). If the property and two adjacent parcels to the east were not in the ALR it would make more sense to include these lands in the Growth Area designation.
	In Historic Residential neighbourhood?	The subject parcel is surrounded by residential developments that date back to the 1970’s (north) and 1990’s (west) however properties to the east have historically and are actively farmed.
	Infill Potential	Greenfield development.
	Servicing Timeline	Services are adjacent to the subject parcel.
	Surrounding Land Uses	Large lot Residential (north and west) Agricultural to the east and Country Residential to the south. Properties to the east and south are both in the ALR.
	Physical Constraints	There is a gully that runs east- west through the parcel providing a natural barrier from the north west section of the property to the southern portion. The southern portion has no physical barriers to adjacent lands.
Services Nearby/Available	Sewer	Sewer adjacent
	Water	Water adjacent
	Walking	Sidewalks close by
	Transit	Transit within 1 km of the area
	Cycling	Good linkage with cycling infrastructure
	Nearby Employment	Not far from employment centers
	Nearby Commercial	Yes commercial services in close proximity
	Nearby Schools	Yes school in close proximity
	Roads	Established road network
	Stormwater	Across the street in front of the subject parcel (ditch)
	School Busing	Walking distance to VSS (high school)

	Fire Protection	Yes
Soil Classification and ALR	Within the ALR?	Yes
	Soil Classification (Canada Land Inventory)	Unimproved Ratings- Northern portion of the property is Class 2 and the Southern Portion is Class 6 Improved Ratings- same Class 6 Subclasses: Topography and Drainage
	Actively Farmed / Suitability	Hayed as recently as 2018.
Demonstrated Need	OCP Designation	Agricultural / ALR.
	Zoning	Country Residential.
	Employment Lands Action Plan	Priority Investment Zone- Vernon, Coldstream, Spallumcheen, OKIB & EA B and C. Investment Zone Key Initiatives- Utilize sustainable growth principles while accessing additional land- boundary expansions.
	Regional Housing Needs Assessment	Like much of the region, Vernon is experiencing a backlog in housing with 2,330 households in need- affordability being the greatest challenge. Additional social and low rental and affordable market units are what required when looking at the Housing Continuum (\$50,000 or less combined income)- Although additional Apartments, Duplexes and Townhomes within the city would assist in addressing some of this need, the subject property should remain within the Rural Protection Area until such time as other vacant lands designated and zoned for growth are built out.
RGS Policies	Do the policies of the RGS support the proposed expansion of a Future Growth Boundary?	In general the RGS does not support the development of ALR land and encourages the protection of rural lands. Given the topography and adjacent land uses (active Orchards) it is recommended that the property retain the Rural Protection designation.



