

A decorative graphic on the right side of the page features three overlapping circles in shades of blue. Two thin blue lines intersect at the top right, forming a large 'V' shape that frames the circles. The circles are arranged vertically, with the largest one at the top, a medium one in the middle, and a large one at the bottom right.

District of Peachland: Sustainable Policy Inventory Report 2010

Prepared for the District of Peachland by UBCO's; Dr. Donna Senese and Alisha Luther

Revised June 18, 2010

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Background and Purpose

In 2009 the District of Peachland (DoP) Council approved and provided a budget for the development of sustainability actions. DoP sought a partnership with the University of British Columbia Okanagan (UBCO) to complete research regarding an inventory to aid in the development of sustainable policies. The project began in the summer of 2009 to be completed by May 2010.

The need for a comprehensive analysis of DoP's regulatory documents was identified as a necessary step in the process of moving forward as a sustainable community. The main intent of the regulatory analysis research is to identify and categorize sustainable policies, objectives and guidelines developed and implemented through DoP's current regulatory framework (***For purposes of this report; goals, objectives and policies or guidelines are referred to as policies***). Analysis of all DoP policies is used to identify strengths and weaknesses of current initiatives through a "gap analysis". From the analysis, recommendations for more targeted actions regarding bylaw and policy development can be made. A matrix was developed to categorize all individual policies as found within DoP's regulatory documents. In addition to its analytical function, the matrix will also be used as a tool for future monitoring of bylaw and policy development. The analysis and matrix creates a '*policy baseline*' which provides a benchmark to assess progress in the development of policies within new regulatory documents or amendments to existing regulatory documents. As a tool this will allow DoP to maximize monitoring efficiency which allows for greater flexibility in implementation of mid course correction if required.

DoP provided funding for the project through a Grant in Aid to Dr. Donna Senese, Associate Professor of Geography at UBCO who agreed to act as Primary Investigator to the project. Dr. Senese was awarded a UBCO Student Work Program Grant to subsidise student research for the project in the summer of 2009. Ms. Allisha Luther, an Interdisciplinary Graduate Studies graduate student with a research focus on sustainability planning was hired to take on the research in the summer of 2009. The inventory was completed in September 2009 and work on the project continued into the fall of 2009 and into 2010 as part of a Master's Thesis on Sustainable Action Planning in Small Communities of British Columbia. From a scholarly standpoint this area of research is of great interest due in part to a lack of academic literature addressing Sustainability Planning in the context of small communities on the rural urban fringe. Moreover, very little research attention has been paid to the development of methodologies

that are able to conduct extensive inventories of municipal plans and policies. Therefore, this research has been conducted and conceived on the premise that it will be published academically and that all attempts would be made to share the knowledge with the public, other professional organizations and government agencies. Significant strides in global sustainability requires that unique and diverse experiences in sustainable community development be shared locally and globally to realize sustainability within varying geographies and contexts.

The need for sustainable communities is becoming more apparent as we witness the frightening decrease in our limited natural resources. Global environmental change and disturbance is inspiring communities to focus their planning objectives around more sustainable practices. Professional and scientific consensus is that environmental issues are based on local day-to-day problems such as inefficient land use, unsustainable development and lack of effective policy. Communities around the world are beginning to utilize innovative approaches in order to ensure that the standards of living and the resources needed to support them are on reserve for future generations. Local municipalities play a pivotal role, in making changes that can help us to adapt quickly to meet what has been coined by the UN Secretary General Ban Ki-moon "...[as] the greatest collective challenge we face as a human family" (UN News Center; <http://www.un.org/apps/news/story.asp?NewsID=31721>). Municipalities must understand how their regulatory documents enhance or detract from fostering both corporate and community wide sustainability objectives.

Several factors have been identified as essential to the development and maintenance of thriving and sustainable communities. Greenhouse Gas (GHG) reduction has been identified by the UN as the single most important global sustainability objective. The Province of B.C. is the only jurisdiction in North America to enact strict legislation to reduce GHG emissions. These include: 1) Bill 44 (2007) the GHG Reduction Targets Act legislates targets for carbon neutrality within the public sector. 2) Bill 10 (2008) legislated a new 'Green Building Code' for the province which is just a beginning as it is clear the Province may amend this legislation as it is found to be required. 3) Bill 27 (2008) Statutes Amendment Act has required that both municipal and regional governments include GHG reduction targets within Official Community Plan's (OCP's) and Regional Growth Strategies. 4) The Climate Action Charter is a

commitment that local governments throughout the province have made to become Carbon neutral by 2012.

The measurement and monitoring of GHG emissions will be imperative so that corporate and community GHG reduction targets can be met. However, true sustainable community development also encompasses consideration of social, cultural, economic and health issues. The Sustainability Inventory as presented is just one tool the District can use to analyze its operations. Recommendations for new policies and regulatory bylaws will provide a necessary framework from which DoP may showcase their corporate commitment to sustainability. Creative, flexible and transparent policies will benefit Peachland's residents in a variety of ways. New well informed and targeted policies can provide certainty for developers and businesses within Peachland. To use an example the District could create policies that promote 'green industry'. Through engagement and public outreach an active campaign to attract 'green industry' could be initiated. Policy/policies such as these could have the effect of attracting young, educated and entrepreneurial families to the area. Currently, youth initiatives have been listed as a key priority of DoP and there is no better way to promote youth then by attracting families. The economic development needed to support young families may be one answer to DoP becoming sustainable into the future.

Definitions

Building Blocks of Sustainability

Are categories developed by Roseland James in his book "Towards Sustainable Communities" that must be addressed by governments and citizens if true sustainable community development is to occur. These categories include 'Greening the City', 'Water and Sewage', 'Waste Reduction and Recycling', 'Energy Efficiency and Renewables', 'Atmospheric Change and Air Quality', 'Transportation Planning and Traffic Management', 'Land Use and Urban Form', 'Housing, Community and Economic Development'.

Economic Capital

Refers to the ways we allocate resources and make decisions about our material lives.

Gap Analysis

Is a tool that helps to compare its actual performance with its potential performance.

Governance

Is the activity of governing; which includes making decisions and implementation.

Greenhouse Gas

Are gases in an atmosphere that absorb and emit radiation within the thermal infrared range. This process is the fundamental cause of the greenhouse effect.

Human Capital

Is the knowledge, skills, competencies and other attributes embodied in individuals that facilitate the creation of personal, social and economic well-being.

Natural Capital

Refers to any stock of natural assets that yields a flow of valuable goods and services into the future.

Physical Capital

Is the stock of material resources such as equipment, buildings, machinery and other infrastructure that can be used to produce a flow of future income.

Smart Growth

is an urban planning and transportation theory that concentrates growth in the center of a city to avoid urban sprawl; and advocates compact, transit-oriented, walkable, bicycle-friendly land use, including neighborhood schools, complete streets, and mixed-use development with a range of housing choices.

Social Capital

Refers to the organizations, structures and social relations which people build up themselves, independently of the state or large corporations.

Cultural Capital

Is the product of shared experience through traditions, customs, values, heritage, identity and history.

Sustainable Development

Is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Xeriscaping

Refers to landscaping and gardening in ways that reduce or eliminate the need for supplemental irrigation.

The Study Area: Peachland British Columbia

Peachland, British Columbia is part of a diverse region geographically. The community hosts a wide ranging residential demographic and a long and varied cultural tradition in an ecologically complex biogeoclimatic zone. Peachland is situated in British Columbia's Interior which makes up approximately 70% of the province. The Interior consists of a variety of unique sub regions and a patchwork of regional identities among the mountains, valleys, and plateaus of the province (Figure 1). In terms of local government organization the Interior of British Columbia is divided among a number of regional districts. The District of Peachland is situated within the Regional District of the Central Okanagan.

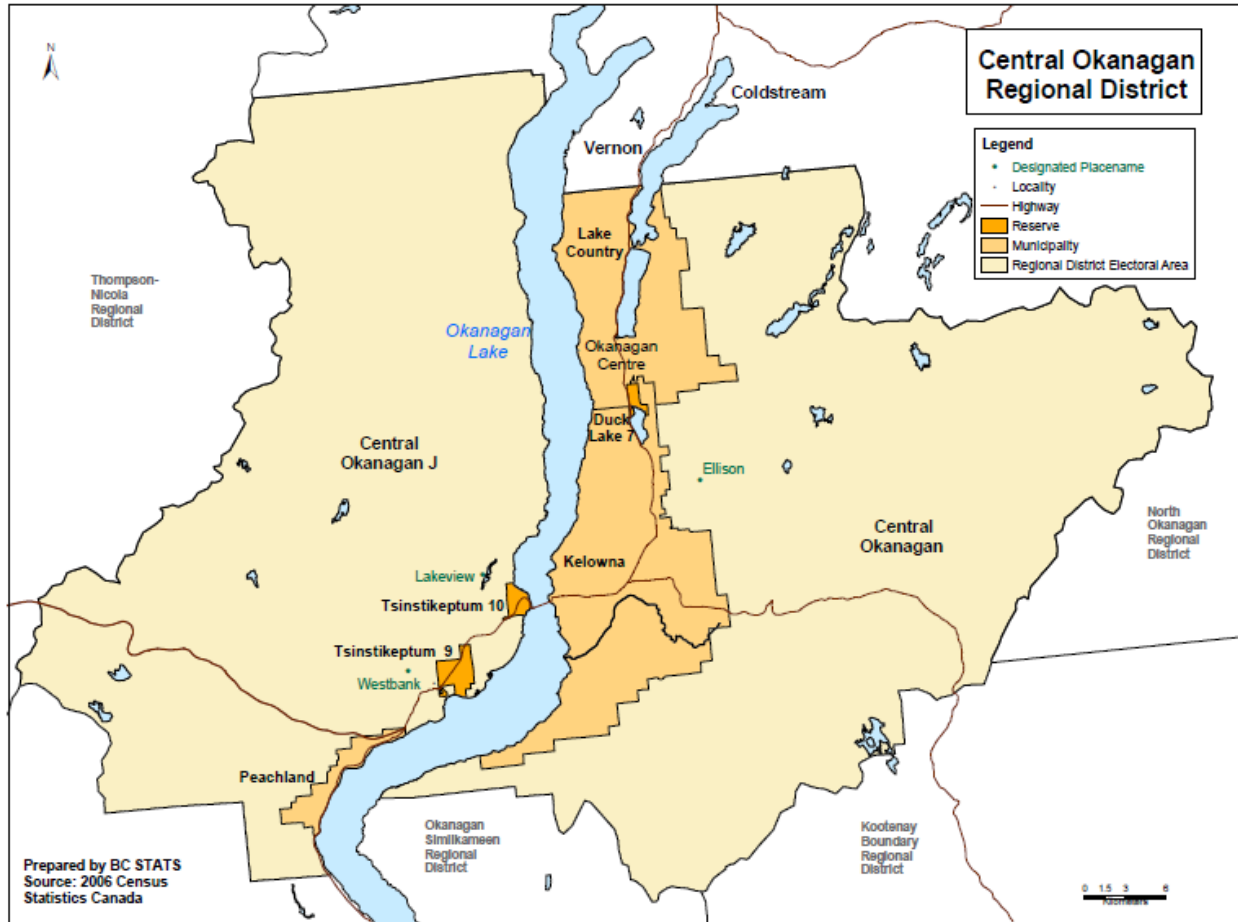
Figure 1: Peachland British Columbia



Peachland is located on the western shore of Okanagan Lake at an elevation of 343m (Figure 2). Approximately twenty five kilometres south of Kelowna, the urban centre of the regional district, Peachland is nestled in the heart of the Okanagan Valley surrounded by vineyards, orchards, and provincial crown land. Peachland was founded as a District in 1909. Since that time the foreshore of Okanagan Lake has become the communities' dominant area of residential and commercial development. As a result much of the town's regional identity has been associated with the

characteristics of lake side living. Residential areas have also been developed in the area surrounding the town centre and on the hillsides behind Peachland to take advantage of lake views.

Figure 2: Regional District of the Central Okanagan



Economy and Labour Force

Agriculture and primary industries such as forestry and mining have dominated the economy of the Okanagan region for about a century, however, this has changed more recently as ‘non-resource’ service producing sectors such as tourism, health care, trade, finance, construction and real estate grow in importance (BC Stats Quarterly, 2007). Socio-economic trends in the region include employment growth in those sectors not directly dependent on natural resources but which still capitalize on natural amenity resources like clean air, water and protected areas that support rapidly increasing rates of tourism arrivals and amenity migrants including retirees. Rates of growth in service sectors 2001-2007 include a continued climb of employment in sectors not directly dependent on Crown land and natural

resources and sectors that capitalize on amenity resources that support migration and tourism arrivals such as tourism, health care, culture and recreation (BC Stats February 2007).

A large tourist and retirement population is evident in labour force statistics. Approximately one half (52.5%) of Peachland's 2006 population was identified as part of the labour force. This is far below the provincial labour force participation rate of 65.6%. The service industry accounts for the largest segment of Peachland labour force at 22.1% with retail and construction industries following behind (District of Peachland 2009 Demographic Profile, Central Okanagan Development Commission pp. The largest share of personal after-tax income in the region (46%) is from non-employment, a combination of transfer payments, investment income and pension income, as well as income generated through the spending of this income (Okanagan-Shuswap LRMP, 2001, p.2-2).

Population and Demographic Characteristics

The population of Peachland is 5,232 (Statistics Canada, 2008) and represents approximately 3% of the total population in the Regional District of the Central Okanagan (District of Peachland 2009 Demographic Profile, Central Okanagan Development Commission pp.2). The annual population growth rate of Peachland varied from 1.9% - 3.2% between 2006 and 2009 which is within the provincial norm. Like many communities across Canada, the demographic of Peachland shows evidence of an aging baby boom and the migration of retirement populations. The demographic cohort 45 to 65 accounts for 45.2% of the total population of Peachland and 24.9% of the population is over the age of 65. This gives Peachland the largest cohort of senior residents in British Columbia (District of Peachland 2009 Demographic Profile, Central Okanagan Development Commission pp 2-3). Of particular significance is the speed at which the senior population is growing while the younger demographic cohorts decrease. Between 1996 and 2006 the greatest increase in population growth was seen within the 75+ cohort while the population cohort between 25– 44 experienced drastic decreases.

Specific analytic data are lacking, however, it appears evident that the significant growth rate in the senior population of Peachland is influenced by increasing amenity migration to the area. Recent research in similar small communities (see for instance Chipenuik, 2006; Moss, 2006; and Die Erde, 2009) have determined that amenity migration is a dominant factor in changing demographic patterns of rural British Columbia, Australia and the United States. The growth of amenity migration is significant to

the development of sustainability action planning on several fronts. Amenity migrants move in increasing numbers from metropolitan to rural settings for the comparative quality of their natural environments and valued natural physical attributes of place, including terrestrial and aquatic landscapes, distinguishing topographical features, climate, air, water and biodiversity quality and quantity. Many of these migrants are economically stable and looking for an active lifestyle (Moss, 2006). Therefore, this population cohort has considerable investment in the long term quality of the environment. As non-economic and often retired migrants, the cohort also has the time and resources available to contribute to the community capital necessary for successful sustainable action planning. This is a very significant asset to the community of Peachland.

The socio economic and geographical make-up of the region, dominated by a high quality of life supported by the amenities of the natural environment and the strong presence of retirees has produced an abundant, involved and aware source of community social capital that is reflected in community participation in sustainability initiatives. From many points of view, the Okanagan Region and Peachland in particular are among the most interesting but challenging planning regions in Canada. Peachland represents a prime example of the challenges many smaller, rurally based municipalities face in attempts to produce comprehensive and community based action plans for a sustainable future.

Approach to the Inventory

Step 1 Filter: 'Building Blocks for Community Sustainability'

The Sustainability Inventory Matrix was developed by first listing and then classifying all relevant policies as identified within DoP regulatory documents. These were then categorized according to Roseland's 'Building Blocks for Community Sustainability' (2005 which include: Greening the City; Water and Sewage; Waste Reduction and Recycling; Energy Efficiency and Renewables; Atmospheric Change and Air Quality; Transportation Planning and Traffic Management; Land Use and Urban Form; Housing and Community Development and Economic Development (Figure 3). This provided a means from which an empirical content analysis could be conducted. The matrix was divided into three sections. 1) stand alone bylaws (sustainability policies that were not considered core documents were categorized

separately). 2) documents that are considered as core documents to the District such as the OCP. 3) stand alone policies such as those found within the DoP.

Step 2 Filter: Pillars of Sustainability

Once populated and categorized, individual policies within the matrix were filtered through five pillars of sustainability; Economic Viability, Environmental Responsibility, Social Equity, Cultural Vitality and Governance. The fifth 'governance pillar' was developed specifically for this analysis to represent documents within the District that require intergovernmental integration. Each of the policies were categorized by the nine building blocks of sustainability and were then subcategorized by whether or not they related to any combination of the five pillars as outlined above and documented (Appendix A). Several policies embodied characteristics that allowed them to be defined by more than one sustainability pillar. This created a designation process that produced a policy classification to identify multiple sustainability possibilities and combinations for the District. The individual classifications and combinations were placed in a table that separate the policies based on Roseland's sustainability building blocks. The evaluation criterion for classification is borrowed from Roseland (2005) and Marbek (2009) who provides guidelines for community sustainability planning for the Federation of Canadian Municipalities. Criteria included a variety of drivers and challenges to the five pillars of sustainability through technical, regulatory, liability, and regulatory documents. All documents from the DoP that exemplified individual characteristics or a combination of characteristics were then classified into the Sustainability Filter.

Conceptualising the Pillars of Sustainability

Natural Capital

The consensus of scholarly research in sustainable community development is that community sustainability is achieved by striking a balance between social, economic, environmental and cultural capitals within a community. Environmental sustainability, also referred to as natural capital (Roseland, 2005), offers an ecological support system to maintain and preserve the community's natural environment. Communities can increase their capacity to protect their natural environment by enacting policies and action plans that promote sustainable waste practices, energy efficiency, and other forms of sustainable natural resource management.

Economic Viability

Communities depend on economic viability and social equity to support natural capital. Economic viability needs to ensure sufficient capital structures and funding to support sustainable job creation and economic development. Examples of capital structures are found in communities that have economic development strategies or have employed policies and mandates support their local industries. As the economic viability of a community becomes grounded, social capital is needed to spearhead these initiatives. A community's social capital is measured by the strength of a community and the social networks ability to band together and support initiatives throughout the community. Increasing a community's social capital is done so by creating reciprocal relationships between members or groups that create a supportive structure and attempt to bridge the gaps that exist within society (Roseland, 2005; James and Lahti, 2004; Shandas and Messer, 2008).

Cultural and Social Capital

Encouragement of cultural participation can increase the capacity of social capital within the community. This relatively new addition to the formula for sustainability was defined by the Arts and Culture Indicators Project (ACIP) as '*evidence of creating, disseminating, validating, and supporting arts and culture as a dimension of everyday life in communities*' (ACIP 2004). ACIP's fieldwork found that non-profit, commercial, informal and public forms of sponsorship that support local artists and cultural events have stimulated aspects within the community for cultural vitality and community sustainability. These findings have been validated locally in the Cultural Indicators Project for the City of Kelowna (Momer, forthcoming).

DoP exhibits tremendous social capital, the engagement of the public, as evidenced through high rates of public participation in municipal planning workshops and open houses. The provincial Communities in Bloom (2009) competition notes, for instance, that the DoP was granted a rating of five blooms in 2009 based on the high level of community involvement found to exist in the community for the project. It is important for communities to strengthen public relationships that already exist and to encourage new ones. With regard to sustainability, continued public participation in initiatives and policies enacted by DoP ensure a continued parallel with the sustainability goals expressed by residents.

Governance

Inclusion of governance structures is an imperative to the process of developing sustainability policies for implementation. Governance includes the process of decision making as well as the process of policy execution. Achieving a balance among the four pillars of sustainability has proven to be quite a feat for many communities and governing that process has also proven to be challenging. Efficient and effective governance structures that include appropriate checks and balances are crucial to the development of healthy, thriving communities. Governance for sustainability 'blurs the lines between government, private sector and NGO's (see for instance Francis, 2008; Goodwin, 1998; Hoch et al, 2000; O' Toole et al, 2002). Governance in a local municipality is responsible for regional planning, enforcement of regional development plans, policy integration, accountability and community capacity building. When a governance structure within a community has ineffective mechanisms to evaluate, communicate and maintain their responsibilities, sustainability in all aspects of the community is at risk.

Step 3. Empirical Analysis: Smart Growth BC and the Green Bylaws Toolkit

A comprehensive content analysis of the policies found in District documents was undertaken for each of the nine building blocks of sustainability developed by Roseland. The provincial government has provided information regarding sustainable action priorities to regional and local governments in various ways. For this analysis 'best practices' in sustainable action planning found in provincial guidelines provided by Smart Growth BC and the Green Bylaws Toolkit were used to further assess DoP's policies. The province has produced these frameworks to inform and empower local governments to create local solutions so that implementation and realization becomes a matter of business 'as usual'. Without clear governance structure, implementation does not occur and sustainability efforts will not be achieved. A final comparison was made with best practices for community sustainability developed by Roseland (2005) 'Towards Sustainable Communities' and James and Lahti's 2004 'The Natural Step' which have both been noted for significant contributions towards community sustainability at a municipal level. These books are also acknowledged as best practices for achieving and understanding community sustainability for local governments within the context of British Columbia. From this analysis, recommendations for direction, tools and strategies are presented. It is important to note that the recommendations, tools and

strategies are not exhaustive in their scope therefore flexibility to adapt and identify other solutions for bylaw and policy development should continue as the need arises or is identified.

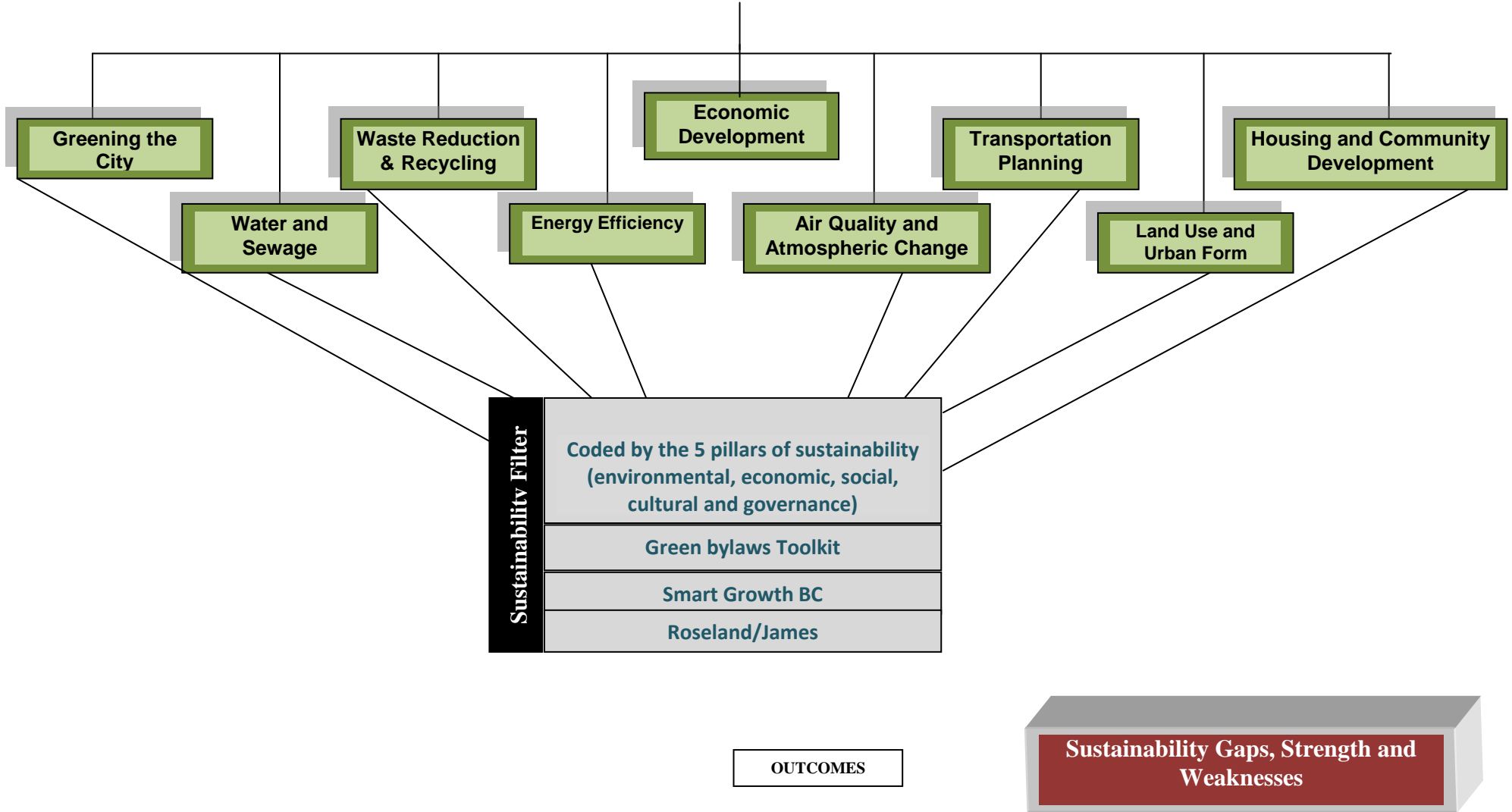
Action and Implementation During Inventory Development

One luxury that climate science does not provide is time. The worst case scenario global climate model (GCM) predictions have in recent years been shown to be under representative of the realities that are now being documented; most notably, that the world's ice caps and glaciers are melting at a rate much faster than that first predicted by the GCM's. The Province of British Columbia and Peachland have recognized these facts by being signatory to the Climate Action Charter and will move as swiftly as possible to tackle any challenges in meeting set Provincial and OCP targets. During the development of this project DoP enacted targets within the OCP. DoP is to reduce its GHG emissions:

- By 18% below 2007 levels by 2016
- By 33% below 2007 levels by 2020
- By 80% below 2007 levels by 2050

The inventory did not classify those policies that were in the process of development and have not yet been adopted by Council. Moreover, many of the policies such as the aforementioned OCP targets for GHG reduction were enacted during development. It is suggested that all new policies be carefully tracked and every four months any new policies that have been adopted by Council be inputted into the matrix for future reporting purposes. Some of the initiatives that may lead to new policies within the short term that DoP is currently investigating include measures for DES readiness; development of policies to aid the District in reducing its corporate energy use and thereby reducing GHG have been forwarded by Systemetric Energy Management Ltd. ; A report with policy implications to steep slope development has been forwarded by Golder and Associates and DoP has provided within its 2010 operational budget funds so that solar hot water heating for the Community Center will become a reality. Close communication between consultants and DoP municipal departments has aided DoP in swiftly progressing sustainability initiatives.

Figure 3 - Research Process



Inventory Outcomes: Empirical Analysis

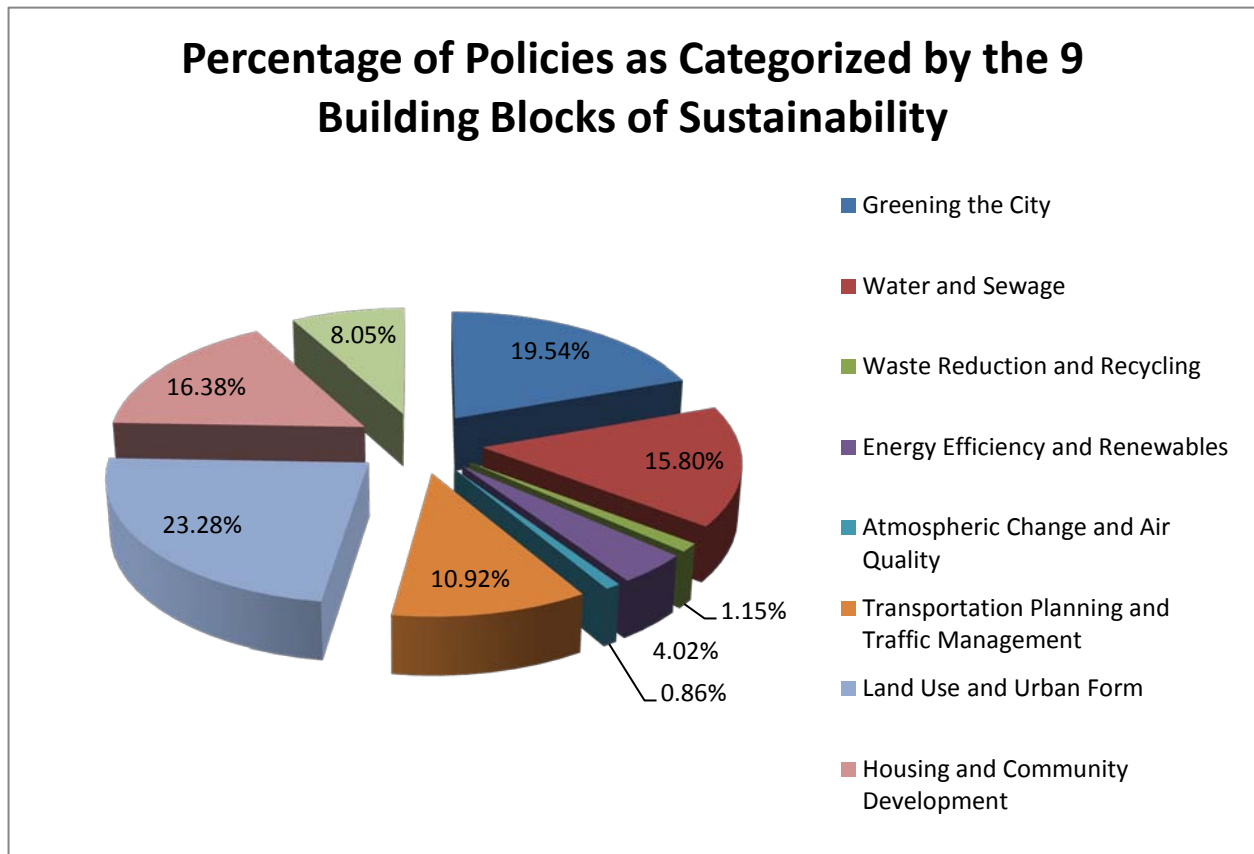
Figure 4 - Empirical Analysis of Inventory Outcomes										
	Greening the City	Water and Sewage	Waste Reduction and Recycling	Energy Efficiency and Renewables	Atmospheric Change and Air Quality	Transportation Planning and Traffic Management	Land Use and Urban Form	Housing and Community Development	Economic Development	TOTALS
Other Bylaws	9	9	4	0	0	5	4	5	0	37
Official Community Plan	40	15	0	1	1	19	58	35	19	188
Beach Avenue Plan	4	0	0	0	0	6	6	11	4	30
Other District Policies	4	0	0	0	1	0	0	1	0	6
Shoreland Plan	11	9	0	0	0	2	10	3	4	39
Sanitary Sewer Servicing and Phasing Plan	0	1	0	0	0	0	0	0	0	1

DISTRICT OF PEACHLAND: SUSTAINABILITY INVENTORY 2009

	Greening the City	Water and Sewage	Waste Reduction and Recycling	Energy Efficiency and Renewables	Atmospheric Change and Air Quality	Transportation Planning and Traffic Management	Land Use and Urban Form	Housing and Community Development	Economic Development	TOTALS
Universal Water Metering Plan	0	1	0	0	0	0	0	0	0	1
Town Centre Concept Plan	0	3	0	1	0	1	2	1	0	8
Water Master Plan	0	11	0	0	0	0	1	1	0	13
DoP Climate Change Initiatives	0	6	0	0	0	0	0	0	0	6
BC Green Code	0	0	0	1	0	0	0	0	0	1
Greenhouse gas emissions inventory	0	0	0	1	0	0	0	0	0	1
2008 Energy Assessment	0	0	0	10	0	0	0	0	0	10
Roadway Network Plan	0	0	0	0	0	5	0	0	0	5
Air Quality Master Plan	0	0	0	0	1	0	0	0	0	1
Economic Development Strategy	0	0	0	0	0	0	0	0	1	1
TOTALS	68	55	4	14	3	38	81	57	28	

In total there were 348 individual policies entered into the Sustainability Inventory Matrix as derived from regulatory documents of the District. As noted earlier, the inventory was separated into nine categories as characterized by the sustainability building blocks developed by Roseland (2005). Of the individual policies, 19.5% were found in Greening the City, 15.8% Water and Sewage, 1.1% Waste Reduction and Recycling, 4% Energy Efficiency, 1% Atmospheric Change and Air Quality, 10.9% Transportation Planning, 23.2% Land Use and Urban Form, 16.3% Housing and Community Development and 8% Economic Development (Figure 5).

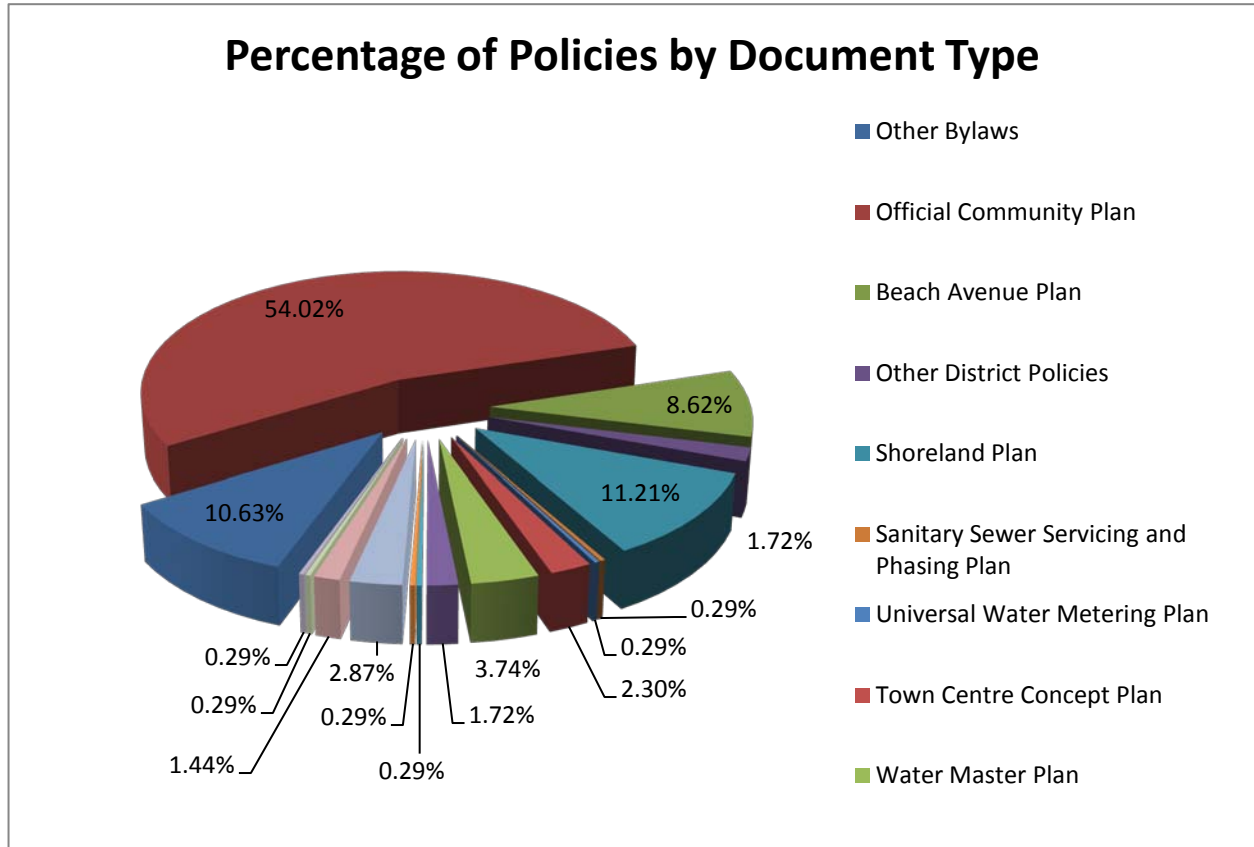
Figure 5: District of Peachland and Building Blocks of Sustainability



Of the 348 individual policies, a majority of total policies address sustainability objectives were derived from three documents: OCP; 54%; The Shoreland Plan, 11% and the Beach Avenue Neighborhood Plan; 9% (Figure 6). Other policy documents include the Water Master, 4% and the 2008 Energy Assessment, 3%. DoP Climate Change Initiatives and the Roadway Network Plan each accounted for 2%. It should be noted that almost 11% of sustainability focused policies are represented

under the category 'Other Bylaws' indicating a breadth of attention focused on issues associated with sustainability.

Figure 6: Policies by Document Type



A Gap Analysis of Policies and Initiatives

Greening the City

The first category, 'Greening the City' has a total of 69 entries as derived from regulatory documents of the District. Of the 69, 9 were derived from 'other bylaws' and 4 from 'other policies'. Of the core sustainability documents, the OCP incorporated 40 policies; the 'Beach Avenue Plan' incorporated 4 policies and the 'Shoreland Plan' incorporated 11 policies. Many of the 'other policies' and 'other bylaws' focused on the preservation and maintenance of green space. They provide the necessary requirements that developers must abide by in regards to the provision of green spaces, walkable trails and parks as part of new development. The 'OCP' was comprised of several policies which had a variety of focal points. However, generally the 'OCP' policies related to development permit areas (DPA's), environmental objectives and sustainable development strategies. The 'Beach Avenue Plan' policies focused on the environment and open space requirements throughout the community. The main objectives of the policies as found to exist are to maintain a high quality environment for the residents and visitors.

Greening The city	
Other Bylaws	9
Official Community Plan (OCP)	40
Beach Avenue Plan	4
Shoreland Plan	11
Other Policies	4
TOTAL	68

Water and Sewage

The second category 'Water and Sewage' has a total of 56 entries as derived from regulatory documents of the District. Of the 56, 9 were derived from 'other bylaws'. Of the core sustainability documents, the 'OCP' incorporated 15 policies; the 'Shoreland Plan' incorporated 9 policies; The Town Centre Concept Plan incorporated 3 policies; the Water Master Plan incorporated 11 policies and Climate Change Initiatives incorporated 6 policies. Lastly, the Sanitary Sewer Service and Phasing Plan as well as, Universal Water Metering each had 1 policy categorized within the matrix. The OCP policies focused on health and safety concerns. These included policies relating to the planning of sewage, upgrading of water systems, stormwater management as well as, environmental management through the use of Environmentally Sensitive Area (ESA) DPA's. The

Water and Sewage	
Other Bylaws	9
Official Community Plan (OCP)	15
Shoreland Plan	9
Sanitary Sewer Service and Phasing Plan	1
Universal Water Metering	1
Town Centre Concept Plan	3
Water Master Plan	11
Climate Change Initiatives	6
TOTAL	55

'Shoreland Plan' focuses on a variety of focal points such as water quality, sewage effluent policies, aquatic weed control and environmental conservation areas. Universal Water Metering is an equitable approach to conserving water through a user pay system for residents. The Town Centre Concept Plan focuses on stormwater management and notes water infrastructure limitations and identifies some upgrades that may be required to service the area if redevelopment of the town core was to take place. The Water Master Plan focuses on the objectives, challenges and guiding principles for the District to meet its water needs into the future. The implementation of the Water Master Plan provides a long term approach to planning for water quality and capacity for the community. The policies relating to 'Climate Change Initiatives' focused on education and awareness initiatives. Moreover, they also provided a framework for conservation within the community and highlight the benefits of efficient use of water including a focus on Drought Management and watering restrictions as well as policies designed to reduce morning peak water flows. The majority of Peachland is on septic tanks. Sewer system upgrades as delineated by the Sanitary Sewer Phasing Plan have been undertaken. These upgrades are important to the water quality of Okanagan Lake; as septic tanks were leaking affluent increasing both nitrogen and phosphorous levels within the water. Encouraging better sewage disposal is considered to be a public health concern and the installation of sewer satisfies the Interior Health Authorities (IHA's) requirements regarding this matter.

Waste Reduction and Recycling

This category had limited entries by the DoP with only 4 in total. The bylaws focused on solid waste collection regulations for the District as well as labeling requirements for waste disposal containers. The initiatives outline DoP's partnership with the Regional District of the Central Okanagan (RDCO) to implement an automated waste collection program set up to make recycling and yard waste disposal easier for its residents. Residents now have their yard waste collected bi-weekly. The Regional function of waste reduction and recycling is one of the reasons the District has few policies addressing this issue as categorized.

Waste Reduction and Recycling	
Other Bylaws	4
TOTAL	4

Energy Efficiency and Renewables

There are a total of 14 entries within this category from the various policies of the District. The OCP had 1 policy regarding the logical growth of utilities as economic development continues into the future. The Town Centre Concept Plan also had 1 policy that notes that as development in the downtown core takes place that individual confirmation from each shallow utility company regarding any necessary upgrades is undertaken prior to development approval. The two above policies although not directly related to energy efficiency per se could have impacts because as upgrades occur new technologies or products may be used to reduce energy usage. The BC Building Code had 1 policy that was relevant to this category. It requires better insulation standards for houses and residential buildings. The Greenhouse Gas Emissions Inventory is a tool that assists local governments in BC track community wide energy consumption and will inform local governments of their GHG emissions on a yearly basis. This will allow local governments to assist their communities in reducing energy use and GHG emissions in a concerted effort to meet GHG reduction targets both locally and provincially. Over 60% of the policies in this category were found within the 2008 Energy Assessment. The purpose of the Energy Assessment is to create a GHG baseline for corporate operations so that future measurement can occur. As part of the assessment an energy management system is being implemented to reduce corporate energy use and GHG emissions. For 2008 the total Green House Gas (GHG) Emissions for the District were 316.7 equivalent tonnes of CO² (tCO²e)

Energy Efficiency and Renewables	
Official Community Plan	1
Town Centre Concept Plan	1
BC Green Building Code	1
Greenhouse Gas Emissions Inventory	1
2008 Energy Assessment	10
TOTAL	14

Atmospheric Change and Air Quality

There was only a total of 3 policies that were relevant to 'Atmospheric Change and Air Quality'. The OCP focused on a commitment to partner with the RDCO to support the Air Quality Master Plan. The next entry was the Air Quality Master Plan itself. This plan lists various strategies that the District could employ to improve air quality for the community. One such strategy is to increase both the availability of public information about air quality thereby increasing awareness. A recent initiative employed by DoP

Atmospheric Change and Air Quality	
Official Community Plan	1
Air Quality Master Plan	1
Other Policies	1
TOTAL	3

has been the creation of a corporate anti-engine idling policy. This policy states that no operator of a District vehicle shall permit the engine of that vehicle to idle for more than three consecutive minutes.

Transportation Planning and Traffic Management

The District of Peachland has many policies referring to ‘Transportation Planning and Traffic Management’. There were a total of 38 policies. Of the 38, 5 were derived from ‘other bylaws’. These policies address a variety of initiatives. For example, policies range from how to maximize efficiency of local road use to the need for traffic impact analysis reports for new subdivisions.

Transportation Planning and Traffic Management	
Other Bylaws	5
Official Community Plan	19
Beach Avenue Plan	6
Shoreland Plan	2
Town Centre Concept Plan	1
Roadway Network Plan	5
TOTAL	38

The OCP policies are mainly focused on active transportation planning that will increase the safety and mobility of pedestrians throughout the District. The OCP calls for the development and implementation of a Transportation Plan, a Trails Network Plan and a Cycling Network Plan. The Beach Avenue Plan has a total of 6 policies relevant to this section. Some of these policies address the accessibility of the area to traffic and the need for parking whereas other policies indicate that a comfortable pedestrian environment through the use of trails, pathways as well as traffic calming measures which do not impede on the existing pedestrian orientation of the neighborhood should be fostered. The Shoreland Plan has 2 policies which refer to maintaining access and walkability to and along the foreshore where opportunities exist to do so. The Town Centre Concept Plan has only 1 policy which recommends that Town Lane be widened and that it should foster pedestrian use while still being accessible by vehicle. Finally, the Roadway Network Plan has a total 5 policies. The Roadway Network Plan is a comprehensive plan that assesses and classifies District roads by use, identifies future roadway connectivity options and provides capacity assessments among other things. Most of the policies found for this section relate to active transportation initiatives. It is believed that these types of initiatives will foster pedestrian environments where the use of the vehicle becomes less; thereby encouraging a more sustainable, walkable and livable community. Transportation decisions should follow best practices in engineering design as provided in the Subdivision and Development Services Bylaw and the Transportation Association of Canada (TAC) manual.

Land Use and Urban Form

This category has the highest number of policies with a total of 81. Of the 81, 4 were derived from 'other bylaws'. The Subdivision and Development Services bylaw has two separate policies one that mentions how land must not be disturbed

Land Use and Urban Form	
Other Bylaws	4
Official Community Plan	58
Beach Avenue Plan	6
Shoreland Plan	10
Town Centre Concept Plan	2
Water Master Plan	1
TOTAL	81

before subdivisions approval and the second stating that there may be a geotechnical assessment required before land is disturbed. The remaining 2 policies were found within the Zoning Bylaw and relate to elements such as Comprehensive Development (CD) zoning that is important in meeting the sustainability challenge. This is because CD zoning allows greater flexibility for the Planning and Development Services Department to advocate for sustainable features such as mixed uses and smaller lot sizes that may be difficult if not impossible to achieve under basic zoning regulations. The OCP had the majority of sustainability policies with a total of 58. These policies focused on the direction, scope, scale and design of land use within the District. This is mainly achieved through the use of Development Permit Areas (DPA's). The District of Peachland has nine DPA's. The most relevant DPA's to sustainability objectives include: Environmentally Sensitive DPA's, Steep Slope DPA's, Foreshore DPA's and Wildfire DPA's to name but a few. Other notable policies focused on mixed residential and commercial land use in the downtown core as well as encouraging affordable housing development and policies regarding Agricultural Land Reserve (ALR) regulations. The Beach Avenue Plan has a total of 6 policies in the matrix, which focus on the physical appeal of land use in the downtown area and Beach Avenue. Feedback from the community has expressed that building upon the aesthetic value of the streetscape was desirable to enhance the cultural life and the pedestrian orientation of the area. Since the foreshore is one of the District's major assets development upon this area needs to be part of complete concept that is supported by the community. The Shoreland Plan has a total of 10 relevant sustainability policies. The focus of these policies is on the development of adjacent lands and the structure, design and appearance of development on the foreshore. This plan also identifies the various permitted uses pertaining to the beach and waterfront areas. The Town Centre Concept Plan has 2 relevant sustainable policies with key objectives permitting maximum densities on District parcels and

promoting mixed land use on Town Lane. The Water Master Plan has 1 relevant policy that identifies a detailed site selection for the water treatment plan and water reservoirs.

Housing and Community Development

In this category, the District of Peachland has a total of 58 policy entries within the sustainability matrix. Of the 58, 5 policies were found to exist within ‘other bylaws’. These bylaws address a variety of issues include among other things; the renovation of historic homes, regulating mixed residential and commercial development,

Housing and Community Development	
Other Bylaws	5
Official Community Plan	35
Beach Avenue Plan	11
Shoreland Plan	3
Town Centre Concept Plan	1
Water Master Plan	1
Other DoP Policies	1
TOTAL	57

as well as creating a sustainable development strategy for affordable housing. The majority of entries in this category were found to exist within the OCP. The 35 OCP policies focused on sustainable development issues such as residential densities, cluster housing, multiple family housing types and the protection of existing affordable housing stock. Additional OCP policies target community development issues such as upgrading and maintaining adequate community service as a response to the District’s economic and demographic growth. Other target areas covered by the OCP policies were to promote and enhance the art community and recognize and celebrate the heritage of Peachland. The Beach Avenue Plan has a total of 11 sustainable policies. These policies aim to create a neighborhood around the Beach Avenue area that will evolve into a well-integrated community both internally and externally. The Shoreland Plan has a total of 3 entries with objectives allowing for a range of recreational opportunities for the community and to upgrade and expand existing recreational facilities such as public parks and marinas. The Town Centre Concept Plan, Water Master Planned DoP policy each logged 1 entry within the sustainability matrix. These core policies focus on a variety of issues such as community outreach programs for water use, design guidelines for the character of Peachland and to encourage the growth of the community.

Economic Development

This category had a total of 28 policies within the sustainability matrix.

Of the 28, the OCP policies accounted for 19. This core policy document covered economic objectives such as developing an Economic Development Strategic Plan. In addition some policies

encourage and promote core business initiatives, placing increased emphasis on agri-tourism in the District. The OCP also identified target areas for economic development such as generating employment opportunities that are compatible with the environment. Additional policies highlight the importance for the District to support high quality commercial development. The Beach Avenue and Shoreland Plan each had 4 entries that were relevant to the analysis and inputted into the matrix.

Initiatives within the Beach Avenue Plan establish direction regarding neighborhood goals, which aim to establish a marketing program and business recruitment strategy. The goal of the District is to present Peachland as a tourist destination by promoting its downtown image as well as its proximity to the waterfront. The Shoreland Plan outlines the need for a 5 to 10 year plan for foreshore development it is made clear that the plan needs to be both socially and financially viable. Finally, the Economic Development Strategy for the District has 1 entry, which outlines the terms of reference to develop and Economic Development Strategy that will encourage economic development and create opportunities for businesses. It was found that this category had significant gaps in policies, guidelines and objectives that were relevant to community sustainability and economic development. It should be noted that the District of Peachland participated on the Regional Economic Development Commission (EDC). This involvement will continue to be important into the future.

Economic Development	
Official Community Plan	19
Beach Avenue Plan	4
Shoreland Plan	4
Economic Development Strategy	1
TOTAL	28

Observations and Directions for Action

The observations and directions for action as presented in this section are not exhaustive in their scope. As presented they represent those suggested actions that need to be enacted or strengthened within current policy documentation so that Peachland can continue to move towards a greener and more sustainable future. It is important to note that many actions presented herein have been classified multiple times within multiple categories if found to be necessitated. As an example xeriscaping policy development could be categorized within both 'greening the city' and 'water and sewage'. This is because xeriscaping will make areas within the city greener but at the same time can also conserve water since the necessity to water would be less. Therefore, it was classified within both sections to show how its implementation could affect both categories. Two categories that are very reflective of each other are Atmospheric Change and Air Quality and Transportation Planning and Traffic Management. This is because most GHG's directly relate to the use of the automobile.

Of critical importance is the fact that, not all of the actions/recommendations presented in this part of the report are those that can be enacted at the local government level. That is the role of local governance alone is not empowered to carry out a policy/action. A column that specifies the form(s) of governance most likely to be responsible for an action or recommendation was added. Understanding what form of governance is responsible for a particular action can inform how the District will move forward on a particular action item. In some cases all forms of government may be responsible at varying capacities when it comes to an action as listed. The scope of this paper is insufficient to assess the complexities of governance as presented. Therefore, it is only presented as a guideline as to which levels of government may have to be involved in partnerships to make the sustainable actions as listed a reality into the future. One level of government may be responsible for funding while another administration of those funds. . Moreover, beyond the Federal, Provincial and Municipal governance structures there may be special purpose authorities or private companies that become important to the development of the sustainable actions as presented below. For example, the Okanagan Basin Water Board (OBWB) is a special purpose authority that is important to the management of watersheds within the Okanagan among other things. Also, companies such as Terasen Gas and BC Hydro have formed

important partnerships with municipalities in the Province so that things such as District Energy Systems and renewable power generation become realities.

Greening the City

Green Bylaws Toolkit Recommendations:

The District of Peachland is in substantial compliance with Green bylaw's Toolkit recommendations. Some exceptions include pesticide use, the adoption of green roofs, community gardens, the use of district energy and alternative energy such as solar or wind generation. Recommendations adopted from other municipalities both locally and internationally prescribe communities to adopt green roofs and community garden standards and to develop and initiate district energy systems (DES's). Germany for example has had green roof policies since 1985 and green roofs account for 15% of all flat roofs in the country (Buholzer, 2006). Several podium tower projects in the lower mainland have garden roofs in their parking and commercial development areas. Community gardens are another option for increased greenspace and food security within a community. On average, a community garden plot grows \$100 worth of fresh produce a year and can increase the quality of life by increasing community access to healthier foods (Community Garden Network, 2009). Another shift that could benefit Peachland would be a transition to incorporate District Energy System(s). Mole Hill, a community housing project in Vancouver has created a 'sustainability block' that is heated by a district energy system using geothermal energy and heat exchange pumps (BC Climate Action Toolkit). Most DES models in the province have been based on geothermal exchange loops. However, the District should consider encouraging alternative forms of energy such as wind power generation and solar hot water heating. In fact, many municipalities have decided to manage their own utility. This is a method of managing energy use and generating revenue. Moreover, an energy utility run by a municipality may use multiple forms of energy generation. As an example the City of North Vancouver has developed the Lonsdale Energy Corporation (LEC) which is a utility that uses power generation from solar, geothermal and high efficiency boilers to produce energy. This is an example of how a special purpose governance authority can be used to achieve sustainability objectives. Although a potentially powerful tool, the high cost of funding such a direct initiative may preclude this as an option too smaller local government.

Smart Growth BC Recommendations:

With agriculture being one of the primary industries of the Okanagan, this report recommends that the District continues to support local agriculture in order to increase food security and to support economic development within the District. The District should support and advocate for no net loss of ALR land due to urban encroachment or other non-farm uses. The District should also support and advocate that Regional Growth Strategies are developed that promote the use of existing ALR lands and that special planning be administered that reduces conflict concerning urban encroachment onto ALR lands. The District may also wish to foster agricultural development on other larger acreage lands not designated as ALR.

Roseland/James Recommendations:

Recommendations for this section focus primarily on Urban Agriculture within the district. Though there is one community garden located within the District, the policies and guidelines of the District should encourage Urban Agriculture programs and opportunities. Encouraging Urban Agriculture not only supports local farmers and growers but also provides the community with an opportunity to grow and eat healthy, locally grown food. By relying on local produce, the community can reduce the motor vehicular traffic and emissions associated with the transport of fruits and vegetables from other countries. DoP can advocate and promote the buying of local produce from local growers during the season. These changes to daily behavior can have immense benefits to improving the quality of life of Peachland's residents as well as towards maintaining a healthy sustainable community. It should be noted that the District supports the local farmer's market by providing space within Heritage Park for operation within the Spring and Summer months.

Prescriptive Tools and Strategies:

Tools and Strategies	Governance
<p><u>Tree Planting</u></p> <ul style="list-style-type: none"> • replant trees destroyed by Mountain Pine Beetle 	Provincial, Municipal
<ul style="list-style-type: none"> • Explore planting of trees on public lands and boulevards 	Provincial, Municipal
<ul style="list-style-type: none"> • The size and species of trees used for replanting and for public areas should be investigated. 	Municipal

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<p><u>Xeriscaping</u></p> <p>When planting on a site xeriscape principles should be encouraged and xeriscaping principles during site development should be utilized.</p>	<p>Regional, Municipal</p>
<ul style="list-style-type: none"> Utilize drought resistant grass in fields and other areas where gassgas is used. Where grass is used low water varieties should be promoted. 	<p>Regional, Municipal</p>
<p><u>Green Roof (Eco-Roof)</u></p> <ul style="list-style-type: none"> Encourage policies and regulations to support green roof development should be explored and enacted where it is found to be appropriate. 	<p>Regional, Provincial, Municipal</p>
<p><u>Urban Garden Development</u></p> <ul style="list-style-type: none"> Permit community gardens in all commercial and residential zones and in public places (parks, right-of-way, utility corridors, etc.) 	<p>Municipal</p>
<ul style="list-style-type: none"> Promote and encourage the sale of fresh produce throughout the community (farmer markets, food hubs etc.) 	<p>Special Interest Groups, Municipal</p>
<ul style="list-style-type: none"> Provide public areas to prepare and celebrate food within the community. 	<p>Special Interest Groups, Municipal</p>
<ul style="list-style-type: none"> Ensure zoning bylaws accommodate urban agriculture 	<p>Special Interest Groups, Municipal</p>
<p><u>Other</u></p> <ul style="list-style-type: none"> Maintain ing site integrity – natural vegetation on a building site should be maintained to the extent possible during development and construction 	<p>Municipal</p>
<ul style="list-style-type: none"> There should be no support for the removal of lands from the ALR 	<p>Special Purpose Authority - Agricultural Land Commission, Municipal</p>
<ul style="list-style-type: none"> Encourage the addition of where land opportunities may be found to exist land could be added to the ALR where opportunities arise. 	<p>Special Purpose Authority - Agricultural Land Commission, Provincial, Regional, Municipal</p>
<ul style="list-style-type: none"> Restrict or control Support restrictions regarding the use of pesticides and herbicides. 	<p>Provincial, Regional, Municipal</p>
<ul style="list-style-type: none"> Use vegetation as buffer zones and screening for parking 	<p>Municipal</p>

Water and Sewage

Green Bylaws Toolkit Recommendations:

This report recommends that the District of Peachland regulate and control the design and implementation of the systems used for water drainage as identified by Green Bylaws toolkit (2007). Effective rainwater management is instrumental in discussions pertaining to water quality measures such as erosion, sediment controls and pollution prevention. DoP can take value in adopting more sustainable drainage systems such as 'Run-off control environments' which can provide urban water systems the ability to control drainage (Green Bylaws, 2007). This should include policies that promote and encourage the development of 'bio-swales'. DoP should investigate the use of decommissioned septic tanks or cistern rain barrels to be used for greywater storage in conjunction with any IHA requirements. At this time, the DoP has not adopted any policy or bylaw to accommodate for greywater recycling but this is something DoP may want to research further into the future. DoP provided a letter of support for a developer (TREE Group) to access Green Municipal Fund (GMF) funding including investigation of greywater recycling for use on the Ponderosa golf course. Support such as this is important to move forward with sustainable development solutions.

Roseland/James Recommendations:

The District of Peachland along with the Province and RDCO should place greater emphasis on education and demonstration programs for the community. Additionally, rebates on sustainable forms of pipes, drainage systems, toilets and other water consuming household appliances or fixtures could be offered as an incentive for residents to shift towards a greener form of water consumption.

Prescriptive Tools and Strategies:

Tools and Strategies	Governance
<p><u>Retrofitting for Water Efficiency</u></p> <ul style="list-style-type: none"> The use of water efficient fixtures and appliances should be mandated within all new development. 	Provincial, Municipal
<ul style="list-style-type: none"> Explore the opportunities to offer rebates or incentives for those that use water efficient landscaping. 	Provincial, Municipal
<ul style="list-style-type: none"> Promote and encourage the use of greywater where opportunities may exist within all new developments. 	Provincial, Municipal

<ul style="list-style-type: none"> Investigate the use of grey water systems for buildings and publicly irrigated lands 	Provincial, Municipal
<ul style="list-style-type: none"> Replace old irrigation systems with drip irrigation systems when and where it is found to be appropriate. 	Provincial, Municipal
<ul style="list-style-type: none"> Where engineered water systems may provide efficiency they should be considered. 	Municipal
<ul style="list-style-type: none"> Promote and implement leak detection program 	Municipal
<ul style="list-style-type: none"> Develop environmental indicators for groundwater monitoring 	Special Purpose Authority - Okanagan Basin Water Board, Regional, Municipal
<ul style="list-style-type: none"> Development applications should be scrutinized such that water efficiency is addressed 	Municipal
<u>Xeriscaping</u>	
<ul style="list-style-type: none"> When planting on a site xeriscape principles should be encouraged and utilized. 	Municipal
<ul style="list-style-type: none"> Where grass is used low water varieties should be promoted. 	Municipal
<u>Clean Water Initiatives</u>	
<ul style="list-style-type: none"> All materials used in the construction of wharfs, docks or piers within the District should be eco-friendly. 	Provincial, Municipal
<u>Sewage</u>	
<ul style="list-style-type: none"> When new sewer is installed it should be gravity fed as a preference 	Municipal
<u>Other</u>	
<ul style="list-style-type: none"> Adopt more sustainable drainage systems such as 'run-off control environments' which can provide urban water systems the ability to control drainage (bioswales, green roofs, rain gardens etc.) 	Provincial, Municipal, Special Purpose Authority (Home warranty)

Waste Reduction and Recycling

Green Bylaws Toolkit Recommendations:

Few recommendations have been highlighted by the Green Bylaws Toolkit. Thus, recommendations for the District are to adopt a Liquid Waste Management Plan as well increase and maintain the existing composting facilities in Peachland. Curbside composting has been adopted by a myriad of communities within North American. In particular, the community of Guelph, Ontario has diverted over 75% of their waste because of curbside composting. For the DoP, curbside composting

seems like an unviable option for the community, thus efforts should be placed on community education on home composting alternatives. Home composting can be done with the use of a "build your own" or with a commercial unit, often available from municipalities. In 2010 the District had 50 composting containers made available to the public at the reduced rate of \$40.00.

Roseland/James Recommendations:

It is important to note that the District does not directly manage waste reduction or recycling. These programs are managed by the Regional District of the Central Okanagan (RDCO). One exception is the yard composting facility that the District manages. Over all the District of Peachland does not comply with many of the recommendations listed in this section. Recycling has been adopted by the District through the RDCO recycling program but source and waste reduction should be emphasized to a greater extent. In cooperation with the DoP, the Regional District should be encouraged to involve the local community to a greater extent. Currently, regional initiatives at this point only meet the minimum requirements in waste disposal and recycling as per Roseland and James. More focus should be placed on awareness in overconsumption and source reduction at both an external and internal scale. Consideration of new tools to promote waste reduction and demand side management techniques are progressive steps which might be undertaken. By putting into place programs that address overconsumption then the demand for waste services and the infrastructure needed for services should be less. As noted earlier, educating the community about home composting options is needed. Additional bylaw recommendations should focus on reducing the use of plastics and Styrofoam which could be addressed at either the regional or the local government level. The City of Seattle has enacted regulations that make the use of Styrofoam illegal. Consideration might be given at the local level, to adopt sustainable buying decisions regarding consumer and supply chain packaging.

Prescriptive Tools and Strategies

Tools and Strategies	Governance
<p><u>Recycling</u></p> <ul style="list-style-type: none"> Eco Labeling – Identifies the percentage of recycled content (or the use of non-toxic ingredients) to help consumers make informed choices about the products they purchase. 	<p>Federal, Provincial</p>

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<ul style="list-style-type: none"> • Newspaper Deposit Charge – 5 cent deposit charge for a newspaper with a 3 cent refund when returned 	Provincial,
<ul style="list-style-type: none"> • Create reliable markets for reused or recyclable products 	Provincial, Regional, Municipal
<ul style="list-style-type: none"> • Establish a recycling depot within Peachland. 	Regional, Municipal
<ul style="list-style-type: none"> • Educate, promote and encourage the use of recycled building materials in new development. 	Provincial, Regional, Municipal
<ul style="list-style-type: none"> • Promote the reduction of use of plastic and styrofoam within the community. 	Federal, Provincial, Regional, Municipal
<u>Waste Reduction</u>	
Promote and encourage backyard, curbside or community composting initiatives.	Regional, Municipal
<ul style="list-style-type: none"> • Purchase environmentally friendly goods and services in order to limit toxic by-products and to improve energy efficiency (may include more research in this area). 	Provincial, Regional, Municipal
<u>Other</u>	
<ul style="list-style-type: none"> • Provide incentives to encourage business to base their production on secondary materials. 	Federal, Provincial, Regional, Municipal
<ul style="list-style-type: none"> • Break larger projects into its smaller component parts for tender. 	Regional, Municipal

Energy Efficiency and Renewables

Green Bylaws Recommendations:

The District has been extremely progressive in enacting policies, actions and bylaws that support effective and efficient energy use. Recommendations for the District are to further promote the use of alternative forms of energy for the community through focus and demonstration groups. The community of Dawson Creek, BC has made great strides towards reducing green house gas emissions within their municipality. Dawson Creek has adopted a solar ready bylaw, which requires homes to be solar ready (solar ready regulations are forthcoming to the BC Building Code). Dawson Creek is a leader in the installation of solar hot water heaters on its municipal buildings and has used wind turbine technology to produce energy. To date, solar hot water heaters have been installed on City Hall, Fire Hall, RCMP Building, Sudeten Hall, Airport and the Public Works Yard. DoP should continue to focus on district

energy and adopt an Energy Management Plan in order to address key sustainability issues including energy conservation and reduction.

Smart Growth BC Recommendations:

It is noted that the transition to sustainable forms of energy is slow; however, the District of Peachland has adopted many sustainable alternatives to conventional forms of energy consumption. If any recommendations are to be given, they are to advise the District to carry on with their energy regulations for District buildings. This sets a wonderful example for the community and its visitors, demonstrating that the District of Peachland is being progressive in its energy consumption. Additional recommendations for the District would be to partner with a major utility provider for the provision of services and infrastructure; becoming an independent energy provider would not appear to be feasible for a small municipality such as Peachland. The District has worked closely with Terasen Gas assessing the feasibility of possible future DES. Recommendations for a solar ready bylaw and the installation of power outlets for new hybrid cars in subdivisions should also be reviewed by the District. One project was being investigated to put wind turbines on Mount Kathleen just outside of Peachland and within RDCO. The District of Peachland should continue to support any proposed projects that are deemed to be feasible alternative energy projects.

Roseland/James Recommendations:

As per the recommendations of Roseland, the need for increased awareness and action regarding energy efficiency and consumption are important and the citizens of Peachland should become engaged in the process. The availability of retrofit programs and home audits are only useful if the community is aware of the benefits of such options.

Prescriptive Tools and Strategies

Tools and Strategies	Governance
<p><u>Retrofitting for Energy Efficiency</u></p> <ul style="list-style-type: none"> Encourage and require that all existing residential building, including apartment buildings to be brought up to an energy efficient standard. 	<p>Federal, Provincial, Municipal, Utility Providers</p>
<ul style="list-style-type: none"> Encourage and consider solar technologies where found to be appropriate. 	<p>Provincial, Municipal, Utility Providers</p>

<ul style="list-style-type: none"> Encourage and require solar ready construction. 	Provincial, Municipal, Utility Providers
<ul style="list-style-type: none"> Encourage and consider wind technologies 	Provincial, Municipal, Utility Providers
<ul style="list-style-type: none"> Provide reference information to the public on any available Senior Government grant Programs for retrofits as they become available. 	Provincial, Municipal, Utility Provider
<u>District Energy Systems (DES)</u>	
<ul style="list-style-type: none"> The creation of DES precincts should be carefully investigated. 	Municipal, Provincial, Utility Provider
<ul style="list-style-type: none"> Encourage and consider installation of mechanical systems to be adaptable for systems, as appropriate 	Provincial, Municipal, Utility Provider
<ul style="list-style-type: none"> Where appropriate, new buildings should install the necessary mechanical systems to be DES ready. 	Provincial, Municipal, Utility Provider
<u>District Energy Management</u>	
<ul style="list-style-type: none"> Implement an Energy Management System 	Municipal, Utility Provider
<ul style="list-style-type: none"> Educate, promote and provide resources to the wider community on home energy initiatives. 	Federal, Provincial, Municipal, Utility Provider

Atmospheric Change and Air Quality

Smart Growth BC Recommendations:

There are no recommendations for this guideline, as Smart Growth BC places very little emphasis on atmospheric change and air quality. Other provincial legislation highlights the importance of air quality management.

Roseland/James Recommendations:

As identified earlier in this report, the District has made significant advances in their energy efficiency and source reduction, but must still focus their efforts on actions that show leadership and educate the wider public through new greener technologies being used on civic buildings and in district vehicles. The use of these new technologies should be advertised and linkages made to the impact that the usage has on air quality and health. Though the District has adopted the Regional Air Quality Management Plan, greater efforts to utilize the strategies and reach the goals of the plan must become a priority of RDCO and the communities within the region. The greatest impact to air quality within the

Okanagan will be achieved by getting residents to use forms of transportation other than their vehicles. The RDCO and all local governments in the area need to lobby for expanded transit services and promote the expansion of car pool networks within the valley. The District could place greater efforts in educating and informing its community on air quality issues, especially the connection between air quality and health. In addition, the District could attempt to better harmonize regional air quality initiatives with the objectives of other agencies and all levels of government. It is imminent that a sustainable future is one that places great emphasis on air quality and the reduction of GHG's. Electric cars are one solution to reducing GHG's and improving air quality for communities. The District should investigate the possibility of enacting policies that mandate electric car plug INS on all new developments. Work on enacting such policies has been done by the City of Vancouver and is being considered in other jurisdictions. The best way to reduce carbon emissions is to utilize the ever cleaner, greener, more renewable grid to power transportation. Only green grid-rechargeable cars can attain the end goal of zero-emissions and ensure fuel price stability. There is significant debate as to whether electric vehicles and the ever increasing need for electricity can be dealt with via green technologies. In British Columbia electricity is much greener due to a high proportion being obtained through hydro-electricity but increasing demand will mean that the Province will have to expand its mandate for alternative green energy production which may include solar, wind and tide technologies in addition to hydro-electric dams. Regardless, the shift from carbon based fuels to electricity within the automobile industry is evident and preparation to accommodate such technologies needs to be made provincially, regionally and at the local government level.

Prescriptive Tools and Strategies:

Tools and Strategies	Governance
<u>Auto Use</u>	
<ul style="list-style-type: none"> • Investigate the possibility of pay parking for the Downtown Core. 	Municipal
<ul style="list-style-type: none"> • Continue to support and encourage transit use. 	Regional, Municipal, BC Transit
<ul style="list-style-type: none"> • Consider decreasing parking requirements within new development 	Provincial, Municipal, BC Transit
<ul style="list-style-type: none"> • Consider financial programming to use cash-in-lieu for parking to support future transit upgrades 	Regional, Municipal, BC Transit

<ul style="list-style-type: none"> Where applicable support the development of Car co-ops and/or bike co-ops. 	Municipal
<ul style="list-style-type: none"> Promote and encourage the use of fuel efficient vehicles, such as hybrids and smart cars. 	Federal, Provincial, Regional, Municipal
<p><u>Retrofit Diesel Engines</u></p> <ul style="list-style-type: none"> Retrofit all District diesel engines so that they may use biodiesel. 	Municipal
<ul style="list-style-type: none"> Promote retrofit of diesel engines within larger public fleets. 	Federal, Provincial, Regional, Municipal, BC Transit, SD 23, Trucking Industry
<p><u>Other</u></p> <ul style="list-style-type: none"> Develop and implement a Community Energy Plan. 	Municipal, Utility Providers
<ul style="list-style-type: none"> Reducing the use of industrial chemicals considered harmful to air quality. 	Federal, Provincial, Regional, Municipal
<ul style="list-style-type: none"> Have yearly odometer readings recorded from vehicles for more accurate Community Energy and Emissions Inventory (CEEI). 	ICBC
<ul style="list-style-type: none"> Investigate the need to document boat emissions for CEEI 	Regulatory Authority

Transportation Planning and Traffic Management

Green Bylaws Recommendations:

There are no recommendations for the District in this category as the guideline only provides a broad vision for sustainable transportation strategies for communities. Specifically, the District can adopt sustainable transportation practices such as Transportation Demand Management (TDM) and fuel their municipal vehicles with bio-diesel. When purchasing new vehicles for municipal use fuel efficiency in the form of Smart Cars, Hybrids and Electric Cars should be investigated. The shift to Smart Cars, Hybrids and Electric Cars can aim to reduce greenhouse gas emissions within the community and help reach the proposed targets set out by the Climate Action Charter.. By exercising such choices in purchasing decisions the District can educate the wider public and possibly influence future decisions of residents in their decisions when purchasing vehicles in the future.

Smart Growth Recommendations:

This report recommends that the District investigate its opportunities to increase mobility options for pedestrians and cyclists in the 97-intersection area in order to reduce congestion and motor vehicle dependency. Although public walkways over the highway are not likely feasible, alternative modes of mobility should be explored along with discussions with entities such as the Ministry of Transportation and Infrastructure.

Roseland/James Recommendations:

According to James and Roseland, the District could place greater emphasis and incentives on offering environmental adaptations for their district vehicles. Target areas for the District to consider are actions plans that bridge the gap between traffic generation and land use, mobility management and increased business and industry transport practices. Though it may be a contentious issue, the idea of closing off downtown streets and corridors for local events should be up for discussion. Carless corridors and avenues have been used for centuries throughout European cities. Not only has this increased pedestrian mobility and safety, but they have also been attributed to increased levels of heritage, historic and aesthetic appeal.

Prescriptive Tools and Strategies

Tools and Strategies	Governance
<u>Auto Use</u>	
<ul style="list-style-type: none"> Investigate the possibility of pay parking for the Downtown Core 	Municipal
<ul style="list-style-type: none"> Continue to support and encourage transit use. 	Provincial, Regional, Municipal, BC Transit
<ul style="list-style-type: none"> Investigate the possibility of decreasing parking requirements within new development 	Municipal
<ul style="list-style-type: none"> Consider financial programming to use cash-in-lieu to support future transit upgrades. 	Provincial, Municipal, Regional, BC Transit
<ul style="list-style-type: none"> Where applicable support the development of car, bike co-ops and/or park and ride depots. 	Municipal
<ul style="list-style-type: none"> Promote and encourage the use of fuel efficient vehicles, such as hybrids and smart cars. 	Federal, Provincial, Regional, Municipal

<u>Retrofit Diesel Engines</u>	
<ul style="list-style-type: none"> Retrofit all District diesel engines so that they may use biodiesel. 	Municipal
<ul style="list-style-type: none"> Promote retrofit of diesel engines with larger public fleets. 	Federal, Provincial, Regional, Municipal, BC Transit, SD 23, Trucking Industry
<u>Other</u>	
<ul style="list-style-type: none"> Develop Waldo Lane as a vehicle free corridor in any downtown redevelopment plan. 	Municipal

Land Use and Urban Form

Green Bylaws Recommendations:

Adequate assessment of the impacts of development have been conducted by the District through a myriad of reports and masters plans assessing specific sustainability issues involving land use such as urban sprawl, densification, zoning and comprehensive development. Higher density, mixed use developments should be encouraged in strategic areas within the District. Implementation of density bonus schemes into the District’s zoning bylaw should be investigated or density bonuses could become part of individual Development Permit discussions. Additionally, the DoP should focus on secondary suites in order to support affordable housing within the community. A focus on expanding secondary suites will have the effect of increasing market rental housing which has been shown to aid in creating affordability for residents within the community. The expansion of market rental housing can also be accommodated by promoting development that addresses rental needs within the community.

Smart Growth Recommendations:

Recommendations for the District are few as long as they continue with their diligence for using sustainable land use strategies towards zoning and development.

Roseland/James Recommendations:

Recommendations for the District of Peachland focus mainly on zoning codes and site plan reviews, which should assess the need and use of green building infrastructure and development such as adhering to LEED (Leadership in Energy and Environmental Design). The Green Building Rating System which is a “voluntary, consensus based national standard for assessing building performance and

meeting sustainability goals” (Roseland, 2005) Moreover, the District should develop a Sustainable Development Checklist so that developers are encouraged to develop more sustainably.

Prescriptive Tools and Strategies:

Tools and Strategies	Governance
<u>Zoning</u>	
<ul style="list-style-type: none"> Develop zoning regulations which implement a Growth Strategy. 	Municipal
<ul style="list-style-type: none"> Develop zoning regulations which implement sustainable development and Smart Growth principles. 	Municipal
<ul style="list-style-type: none"> Consider reducing parking requirements 	Municipal
<ul style="list-style-type: none"> Develop smaller minimum lot sizes. 	Municipal
<ul style="list-style-type: none"> Allow for greater maximum lot coverage or floor area ratios 	Municipal
<ul style="list-style-type: none"> Revise zones to include more commercial/residential mixed uses. 	Municipal
<ul style="list-style-type: none"> Use Comprehensive Development (CD) zoning to allow for more flexibility in zoning (mixed uses, setbacks, green features). 	Municipal
<u>Official Community Plan (OCP)</u>	
<ul style="list-style-type: none"> Maintain OCP's as the fundamental document for providing policy guidance for future development. 	Municipal
<ul style="list-style-type: none"> Implement Smart Growth principles within the OCP 	Municipal
<u>Area Sector Plans (ASP's)</u>	
<ul style="list-style-type: none"> Maintain ASP's as significant documents within the context of OCP's to provide more detailed planning at the neighborhood level. 	Municipal
<u>Downtown Vision Charrette (UBC)</u>	
<ul style="list-style-type: none"> When Downtown Vision as per the Charrette is received by Council implement appropriate recommendations which support sustainable development, as appropriate 	Municipal
<u>Sustainable Development Checklist</u>	
<ul style="list-style-type: none"> Encourage and assist sustainable development by implementing a Sustainable Development Checklist. 	Municipal

Housing, Community and Economic Development:

Green Bylaws Recommendations:

Only two recommendations have been highlighted to adopt an Official Community Plan and to provide tax exemptions for conservation techniques used for housing, community and economic development. The District does not yet provide tax exemptions but adopted an Official Community Plan in 1995. It should be noted that the BC Community Charter does not permit grants or incentives which may be perceived as assistance to business. They may for special purposes including partial or total reductions in DCC's for affordable housing or for green development. These options as per the Community Charter need to be investigated by the District.

Smart Growth Recommendations:

Recommendations for the District of Peachland are to facilitate a more comprehensive assessment for the potential of more mixed using development for affordable single-family homes that are within proximity of commercial areas to reduce unnecessary traffic generation and motor vehicle dependencies

Roseland/James Recommendations:

Though the District has made giant strides towards community and economic development, adopting a strategy such as the Community Economic Development strategy has been strongly recommended by James. This may assist in bridging the gap between constraints and challenges that the District may face between local legislation on community sustainability and community involvement and participation. Peachland has definite gaps in their economic influences within the District. An Economic Development plan is a big expenditure for a small District. However, partnership and collaboration with the Chamber of Commerce, the Tourism Centre and the Regional Economic Development Committee could lead to an expansion of opportunities in the economic sector.

Prescriptive Tools and Strategies:

Tools and Strategies	Governance
<p><u>Affordable Housing</u></p> <ul style="list-style-type: none"> Investigate the use of banked land to address affordable housing. 	Municipal
<ul style="list-style-type: none"> Lease land to those that show interest in affordable housing. 	Municipal
<ul style="list-style-type: none"> Encourage and promote the development of secondary suites in all residential zones 	Municipal
<ul style="list-style-type: none"> Consider relaxing parking requirements for developments that support affordable housing initiatives. 	Municipal
<ul style="list-style-type: none"> Require a minimum percentage of affordable housing units within new developments. 	Municipal
<ul style="list-style-type: none"> Encourage a component of rental housing in major housing projects. 	Municipal
<ul style="list-style-type: none"> Collect cash-in-lieu from new development for the provision of affordable housing under Section 904 of the Local Government Act where affordable housing is not provided. 	Municipal
<ul style="list-style-type: none"> Create an affordable housing fund to assist in the development of such projects. 	Municipal
<ul style="list-style-type: none"> Waive or reduce Development Cost Charges (DCC's) for not for profit rental housing, including supportive living housing (Section 933 of the LGA). 	Municipal
<ul style="list-style-type: none"> Establish a Community Housing Society to advise Council on local housing needs. 	Municipal
<p><u>Community Gardens</u></p> <ul style="list-style-type: none"> Food produced can be harvested and distributed to the local food bank for those in need. 	Special Purpose Authority
<ul style="list-style-type: none"> Garden space should be made available to those that do not have land of their own. 	Special Purpose Authority, Private Donation, Municipal
<p><u>Economic Development Strategy</u></p> <ul style="list-style-type: none"> Encourage and promote the development of an Economic strategy for the District by collaborating with community and regional stakeholders. 	Regional, Municipal
<p><u>Other</u></p> <ul style="list-style-type: none"> Encourage the formation of a young peoples' advisory board to provide local government with input from a youth perspective. 	Municipal

Conclusion

The inventory approach as provided within this report has been used to assess the progress of DoP with regard to sustainable planning and policy development. The results of this research are empirically based, thus we are able to assess gaps and areas of concentration without reference to the quality or effectiveness of policies and programs. This research may be used as a first step in a longer process towards building a sustainability action plan for DoP. This report shall by no means be considered as an “end state” document, but is a work in progress. As time goes on and as changing circumstances occur updates and/or adjustments will be necessary and should be welcomed.

Generally, the findings of this report show that DoP has been successful in initiating policies that promote broadly based sustainable community development on a number of fronts that include the environmental, economic, cultural, social and governance pillars of sustainability. As noted throughout this report, finding the balance among these pillars in a manner that is locally suitable should be the goal of successful community sustainability. While the environmental, economic and social pillars of sustainability have garnered substantial attention in DoP policies the cultural and governance pillars have not been as well integrated into the process. Cultural capital has not been addressed by many communities across the country for the important role that it plays in supporting goals of sustainability. Similarly models of sustainable governance have also not been addressed to the extent needed by many communities. Therefore governance in localities such as Peachland and elsewhere; where trans-boundary issues like water, energy grids and transportation are multi-sectoral and multi layered across several jurisdictions will continue to be a challenge.

The District’s approach to enacting sustainability policies to date have been relatively balanced in approach as illustrated in Figure 5 and categorized by the 9 ‘building blocks’ of sustainability. There are still significant strides that can be made in sustainable community development. For this reason recommended actions have been provided by this report for each of the nine building block of sustainability. Areas found to need most attention were in ‘Energy and Renewables’, ‘Atmospheric Change and Air Quality’, and ‘Transportation Planning and Traffic Management.

It is evident that the District's OCP is the most prominent document in terms of sustainability context. As an extensive land use document, the dominance of the OCP in these findings is not surprising

in a municipality where population growth has been rapid in recent years and where waterfront and steep slope issues are substantial. Greening the city appears to infiltrate almost all aspects of concern for, and attention to, land use policy. The focus on land uses generally, and green land uses specifically is concurrent with a similar focus on housing, especially with regard to affordability in DoP. As a public good, water is both necessary for sustenance and of exceptional importance as a recreational resource in DoP. Access to waterfront amenities is also linked specifically to land use planning policies in the OCP and the Shoreland Plan in the DoP. Given these overlapping concerns, our finding that issues of water quality and quantity are prominent in sustainability actions and plans in the DoP is also not surprising.

The partnership between DoP and UBCO was effective and productive in a number of ways. It was effective in reducing budgetary costs, it provided opportunity for education and personal development and it maximized time efficiencies; by producing human and social capital while maximizing economic capital. In return DoP has received this report which should contribute to policy development. This is a step for Peachland in moving ahead with sustainability practices. Due to the unique nature of the project and lack of academic literature pertaining to this topic UBCO will be well poised to disseminate the findings presented in this report to peer reviewed academic journals. This report will assist in the development of a Master's Degree. In summary, it is evident that not only is this report an analysis leading to recommendations but social and human capital have been fostered which will be used to further sustainability objectives into the future.

Access to water and greening the city appear to be important issues to a highly engaged citizenry in Peachland. The District exhibits a high degree of social capital which was noted as a key contributor to the District's 5 bloom designation by Communities in Bloom in 2009 and by the apparent strong public participation in planning and governance processes. This strength has and must continue to be fostered as research suggests (Roseland and James) that strong social capital is a necessity if long term sustainability objectives are to be achieved by local communities. It is imperative that new sustainability policies adopted by District Council are regularly updated into the matrix to allow the District to track, assess and monitor progress into the future.

The Department of Geography at UBC Okanagan has appreciated the opportunity to work with the District of Peachland and we hope our efforts are of assistance in the Districts journey towards sustainability.

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APPENDIX A – INVENTORY FILTERS

Coded by the 5 pillars

Pillars of sustainability (environmental, economic, social, cultural and governance)

Table 1, Appendix A- Sustainability Inventory – Filter 1- Classification Based on the revised Pillars of Sustainability

Greening the City	Water and Sewage	Waste Reduction and Recycling	Housing and Community Development	Economic Development	Energy Efficiency and Renewables	Atmospheric Change and Air Quality	Transportation Planning and Traffic Management	Land Use and Urban Form
Environmental - 26	Environmental 10	Social, Environmental - 9	Environmental, governance, social, Economic - 2	Governance, Economic, Social - 1	Economic, Governance, Environmental - 1	Governance, Environmental - 1	Environmental - 6	Governance, Social - 1
Environmental, Social, Economic - 3	Social, Economic, Environmental - 14	Environmental - 5	Economic, Social, Environmental - 2	Economic, Cultural - 2	Environmental - 4	Governance, Environmental, Social - 1	Environmental, Social - 17	Environmental - 22
Environmental, Social, Governance - 6	Social, Environmental, Governance - 4	Social, Governance - 1	Social - 9	Economic, Social - 6	Environmental, Social - 4		Environmental, Governance, Social - 6	Economic, Social - 4
Environmental, Governance - 2	Environmental, Governance - 2	Cultural, Social, Economic - 1	Governance, Economic - 1	Economic, Cultural, Governance, Social - 1	Economic, Governance, Environmental, Social - 2		Environmental, Social, Economic - 1	Economic, Social, Environmental, Governance - 3
Environmental, Social - 33	Social, Environmental - 19	Social, Environmental, Governance - 5	Economic - 1	Economic, Cultural, Governance, Social Environmental - 1	Economic, Environmental - 2		Social - 5	Economic, Environmental, Social, Culture - 4
Environmental, Social, Governance, Economic - 2	Environmental, Social, Governance, Economic - 4	Environmental, Governance - 1	Governance, Social - 1	Economic, Environmental - 5			Economic, Social - 5	Social, Environmental - 26
	Social, Governance - 1		Social, Cultural, Environmental - 3	Governance, Economic, Environmental, Cultural - 1				Social - 12

Greening the City	Water and Sewage	Waste Reduction and Recycling	Housing and Community Development	Economic Development	Energy Efficiency and Renewables	Atmospheric Change and Air Quality	Transportation Planning and Traffic Management	Land Use and Urban Form
			Economic, Cultural, Social, Environmental - 1	Economic - 5				Environmental, Social, Economic - 6
			Environmental, Social - 3	Economic, Social, Cultural - 2				Environmental, Governance - 1
			Social, Economic - 19	Cultural, Social - 1				Culture, Environmental, Social - 1
			Environmental, Governance, Social, Economic - 1					
			Social, Cultural, Economic - 3					
			Cultural, Social - 7					
			Governance, Social, Economic - 4					
			Economic, Cultural, Social, Governance - 1					
			Cultural - 1					

APPENDIX B: RECOMMENDATIONS

Table 1- Sustainability Recommendations for the District of Peachland

Guidelines for Sustainable Action Plans	Green Bylaws Toolkit	Roseland/James	Smart Growth Principles
Greening the city			
	Final recommendation from the Green Bylaws toolkit advises local governments to ensure that green infrastructure plays a role in promoting fiscally responsible local government services and programs.	Recommendations for this section focus primarily on Urban Agriculture within the district. Though there may be gardens located within the District, the policies and guidelines of the District must encourage Urban Agriculture programs and opportunities at the local government level and as a requirement for the District's sustainability,	With agriculture being one of the primary industries of the Okanagan, this report recommends that the District continue to support local agriculture, farms and farmers in order to increase food security, economic development and employment for the communities within the District.
	District of Peachland is currently in complete compliance with all of the toolkits recommendations with the exception of the Pesticide Bylaw, which is still under review by Council and the District.	Encouraging Urban Agriculture not only support local farmers and growers but also provides the community with an opportunity to grow and eat healthy, locally grown food. By relying on local produce, the community can reduce the motor vehicular traffic and emissions associated with the transport of fruits and vegetables from other countries.	
Water and Sewage			
	. The District of Peachland can value in adopting more sustainable drainage systems such as 'Run-off control environments' which can provide urban water systems the ability to control drainage	The District of Peachland could place greater emphasis on Education and Demonstration programs for the community	N/A
	This report recommends that the District of Peachland regulate and control the design and implementation of the systems used for water drainage	Additionally, rebates on sustainable forms pipes, drainage systems, toilets and other water consuming household electronics could be offered as an incentive for residents to shift towards a greener form of water consumption.	N/A

Waste Reduction and Recycling

	<p>Recommendation for the District is to increase and maintain the existing composting facilities in Peachland. Curbside composting has been adopted by a myriad of communities within North American. In particular, the community of Guelph, Ontario has diverted over 75% of their waste because of curbside composting.</p>	<p>Source and waste reduction need to emphasize from a bottom up perspective by getting the community involved in the District's initiatives, which at this point only meet the minimum requirements in waste disposal and recycling for the community.</p>	<p>N/A</p>
		<p>The issues that the District must focus on are community involvement and awareness in overconsumption and source reduction at both an external and internal scale.</p>	
		<p>, the District should place regulations or offer bonuses for waste reduction and overconsumption declines for businesses and residents throughout the District of Peachland.</p>	

Energy Efficiency and Renewables

	<p>The District has been extremely progressive in enacting policies, actions and bylaws that support effective and efficiency energy use.</p>	<p>As per the recommendations of Roseland, the District of Peachland has addressed the need for increased awareness and action regarding energy efficiency and consumption.</p>	<p>advise the District to carry on with their energy regulations for the District building</p>
	<p>Recommendations for the District are to further promote the use of alternative forms of energy for the community through focus and demonstration groups.</p>	<p>The District could value from placing a greater effort on grassroots approaches to energy use by involving the community in focus groups and other forms of participation. The availability of retrofit programs and home audits are only useful if the community is aware of the benefits of such options.</p>	

Atmospheric Change and Air Quality

	N/A	greater efforts to utilize the strategies and reach the goals of the plan must be executed	There are no recommendations for this guideline, as Smart Growth BC places very little emphasis on Atmospheric Change and Air Quality. Other provincial legislation highlights the importance of Air Quality Management.
		The District could place greater efforts in educating and informing its community on air quality issues, especially the connection between air quality and health	
		In addition, the District could attempt to better harmonize regional air quality initiatives with the objectives of other agencies and all levels of government.	
Transportation Planning and Traffic Management			
	There are no recommendations for the District in this category as the guideline only provides a broad vision for sustainable transportation strategies for communities.	According to James and Roseland, the District could place greater emphasis and incentives on offering environmental adoptions for their district vehicles.	This report recommends that the District increase mobility options for pedestrians and cyclists in the 97-intersection area in order to reduce congestion and motor vehicle dependency.
		Target areas for the District to consider are actions plans that bridge the gap between traffic generation and land use, mobility management and increased business and industry transport practices.	
Land Use and Urban Form			
	Adequate assessment of the impacts of development have been conducted by the Districts planners and developers through the myriad of reports and masters plans assessing specific sustainability issues involving land use such as urban sprawl, densification, zoning and comprehensive development. .	Recommendations for the District of Peachland focus mainly on zoning codes and site plan reviews, which should assess the need and use of green building infrastructure and development such as adhering to LEED (Leadership in Energy and Environmental Design). The Green Building Rating System which is a “voluntary, consensus based national standard for assessing building performance and meeting sustainability goals”	Recommendations for the District are few as long as they continue with their diligence for using sustainable land use strategies towards zoning and development.

Housing, Community and Economic Development

	<p>Only two recommendations have been highlighted being to adopt an Official Community Plan and to provide tax exemptions for conservation techniques used for housing, community and economic development. The District does not yet provide tax exemptions but has adopted an Official Community Plan for the last 15 years.</p>	<p>Though the District has made giant strides towards community and economic development, adopting a strategy such as the Community Economic Development strategy has been strongly recommended by James</p>	<p>Recommendations for the District of Peachland are to facilitate a more comprehensive assessment for the potential of more mixed using development for affordable single-family homes that are within proximity of commercial areas to reduce unnecessary traffic generation and motor vehicle dependencies.</p>
		<p>This may assist in bridging the gap between constraints and challenges that the District may face between local legislation on community sustainability and community involvement and participation.</p>	

TAB 1

GREENING THE CITY

Other DoP Bylaws

- Bylaw 1779 - preserve and enhance fish habitat through the implementation of the provincial Riparian Area Regulation
- Bylaw 1434 - A bylaw to amend Tree Cutting Bylaw #1288
- Bylaw 1085 - A bylaw to Provide for the Control of Livestock that are running at Large within the boundaries of the corporation of the district of peach land
- Bylaw 1288 - A bylaw to regulate and prohibit the cutting and removal of trees within the District of Peachland
- Bylaw 1092 - A bylaw to provide regulations for the prevention and spread of fire and for the preservation of life within the corporate limits of the district of Peachland
- Bylaw - 652: A bylaw to reserve certain lands within the municipality of Peachland for the purpose of use as municipal public parks
- Bylaw 1842 - A bylaw to establish a special reserve fun for the purpose of Beetle Kill pursuant to Section 188(1) of the Community Charter
- Bylaw 1852 - A bylaw to amend bylaw 832 - Earthworks Control Bylaw
- Zoning Bylaws: Parks and Open Space Zone Part 29 J. Landscaping. 1. All developed portions of the lot not covered by buildings structures or parking areas and roadways shall be landscaped including the retention of mature trees. This landscaping shall be maintained 2. Screen planting at least 3 meters (10ft) wide shall be provided along all lot lines and shall include trees, 3. Screen planting at least 1.5 meters (5ft) high in a strip at least 1.5 meters (5ft) wide and solid decorative fence at least 1.5 meters (5ft) high shall be provided along all lot lines separating the developed potion of the lot from any residential lot, 4. The boulevard areas of highway abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot except at driveways

DoP policies within Core District Documents

Official Community Plan

- OCP Policy 5.4 (1) Encourage the preservation, protection and enhancement of significant environmentally sensitive areas
- OCP Policy 5.4 (2) Protect and preserve those wetlands, including ponds, lakes, streams and natural drainage courses through conservation covenants and environment protection bylaws
- OCP Policy 5.4 (3) Recognize and protect those riparian and wildlife habitat through agency collaboration
- OCP Policy 5.4 (6) Ensure developments along stream corridors observe the Land Development Guides for the Protection of Aquatic Habitat
- OCP Land Use Strategy 6.1(3) Agricultural Land - maximize the retention of Agricultural Lands and support appropriate agricultural uses
- OCP Policy 6.2(1) Enhance the downtown commercial area to provide community focus
- OCP Policy Hillsides 6.2(5) Protect tree cover on steep slopes through sensitive subdivision and design
- OCP Policy The Rural Landscape 6.2(2) Support the ALR designations with the exception if Victoria Block which will be subject to review for potential exclusion
- OCP Policy: The Rural Landscape 6.2(3) Protect natural areas, parks and access to crown lands so that wilderness is available for recreation and the community's aesthetic appeal
- OCP Policy 6.4(1) Consider and assess the potential and value of green buildings design when it is time to build new civic buildings
- OCP Policy 6.4(2) Encourage the Planning and Development Services department to advocate for green building design and implementation

TAB 1

- OCP Policy 6.4(3) Through the Planning and Development Services department create a sustainability checklist that will be used to assess new developments
- OCP Policy 6.4(4) Create guidelines for xeriscape landscaping
- OCP Policy 10.4(6) Require the use of buffers to address the interface, and avoid conflicts between farm and non-farm land uses.
- OCP Policy 13.4(1) Prepare a Parks and Open Space (recreation) Master Plan within the term of this OCP
- OCP Policy 13.4(5) Provide park facilities based upon the recommended standard of 10 acres per 100 population
- OCP Policy 13.4(6) 5% of the land in any residential subdivision shall be dedicated to the District for parkland purposes; cash in lieu may be accepted by the District where park space is not needed in the area, or where a subdivision is too small to provide a suitable park. Council reserves the right to determine the suitability of proposed site for park purposes
- OCP Policy 15.4(6) Ensure new development assist the District of Peachland in the acquisition of lands for recreational purposes by way of providing amenity space or contributing to park development
- OCP Foreshore Development Permit Area Guideline 16.3(1) a riparian area measured from the high water mark should be maintained free from development or land alternation. The minimum requirements for riparian assessment area is 30m however this distance may be reduced at the direction of Council following the submission of a report from a qualified environmental professional, in accordance with provincial Riparian Area regulation
- OCP Foreshore Development Permit Area Guideline 16.3(2) Development proponents must show how the proper activities protect fish and wildlife species and habitats and are compatible with the ecological functioning of the foreshore. Activities that involve foreshore modifications such as dredging, hauling in sand to create a sandy beach, breakwaters, retaining walls groins, bulkheads etc. that disturb existing vegetation, trees, banks and have a negative impact on the shoreline processes will be discouraged
- OCP Foreshore Development Permit Area Guideline 16.3(3) New development and activities within shore spawning habitats shall be referred to the Ministry of Environment for their comments
- OCP ESA Development Permit Area - Ravine and Stream Corridors 16.2(2) Leave strip areas for ravines shall include the area from the centre of the base of the ravine to the top of the slope and a minimum distance of 15m from the natural break of the slope
- OCP ESA Development permit Area - Ravine and Stream Corridors 16.5(3) The dedication of a leave strip for stream corridors should follow the requirements set out in the Land Development Guidelines for the Protection of Aquatic Habitat appended to the OCP as an information schedule
- OCP ESA Development Permit Areas - Ravine and Stream Corridors 16.5 (5) Development Permit Application should include a vegetation management plan indicating the extent of proposed leave areas and any proposed management of the vegetation in the leave areas. Disturbance of leave area of the site without prior approach from the MoE is prohibited. Re-vegetation/restoration strategies should be set out in the submitted environmental management plan.
- OCP ESA Development Permit Areas - Ravine and Stream Corridors 16.2(6) the stream channel and leave strip areas should be kept in or restored to their natural condition except for works or plantings to control erosion, protect banks, protect fisheries or otherwise preserve and enhance the natural water course. Restoration efforts should utilize indigenous species and plants that efficiently perform functions like contaminant assimilation, soil conservation and aquatic habitat provision. The rehabilitation of important and damaged aquatic and terrestrial habitats should occur in consultation with senior levels of government and community groups
- OCP ESA Development Permit Areas - ravine and stream Corridors 16.5(8) In submitting rezoning, subdivision and development proposals 2.0 hectares in area or greater, where there may be some potential deleterious impact on neighboring watercourses i.e. high density or industrial development, on site , off site or downstream, where construction activities, land use or storm water discharges may

TAB 1

impact fish habitat, the proponent must be required to submit a summary document and site plan as described in the RAR

- OCP ESA Development Permit Areas - Ravine and Stream corridors 16.5(9) In submitting rezoning, subdivision and development proposals less than 2.0 hectares in area, where there is fish habitat on site or with no on site fish habitat, but whose development activities and runoff may impact fish habitat, the proponent must be required to submit a summary document and site plan as described by RAR
- OCP ESA Development Permit Areas - Ravine and Stream Corridors 16.5(10) Access should be restricted to protect environmentally sensitive areas in accordance with the recommendation of registered biologist, ecologist or other environmental management professional
- OCP ESA Development Permit Areas - Ravine and Stream Corridors 16.5(11) any outdoor recreational features such as hiking trails and picnic benches should be located along or beyond the stream buffer boundary wherever possible. Some passive recreational movement may be permitted within the buffer area provided that sensitive wildlife habitat, plants and ecological functions are not significantly impacted and public safety is ensured. Active recreational uses within a riparian buffer area, such as motorcycling, sports fields, or snowmobiling should be prevented by the use of signage, barriers or other means
- OCP ESA Development Permit Areas - General Environmental Management 16.5(3) Where the MoE, Lands and Parks has requested it, vegetation or trees should be planted or retained in order to control erosion, protect banks or protect water quality and fisheries
- OCP ESA Development Permit Areas - general Environmental Management 16.5(4) Cut and fill construction should be minimized by following the natural topography in the siting of roads and buildings
- OCP ESA Development Permit Areas - General Environmental Management 16.5(5) Where disturbance of the ESA is unavoidable in order to construct or repair road, water sewer, drainage, gas, underground wiring or other infrastructure, soil conservation measures such as silt fencing, matting and trapping should be used. The disturbed area should then be replanted with natural vegetation immediately after the construction or repair is complete
- OCP ESA Development Permit Area - General Environmental Management 16.5(6) The sequence and timing of development should consider important fish and wildlife activities such as breeding, nesting and spawning seasons and assist in minimizing soil erosion
- OCP ESA Development Permit Area - General Environmental Management 16.5(7) Areas to be preserved free of development should be temporarily fenced or otherwise protected from damage prior to commencing development of the site with care taken to include the root system of the trees within the fenced area
- OCP ESA Development Permit Area - Environmental Assessment 16.5(1) a report prepared by a registered biologist or other relevant environmental professional with terms of reference agreed to by the District and MoE, Lands and Parks may be required for development proposals in or adjacent to environmentally sensitive areas. This report should include the following and other information deemed relevant a) mapping which identifies the ESA areas on the site, b) criteria used to define the boundaries of ESA's, c) inventory of significant vulnerable, threatened or endangered species and related habitat classification within the site, d) impact statement describing effects of proposed development on natural conditions, e) measures for mitigating habitat degradation and conserving species including limits of proposed leave areas, f) habitat compensation alternative where compensation is approved
- OCP ESA Development Permit Area - Environmental Assessment 16.5(2) Provide design details of the proposed mitigating measures in an environmental management plan prepared by landscape architect and or professional engineer with assistance by a registered professional biologist or other environmental professionals
- OCP Urban Wildfire Interface Development Permit Area Guidelines 16.11.1(1 - a) The use of fire resistant materials for roofs and exterior walls - Non woody materials will be required for roofing
- OCP Urban Wildfire Interface Development Permit Area Guidelines 16.11.1(1 - c) All conifers less than 15cm in diameter are at breast height and that the trees are cut at a right angle, as low as possible to the ground to reduce the risk of injury to people and animals moving through the area

TAB 1

- OCP Urban Wildfire Interface Development Permit Area Guidelines 16.11.1 (1 - d) Healthy trees within 10 meters of homes and buildings can be retained however branches should not be within 3 meters of building or attachments such as balconies
- OCP Urban Wildfire Interface Development Permit Area Guidelines 16.11.1(1-g) The branches and trees are removed so that pills of debris do not pose a fire hazard

Shoreland Plan

- Shoreland Environmental Objectives 4.2.3 Manage and Protect the Foreshore: To manage and protect the foreshore through the Municipality to promote retention of its natural character
- Shoreland Environmental Objective 4.2.4 Aesthetic Quality: To preserve and enhance the natural aesthetic quality of the foreshore
- Shoreland Plan Unit 2 Development Issue: 1 No improvements are permitted in the Environmental Zone, 2. Improving Fish spawning channels in Deep Creek by volunteer groups is encouraged, 3. Improvements to the appearance of Antler Beach Park by Regional District of Central Okanagan and Ministry of Environment, Lands and Parks are encouraged.
- Shoreland Plan Unit 2 Permitted Uses 2.1 Due to the sensitive nature of the fishery habitat, no development shall be permitted to take place along the foreshore of Okanagan Lake or on the banks of Deep Creek
- Shoreland Plan Unit 2 Permitted Uses 2.2 This unit is designated as a conservation area, 75 meters each direction from the mouth of Deep Creek
- Shoreland Plan Unit 8 Development Issue: 1 Protection of natural resources
- Shoreland Plan Unit 8 Permitted Uses 8.1 Due to the sensitive nature of the fishing habitat, no development shall be permitted on the foreshore
- Shoreland Plan Unit 8.2 The mouth of Trepanier Creek and the foreshore of Okanagan Lake for a distance of 75m in both directions shall be designated an Environmental Conservation Area
- Shoreland Plan Committee Recommendations Unit # 1 this unit is adjacent to Antlers Beach Regional Park. Therefore no development is to occur. No change to the Plan. The Committee suggests that the municipal beach section of Antlers Beach be cleared of debris, removing steel posts and various debris
- Shoreland Plan Committee Recommendations Unit # 2. This Unit's location at the mouth of Deep Creek prohibits development in this environmentally sensitive area. No change to the plan
- Shoreland Plan Committee Recommendations Unit 3 Due to the Rip rap shoreline along Highway 97, access and use of this area is limited. No change to the plan

Beach Avenue Plan

- Beach Avenue Plan 5.5 Clean and Green: It is a goal of this Plan to encourage and maintain a high quality environment for visitors and residents alike. Landscaped treatments in the downtown core, along with feature streets such as Beach Avenue and 13th Street, near the waterfront and in the residential areas will add to the appeal of the area.,
- Beach Avenue Plan Goal # 4 Environment, Open Space and Trails: It is a principal goal of this plan to incorporate natural areas and open space to protect the integrity of the environment, enhance liveability and to facilitate trail linkages within and beyond the neighborhood: Objective 1. Protect the Shoreland area and creeks in accordance to OCP Policies, Objective 2. Expand public open space/parks as the neighborhood increases residential densities, Objective 3 Introduce a trail system to enhance pedestrian mobility throughout the
- Beach Avenue Plan Green Gateway 5. Park linkages, Public Open Space, Connection to trails 2000, Creekside Trail, Enhance natural planting along both sides of Todd Road

TAB 1

Other DoP Policies

- The Corporation of the District of Peachland Policy 6.6.2 i) The manager or designate shall inspect parks, trails, playgrounds, playground equipment and tennis courts a minimum of once a month, inspection results will be documented on the appropriate checklist
- The District of Peachland Policy 5.2.2 1) The District of Peachland will strive to eliminate in a timely fashion any tree deemed hazardous. When available fiscal and human resources limit the ability of the District to remove high risk trees, priority shall be placed on trees deemed to carry the highest risk. The standard for rating the hazardousness of a tree will be the International Society of Arboriculture 12 point hazard evaluation system. The Public Works Manager will administer this program and have final judgment on all matters concerning any measures taken for any tree deemed hazardous
- The Corporation of the District of Peachland Policy Boulevard Tree Planting - Subdivision Development: It is the policy of council that the District of Peachland requires developers of subdivisions creating six or more parcels to pay a levy of 125.00 per lot created for the planting of boulevard trees. Species of trees to be chosen are to be compatible with the area in which they are being planted, the size of boulevard, width of street overhead utility lines and underground utilities. The following list of trees have been chosen to be compatible with the area,
- The Corporation of the District of Peachland Recreation Mission Statement: Protection of Natural Resources: Protection of natural and aesthetic features, views and resources of historical significance enhances the quality of living. Provision of public access contributes to a greater understanding and appreciation of our community and contributes to community growth. The District of Peachland provides maintenance to local parks and public accesses. The District of Peachland encourages partnership with community groups, as well as the entire community in stewardship for the respect and care of natural areas and development of future parks.

TAB 2

WATER AND SEWAGE

Other DoP Bylaws

- Bylaw 1228 - A bylaw to establish a reserve fund for storm water drainage systems improvements
- Bylaw 1854 - A bylaw to establish a cross connection control program and process for the District of Peachland
- Bylaw 1441 A Bylaw to Amend the Corporation of the District of Peachland Solid Waste management Regulations bylaw 1326, 1995
- Bylaw 1228 - A bylaw to establish a reserve fund for storm water drainage systems improvements
- Bylaw 923 A bylaw to regulate connections to and the use of the waterworks system of the DoP and to establish and regulate water rates within the municipality
- Zoning Bylaw Flood Control Requirements Par 8 A Flood Control Requirements 1.1 Notwithstanding any other regulations of this bylaw, no building or any part thereof shall be constructed, reconstructed, moved or extended nor shall any mobile home or unit modular home or structure be located a) within 15 meters..
- Subdivision and Development Services Bylaw 1230 - Section 5 - 5.0 Water Distribution System: In subdivision here parcels are created, each parcel shall be supplied with a complete water distribution system connected to a community water system as required in Schedule A and all system components shall be installed in accordance with the standards set out as Schedule D of this bylaw
- Subdivision and Development Services Bylaw 1230 - Section 5 - 6.0 Sanitary Sewer: In subdivisions where parcels are created, each parcel shall be 1. Provided with a complete sewage collection system and connected to the community sanitary sewer system where available 2. at the discretion of the Approving Officer, provided with an onsite sewage disposal system as required in Schedule A of this bylaw and all system components shall be installed in accordance with the standards set out in Schedule E of this bylaw
- Bylaw 1688 - A bylaw to prescribe water use restrictions. The purpose of this bylaw is to assist in the protection, preservation and maintenance of the water supply to users at all times by implementing water use restrictions during times of limited supply. These restrictions are staged in accordance with the severity of supply limitations and are generally applied to the use of sprinkler systems, whether automatic or manual. The use of hand held watering devices with shut off valves and the use of micro irrigation or drip irrigation systems is restricted only during the most severe of supply conditions. Nurseries, farms and vineyards are fully exempt.

DoP policies within Core District Documents

Official Community Plan

- OCP Policy 14.3(4) Require the level of servicing provided to Rural areas are adequate to ensure the health and safety of the residents. Septic, disposal must be in total compliance with Ministry of health guidelines and District requirements
- OCP Policy 14.3(7) Continue with the program of preventative maintenance and upgrading of the water systems and drainage infrastructure within the existing serviced areas
- OCP Policy 14.3(9) Implement the Storm Water Drainage Plan
- OCP Policy 15.3(4) Ensure that properties designated Low Density Residential areas served by a community water supply system, storm water drainage and sewer service

TAB 2

- OCP Light Industrial Policy 15.12(5) Industrial development in this designation is to be served by community water supply and sanitary sewer immediately upon phasing of this areas; costs to extend service into this area prematurely will be borne by the owner/developer
- OCP Steep Slope Development Permit Area Guideline 16.4(4) Prevention of Erosion and Protection of Watercourses - for development on slope in areas, the Development Permit may require provision of a drainage system aimed at prevention of erosion, protection of natural watercourses and protection of properties below the property being developed
- OCP ESA Development Permit Area - Stormwater Management 16.5(1) Natural Drainage system plans are preferable to storm sewer systems, which cause negative environmental impacts by dumping unfiltered storm water directly into watercourses or bodies. Thus the stream corridors and drainage swales may be considered for use as part of a natural drainage system strategy provided that water considered for use as part of a natural drainage system strategy provided that water volumes and contaminants do not overload the system and impact on fish and wildlife habitat. Run-off control should be provided by ground infiltration or detention and vegetation ponds to reduce peak run off rates and volume. Human made channels that replicate swales or intermittent streams may also be permitted as an alternative to storm sewers
- OCP ESA Development Permit Area - Stormwater Management 16.5(2) All stormwater discharge must be based on Best Management Practices as recommended in the publication titles, Urban Runoff Quality Control Guidelines for BC
- OCP ESA Development Permit Area - Stormwater Management 16.5(3) Stormwater outflows to the stream or leave area shall have water quality and erosion control features included in accordance with Land Development Guidelines
- OCP ESA Development Permit Area - Stormwater Management 16.5(4) storm drain inlets within the Development Permit Area shall be marked in accordance with the DFO storm drain marking system
- OCP ESA Development Permit Area - General Environmental Management 16.5(1) Septic tanks should not be constructed within 30meters of the natural boundary of any stream or water body (or any other distance specified by the Ministry of Health or MoE Lands and Parks
- OCP ESA Development Permit Area - General Environmental Management 16.5(2) Water extraction rates/licensing in the District should address existing and potential future storage impacts on the fisheries, particularly with respect to Peachland Creek and Trepanier Creek
- OCP Policy 6.4(9) Implement the Drought Management Plan
- OCP Policy 14.3(8) Foster and encourage water conservation

Shoreland Plan

- Shoreland Plan Objectives 4.1.8 Government Co-ordination: To promote the development of fully integrated regulatory system, with improved co-ordination and communication between all levels of government. The following is a list of legislating that applies over the shoreland area: Water act, Navigable Water Protection Act, Fish and Wildlife Act, highways Act
- Shoreland Plan Objectives 4.2.1 Water Quality: To protect and enhance the water quality in Okanagan Lake and the Deep Creek and Trepanier Creek systems
- Shoreland Plan Objectives 4.2.2 Fish Spawning Habitat: To protect and enhance fish spawning habitat within the Municipality.
- Shoreland Plan Environmental Polices 5.2.1 Water Quality and Sewage Effluent: Sewage effluent, specifically dissolved nutrients, including nitrogen and phosphorous are known elements which reduce water quality and encourage dense growth of aquatic weeds

TAB 2

- Shoreland Plan Environmental Policies 5.2.2 Environmental Conservation Zones: Environmental Conservation Zones are established for a distance of 75m either side of the mouth of Deep and Trepanier Creeks. Also, at the Emergency #1 Water Systems Intake. These zones prohibit any form of development on the foreshore
- Shoreland Plan Environmental Policies 5.2.3 Aquatic Weed Control: Council supports the policies of the Ministry of Environment which through the Okanagan Basin Water board manages the aquatic weed control program within the Shoreland Plan area
- Shoreland Plan Unit 4 Development Issues 2. The Municipality will consult with the Ministry of health requesting the evaluation of the quality of water discharging into Lake Okanagan from culverts under Highway 97 for high nutrient content. If warranted, appropriate remedial measure shall be enforced by the Ministry of Health and the Municipality
- Shoreland Plan Unit 10 Permitted Uses 10.4 at the Water System #1 Emergency Intake a No use Zone is designated 15 m on either side of the intake. This overlaps into Unit #9
- Shoreland Plan Unit 11 Development Issues 2. Where possible access to the foreshore will be developed i.e. Burdekin Lane

Water Master Plan

- District of Peachland Water Master Plan: Approach - Challenges, Objectives and Guiding Principles: 1. Comply with the Drinking Water Protection Act and Regulations to ensure a supply of water that is consistently safe to drink, 2. Take long term big picture approach to planning in terms of ultimate service area and service population, 3. Strive to meet target fire flows throughout the service area, 4. Ensure sufficient capacity of supply and system components to accommodate growth and economic development
- 1. District of Peachland Water Master Plan: Approach - Challenges, Objectives and Guiding Principles: 1. Gain an overall understanding of the nature, scope and scale of the Districts water infrastructure deficit. 2. Establish a long-term direction for major critical elements of the water system in the future, 3. Set forth a realistic and affordable program for phased implementation, to be incorporated into the Districts capital planning process, 3. Set forth a realistic and affordable program for phased implementation, to be incorporated into the Districts capital planning process, 4. Position the District to maximize revenues from infrastructure grant programs as they become available by the Provincial and Federal Governments
- District of Peachland Water Master Plan; Challenges, Objectives and Guiding Principles 6. Promote water conservation to encourage the wise use of these valuable resources, 9. Follow best practices and principles for managing the water system infrastructure as an asset, in order to maximize the use and life expectancy of system components
- District of Peachland Water Master Plan 3.3.2 Demand Management 1) Metering Program - The District has awarded a contract to proceed with universal metering program, starting in 2007. Combined with continued education and regulation, it is expected that this program will have the most significant impact in helping Peachland to achieve its target of 25% reduction in average annual demand per capita. Similar Okanagan communities have achieved water demand reductions of 15-25% after the installation of meters.
- District of Peachland Water Master Plan 3.3.2 Demand Management 2) Education and Awareness: Public education is an important component of the overall strategy to work towards peak flow and overall consumption reductions. Voluntary compliance is a cost effective and simple tool to achieve water conservation and public education is also a positive measure that builds awareness of the need for conservation. A detailed list of potential public education strategies was outlined in the 2005 Water Conservation Drought Management Study

TAB 2

- District of Peachland Water Master Plan 3.3.3 Growth and Development Projections: In 2004/.2005 the District updated its development projections as part of a review and update of its Development Cost Charge bylaw
- District of Peachland Water Master Plan 3.3.4 Service Area: Although the Water Master Plan will size infrastructure requirements according to projected development, the District of Peachland should strongly consider policies which direct development in a more compact, sustainable form in accordance with Smart Growth principles
- District of Peachland Water Master Recommendations 6. - 2. Asset Management - Conditions, operation and maintenance of the water infrastructure assets should assessed utilizing an assets management program
- District of Peachland Water Master Plan Recommendations 6 - 3 Water Treatment: Water treatability studies involving selection of appropriate technologies and piloting should be undertaken prior to proceeding with any design or construction related activities for treatment facilities
- District of Peachland Water Master Plan Recommendations 6 -4 Water Conservation: It is recommended that the District document the water conservation strategy being employed. This is especially timely and relevant considering the District's Universal water metering program beginning in 2007

Climate Change Initiatives

- District of Peachland's Climate Change Initiatives - Drought Management: 1. Education: Develop and distribute educational material to water users in the District with information on the benefits of efficient water use and methods of conservation. Promote the profile of conservation within the community by using open houses and print media. Employ summer students to tour residential neighborhoods to provide educational material to residents found watering during restricted times
- District of Peachland's Climate Change Initiatives - Drought Management: 2. Regulation: review current watering restrictions and amend bylaws so as to reduce morning peak flows. Review agricultural volume allotment following a water audit to determine adequate volumes for Peachland soils. Begin enforcement of watering restrictions by issuing no fee tickets with summer student public educator, to be followed with monetary fines in subsequent years
- District of Peachland's Climate Change Initiatives - Drought Management 3. Operational and Maintenance: Minimize leakage by designing upgrades and replacements to the water distribution system for the lowest possible pressure level for safe and reliable water supply
- District of Peachland's Climate Change Initiatives - Drought Management 4. Economic and Financial Review current acreage charge policy. To promote increased equity among water users consider charging acreage fees only on land recognized by Revenue Canada as farm status and create a basic domestic water allotment and corresponding charge. This places priority on agricultural water needs while creating equality among domestic users with regard to water, regardless of lot size.
- District of Peachland's Climate Change initiatives: Drought Management Phase 2 -1 Estimate potential benefits, costs of metering and develop an implementation plan that includes public forums and information sessions
- District of Peachland's Climate Change Initiatives Drought Management Implementation: Phase 1 of the water conservation strategy was implemented immediately, followed by Phase 2 the following year

Town Centre Concept Plan

- Town Centre Concept Plan - Details of Plan: Stormwater Management: Limited stormwater management facilities currently exist within the Town Centre. 4 storm drainage upgrade scenarios were considered

TAB 2

- Town Centre Concept Plan - Water - A comprehensive review of the District Water system was completed march 2001. Analysis indicated that minimal upgrades are required to service the proposed development within the Town Centre area
- Town centre Concept Plan - Sanitary Sewer: Relatively new sanitary sewer designed to accommodate both existing and future development. No upgrades to the system are required. Increasing the service population within Town Centre will reduce capacity available for future development to the south

Universal Water Metering Plan

- Universal Water Metering Program Information Brochure for the community of Peachland. An equitable approach to conserving our shared resource. For the next year the District will be monitoring the metered water usage for residences and businesses throughout Peachland. Every quarter you will receive a mock water bill detailing your water usage and estimated water bill for the period. The current flat rate charge for water will continue to be in effect until the end of March 2009. You are not expected to pay your mock water bill, it is for educational purposes only

Sanitary Sewer Servicing and Phasing Plan

- District of Peachland's Sanitary Sewer Servicing and Phasing Plan 2.1 Objectives: Determine loadings by area based on current conditions and population growth projections. Identify sewer phasing (where and when) Identify preferred infrastructure configuration and sizing as a system (design optimization). Identify future major system upgrades as triggered by population and system growth

Other DoP Policies

- None

WASTE REDUCTION AND RECYCLING

Other DoP Bylaws

- Bylaw 1582 A Bylaw to Provide for the regulation of solid waste collection, recycling and disposal
- Bylaw 1899 - A bylaw to provide for the regulation of solid waste
- Bylaw 1463 - A bylaw to provide for the Regulations of Garbage Collection and disposal
- Zoning Bylaw Part 4.4 Garbage and recyclable Material Containers: Any multiple residential, commercial or industrial development shall provide a fenced enclosure for garbage containers and passive recycling containers as follows: a) Containers shall be clearly labeled for source separation

DoP policies within Core District Documents

- None

Other DoP Policies

- None

ATMOSPHERIC CHANGE AND AIR QUALITY

Other DoP Bylaws

- None

DoP Policies Within Core District Documents

Official Community Plan

- OCP Policy 6.4(7) Work with the Regional District as appropriate to support the Air Quality Master Plan
- Air Quality Master Plan

Other DoP Policies

- Anti-engine idling policy: No operator of a District of Peachland vehicle shall permit the engine of that vehicle to idle for more than three (3) consecutive minutes, except as provided in Exemptions of this Policy

TRANSPORTATION PLANNING AND TRAFFIC MANAGEMENT

Other DoP Bylaws

- Subdivision and Development Bylaw 1230 - 10.0 Traffic Management: The Approving Officer may require the Applicant to provide a traffic impact analysis
- Subdivision and Development Services Bylaw 1230 Schedule B 2.03 Local Highways: Local highways within a proposed subdivision shall be arranged so that their use by through traffic will be discouraged
- Bylaw 1856 - A bylaw to regulate traffic within the corporate limits of the DoP
- Bylaw 1398 A bylaw to Amend Peachland Traffic Regulation Bylaw 1309
- Bylaw 993 - A bylaw of the Corporation of the District of Peachland to regulate the use of parks, beaches and boulevards

DoP Policies Within Core District Documents

Official Community Plan

- OCP Policy: The Rural Landscape 6.2(5) Discourage the construction of new roadways
- OCP Policy 6.4(5) Encourage the development of pedestrians and cycling networks
- OCP Policy 8.4(3) Investigate through a Transportation Plan, means of achieving more internal connections (north-south) between neighborhoods on the benches
- OCP Policy 8.4(5) Plan bicycle and pedestrian trail system including laneways along collector roadways mainly to achieve access to parks, schools and the commercial area near the waterfront
- OCP Policy 8.4(6) Traffic Impact studies will be required for new development if a concern or interest with regard to safety and impacts to the street network system is identified
- OCP Policy 8.4(7) Prepare a Transportation Plan during the term of this Plan that will evaluate all modes of transportation, the hierarchy of roads, traffic volumes, truck routing into the industrial area of Upper Princeton and a road building and upgrading
- OCP Policy 8.4(8) Encourage a street network that efficiently supports the various modes of transportation between neighborhoods and commercial areas including cycling, public transit, walking and private automobile
- OCP Policy 8.4(9) Access Management Plan will be developed in conjunction with the Ministry of Transportation and highways. The access management principle, objectives, strategies and policies will be incorporated into the OCP
- OCP Policy 13.4(2) Prepare a Trails Network Plan and Cycling Network Plan as part of the Recreation master Plan or as an independent project, possibly in collaboration with a local service group
- OCP Policy 14.3(5) Only support extensions of roads and utilities which form a natural progression of existing developments
- OCP Policy 14.3(6) Promote local improvement programs for providing sidewalks, curbs and gutters
- OCP Policy 15.4(4) Transportation Impact Study may be required before considering a rezoning or Development permit for Multiple Family Residential zone
- OCP Policy Blue Water Residential 15.7(4) Crossings of beach Ave throughout these areas will be designed in accordance with and incorporating traffic calming measures. Crossing locations should be considered at the 14th street intersection where the two walkways connect to Beach Ave
- OCP Highway Commercial Corridor Policies 15.9(1) Recognize the importance of Highway Commercial uses for tourism and generally for the economy of Peachland

TAB 5

- OCP Resort Commercial Policy 15.11(3) The foreshore will not be permitted to be used as parking or for any other use that will obscure views for enjoyment of the waterfront. Design of marinas, moorage or other buildings must allow for a public walkway and connections to the waterfront trail system. Older types of public amenities must be considered
- OCP Light Industrial Policy 15.12(4) Ensure adequate accesses to major traffic routes for all industrial developments
- OCP Agricultural Policy 15.13(3) Support new road or utility corridors that minimize the impact on agricultural lands
- OCP Steep Slope Development permit Area 16.4(5) Driveway Access - for subdivisions on sloping areas, a Development Permit may require that practical and safe driveway access can be provided to each parcel created
- OCP Urban Wildfire Interface Development Permit Area Guidelines 16.11.1(1 - b) Driveways and roads are built to a suitable width to allow for emergency vehicles and keep them free of obstructions

Shoreland Plan

- Shoreland Plan Objective 4.1.3 Public Access: To improve upon and guarantee continued public passage along the foreshore
- Shoreland Plan Policies 5.1.9 Public Access: Improvement of public passage along the foreshore is a plan policy. Improvements include signing access points and walkways. Specific recommendations are included in the policies for each Map Unit Section 5.3

Beach Avenue Plan

- Beach Avenue Plan 3.5 Accessibility, Traffic and Parking: Although the vision for the downtown emphasizes "human scale" development with improved pedestrian and bicycle access, and increased transit service, it is still important to accommodate motor vehicle traffic. Because of the limited area and the configuration of the downtown, opportunities for vehicle circulation and parking are limited. This increases the importance and the challenge in enhancing traffic circulation and parking
- Beach Avenue Plan 4.2 Opportunities - Mobility: 1. A trail/pathway linking downtown to Todd's Campground area, 2. Parking along side streets in downtown, 3. Laneways used for retail shops, 4. Parking up against the highway, 5. Easy access to public shore area, 6. Common parking area outside downtown, 7. Common parking area outside downtown, 8. Allow sidewalks/courtyards to accommodate outside restaurants/seating trail, 9. Pedestrian and cycle network of walkways, sidewalks, paths, crosswalks and lanes
- Beach Avenue Plan 5.1 Enhanced Mobility and Pedestrian Movement: It is a goal of this Plan to create a comfortable pedestrian environment through the use of sidewalks, trails, pathways and public plazas, along with the traffic calming measures and sensitive streetscape design. It is also a goal to ensure traffic circulation does not impede the pedestrian orientation of the neighborhood, while avoiding any major compromises to author access. Parking and circulation the downtown core must reflect the need to build the commercial activity in a relatively tight configured area. Furthermore, it is a goal of this Plan to integrate, pedestrian, cycling and vehicular traffic in a safe and efficient manner.
- Beach Avenue Plan 8.3 Pedestrian Mobility Waterfront Walkway 1. A formal walkway will be constructed along beach Avenue adjacent to Okanagan Lake and extending from Doggy beach to Todd Road. This walkway will be implemented in a staged manner and may involve various character cross sections of pathway including boardwalk, trail and hard surface pathways, A waterfront pier at the end of 13th street has been proposed to complement the walkway and create a strong link with the lake

TAB 5

- Beach Avenue Plan 8.3 Pedestrian Mobility Other 1. To further enhance pedestrian mobility, street improvements will include curb extensions at key intersections along Beach Avenue, and textured or raised crosswalks at appropriate locations. 2. Sidewalks, curb and gutters will form part of the revitalization on the downtown side streets

Roadway Network Plan

- Roadway Network Plan - 3.1 Trip Generation Retail - 96 trips/1000m² of floor area, Office 18 trips/1000m² of floor area, tourist Commercial (hotel/motel) - 0.64 trips/unit, Industrial - 0.25 trips/ha, Medium to High Density (apartments) Residential - 0.36 trips/dwelling unit, Medium to Low Density (townhouse, duplex) multi/single family - 1.0 trips/dwelling unit, Low Density Single Family - 1.2 trips/dwelling unit
- Through the Road Network Plan Final report the District of Peachland has attempted to create a safe infrastructure for walking, cycling and transit.
- Road Way Network Plan Final Report has done a capacity assessment to assess existing traffic volumes in the District and it has been determined that the Highway 97 intersections are of concern. The study recommends additional capacity on the highway, highway intersection and additional local road linkages to minimize reliance on the highway for trips between locations within the District.
- Roadway Network Plan Final Report 7.2 Traffic Calming Measures: Curb extensions, speed humps and other measures are noted to improve pedestrian safety and discourage speeding
- Roadway Network Plan Final report 8.0 - Major Network Plan: 1. Traffic Generation/Trip Distribution Analysis, 2. Capacity Assessment, 3. Determine Major Road Network Alignment, 4. Determine Road Classifications, 5. Update Roadway Standards/Cross Section

Town Centre Concept Plan

- Town Centre Concept Plan - Traffic Circulation. 1. Town Lane will be widened to accommodate efficient traffic circulation. 2. Town Lane will be developed to a standard that prioritizes the pedestrian while still accommodating the vehicle 3. Proposed development will be accessible from side streets, 4. Frontage improvements will be required adjacent to development on 1st through 4th street north of Town Lane and on Beach Avenue from 3rd-5th street, 5. Upgrades to highway intersections at Princeton Avenue and 13th street are required to ensure safe vehicular circulation in and out of the town centre

LAND USE AND URBAN FORM

Other DoP Bylaws

- Subdivision and Development Services Bylaw 1230 - 13.0 Site Preparation: In no case shall land be cleared excavated, filled paved or gravelled or the surface features of land otherwise be altered for the purpose of development without subdivision approval
- Subdivision and Development Services Bylaw 1230 Schedule B 1.03 Geotechnical Evaluation: The Applicant shall be responsible for engaging the services of a qualified Geotechnical Engineer to investigate surface and sub surface conditions within the proposed subdivision
- Zoning Bylaws - Park and Open Space g. Height of Buildings; Measurements to be determined as per Part 1 Definitions, of this Bylaw: 1. Principal buildings: The height shall not exceed 9 meters (30 ft), 2. Accessory buildings and structures: The height shall not exceed 4.5 meters (15ft) except for a caretakers residence, the maximum height of which shall not exceed 9 meters (30ft)
- Zoning Bylaws CD-2 Comprehensive Development Zone DB Homes - Part 20-2: The intent of this zone is to provide for a mixed residential and commercial development as an integrated project based upon a comprehensive development Plan B. Permitted uses 1. Land and structures may be used for a designated combination of the following uses and others 1. Multiple Family Residential, 11. Ground Floor Office/Retail

DoP Policies within Core District Documents

Official Community Plan

- OCP Land Use Strategy 6.1(1) Beach Avenue Neighborhood Plan which defines the direction, scope, scale and design that development will take in Peachland
- OCP Land Use Strategy 6.1(2) Physical Environment goal is to implement special planning and development policies for lands on steep slopes and to respect to the proximity of Okanagan Lake
- OCP Policy The Fan Area 6.2(4) Protect the foreshore and waterfront vistas along Okanagan Lake and Beach Avenue
- OCP Policy Hillsides 6.2(1) Limit development on all lands with slopes steeper than 30%
- OCP Policy Hillsides 6.2(4) Subdividing on properties with slopes in excess of 20% must be planned comprehensively, taking into consideration use, access, densities servicing and design
- OCP Policy Hillsides 6.2(8) Modification of the natural terrain is to be minimized
- OCP Policy Hillsides 6.2(9) Use attractive means of slope retention where stabilization is required
- OCP Policy: The Rural Landscape 6.2(4) Discourage subdivision of lands for urban development, country residential subdivisions should occur only within the context of a comprehensive sector plan
- OCP Policy 7.4(4) Support a mixture of multiple family residential and commercial uses within the downtown commercial core, the Clement property and Campground sites
- OCP Policy 7.5 The District of Peachland may use Comprehensive Development Zoning to promote and encourage the provision of affordable housing
- OCP Policy 7.5 The District of Peachland may provide density bonuses to developers who provide affordable housing in new larger development
- OCP Policy 7.5 The District of Peachland will consider the need to expand the zones in which secondary suites may be permitted
- OCP Policies 10.4 (1) Promote intensification of land uses and density to guide future development away from the Farmland designation

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- OCP Policy 10.4(5) Consider applications to subdivide within the ALR subject to approval of the ALC for a home site severance under Section 20(1) of the Agricultural Land Commission Act
- OCP Policy 11.4(3) Direct new rural type residential developments to areas that are outside of the ALR and that are not identified for future urban development
- OCP Policy 13.4(7) Park lands for active uses shall be located on properties with less than 10% slopes over at least 75% of the site
- OCP Policy 15.3(1) Establish a density in the Low Density Residential areas that are in the range of: 1.0 residential units per one hectare if sanitary sewer service is not available, 15 residential units over gross hectare if sanitary sewer is available, 25 residential units per gross hectare for duplexes or cluster housing if sanitary sewer is available
- OCP Policy 15.3(2) Provide for low density residential development to the extent and in the locations shown in Schedule B
- OCP Policy 15.3(3) Avoid creating new residential lots fronting on major roads
- OCP Policy 15.3(6) Ensure new residential areas are to be planned in a comprehensive manner recognizing overall concern for roadway safety, density, form and character of the neighborhood
- OCP Policy 15.3(7) When reviewing applications, to allow duplexes and cluster housing within the LDR designation. The District will consider the impact on the character of the neighborhood by following guidelines (see OCP)
- OCP Policy 15.4(1) Designate medium density residential areas as Development Permit Areas
- OCP Policy 15.4(2) Establish maximum densities in the Medium Density Residential areas not to exceed 60 residential units per hectare (24 units per area) and a maximum height of three stories
- OCP Policy 15.4(3) Encourage multiple family residential housing forms such as townhouses, apartments and innovative housing forms such as cluster housing that are compatible with the natural attributes of the site
- OCP Policy 15.5(1) The following uses will be encouraged: a) Medium Density Residential, b) Low Density Residential, c) Special Needs/Affordable Social housing, d) Mixed use development, e) offices/Studios, f) Professional offices, g) Home occupation, h) Bed and Breakfast, i) Home conversions for business offices, j) Recreational facilities, k) churches
- OCP Policy 15.5(2) Maximum height should not exceed 3 storeys with only 2 storeys permitted along Beach Avenue
- OCP Policy The Gateway at 13th Street 15.6(1) The following uses will be encouraged: a) Multifamily residential, b) Mixed use, c) Landmark feature, d) Churches
- OCP Policy The Gateway at 13th Street 15.6(2) Maximum height should not exceed 3 storeys along 13th st
- OCP Policy The Gateway at 13th Street 15.6(3) Maximum permitted commercial space in residential buildings should not exceed 100% of the ground floor or 20% maximum of building
- OCP Policy The Gateway at 13th Street 15.6(6) 13th Street will be improved to full urban standards with curb and gutter. Parking on street will be permitted

Shoreland Plan

- Shoreland Plan Objectives: 4.1.5 Structure Design and Appearance: To ensure that all structures on the foreshore and lake bed are designed and constructed to minimize interruption of the natural environmental processes and contribute positively to the aesthetic appearance of the shorelands
- Shoreland Objectives 4.1.7 Development of Adjacent Lands: To ensure the continued viability of the shoreland plan pursuing discussion as to the future development of foreshore and uplands adjacent to the

TAB 6

south boundary of the Municipality, the objective being to ensure that such developments or lack of development will not negatively impact upon Municipal lands, from environmental, social and economic perspectives

- Shoreland Plan Policies 5.1.6 200 Year Flood Limit: All permanent buildings and structures shall be located above the 200 year flood limit which is defined as the elevation 343.7 meters above sea level
- Shoreland Plan Unit 1: Permitted Uses 1.1 No shoreland development shall be permitted
- Shoreland Plan Unit 3 Development Issues 1. Limited use due to nature of riprap shoreline
- Shoreland Plan Unit 3 Permitted Uses 3.1 Due to lack of beach area and to lack of upland development potential no foreshore development will be permitted
- Shoreland Plan Unit 3 Permitted Uses 3.2 Recreational uses of the foreshore shall be oriented to boating, personal watercraft, fishing and waterskiing
- Shoreland Plan unit 4 Permitted Uses 4.2 Foreshore and marine use are to be oriented to boating, personal watercraft, fishing and water skiing
- Shoreland Plan Unit 5 Development Issues 5. The foreshore shall be landscaped and management will be considered to retard erosion below Beach Avenue between 3rd street and 5th street
- Shoreland Plan Permitted Uses 6.1 The shoreland shall be oriented to its present use for boating and mixed use except for a swimming only area north from a point 10m from the municipal wharf 5th street to the north end of Swim Bay
- OCP Policy The Gateway at 13th Street 15.6(7) A landmark feature or a focal point at the end of 13th street, extending off Beach Ave near or over the Lake will be considered by the District
- OCP Policy The Gateway at 13th Street 15.6(9) Courtyard buildings , setbacks and special designs are encouraged at all corners on 13th street to protect views of the Lake from the Highway and to embellish the streetscape along the 13th Street Gateway
- OCP Policy Blue Water Residential 15.7(1) The Following uses will be supported a) Low Density Residential, b) Medium Density Residential, c) Special Needs/Affordable or Social Housing, d) Parks and public open space
- OCP Policy Blue Water Residential 15.7(2) Protect the integrity of the low density character
- OCP Policy Blue Water Residential 15.7(6) Any proposal for multiple family residential use will require a zoning amendment which will provide residents an opportunity for review and comment
- OCP Core Commercial Policy 15.8(5) Reinvestment in single family residential dwellings and other low intensity land uses will be discouraged in the core Commercial area in order to capitalize on the opportunity to accommodate higher density development
- OCP Core Policy 15.8(10) The District of Peachland will consider using a Comprehensive Development Zone to regulate the specific land use and siting of new development within Core Commercial area of the Town Centre
- OCP Policy Resort Commercial 15.11(2) Development proposals along the foreshore of this area will be considered if the following criteria is addressed a) must be associated with the hotel resort area on the upland side, b) maximize the lake frontage, c) permits traffic through the area and beyond William St, d) respects the foreshore near the mouth of Trepanier Creek as an Environmental Conservation Area, e) complies with Ministry of Environments requirements for development on the foreshore
- OCP Policy Resort Commercial 15.11(4) The maximum height of the hotel should not exceed 4 storey's, all other accessory buildings including restaurants, pubs or residential should not exceed 2 storey's in height
- OCP Light Industrial Policy 15.12(1) Direct light industrial activity to the Upper Princeton Light Industrial designated area

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- OCP Light Industrial Policy 15.12(2) Where Council is considering an OCP amendment application for new light industrial land use. Council shall evaluate the following considerations a) site suitability, b) potential for detrimental traffic, impact on surrounding properties, c) potential detrimental environmental impacts d) the municipal services can be economically provided to this site.
- OCP Light Industrial Policy 15.12(3) Through the use of Zoning Bylaw provisions and where applicable, Development Permit Area provisions ensure that all industrial development occurs compatibly with other nearby land uses and in accordance to accepted standards and guidelines regarding: siting and dimensions of buildings, location lighting and screening of parking and loading facilities, landscaping and buffering from other uses, exterior character, location and design of signs and screening of storage yards
- OCP Light Industrial Policy 15.12(7) Investigate the possibility of expanding the light industrial designation by annexing lands outside the Municipality in the vicinity of the existing industrial areas
- OCP Agricultural Policy 15.13(1) Subdivision within the ALR will only be considered if the agricultural viability of the parcel is not negatively affected
- OCP Rural Policy 15.13(1) restrict urban development in rural areas
- OCP Rural Policy 15.13(2) Subdivision of rural designation lands to minimum sized parcels of 2 hectares where deemed appropriate
- OCP Rural Policy 15.14(3) Development of rural areas is to be considered only once urban services are available
- OCP Development Permits, Policies and Actions 16.1(1) Require all existing areas of land zoned which allow for multiple family, commercial, industrial and industrial uses within the District and all such areas zoned to these uses after adoption of the OCP to adhere to the relevant Development Permit Area guidelines set out in this section
- OCP Development Permits, Policies and Actions 16.1(2) Amend and fine tune the Development Permit Area designations in the OCP as sector or neighborhood planning and rezoning occurs.
- OCP Development permits, Policies and Actions 16.1(3) The District will consider designation of Agricultural Development Permit Areas and will amend the OCP in accordance with recently enacted provisions of the Local Government Act
- OCP Development Permits, Policies and Actions 16.1(4) The District will establish development permit guidelines addressing development within wildfire hazard areas
- OCP Development Permits, Policies and Actions 16.1(5) The District will pursue the ongoing identification of ESA's. As new sites are identified, relevant Development Permit areas will be amended to reflect new information
- OCP Steep Slopes Development Permit Area Guidelines 16.4(1) Setbacks - for developments on or near steep hillsides, the District may require that buildings and structures be setback a given distance as specified in the Development Permit from the top of the steep hillside or the toe of the slope
- OCP Steep Slopes Development Permit Area Guideline 16.4(2) Safe Use of Development - for developments in areas where the District considers that the land is subject or may be subject to erosion, land slop, rock falls or subsidence, the district may require that Development Permit include a report certified by a professional engineer with experience in geotechnical engineering that the land may be used safely for the use intended
- OCP ESA Development Permit Area - Ravine and Stream Corridors 16.5(4) Where dedication may not be appropriate the use of density bonusing, transfer or development rights to an adjoin parcel, land trades or purchase and covenants could be used.

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- OCP ESA Development Permit Area - In stream Work 16.5(1) In stream work, culverts and stream crossings should meet the standards of the Land development Guidelines and the requirements of the BC Water Act regulations
- OCP ESA Development Permit Area - Instream Work 16.5(2) Construction practices should be in accordance with the Land Development Guidelines. All instream work must receive written approval from BC Environment in accordance with the BC Water Act regulations
- OCP ESA Development permit Area - Bonding and Environmental Monitoring 16.5(1) Provide bonding in accordance with the Subdivision and Development Services Bylaw for 125 percent of the value of the erosion control and environmental management work, pursuant to Section 925 of the Local Government Act

Beach Avenue Plan

- Beach Avenue Plan 3.3 Form and Character of Downtown/Beach Avenue: The input showed most definitely that the physical appeal of the Downtown area and beach Avenue was paramount to this Plan. Already an extremely attractive location, there was an interest to build upon the aesthetic value with amenities, streetscape and development of new buildings. Along with the physical improvements, there was a keen desire to enhance the cultural life and pedestrian orientation of the area, already a very special venue at the waterfront
- Beach Avenue Plan 3.4 The Lakeside/Foreshore Area: The Okanagan Lake waterfront is appreciated as a major asset for Peachland. The public input specifically called for careful scrutiny of any development proposed along the foreshore. Any means to enhance its tourism/recreational value must be done sensitively so that the public value is not compromised. The challenge will be in making those small improvements or undertaking reclamation measure, whether it is a pier, docking facilities, pathway or beaches, so they do not compete with other goals and objectives of this Plan
- Beach Avenue Plan 5.3 Diversity in Land Uses and Activity: It is a goal of this plan to encourage a diversity of land uses and activity throughout the neighborhood. This goal supports the complete community concept of building higher density residential near shopping, services, employment and amenities. The activity in this community should also build upon art, culture and tourism, allowing for a vibrant environment to unfold
- Beach Avenue Plan - Land Use Policies 7.2.1 General Town Centre Policies: a) Preserve and enhance views towards the lake, protect view corridors and discourage larger mass buildings, b) Create a focal point feature through public area, landscape design or public plaza that will draw shoppers and visitors into the Town Centre, c) Encourage property owners and developers to maximize site coverage within the Town Centre and provide adequate space for outdoor seating, landscaping, public and private space and other amenity areas that enhance the physical and visual appeal of the area, d) design guidelines shall be in keeping with Schedule C of this Plan and adopted as Development Permit Areas of the District of Peachland Official Community Plan.....
- Beach Avenue Plan 7.2 Core Commercial Policies 2.3 Permit high density housing to locate at the end of 1st, 2nd, 3rd and 4th street to take advantage of views through street corridors
- Beach Avenue Plan 7.2 Core Commercial Policies 2.6 Consider amending Zoning Bylaw to enable the District to negotiate community amenities through a density bonus scheme where additional residential density would be permitted in exchange for the provision of an amenity considered valuable by the community such as a waterfront walkway, public parking, public plazas, open space and others

TAB 6

Water Master Plan

- District of Peachland Water Master Plan 6.0 Recommendations: Siting of Facilities: The Water Master Plan provides general locations only for facilities identified. Detailed site selection should be undertaken and finalized for the water treatment plan and water reservoirs. Additionally, right of way for the distribution trunk main should also be assessed and established where required

Town Centre Concept Plan

- Town Centre Concept Plan - key Objectives: To Promote mixed use along Town Land
- Town Centre Concept Plan Key Objectives: To permit maximum densities of 80 units/acre to encourage 100% parcel coverage, To encourage heights of 8 stories using stepped back design (10 stories with density bonusing)

Other DoP Policies

- None

TAB 7

HOUSING AND COMMUNITY DEVELOPMENT

Other Dop Bylaws

- Bylaw 1639 Encourage the redevelopment of older homes and other low density land uses to high density commercial, residential and mixed use development within the area designated Core Commercial on the Land - Use Map
- Bylaw 1865 - Sustainable Development Strategy and Affordable Housing
- Zoning Bylaw part 4 F. Secondary Suites - Bylaw 1751 1. Secondary Suites are subject to the following regulations a) secondary suites are only permitted in the R-1S Single Family Residential Suite Zone or RR-1S Rural Residential Secondary Suite Zone b) only one secondary suite per parcel is permitted, c) on parcels that are 0.4 hectares in size or larger secondary suites can be located in accessory building provided they comply with the provisions of this bylaw d) A secondary suite shall not exceed 90m² or 40% of the residential floor space in the single family residential or accessory building in which it is located, e) no secondary suite can be less than 32m² in size
- Subdivisions and Development Services Bylaw 1230 Schedule B 2.02 Consistency with Official Community Plan : The location classification and standard of all highways proposed within a subdivision shall take into account the proposed use of the land and shall conform to the provisions of the DoP's OCP
- Comprehensive Development Zone Ducharme Part 20-3 A. Intent: The Intent of this zone is to provide for a four unit residential development based upon a comprehensive development plan

DoP Policies within Core District Documents

Official Community Plan

- OCP Policy 5.4(13) Implement training for fire department volunteers to meet the needs of interface wildfire management
- OCP Policy The Fan Area 6.2(3) Encourage three storey multiple family residential development with minor amounts of commercial in the two large undeveloped parcels of land located on Todd Road and Clements Crescent
- OCP Policy Hillsides 6.2(3) Buildings and subdivisions on steep slopes shall be planned to optimize residential densities with multiple family or cluster home developments wherever physically possible
- OCP Policy The Rural Landscape 6.2(1) Recognize and protect the rural character of Peachland by directing new development to established neighborhoods of the municipality
- OCP Policy 6.4(10) Implement other sustainable development initiatives as considered appropriate
- OCP Policy 7.4(2) Encourage the increase in residential densities in a) the commercial core area, 2) within the fan area, 3) Lower Princeton Area, 4) vicinity of Pincushion/Ponderosa Golf Course
- OCP Policy 7.4(5) Support compact housing for seniors and other groups, affordable housing and rental housing in those areas designated for Medium Density and Mixed Density Transition
- OCP Policy 7.4(6) Encourage multiple family housing types that are compatible with the Districts utility servicing capabilities.
- OCP Policy 7.5 The District of Peachland will implement an affordable housing strategy that considers and recognizes residents diverse housing needs
- OCP Policy 7.5 The District of Peachland may protect existing affordable housing stock where possible
- OCP Policies 10.4 (2) Discourage subdivisions that fragment viable farm/vineyard/orchard units and encourage consolidation of small parcels into larger farm units wherever appropriate
- OCP Policies 10.4 (4) Consider fine tuning and a possible Block exclusion of the Victoria Block when demand for single family residential cannot be met by other areas
- OCP Policy 12.4(1) Continue to develop community facilities in response to population growth and diversity in accordance with its financial abilities
- OCP Policy 12.4(2) Consider the adequacy a location of existing and required community services when assessing proposals for a new development
- OCP Policy 12.4(3) Actively pursue joint use arrangements for school facilities to maximize taxpayer investment

TAB 7

- OCP Policy 12.4(4) Consider the potential impact of further development on the adequacy and cost of policing services
- OCP Policy 12.4(5) Consider the potential impact of further development on the adequacy and the cost of fire fighting services
- OCP Policy 12.4(6) Promote endeavors to enhance the arts community within Peachland by working with the Arts Council
- OCP Policy 12.4(7) Recognize and celebrate its heritage by identifying those sites and buildings with historical significance and implementing a heritage register
- OCP Policy 12.4(8) Consider economic incentives in keeping with provincial legislation regarding heritage conservation to assist in the protection and enhancement of those sites and buildings with historical significance
- OCP Policy 13.4(3) Encourage the sharing of fields, playgrounds and recreational facilities with the School District
- OCP Policy 13.4(4) Work with service clubs and other organizations to provide public facilities within parks
- OCP Policy 15.3 (5) Ensure that new residential development occurs in a compact staged manner, related to demand, existing development and the expansion of utility services
- OCP Policy 15.4(8) Coordinate and cooperate with non profit organizations in the provision of affordable and special needs housing
- OCP Policy 15.4(9) Identify the sites suitable for affordable and special needs housing
- OCP Core Commercial Policies 15.8(1) To implement the policies contained in the District of Peachland Beach Avenue Neighborhood Plan
- OCP Policy Blue Water Residential 15.7(3) Design of new multiple family developments in this area must be sensitive to adjacent single family homes
- OCP Core Commercial Policies 15.8(2) The area designated Core Commercial is recognized as the commercial and cultural hub of Peachland
- OCP Core Commercial Policy 15.8(4) The commercial, office and residential buildings in the downtown core are to be developed in a compact form to enhance pedestrian circulation
- OCP Core Commercial Policy 15.8(7) To support commercial and multiple family residential mixed use buildings where ground floor level space of retail uses and professional office and multiple family residential uses are redirected to upper floor levels.
- OCP Core Commercial Policy 15.8(9) The following uses shall be encouraged within the area designated Core Commercial on the land Use Designations map, provided they are generally located as described in the District of Peachland Beach Avenue Neighborhood Plan a) retail commercial including small shops and boutiques, b) Personal service, c) Tourist accommodation and restaurants, d) Leisure/recreational and entertainments, e) institutional, f) Residential, f) Mixed Use, f) Office and Financial
- OCP Tourist Commercial Policy 15.10(3) Support the following types of uses and activities in this designation a) fixed roof visitor accommodation including hotels and motels, b) campgrounds, c) restaurants, d) tourist attractions, d) neighborhood pubs
- OCP Institutional Policy 15.15(1) Expand the range of institutional service level in relation to the community's growth
- OCP Institutional Policy 15.15(2) Encourage establishment of community health care facilities

Shoreland Plan

- Shoreland Plan Objectives 4.1.4 Quality Recreational Facilities and Structures: To promote the development, enhancement and continued maintenance of quality recreational facilities and structures in attractive settings throughout the uplands and foreshore, which contribute positively to the aesthetic appearance of the shore land
- Shoreland Plan Unit 5 Permitted Uses 5.1 Development of the shoreland shall be oriented to upgrading and expansion of both public and commercial recreation oriented facilities such as a) public park, b) marina rentals

TAB 7

Beach Avenue Plan

- Beach Avenue Plan 3.2 Residential Development: Form and character of multifamily projects adjacent to single family homes should be sensitive to existing development. New development may be staged to avoid disruption. Maximizing views of ale, limiting the height along Beach Avenue. Mixed use developments in the core, without compromising the primacy of retail, Need to recognize the demographic shift for housing forms and types, while promoting quality in the new development.
- Beach Avenue Plan 3.6: The study area contains significant concentration of Peachland's institutional facilities including municipal offices, fire hall, recreation complex, seniors centre, etc. This issue area addressed relocation possibilities and the ultimate expansion of or addition to the institutional facilities. It was largely agreed that the municipal offices/fire hall at 3rd Street an beach Avenue occupy valuable real estate and could potentially be relocated to free up the land for a higher and better use
- Beach Avenue Plan 4.1 The Principles a. The Beach Avenue Neighborhood will evolve into a community that is well integrated both internally and externally. It will be physically and psychologically linked to surrounding communities by land and water, and there will be means to easily access amenities within the area. It is expected that sound marketing and design will facilitate greater use of the commercial core by Peachland residents and visitors from other Central Okanagan communities b) The Beach Avenue Neighborhood will be an attraction to locals and visitors because it will be alive with interesting activity throughout the year. All aspects of the community including the commercial, civic and residential fabric will help to create, reinforce and control a healthy liveliness. The experiential qualities will be manifested in visual interest, the rich cultural environment, synergy created between the waterside and land side interface and dynamic programmed events
- Beach Avenue Plan 4.1 Principles c) Peachland's Beach Avenue Neighborhood will be an area, in which people will feel comfortable to live, work, conduct business and recreate. Because of these qualities, it will also be an attraction to regional an international visitors. While recognizing the important role that density plays in helping provide economic efficiencies which cater to pedestrian comfort and experience. The quaint physical environment supports an ambience which is intimate and friendly
- Beach Avenue Plan 4.1 Principles d) Peachland's Beach Avenue Neighborhood will have its own unique signature. This signature compliments the natural and cultural environment in which it sits and at the same time, sets it apart from other communities in the area. The physical, cultural and social signature for the Beach Avenue Neighborhood results from the strengthening of Peachland's community based values. These value focus on enhance rich visual experiences (which compliment the physical setting, strengthening arts and culture within the community, supporting and maintaining a healthy vitality and reinforcing a scale of development and activity which is friendly, intimate and quaint
- Beach Avenue Plan 4.2 opportunities - 1. Mixed Use development in the core area, 2. Medium density residential from civic centre down to the campgrounds, 3. Time-share condos associated with a hotel/resort, 4. Home occupation and Offices, 5. Studio suites, 6. Rooftop gardens, 7. High end townhomes, 8. Seniors housing, 9. Special needs/housing/congregate care facilities
- Beach Avenue Plan 4.2 Opportunities The Streetscape: 1. Special landmark features, 2. Special land mark buildings, 3. Gateway treatments especially at the south entrance to Beach and at 13th street, 4. Focal point on the water side at the end of 13th street, 6. Revitalization and urbanization of Beach Avenue, 7. Landscape treatment of 13th street, 8. Landscape treatment of street ends in downtown core, 9. Theme the signage entering and within the Beach Avenue Neighborhood, 10 Pedestrian orientation and features, 11. Make the buildings relate to the street
- Beach Avenue Plan 5.7 Increase in Housing: It is a goal of this Plan to encourage increased residential densities in the neighborhood. New multiple family forms of housing will be developed as townhome's apartments and other innovative forms and at densities reaching 200 unities per hectare. Residential units are also encouraged above commercial uses, further increasing the opportunities for housing
- Beach Avenue Plan 6.0 Goal 2 - Objective 1: Increase the total supply of housing in the neighborhood, Objective 2 Support new multiple family residential forms in select locations, Objective 3 Introduce design control that will produce a quality living environment, Objective 4 Ensure sensitive transition of low density residential areas

TAB 7

- Beach Avenue Plan 6.0 Goal 5 Arts and Culture; Objective 1. Incorporate public art into any redevelopment of streetscape, buildings and other public space, Objective 2 Define venues to host arts and cultural events, Objective 3 Effectively organize to develop and control the arts and cultural initiatives for the benefit of local residents and tourists
- Beach Avenue Plan 6.0 Goal 6 Phasing and Revitalization: It is a principal goal of this plan to encourage strategically phased development to avoid community disruption. Redevelopment of the Beach Avenue low density residential neighborhood will occur over many years. Revitalization of improvements to various roads and streetscapes will be conducted in a strategic manner. Objective 1. A phased approach to redevelopment will be taken to avoid any major community disruption, Objective 2 revitalization key feature streets such as Beach Ave, Objective 3 Relocate civic buildings from the core

Water Master Plan

- District of Peachland Water Master Plan Recommendations 6 - 6 Communications Program: It is recommended that the District continue its communications program with the community to provide information on future water capital investments and to solicit feedback on the Districts plans from community members

Town Centre Concept Plan

- Town Centre Concept Plan: Design Guidelines: 1. Respect the existing character of Peachland, 2. Reinforce the subject area as the Town Centre, 3. Encourage and facilitate diversity of design, 4. Protect views and vistas, 5. Composition of small forms, 6. Step building form down from the highway to the lake, 7. Develop streets for people, . Bold use of color and materials

Recreation Mission Statement

- The Corporation of the District of Peachland Recreation Mission Statement 'Growth of Community':
Special Events: Special events contribute to a feeling of community identity and spirit. Therefore the District will encourage the development of such special events to ensure this objective is promoted.
Support to Local Community Groups: Local recreation groups and agencies are and will continue to organize and sponsor leisure opportunities. These local groups aid the quality of life in Peachland through their various efforts. The district of Peachland recognizes their contributors and supports them with access to facilities

Other District Policies

- None

TAB 8
ECONOMIC DEVELOPMENT

Other Dop Bylaws

- None

DoP Policies within Core District Documents

Official Community Plan

- OCP Policy 9.4 a) Develop an Economic Development Strategic Plan that provides ways and means of achieving economic growth and sustainability
- OCP Policy 9.4 b) Encourage utilization of its newly implemented Sewer System as a means of promoting further economic opportunity by attracting new development and redevelopment
- OCP Policy 9.4 c) Recognize, support and promote its core as business and cultural area
- OCP Policy 9.4 d) Actively promote its artistic community by supporting the Arts Council in its endeavors
- OCP Policy 9.4 e) Encourage and support agri-tourism through promotion
- OCP Policy 9.4 f) Actively promote foreshore and other physical amenities through brochures and the Chamber of Commerce
- OCP Policy 9.4 g) Encourage employment generating employment that is compatible with its environment
- OCP Policies 9.7 1) Encourage different types of commercial development in four main areas of Peachland
- OCP Policies 9.7 2) Encourage high quality commercial development by establishing Development Permit Areas and Guidelines, complete downtown revitalization or other programs that improve the physical environment of the commercial areas
- OCP Policies 9.7 3) Support mixed use multiple family and commercial development in the town Centre and at the Todd Road site
- OCP Policies 9.7 4) Encourage the possible inclusion of neighborhood commercial development in developed or developing residential neighborhoods as an element in promoting more sustainable community development
- OCP Policies 10.4(3) Support the farming community through irrigation works, drainage, weed control. Agri-tourism and encouraging other related industries
- OCP Policy 14.3(2) Require developers to pay for their fair share capital costs attributable to servicing their development. More detailed costs will be made available subsequent to further study
- OCP Core Commercial Policy 15.8(3) The establishment of a business Improvement Area or similar initiative for marketing, organizational and technical assistance will be supported
- OCP Highway Commercial Corridor Policies 15.9(2) Encourage highway commercial uses to locate in the following areas along Highway 97 within Clement Crescent
- OCP Highway Commercial Corridor policies 15.9(3) Preserve properties in these two areas for tourist facilities and small shopping centers
- OCP Tourist Commercial Policy 15.10(1) Recognize the importance of tourist commercial uses to the economy of Peachland
- OCP Tourist Commercial Policy 15.10(2) Preserve a portion of the Todd Road development area for tourist commercial uses
- OCP Resort Commercial Policy 15.11(1) The following uses will be encouraged a) hotel/inn, b) Food and Beverage, c) Retail associated with resort accommodation only, d) time share condos, e) Medium density residential at densities of 75-90 units per hectares

Shoreland Plan

- Shoreland Plan Objectives 4.1 Social and Economic Objectives: The purpose of identifying social objectives is to give consideration to the recognition of values of the appropriate social groups and lifestyles in the community

TAB 8

- Shoreland Plan Objectives 4.1.1 Development and Recreation Uses: To maximize the benefit of lands within the shoreland plan area for public and commercial recreational uses, according to specific policies for each unit of the shoreland plan. Of specific concern is developing Municipal lands for the best public benefit and private lands for the joint economic benefit of the landowner and the Municipality and in all cases considering the environment, social and economic implications
- Shoreland Plan Finance and Social Policies 1. A five year or ten year plan to implement development of Municipal Shoreland improvement projects on a prioritized basis
- Shoreland Plan Unit 6 Permitted Uses 6.3 Limited seasonal commercial uses may be permitted

Beach Avenue Plan

- Beach Avenue Plan 3.1: Commercial and Economic Development - There is a clear realization that much of the economic development potential for Peachland lies within the Beach Avenue Neighborhood. The waterfront, the commercial core and the introduction sanitary sewer will complement the physical improvements to attract new investment and growth. This ability should also help stem leakage of consumer spending into surrounding communities. The Plan should therefore seek to optimize the commercial development potential of the downtown. One significant growth opportunity will be the tourist industry followed closely by the residential development. Nevertheless, many groups felt that to achieve our goals there was a need of effective planning and communication between Tourism/Economic Development Committees, the District and property owners in the downtown
- Beach Avenue Plan 5.2 Sustained Economic Health: It is a goal of this Plan to emphasize commercial development in strategic locations of the Beach Avenue Area, including Downtown core, along 13th Street and north of Todd Road. Besides incorporating specific business uses compatible to those locations, this goal supports enhancing the tourism profile of the Beach Avenue area, especially at the core and north of Todd Road, in an effort to sustain the economic health of Peachland
- Beach Avenue Plan 6.0 Neighborhood Goals and Objectives: Objective 1. Expand the commercial base primarily in the downtown and at other key locations in the neighborhood, Objective 2. Create a tourist destination by enhancing the downtown image and promoting its attractive location near the lake, Objective 3. Effectively organize a marketing program and business recruitment strategy to proactively implement Plan policies
- Beach Avenue Plan 6.0 Neighborhood Goals and Objectives: Policy Direction: Establish a marketing program and business recruitment strategy, Organize a festival and events initiative to help create awareness and make Downtown Peachland a regional destination, Recruit and support businesses that will create an intensive mix of tourist services, shopping and entertainment experiences. Investigate the potential of some limited commercial development opportunities along the lakeshore mainly south of Heritage Park without compromising access to Okanagan Lake

Economic Development Strategy/Marketing Plan

- Peachland Economic Development Strategy/Marketing Plan Terms of Reference: Mission Statement: To develop an Economic Development Strategy that will encourage diversity in the economic base of Peachland, create opportunities for businesses and develop a sustainable future of residents.

Other District Policies

- None