



**REGIONAL DISTRICT OF CENTRAL OKANAGAN
ELECTORAL AREA SERVICES COMMITTEE
AGENDA**

Monday, October 21, 2024
1:30 p.m.
Woodhaven Board Room
1450 K.L.O. Road, Kelowna, BC

Pages

1. CALL TO ORDER

Chair to call the meeting to order.

As an open meeting, a live audio-video feed is being broadcast and recorded on rdco.com.

2. LAND ACKNOWLEDGEMENT

The RDCO acknowledges our presence on the traditional, ancestral, and unceded tm̓x̓wúlaʔx̓w (land) of the syilx / Okanagan people who have resided here since time immemorial. We recognize, honour, and respect the syilx / Okanagan lands upon which we live, work, and play.

3. ADOPTION OF AGENDA

To adopt the October 21, 2024 Electoral Area Services Committee meeting agenda.

4. ADOPTION OF MINUTES

To adopt the June 13, 2024, Electoral Area Services Committee meeting minutes.

3 - 5

5. LOCAL AREA SERVICES

5.1 False Alarm Program - Update

30 m

6 - 19

To update the Electoral Area Services Committee on the reduction of false alarms through the False Alarms Reduction Program.

5.2 Dietrich Water System Fees and Charges Bylaw Amendments

25 m

20 - 32

To consider amending the water system fees and charges for the Regional District owned water system.

5.3 Electoral Area Official Community Plans Updates 45 m 33 - 58

To provide an update on the recommended approach for updating the Electoral Area Official Community Plans (OCPs).

6. ADVOCACY

**6.1 Letter to Ministry of Transportation & Infrastructure -
Parking Concerns Old Vernon Road** 15 m 59 - 60

To consider recommending the Regional Board send a letter to the Ministry of Transportation & Infrastructure requesting no parking signs along Old Vernon Road.

7. ADJOURN



Electoral Area Services Committee Meeting Minutes

Date: Thursday, June 13, 2024
Time: 1:00 p.m.
Location: Woodhaven Board Room
1450 K.L.O. Road, Kelowna, BC

Committee Members (in person): Director K. Kraft, Chair
Councillor A. Derrickson, Vice-Chair
Director W. Carson
Chair B. Ireland

Committee Members (electronic): Director P. Van Minsel

Staff:
S. Ginter, Chief Administrative Officer (electronic)
C. Griffiths, Director of Corporate Services
D. Noble-Brandt, Director of Development and Engineering Services
T. Kendell, Associate Director of Development and Engineering Services
T. McCabe, Director of Financial Services
M. Wyman, Manager of Engineering Services
D. LeBlanc, Senior Planner
K. Needham, Corporate Officer
C. Fleischmann, Deputy Corporate Officer

*denotes partial attendance

1. **CALL TO ORDER**

The Chair called the meeting to order at 1:00 p.m. and noted as an open meeting, a live audio-video feed is being broadcast and recorded on rdco.com.

2. **LAND ACKNOWLEDGEMENT**

The Chair acknowledged our presence on the traditional, ancestral, and unceded $tr\acute{n}xw\acute{u}la?xw$ (land) of the syilx / Okanagan people who have resided here since time immemorial. We recognize, honour, and respect the syilx / Okanagan lands upon which we live, work, and play.

3. ADOPTION OF AGENDA

CARSON/IRELAND

THAT the June 13, 2024, Electoral Area Services Committee meeting agenda be adopted.

CARRIED

4. ADOPTION OF MINUTES

CARSON/IRELAND

THAT the February 8, 2024, minutes of the Electoral Area Service Committee be adopted.

CARRIED

5. DELEGATIONS

5.1 Ministry of Agriculture and Food Delegation Presentation - Land Use for Agriculture

Alison Fox, Land Use Agrologist, and Chris Zabek, Regional Agrologist from the Ministry of Agriculture and Food provided a presentation.

IRELAND/CARSON

THAT the Electoral Area Services Committee receives the Ministry of Agriculture and Food Delegation Presentation – Land Use for Agriculture, as presented at the June 13, 2024 meeting, for information.

CARRIED

6. LOCAL AREA SERVICES

6.1 Official Community Plan Updates

Danika LeBlanc, Senior Planner:

- Provided a presentation on Official Community Plan updates; and
- Responded to questions from the Committee members.

IRELAND/CARSON

THAT the Electoral Area Services Committee recommends that the Official Community Plan Updates report be forwarded to the Regional Board for consideration and further direction on the recommended option.

DEFEATED

Chair Kraft, Directors Carson and Van Minsel - Opposed

6.2 Killiney and Westshore Water Systems Study

Associate Director of Development and Engineering Services:

- Provided a presentation on Official Community Plan updates; and
- Responded to questions from the Committee members.

IRELAND/CARSON

THAT the Electoral Area Services Committee receives the Killiney and Westshore Water System Study from the Associate Director, Engineering Services dated June 13, 2024, for information.

CARRIED

7. ADJOURN

The June 13, 2024 Electoral Area Services Committee meeting adjourned at 2:20 p.m.

K. Needham, Corporate Officer

Director K. Kraft, Chair

DRAFT



Standing Committee Report Electoral Area Services Committee

To: Electoral Area Services Committee
From: Director of Protective Services
Date: October 21, 2024

Subject: EASC False Alarm Program Update

Objective: Update the Electoral Area Services Committee on the reduction of false alarms through the False Alarms Reduction Program

Discussion:

The False Alarm Reduction Program reduces false alarm attendance by police so their time is safeguarded for crime response. The RDCO false alarm reduction program was developed in 2005 at the request of the RCMP to alleviate and manage false alarm calls.

Over a decade, the population in the region has grown by 25.66 % from approximately 190,000 in 2013 to approximately 245,939 in 2023. In 2013, there were 648 security alarm calls, of which 629 or 97% were false alarms. In 2023, the Central Okanagan RCMP reported 1708 security alarm calls with 1228 or 72% that were false alarms.

Since the adoption of the new Security Alarm Systems Bylaw No. 1546 on May 23rd, 2024, there has been a significant decline of False Alarms reported and in the case of our larger member municipality of Kelowna, there has been a reduction of 63%.

Recommendation(s):

THAT the Electoral Area Services Committee receives the False Alarm Program Update from the Director of Protective Services, dated October 21, 2024, for information.

Respectfully submitted by: David Gazley, Manager of Protective Services

Report Approved by: Mike Walroth, Director of Protective Services

Approved for Agenda: Sally Ginter, Chief Administrative Officer

Attachment(s):

1. 2024-10-21 EASC False Alarms Reduction Program
2. BL1546-Security Alarm Systems-2024-05-23

REGIONAL DISTRICT OF CENTRAL OKANAGAN
SECURITY ALARM SYSTEMS BYLAW
BYLAW NO. 1546

A Bylaw to Regulate Security Alarm Systems

WHEREAS the Regional District of Central Okanagan has enacted the Crime Prevention Extended Service Establishing Bylaw No. 661, and amendments thereto within the City of West Kelowna, District of Lake Country, District of Peachland, Central Okanagan West Electoral Area, and Central Okanagan East Electoral Area.

AND WHEREAS the *Local Government Act* enables a regional district to provide a service in relation to fire alarm systems and security alarm systems.

AND WHEREAS excessive numbers of False Alarms are occurring by users of Security Alarm Systems and these False Alarms require emergency responses from the police and may result in delaying response to a true emergency detracting from crime prevention and constitute a nuisance to the police and to the citizens of the Regional District of Central Okanagan.

AND WHEREAS an alarm permit is not intended to, nor does it create a contract, duty, or obligation either expressed or implied, of police response.

AND WHEREAS the City of Kelowna and Westbank First Nation (IR#9 & IR#10) has requested that the Regional District of Central Okanagan provide the service of administration and enforcement of security alarm systems.

AND WHEREAS it is desirable to enact a bylaw dealing with False Alarms in the Regional District of Central Okanagan.

NOW THEREFORE the Regional Board of the Regional District of Central Okanagan in an open meeting enacts the following:

1. Regional District of Central Okanagan False Alarm Reduction Bylaw No. 1382, 2015 is hereby repealed.
2. This Bylaw may be cited as the "Regional District of Central Okanagan Security Alarm Systems Bylaw No. 1546, 2024".

PART 1 – INTERPRETATION

3. If any provision of this Bylaw is held to be invalid by a court of competent jurisdiction, the provision may be severed from the Bylaw and such invalidity shall not affect the validity of the remaining portions of this Bylaw.
4. The headings contained in this Bylaw are for convenience only and are not to be construed as defining or in any way limiting the scope or the intent of the provisions of this Bylaw.

5. Schedule 'A' of this Bylaw is attached to and forms part of this Bylaw and is enforceable in the same manner as this Bylaw.

PART 2 – DEFINITIONS

6. In this Bylaw:

Enhanced Call Verification (ECV) means a **Security Alarm System Company** must ensure that at least one **Security Alarm System User** or **Keyholder** has been notified of an **Intrusion Alarm** and must confirm that multiple (two or more) security zones or breaches are activated prior to making a **Reported Alarm Request**.

False Alarm Administrator means the employee of the **Regional District** responsible for the management of the False Alarm Reduction Program.

False Alarm means a **Reported Alarm** where there is no evidence that an unauthorized entry or unlawful act has been attempted or made into, on or in respect of a building, structure or premises and includes, but is not limited to:

- (a) the activation of a security alarm system during its testing,
- (b) a security alarm system activated by mechanical failure, malfunction, or faulty equipment,
- (c) a security alarm system activated by atmospheric conditions, vibrations, or power failure,
- (d) a security alarm system activated by user error.

False Alarm Notice means a notice in writing sent to **Security Alarm System Users** or **Security Alarm Companies** when a **False Alarm** is activated on a permitted premises.

Intrusion Alarm means an alarm that gives warning to the presence of an intruder.

Keyholder means an alternate individual designated by the **Security Alarm System User** who can be contacted in the event of a **Reported Alarm** who has access to the **Security Alarm Site** and are able to operate and verify the alarm.

Notice of Fees means a notice or invoice, in writing, stating that a fee of an amount specified is to be charged to **Security Alarm System Users** or **Security Alarm Companies** when a **False Alarm** is activated, and a **Police Service** is called to respond.

Operational Communications Center (OCC) Call Taker means an operator who receives a call from 9-1-1 and makes a **Reported Alarm Request** to a **Police Service**.

Panic Alarm means **Hold up, Duress, or Intrusion Alarm** being a silent or audible alarm that a **Security Alarm System User** generates by manually activating a device (button, floor pedal, key fob, or pendant) during an emergency when unable to dial 911 due to a robbery in progress or being physically threatened or accosted with imminent harm or death and will result in a heightened response from police.

Police Service means the Royal Canadian Mounted Police (RCMP) or police of jurisdiction. The RCMP is responsible for ensuring public safety by providing quality and timely service and protection to citizens and their properties to **Panic** and **Verified Alarm** calls.

Regional District means the Regional District of Central Okanagan as described in the Letters Patent or any subsequent amendments.

Reported Alarm means the contact made to a **Police Service** by any **Security Alarm System Company** or **Security Alarm System User** responsible for the protection of their or a client's property, personnel, or personal well-being.

Reported Alarm Request means a call or notification to the **Operation Communications Center (OCC)** requesting a response a **Police Service**.

Security Alarm System Company means a person or company that installs and/or monitors a **Security Alarm System**.

Security Alarm System Permit means a permit issued pursuant to Part 3 Section 7 of this Bylaw.

Security Alarm Site means the physical location where the **Security Alarm System** is located.

Security Alarm System User includes any person who owns or operates a **Security Alarm System**.

Security Alarm System Permit Fees means the fees that **Security Alarm System Users** pay on a biennial basis to obtain a **Security Alarm Permit**.

Security Alarm System means any device that gives audible, visual or any other form of alarm signal about a problem or condition of an alarm site either self-monitored or monitored by a **Security Alarm System Company**. A **Security Alarm System** does not include an alarm installed in a vehicle or a personal security device.

Verified Alarm means an alarm where a potential criminal offence may be occurring or has occurred as determined by, but not limited to, an eyewitness, real-time video observation or two or more zones being activated.

PART 3 – ALARM PERMIT REQUIREMENTS

7. Every **Security Alarm System User** of an active **Security Alarm System** must register and pay the new **Security Alarm System Permit** registration fee, and the **Security Alarm System Permit** renewal fees as set out in Schedule 'A' of this Bylaw.
8. A person shall not cause, allow, or permit the occurrence of a **False Alarm**.
9. The **Regional District** does not provide refunds for **Security Alarm System Permit Fees**.
10. A **Security Alarm System Permit** issued under this Bylaw is valid for two (2) years commencing from the date of issuance.
11. A **Security Alarm System User** cannot transfer a **Security Alarm System Permit** to any other person or any other property.

12. A **Security Alarm System User** must notify the **Regional District** within thirty (30) days from when:
 - (a) the **Security Alarm System** is no longer active, or
 - (b) the **Security Alarm System** is no longer under the control of the **Security Alarm System User**.

PART 4 – ALARM DISPATCH REQUEST REQUIREMENTS

13. Prior to making a **Reported Alarm Request** to the **Police Service**, the **Security Alarm System User** or **Security Alarm System Company** must follow the **Enhanced Call Verification** procedure.
14. With every **Reported Alarm Request** to the **Police Service**, the **Security Alarm System User** or **Security Alarm System Company** must provide the following information:
 - (a) **Security Alarm System Permit** number;
 - (b) Description regarding the time, location, and type of signal from the alarm site and;
 - (c) **Responsible Parties'** contact information.
15. **Panic Alarms** are exempt from Sections 13 and 14 of this Bylaw.
16. Liability – Registration of a **Security Alarm System** is not intended to, nor will it, create a contract, duty, or obligation, either expressed or implied, of response. All liability and consequential damage resulting from the failure to respond to a **Reported Alarm** is hereby disclaimed and governmental immunity as provided by law is retained.

PART 5 - THE RESPONSIBILITIES OF AN ALARM COMPANY

17. The **Security Alarm System Company** must provide the **Security Alarm System User** with a copy of this Bylaw and all alarm permit requirements as set out in Part 3 of this Bylaw.
18. Any **Security Alarm System** that has more than one (1) **False Alarm** in a twelve (12) month period commencing from the date of issuance of the **Security Alarm System Permit**, the **Security Alarm System Company** and/or **Security Alarm System User** will be subject to fees as set out in Schedule 'A' of this Bylaw.

PART 6 - PENALTIES

19. Any person who violates any of the provisions of this Bylaw, or who suffers or allows any act of thing to be done in contravention or in violation of any of the provision of this Bylaw, or who neglects to do or refrains from doing anything required to be done by any of the provisions of the Bylaw, is guilty of an offence under the Bylaw, and liable to a monetary penalty as per this Bylaw.

20. A **Security Alarm System User** or **Security Alarm System Company** who receives a **Notice of Fees**, must:

- (a) pay the fees in accordance with this Bylaw, or
- (b) make a request, in writing, to the **Regional District** to dispute the fees in respect of the allegation, no more than ninety (90) days after the date of the **False Alarm Notice** and associated Invoice.

PART 7 - UNPAID FEES FORM PART OF TAXES IN ARREARS

21. Pursuant to the provisions of the *Community Charter and Local Government Act*, any fees, that are the result of this Bylaw, which remain unpaid after December 15th of the calendar year, will be added to the tax roll for any real property, all owners of which are responsible for paying such charges, and may be collected in like manner as property taxes.

READ A FIRST, SECOND AND THIRD TIME THIS 23 DAY OF MAY, 2024.

ADOPTED THIS 23 DAY OF MAY, 2024.



CHAIRPERSON



CORPORATE OFFICER

SCHEDULE 'A'

FEES

(a) New Security Alarm System Permit Registration Fees (Valid for two years)

Residential Alarm System Permits	\$40
Commercial Alarm System Permits	\$80

(b) Security Alarm System Permit Renewal Fees (Biennially)

Residential Alarm System Permits	\$30
Commercial Alarm System Permits	\$60
Security Alarm System User must reapply for a security alarm system permit and pay the registration fee once permits are expired.	

(c) False Alarm Fee with Security Alarm System Permit (number of false alarm counts will reset annually on anniversary date)

	1 st false alarm	2 nd false alarm	3 rd false alarm	4 th & subsequent false alarms
Residential	\$0	\$100.00	\$200.00	\$300
Commercial	\$0	\$200.00	\$400.00	\$600

(d) False Hold-up, Duress or Panic Alarm Fee with Security Alarm System Permit (number of false alarm counts will reset annually on anniversary date)

	1 st false alarm	2 nd false alarm	3 rd false alarm	4 th & subsequent false alarms
Residential	\$100	\$200.00	\$400.00	\$600.00
Commercial	\$200	\$400.00	\$800.00	\$1,200.00

(e) All Reported Alarm calls to OCC without a valid Security Alarm System Permit

	1 st false alarm	2 nd false alarm	3 rd & subsequent false alarms
Residential	\$100.00	\$200.00	\$300.00
Commercial	\$200.00	\$400.00	\$600.00

- (f) False Alarm caused by an Alarm Company (Part3, Section 8) \$200.00
- (g) Failure to complete **Enhanced Call Verification** (Part 4, Section 13) \$200.00
- (h) Failure to provide Alarm Dispatch Request Requirements (Part 4, Section 14) \$200.00
- (i) **Security Alarm System Company** not informing the **Security Alarm System User** of the requirements of this Bylaw (Part 5, Section 17) \$200.00
- (j) Alarm Company Fee for an Alarm System that has more than four (4) False Alarms (Part5, Section 19) \$600.00

False Alarms Reduction Program

October 21, 2024

1450 K.L.O. Road
Kelowna, BC, V1W 3Z4
rdco.com

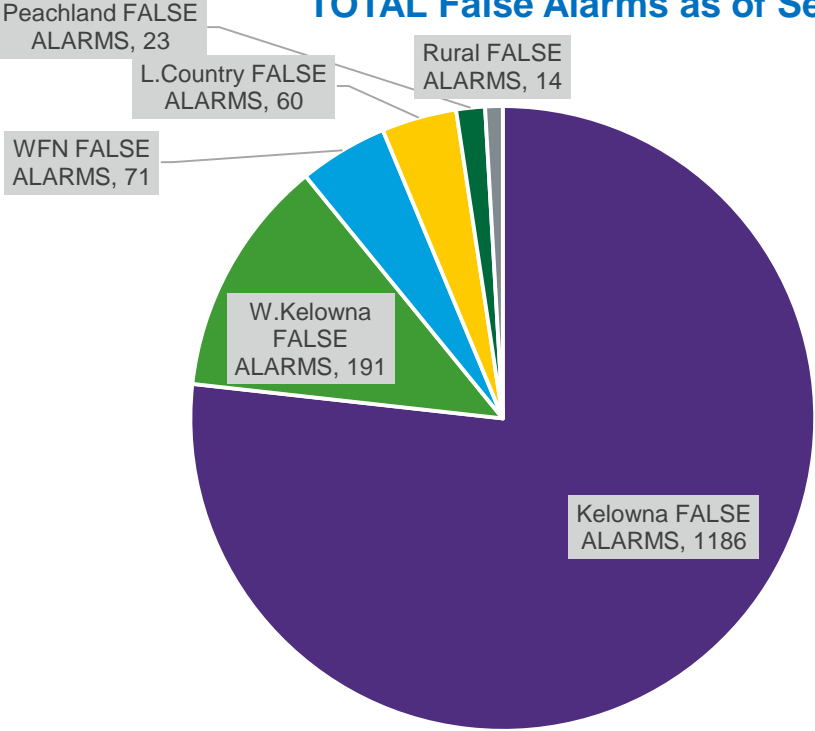
Bylaw and fees background

- RCMP advocacy for program
- Program purpose
- Mandate and Goals
- Activities



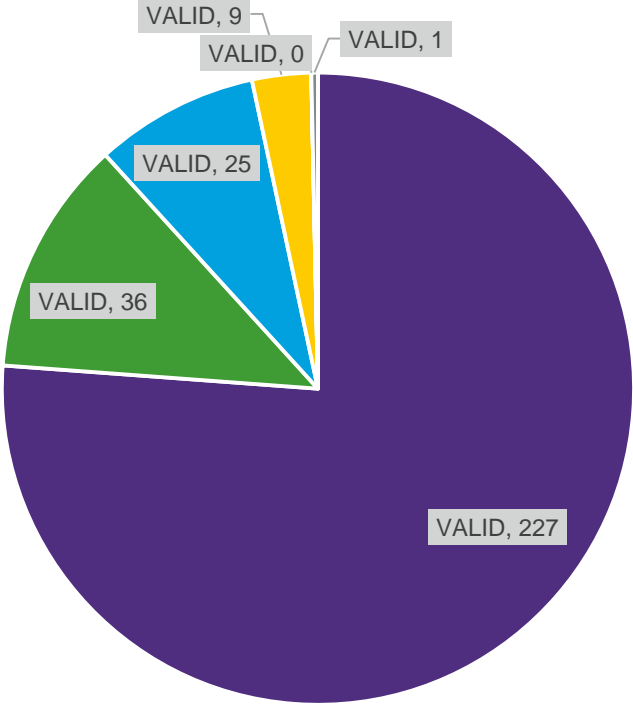
Security Alarm Systems Bylaw: Revision

TOTAL False Alarms as of September 30



- Kelowna FALSE ALARMS ■ W. Kelowna FALSE ALARMS ■ WFN FALSE ALARMS
- L. Country FALSE ALARMS ■ Peachland FALSE ALARMS ■ Rural FALSE ALARMS

TOTAL Valid Alarm Requests as of September 30



- VALID ■ VALID ■ VALID ■ VALID ■ VALID ■ VALID

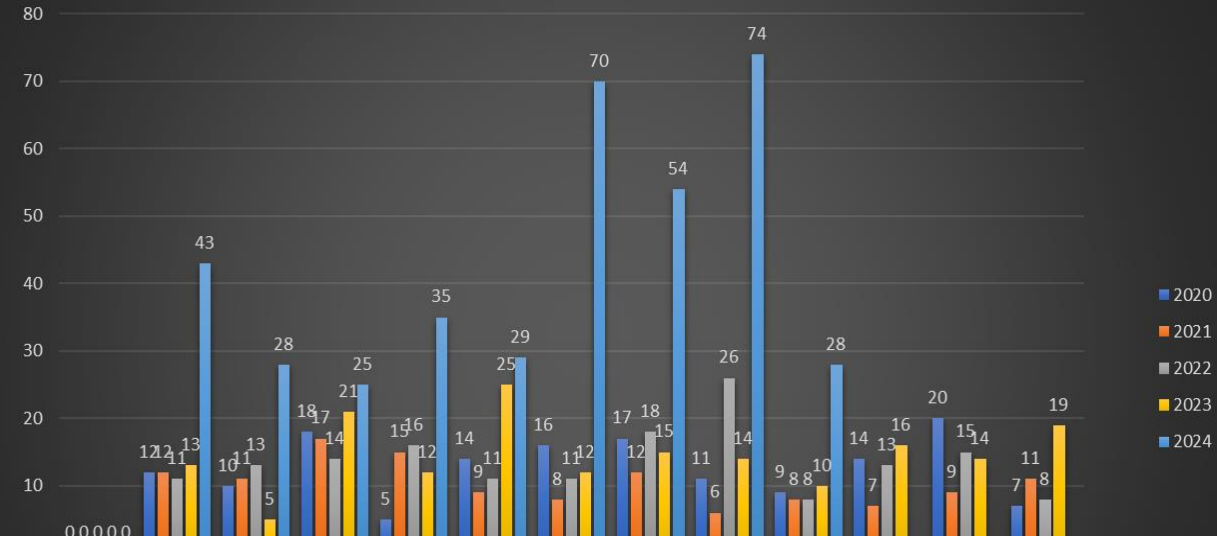
PERMITS - YTD

2020 - 2024 Residential permit issued



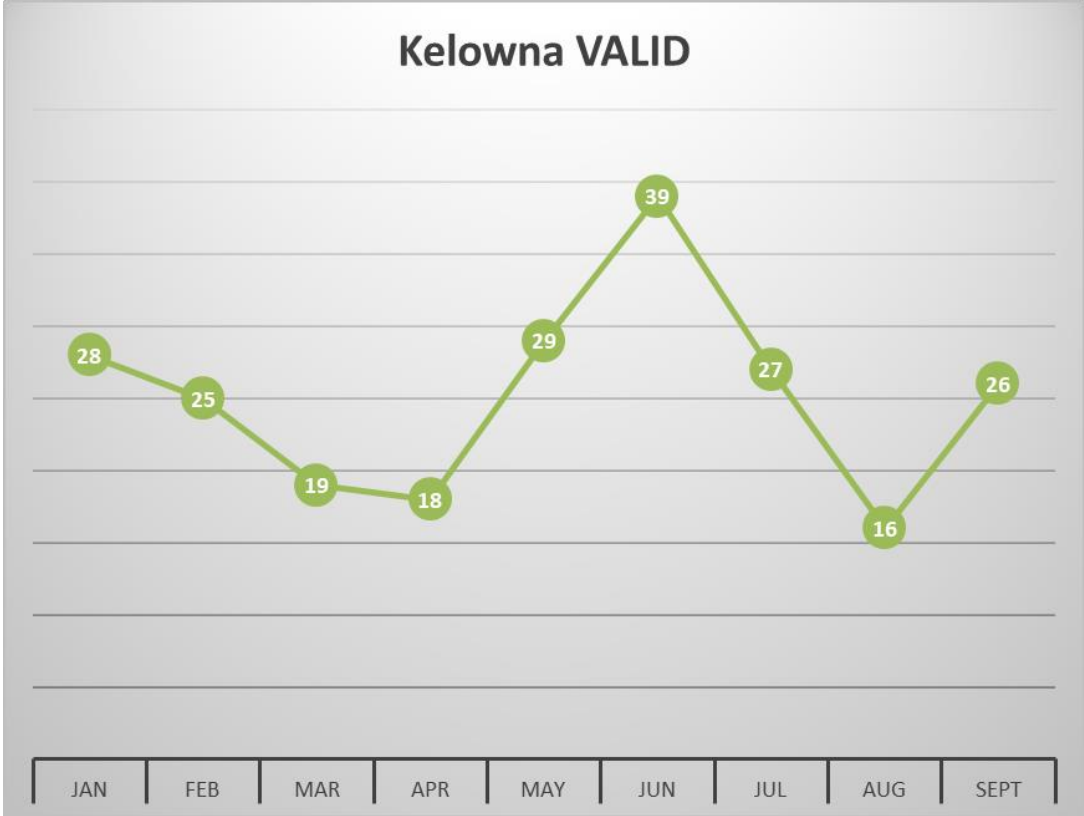
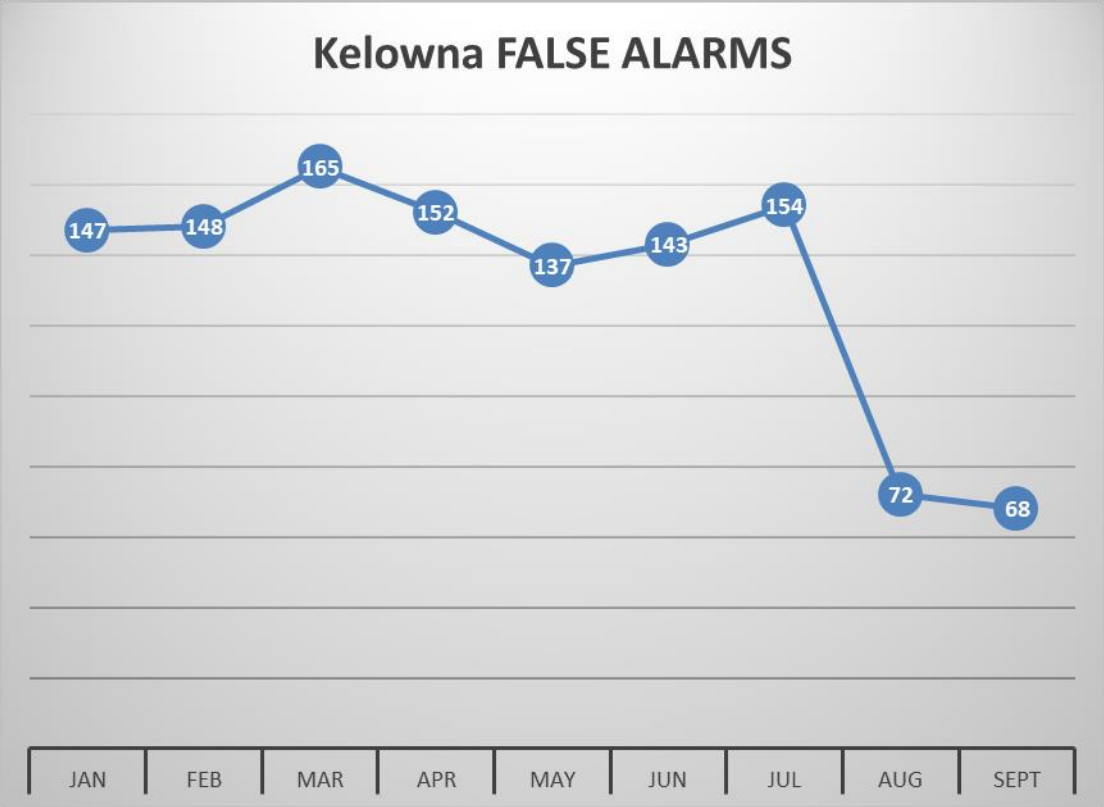
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2020	48	32	30	29	21	18	25	33	46	47	64	41	420
2021	32	27	29	34	45	78	69	59	42	47	44	37	543
2022	32	31	33	36	39	29	25	42	28	33	31	20	379
2023	21	11	37	18	17	19	30	27	25	34	23	21	283
2024	56	42	29	48	46	90	75	73	71				530

2020 - 2023 Commercial permit issued



Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2020	12	10	18	5	14	16	17	11	9	14	20	7	127
2021	12	11	17	15	9	8	12	6	8	7	9	11	128
2022	11	13	14	16	11	11	18	26	8	13	15	8	158
2023	13	5	21	12	25	12	15	14	10	16	14	19	187
2024	43	28	25	35	29	70	54	74	28				406

Kelowna: 2024 Security Alarm Calls



Key Changes

- Enhanced call verification protocol
- Updated fees and Dispute of Notice Fees
- Security Alarm Permit - valid for two years
- All active security alarms included

Recommendations

THAT the Electoral Area Services Committee receives the False Alarm Program Update from the Director of Protective Services, dated October 21st, 2024, for information.



Standing Committee Report Electoral Area Services Committee

To: Electoral Area Services Committee
From: Associated Director of Development and Engineering Services
Date: October 21, 2024
Subject: Dietrich Water System Fees and Charges Bylaw Amendment

Objective: To consider amending the water system fees and charges for the Regional District owned water system.

Discussion:

The Regional District owns and operates the Dietrich water system located in Electoral Area East on the Trepanier Bench outside Peachland with connected 8 users.

The current water fees are composed of base fees, consumption fees and asset renewal fees:

- I. The base fee is a flat fee that applies to all properties connected to the water system,
- II. The consumption fee is based on actual individual metered water consumption, and
- III. The asset renewal fee applies to all lots within the service area and is intended to fund capital reserves that will be utilized for scheduled capital projects.

The fees for all water systems were reviewed in 2022 with the next review scheduled in 2027. The current water fee structure (including the 4-tiered consumption fee) is the same for all RDCO water systems and the specific fee values vary by community.

Since the last water rate review in 2022, some major items have impacted operating costs/revenue for this water system, including:

- Unanticipated operating projects
- Unplanned and necessary operational expenses, without adequate reserve funding
- Overhead (Admin and Engineering) associated with increased expenses

The user fees are currently adjusted annually to account for the previously projected expenses; however, operating costs have increased beyond previously forecasted values.

Service Fees:

The user fees are intended to fund the operation of the water system based on the fees established in the 2022 rate review. The operating costs have increased since the last review and adjustments are required to align revenue and expenses. Through the annual budget process, it was determined that fees need to be adjusted earlier than anticipated.

Two main options are available to the Board on how to adjust rates and those options centre on how best to maintain service levels and sustainably invest in the ongoing renewal and maintenance of the

Trepanier Water System. To date, staff have already deferred and smoothed costs wherever possible to reduce the magnitude of the proposed rate adjustment.

Option 1 – Increase rates to cover additional expenses

In recognition of the above-noted challenges and to ensure continuity of the established service levels for the residents, it is recommended to increase rates and contribute all asset renewal funds towards future capital replacement. This recommendation would result in an average increase total user cost by \$1,841 per year, and is included in the table below:

2024 Average User Cost		2025 Proposed Total User Cost			
Quarterly	Annual	Quarterly	Annual	Difference	Diff (%)
\$1,119	\$4,478	\$1,580	\$6,320	\$1,841	41%

Option 2 – Increase rates, divert asset renewal funds

Should the Board choose to minimize the user rate increase, diverting a portion of asset renewal funds (up to 65%) towards annual operating expenses could reduce the impact to the average customer to a minimum of approximately \$1,024 per year, which is an approximate overall increase of 23%. Diverting asset renewal funds will shift expenses onto future users and may result in inadequate funds for future asset replacement or repair. As established, the asset renewal fund was planned to fund 50% of capital infrastructure replacement with the remainder made up through grants or additional future user contributions.

Status Quo - Risks

Since 2018, a portion of the asset renewal fund has been diverted to offset unanticipated expenses. It is no longer possible to use this strategy to resolve budget deficit and user rates must be adjusted.

Maintaining the status quo funding scenario from 2025 through to 2027 is not advised, and will present the following risks:

- Maintain known cyber infrastructure vulnerabilities, compromising the integrity of all Regional District services and systems.
 - To mitigate risks to the Regional District, the service may need to be removed from the RDCO network, which will introduce additional expenses well beyond the forecasted \$4000 for security improvements.
- Inadequate funding to replace Water Quality analyzers when they fail
 - Analyzer funding expenses have increased by over 50% since the previous rate adjustment in 2022. Given the small scale of this water system, a single required analyzer can represent over 30% of Operating Expenses in a single year.
 - Online Analyzers provide Certified Operators immediate notification when water quality is worsening and are a critical tool in providing safe drinking water, especially in smaller systems with limited funds for full-time staff oversight.
- Inadequate funding to complete maintenance and replacement of water system infrastructure, such as filters, pressure tanks, and water meters.
 - Previous contributions to Operating Reserves were not sufficient to undertake this work as planned.

Value Comparison

Water fees differ between each of the RDCO water systems throughout the region for numerous reasons including, but not limited to:

- Factors that impact economies of scale (e.g., number of users, service area)
- Types and cost of water treatment
- Population density
- Age and efficiency of infrastructure
- Elevation of water source and users (i.e., pumping vs. gravity), and
- Funding, asset replacement planning, and subsidizations.

Given the range of different water rate structures and funding methods in the region, it is not possible to produce an accurate comparison of fees across multiple water systems, particularly at different levels of water consumption. It has been observed that water systems that are older, require additional treatment, or that have fewer number of connections will have higher fees. According to BC's Ministry of Health, water systems with less than 50 connections have higher financial and operational risks over time.

As an alternative to a community water system, residents could source water through an alternate water source such as a private well or through a water hauler and cistern. For example, based on the average annual water consumption for Dietrich, it is estimated that the cost to haul water would be between \$12,000 - \$17,000 / year per resident. This does not include the cost of a cistern or other equipment required by the homeowner.

Alternatively, residents could pursue a private well. There are many variables involved in the cost of drilling a well; however, it is suggested that an average cost is between \$25,000 - \$30,000 in addition to the ongoing operation and maintenance costs.

Should any customer within the Water Service Area choose to physically disconnect from the water system, Asset Renewal rates will continue to apply (approximately \$1,300 annually per household). Loss of customers from a small water system will consolidate base and consumptive costs onto remaining customers, further increasing individual user fees. This could quickly result in the service becoming untenable.

Water Service provided through the RDCO, inclusive of proposed rate increases, is the most economical option available to receive regulatory-compliant drinking water.

Next Steps:

Report to the Board on the required user fee changes. If the fee changes are approved, the residents will be informed of the fee changes through:

- Email notification to those subscribed to e-notification services at rdco.com;
- Updated rates provided at rdco.com/water; and
- Updates in the next version of the Water Talk newsletter

Changes would be proposed to take effect January 1, 2025, and residents would receive their first quarter invoices reflecting the new fees in the Spring of 2025.

Legal/Statutory Authority:

- *Local Government Act*, Imposition of fees and charges, s. 397

Financial:

- Rates as recommended align with existing Capital funding strategies.

- Underfunding capital renewal shifts cost from current to future users.
- Maintaining the status quo will result in an unacceptable risk to the RDCO’s overall cyber infrastructure and may result in impacts to service levels and additional unanticipated expenses.

Recommendation(s):

Option 1

THAT the Electoral Area Service Committees recommends that the Regional Board endorse Option 1, increase rates to cover expenses, for the Deitrich Water System as set out in the Report from the Associate Director Engineering Services dated October 21, 2024.

OR

Option 2

THAT the Electoral Area Service Committees recommends that the Regional Board endorse Option 2, increase rates and divert asset renewal funds, for the Deitrich Water System as set out in the Report from the Associate Director Engineering Services dated October 21, 2024.

Respectfully submitted by: Crystal Mahlmann, Engineering Analyst and Mike Wyman, Engineering Services Manager.

Report Approved by: Travis Kendel, Associate Director of Development and Engineering Services

Approved for Agenda: Sally Ginter, Chief Administrative Officer

Attachment(s): 1. Presentation

Dietrich Water System Bylaw Amendment Report

Electoral Area Service Committee Meeting

October 21, 2024

1450 K.L.O. Road
Kelowna, BC, V1W 3Z4
rdco.com

Purpose

To review and discuss water system fees and charges for the Regional District owned Dietrich water system.

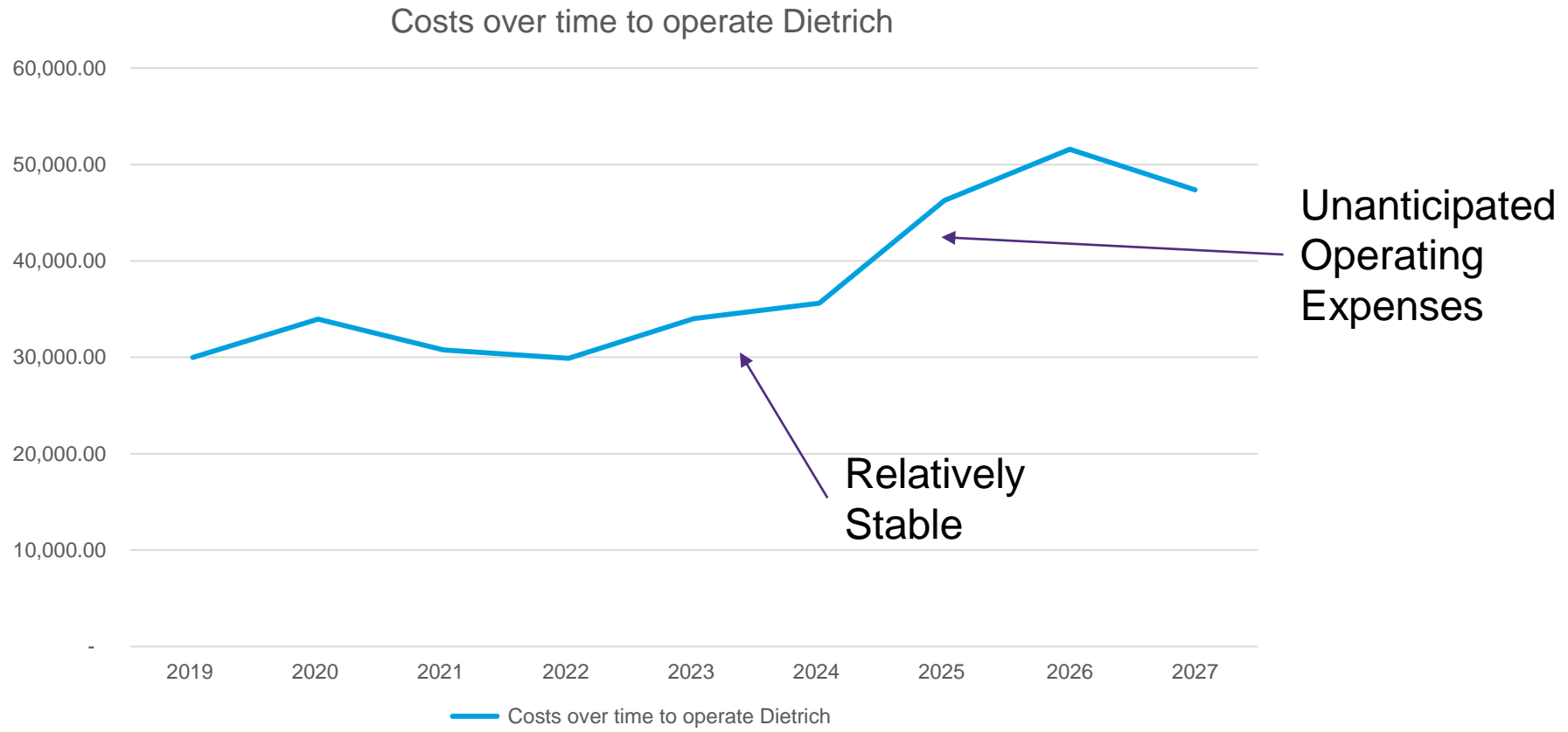
Dietrich (Trepanier) Water System:

Location:	3km Northwest of Peachland
# of Users:	Eight (8)
Date of Last Review:	September 2022

Issue & Impacts

- Fees no longer adequate to operate and maintain the water system:
 - Loss of leasing income
 - Higher than projected operating costs to maintain service levels
 - Cyber Security vulnerabilities must be addressed
 - Higher than anticipated inflation rates
 - Unanticipated Operating Projects

Changes in Costs over time



Unanticipated Operating Expenses

New for 2025 – Largest Contributors

Project / Expense	Additional Expense (2025)
Cyber Security	+\$4,000
Operating Reserve Contributions <ul style="list-style-type: none">• Additional Repairs & Maintenance (\$3k)• Unanticipated Projects (\$2.5k)• IT Infrastructure Renewal (\$200)	+\$5,690

Options

- **Option 1 - Increase rates to cover expenses**
 - Additional ~41% user cost (~\$1,841 per household for 2025)
- **Option 2 - Increase rates, divert asset renewal funds**
 - Divert portion of Asset Renewal fees towards Operating Expenses
 - Additional ~23% user cost (~\$1024 per household for 2025)

Value Comparison

Water Service Type	Estimated One-Time Expense	Estimate Annualized Expense
RDCO Community Water System	N/A	\$5,000 - \$6,000
Hauled Water – Cistern	> \$5000	\$12,000 - \$17,000
Private Drilled Well	>\$25,000	\$2,000 - \$4,000

Water service provided through the RDCO is still the most economical option available for many property owners to obtain REGULATORY COMPLIANT drinking water.

Recommendation – Option 1

■ It is recommended that

- The average user cost increase by ~\$1,841 in 2025
- The Basic User Fee be increased annually thereafter by 6%
- All water system rates be reviewed in 2027

■ Reasoning

- Ensures RDCO's cyber systems are safe
- Ensures Water system has adequate funding for day-to-day operations
- Restores capital funding through Asset Renewal fee



Thank you



Standing Committee Report Electoral Area Services Committee

To: Electoral Area Services Committee
From: Director of Development and Engineering Services
Date: October 21, 2024

Subject: Electoral Area Official Community Plan Updates

Objective: To provide an update on the recommended approach for updating the Electoral Area Official Community Plans (OCPs).

Discussion:

Summary

The RDCO's four Official Community Plans (OCPs) and Joe Rich Rural Land Use Bylaw (RLUB) are primary policy documents that guide planning and land use management in the Electoral Areas. They are critical for informing decisions on the amount, location, and type of development allowed to ensure growth occurs in a fashion that is aligned with the community's vision and supportive of the economy, environment, and quality of life. While an OCP is typically updated every five to ten years, all four of the Electoral Area's OCPs and the Joe Rich RLUB were adopted between 12 and 18 years ago. In response, the Regional Board's Strategic Priorities for 2023-2026 identified pursuing funding opportunities to update OCPs as an action under the Electoral Area priority for Growth and Development.

Given the comprehensive nature of an OCP and that all four Electoral Area OCPs and the Joe Rich RLUB require review and update, a considerable amount of time and budget would be needed to complete each update individually. On June 13, 2024, staff provided an overview of five options for updating the RDCO's four Electoral Area OCPs and Joe Rich RLUB to the Electoral Areas Services Committee (Attachment 2). Staff have reviewed and considered the feedback from the Electoral Area Services Committee (EASC) and recommend proceeding with one OCP for the West Electoral Area and one OCP for the East Electoral Area and repealing the Joe Rich RLUB. This option delivered the highest value during staff's evaluation process and is recommended because it is cost-effective, respects community uniqueness, and will facilitate more efficient development application review in the Electoral Areas. Electoral area residents will also benefit from a more streamlined approach that provides enhanced consistency and the opportunity to incorporate current community values into a more modern OCP framework.

Background:

Electoral Area OCPs are Directional Growth Policy Documents

The RDCO's four Electoral Area OCPs and Joe Rich RLUB are primary policy documents that guide planning and land use management in the Electoral Areas. They are critical for informing decisions on the amount, location, and type of development allowed to ensure growth occurs in a fashion that is aligned with the community's vision and supportive of the economy, environment, and quality of life. An OCP uses information such as demographic projections, housing needs, community values,

environmental considerations, and infrastructure capacity to establish future land use designations, development permit areas, and a broad growth management policy framework.

Updates to the Electoral Area OCPs are a Board Strategic Priority

While an OCP is typically updated every five to ten years, all four of the Electoral Area's OCPs and the Joe Rich RLUB were adopted between 12 and 18 years ago. Since then, the Central Okanagan has experienced rapid population growth and an increase in the frequency of wildfires, extreme heat, and floods. Additionally, recent provincial housing legislation (Bill 44 – the Housing Statutes Amendment Act) required secondary suites to be allowed in all single-family residential zones within the Electoral Areas. The amount of time that has passed since the Electoral Area OCPs and Joe Rich RLUB were adopted, combined with the scale and impact of recent events, mean updates to these foundational policy documents are necessary. In response, the Regional Board's Strategic Priorities for 2023-2026 identified pursuing funding opportunities to update OCPs as an action under the Electoral Area priority for Growth and Development.

Individual OCP Updates would Require Considerable Time and Resources

A comprehensive OCP update can take a considerable amount of time and resources from initiation to final adoption. For example, an OCP must include policies and map designations for residential, commercial, institutional, and agricultural land uses, along with restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive. An OCP update must also be completed with a corresponding public engagement plan, as there are mandated external agencies that must be consulted as part of OCP preparation. These requirements are stipulated in Part 14 of the *Local Government Act (LGA)*. Given the comprehensive nature of an OCP and that all four Electoral Area OCPs and the Joe Rich RLUB require review and update, a considerable amount of time and budget would be needed to complete each update individually.

OCP Update Options and EASC Direction

To address this challenge, staff identified a range of possible options, from maintaining the current approach, to harmonizing all OCPs into a single plan. Specifically, five options were evaluated across six criteria that included staff and budgetary resources, timeframe considerations, administrative complexity, value for the community, regional cohesion, and ease of document understanding. On June 13, 2024, staff provided an overview of the option development and evaluation process to the Electoral Areas Services Committee (Attachment 2). The recommended option that performed the best was to proceed with one OCP for the West Electoral Area and one OCP for the East Electoral Area, with the repeal of the Joe Rich RLUB. However, the Electoral Area Services Committee was not ready to move forward with this option on June 13th due to questions about whether consolidating the four OCPs and Joe Rich RLUB into two OCPs would result in a loss of community uniqueness within the documents.

Since then, staff have been considering the Committee's comments and reviewing the unique content and character of the four Electoral Area OCPs and Joe Rich RLUB. Staff are confident that the rich historical context and unique community character of each OCP area can be maintained, while still realizing the efficiency gains of the recommended approach. This is because, despite the geographically distinct and unique context of each area, there are many similarities that unite the East Electoral Area and West Electoral Area. For example, while the Rural Westside and Brent Road / Trepanier areas are each unique with special considerations and challenges (e.g. in relation to Westside Road), they also share values related to preserving environmentally sensitive features and enhancing recreational features. The same is true in the East Electoral Area. While Ellison, the South Slopes, and Joe Rich are each unique with their own contexts (e.g. Ellison's integration with nearby communities, the South Slope's 2003 fire impact recovery, and Joe Rich's RLUB) they also share values related to preserving their rural character.

The Recommended Option Provides Multiple Benefits

In addition to being able to respect community uniqueness, the recommended option of one OCP for the West Electoral Area and one OCP for the East Electoral Area (with the repeal of the Joe Rich RLUB) will bring additional benefits to Electoral Area residents.



More efficient development review



Current residents have voices heard



Cost-effective



Respects distinct geographies and community uniqueness



Modernizes and harmonizes OCPs, aligned with best practice

For example, more efficient development review will be enabled by streamlining development permit area definitions and exemptions. Electoral Area residents will also benefit by having a fresh opportunity to have their voices heard during public engagement. Finally, the recommended option will help reduce the cost of updating the Electoral Area OCPs, as the associated administrative processes would be reduced by half.

Staff have also scanned practices at other regional districts throughout BC and have found that the approach of consolidating OCPs is also being used elsewhere to modernize and bring efficiency to planning and land use management in electoral areas.

Landing the preferred approach will provide staff with the direction they need to inform multi-year work planning, OCP scoping (including identifying efficiencies with the co-development of the Regional Growth Strategy) and costing for the purposes of preparing grant applications.

Conclusion

Staff have reviewed and considered the feedback from the Electoral Area Services Committee from the June 13, 2024 discussion and recommend proceeding with one OCP for the West Electoral Area and one OCP for the East Electoral Area, including the repeal of the Joe Rich RLUB. This option delivered the highest value during staff's evaluation process and is recommended because it is cost-effective, respects community uniqueness, and will facilitate more efficient development review in the Electoral Areas. Electoral area residents will also benefit from a more streamlined approach that provides enhanced consistency and the opportunity to incorporate current community values into a more modern OCP framework.

Next Steps:

Once the Electoral Area Service Committee identifies a preferred option for updating the Electoral Area OCPs and Joe Rich RLUB, it will be forwarded to the Regional Board for consideration. Once approved, staff will have the needed information to move forward with advancing the Board's Strategic Priority of pursuing funding opportunities to update the Electoral Area's OCPs.

Recommendation(s):

THAT the Electoral Area Services Committee advances the recommended option of one (1) Official Community Plan per Electoral Area, as outlined in the report on Electoral Area Official Community Plan Updates, dated October 21, 2024, to the Regional Board for consideration.

Respectfully submitted by: Mariah VanZerr, Regional Planning Manager and Danika LeBlanc, Senior Planner

Report Approved by: Danielle Noble-Brandt, Director of Development and Engineering Services

Approved for Agenda: Sally Ginter, Chief Administrative Officer

Attachment(s): 1. Official Community Plan Updates staff report dated June 13, 2024
 2. PowerPoint Presentation



Standing Committee Report Electoral Area Services Committee

To: Electoral Area Services Committee
From: Director of Development and Engineering Services
Date: June 13, 2024
Subject: Official Community Plan Updates

Objective: To provide an overview of options for Official Community Plan Updates.

Discussion:

Background

Further to the overview of Official Community Plans (OCPs) presentation provided by Development Services staff on September 28, 2023, an OCP is a primary policy document which establishes a long-term vision and outlines objectives and policies to guide decisions on planning and land use management. Once an OCP is adopted, works undertaken and bylaws enacted should be consistent with the OCP. This includes decisions about zoning, subdivision, density, services and capital spending. Long-range planning can therefore have a critical role in influencing economic development, housing, parks and recreation opportunities, infrastructure, and contribute to overall community health, well-being and a sense of belonging.

OCPs require periodic updates to remain relevant and responsive to evolving community needs and emerging trends. OCP updates also provide an opportunity for alignment with other plans throughout the region. The Regional Board's Strategic Priorities for 2023-2026 identified pursuing funding opportunities to update OCPs as an action under the Electoral Area priority for Growth and Development.

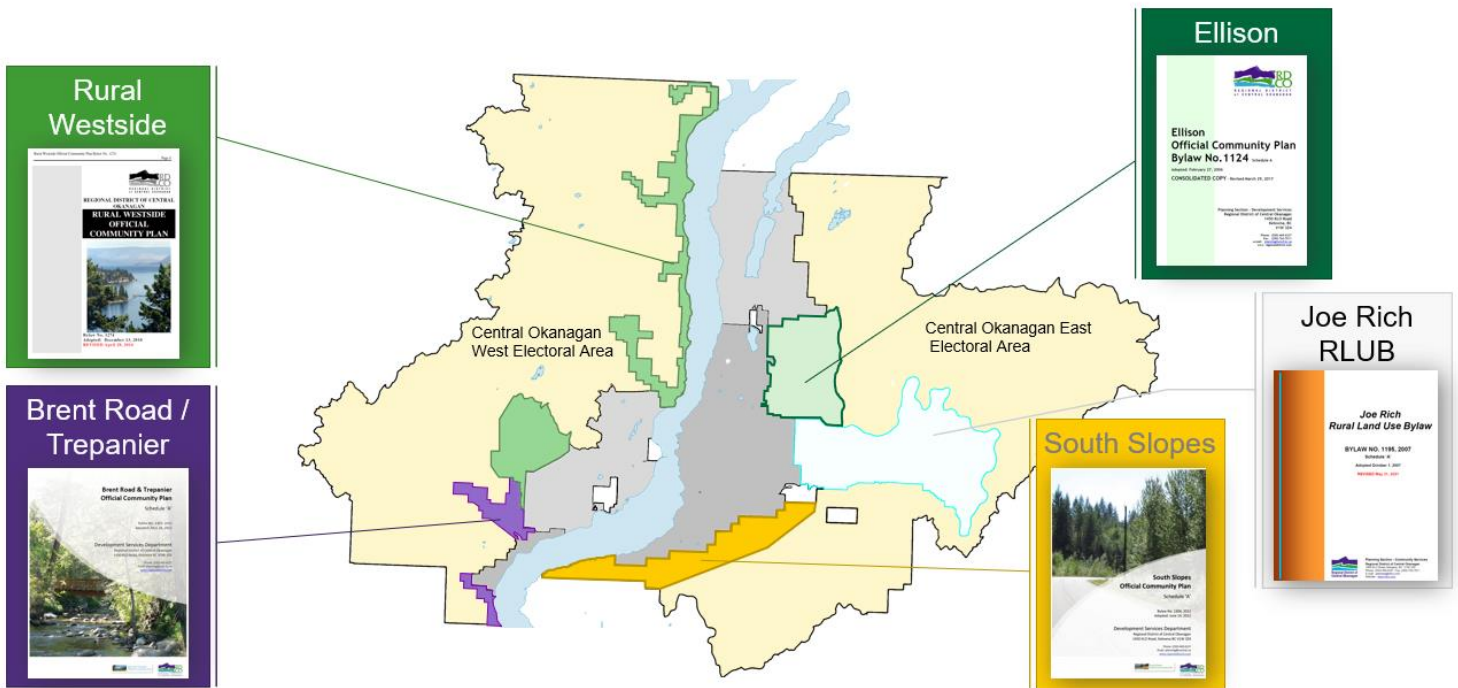
The resources and timeline required to complete an OCP update depend on the scope of the project and breadth of community consultation and engagement. A substantial update process typically takes 24-36 months to complete and requires significant resources including staff time and consulting budget.

Electoral Area Planning

The Central Okanagan is one of the fastest growing regions in the Province and there have been significant changes that have occurred in recent years. While growth can offer many opportunities, it does not come without its challenges. Given the proximity of communities within the region and their integration through the transportation network, RDCO's electoral areas are unique given the urban context that surround them.

Within the RDCO, there are four OCPs that have been adopted to guide how the electoral areas will evolve and develop in the future. Each OCP features objectives to guide land use, growth and sustainability in the areas they represent. While the future land use designations of an OCP establish a general land use vision, it is the zoning bylaw that regulates the specific uses and density that are permitted to occur on the land. Zoning Bylaw No. 871 applies to properties within the Central Okanagan West Electoral Area and parts of the East Electoral Area outside of Joe Rich.

Uniquely, land use within the Joe Rich rural area is regulated by the Joe Rich Rural Land Use Bylaw (RLUB) which contains regulations and long range planning policies (essentially containing some of the elements of a zoning bylaw and an Official Community Plan). Each land use designation has a set of regulations and permitted uses.



	OCPs/Joe Rich RLUB	Adoption Date
Central Okanagan West Electoral Area	Brent Road/Trepanier OCP	May 28, 2012
	Rural Westside OCP	December 13, 2010
Central Okanagan East Electoral Area	South Slopes OCP	June 14, 2012
	Ellison OCP	February 27, 2006
	Joe Rich Rural Land Use Bylaw	October 1, 2007

The two most recent OCPs within each of the electoral areas were adopted over 10 years ago. While there have been a number of bylaw amendments over the years, there has been no comprehensive review of OCPs or the Joe Rich RLUB. Since the adoption of these bylaws, the Regional Growth Strategy (RGS) has been updated, provincial legislation changes, neighboring municipal OCP updates, in addition to various topic-specific plans and strategies that have been approved by the Regional Board.

Until recently it has been best practice to update OCPs every five to ten years, or when a plan update can be substantially justified by new statutory requirements or circumstances such as unforeseen population increases or housing demand, or large-scale development proposals inconsistent with the established vision of the Plan. Despite the rural nature of the electoral areas, the relatively low population density and minimal community servicing, the regional context has changed with unprecedented growth,

more frequent severe weather events, and an ever-changing regulatory environment. With the rate of growth occurring throughout the region, putting substantial pressure on local governments to finance and build new infrastructure to support this growth, there is a need to focus on servicing and financing plans to accompany long range policy documents. Lastly, wildfires, flooding, and drought have already overwhelmed local infrastructure, caused economic losses, and posed health risks to communities.

The RDCO is committed to climate action and environmental sustainability. The Electoral Area Services Committee (EASC) identified responsible land use planning as a priority to safeguard the environment and climate. An action identified to support this priority was to pursue funding opportunities to update the OCPs.

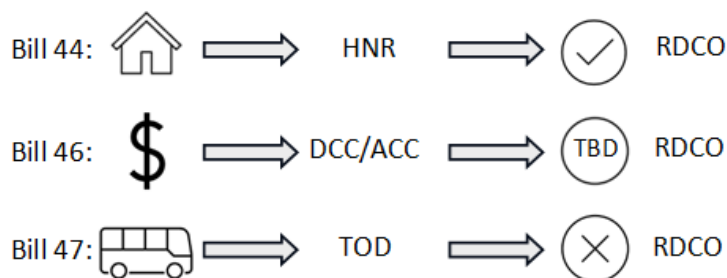
Statutory Requirements

The *Local Government Act* (LGA) enables local governments to prepare and adopt OCPs. An OCP will have to consider the legislative requirements of Part 14 of the *LGA* that governs the preparation, consultation and adoption requirement for Official Community Plans.

The legislation stipulates that an OCP must include statements and map designations respecting matters such as residential development, commercial, institutional, and agricultural land uses, along with restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive. Other content required in an OCP includes housing policies respecting affordable housing and rental housing as well as setting targets for the reduction of greenhouse gas emissions along with policies and actions to achieve those targets. An OCP update also must be completed with a corresponding public engagement plan, as there are mandated external agencies that must be consulted as part of the Plan preparation.

Legislative Changes

In November 2023, the Province of British Columbia instituted a suite of legislative changes intended to fulfill the *Homes for People Plan* and increase the affordable housing supply in the Province which included Bill 44: Housing Statutes (Residential Development) Amendment Act, 2023; Bill 46: Housing Statutes (Development Financing) Amendment Act, 2023; and Bill 47: Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023. Below is a high-level graphic that overviews which legislation directly applies to RDCO processes.



Housing Needs Report (HNR)
 Development Cost Charges (DCC) / Amenity Cost Charges (ACC)
 Transit Oriented Development (TOD)

Under Bill 44 municipalities must now update their OCPs every 5 years to ensure they provide for the 20-year total number of housing units and must align Zoning Bylaws with Housing Needs Reports (HNR) and OCP by accommodating the 20-year total number of housing units. Although there is no requirement for regional districts to update their OCPs every 5 years, the expectation is that regional districts will ensure alignment with the new changes at the next practical opportunity.

Rural Land Use Bylaws in the Context of Bill 44

Bill 44 introduces amendments to the LGA which directly impact the regulation of land use in electoral areas. One notable aspect of Bill 44 is the exemption granted to Rural Land Use Bylaws (RLUBs) under section 457 of the LGA. This exemption acknowledges the unique characteristics and historical development patterns of rural areas, allowing them to maintain distinct land use regulations tailored to their specific needs.

Despite the exemption of the Joe Rich RLUB under Bill 44, the legislation introduces broader changes to the regulatory landscape that indirectly affect RLUBs. For instance, amendments aim to streamline land use planning processes, enhance consistency, and promote regional planning objectives. Keeping the Joe Rich RLUB static does not serve the region to be planned comprehensively. As such, a review and update of the RLUB will be required or long range planning polices for Joe Rich will have to transition in to an OCP.

OCP Updates

Updates to OCPs can range significantly in scale and scope. Major updates typically involve a re-examination of objectives and policies; updates to population and development forecasts; review of land use designations as they relate to community- or Plan-specific issues; examination of the Plan in the context of new regional growth demands and trends; and, extensive consultation. This process takes a considerable amount of time from the initiation of an OCP review to final adoption and is a multi-year process. Typically, there are also supplementary processes and costs encountered during an OCP update process.

Options Framework

Given the four OCPs and the Joe Rich RLUB requiring review and the significant resources and time required to support these updates on an individual basis, it is not practical or timely to move forward with individual updates.



In the context of the RDCO, there are essentially five options for consideration to address the update of these policy documents from maintaining the current structure to harmonizing all OCPs into a single regional plan.

Table 1: Options

	Description of Option	Deliverables	Resource Intensity
Option A:	Option A would involve the creation of one OCP for the Central Okanagan West Electoral Area and another for the Central Okanagan East Electoral Area. These OCPs would replace the existing individual OCPs, and the Joe Rich RLUB would be repealed. This option involves consolidating and integrating the individual OCPs and local planning policies into two planning frameworks for the RDCO. In repealing the Joe Rich RLUB, a concurrent process will be required to address land use regulations in Joe Rich.	3 Major Projects <ul style="list-style-type: none"> • 1 OCP for Central Okanagan West Electoral Area • 1 OCP for Central Okanagan East Electoral Area • Establish Joe Rich land use regulations 	Medium
Option B:	Option B would involve the comprehensive harmonization of all OCPs and the Joe Rich RLUB and the development of Local Areas Plans within a single OCP. This option involves repealing the Joe Rich RLUB and consolidating and integrating the individual OCPs and local planning policies into a unified planning framework for the RDCO. In repealing the Joe Rich RLUB, a concurrent process will be required to address land use regulations in Joe Rich.	3 Major Projects <ul style="list-style-type: none"> • 1 OCP • Development of local area plans • Establish Joe Rich land use regulations 	High
Option C:	Similar to Option B, with the exception of retaining the Joe Rich RLUB, this option involves the harmonization of all OCPs and the development of LAPs within a single OCP. This option involves consolidating and integrating the individual OCPs and local planning policies into a mostly unified planning framework for the RDCO. In retaining the Joe Rich RLUB, the zoning function of this Bylaw would remain, however the RLUB would still require review and update.	3 Major Projects <ul style="list-style-type: none"> • 1 OCP • Development of local area plans • Update the Joe Rich RLUB 	High
Option D:	Option D involves proceeding with separate updates to the existing OCPs for the Rural Westside, Brent Road/Trepanier, South Slopes, and Ellison areas, while repealing the Joe Rich RLUB and replacing it with a new Joe Rich OCP. In repealing the Joe Rich RLUB, a concurrent process will be required to address land use regulations in Joe Rich.	6 Major Projects <ul style="list-style-type: none"> • 5 OCPs • Establish Joe Rich land use regulations 	High
Option E:	Option E involves proceeding with individual updates to the existing OCPs for the Rural Westside, Brent Road/Trepanier, South Slopes, and Ellison areas, as well as retaining the Joe Rich RLUB. In retaining the Joe Rich RLUB, the zoning function of this Bylaw would remain, however the RLUB would still require review and update.	5 Major Projects <ul style="list-style-type: none"> • 4 OCPs • Update the Joe Rich RLUB 	High

In repealing the Joe Rich RLUB, land use regulations would also be repealed and involve one of the following:

- Update and transition Joe Rich properties to Zoning Bylaw No. 871; or
- Establish a new Joe Rich Zoning Bylaw.

When evaluating the 5 options, a matrix was used to establish the following criteria being met:

1. Resources: staff time, consulting services, engagement activities, supplementary costs, overall cost to complete the project/financial impacts
2. Timeline: anticipated timeframe to complete updates from project initiation to adoption of bylaws
3. Administrative complexity: legal compliance, regulatory approvals, ancillary bylaw amendments, new bylaws and procedural intricacies
4. Value for community: Reaffirm community vision through consultation processes and ability to stay current and responsive and to reflect community needs
5. Regional cohesion: Alignment of regional objectives and policy consistency
6. Document ease of understanding: Accessibility and clarity of policies for all users

Table 2: Criteria Matrix

	Resources	Timeline	Administrative Complexity	Value for Community	Regional Cohesion	Document Ease of Understanding
Option A: 1 OCP for COW Electoral Area & 1 OCP for COE Electoral Area	\$\$					
Option B: Harmonize all OCPs and the Joe Rich RLUB into 1 OCP	\$\$					
Option C: Harmonize all OCPs and retain the Joe Rich RLUB	\$\$					
Option D: Update all OCPs separately & develop an OCP for Joe Rich	\$\$\$					
Option E: Update all OCPs & the Joe Rich RLUB separately	\$\$\$					

Funding

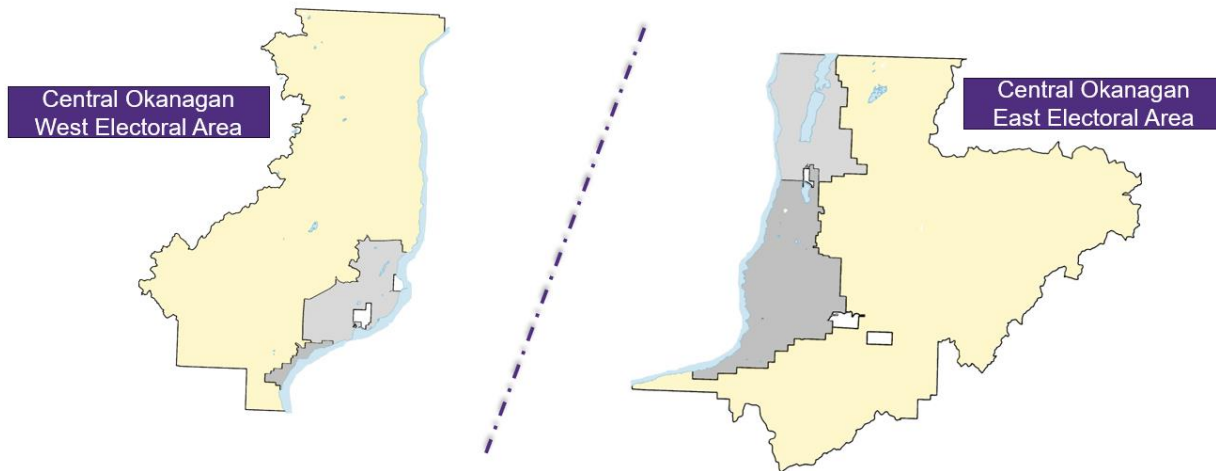
As noted above, undertaking one OCP update (let alone numerous OCP's) is a resource intensive exercise. Under the Local Government Housing Initiatives funding program, the provincial government has issued \$80,000 + \$5.80/per capita to each regional district to help meet new legislative requirements. In 2024, the RDCO received \$198,749 to be spent on eligible costs and activities related to legislative requirements arising from Bills 44, 46, and 47. This funding would be eligible to support OCP updates and at this time is currently the only potential funding source for this initiative. As the update of OCPs will require significant staffing resources and technical support, there is a need to explore additional funding sources.

Recommended Option

Updating the RDCO's OCP policy framework is an opportunity to harness community vision and shape the growth strategy to advance the region's livability and sustainability, while managing anticipated growth on rural and ecologically sensitive lands.

With direction from the Board's Strategic Priorities, Staff have examined the possible pathways to accomplish the OCP updates and recommend the following option to provide the best overall value for community while acknowledging significant resource requirements to complete this extensive scope of work:

Option A: One OCP for Central Okanagan West Electoral Area and One OCP for Central Okanagan East Electoral Area with the Repeal of Joe Rich Rural Land Use Bylaw.



This option honors the distinct geography and character of each of the Electoral Areas, while still advancing the overarching framework of the Regional Growth Strategy and other regionally significant plans, policies and initiatives. As the RDCO continues to advance other key topic specific plans, such as climate action and resiliency, agricultural plan updates, housing needs assessments, etc., this approach would have the greatest balance of delivering on context-specific growth direction while simultaneously being aligned with other relevant plan documents.

Further to direction from the Regional Board, the intent would be for staff to provide a detailed scoping report to advance the preferred option. Given the new legislation, although RDCO is not required to update OCPs every 5 years, commencing the OCP updates in 2025 is considered strategic timing in order to align with other member municipality updates that will serve as a foundation for the pending Regional Growth Strategy update.

Next Steps:

The OCP update project will have implications for organizational workloads. Consultation and plan development with Engineering, Parks, Finance, and Corporate Services will be undertaken to integrate the appropriate content and subject matter expertise. Staff are looking to receive comment from the Electoral Area Services Committee regarding key topics of growth management to be considered and included in the upcoming OCP project management scope.

Recommendation(s):

THAT the Electoral Area Services Committee recommends that the Official Community Plan Updates report be forwarded to the Regional Board for consideration and further direction on the recommended option.

Respectfully submitted by: Danika LeBlanc, Senior Planner

Report Approved by: Danielle Noble-Brandt, Director of Development and Engineering Services

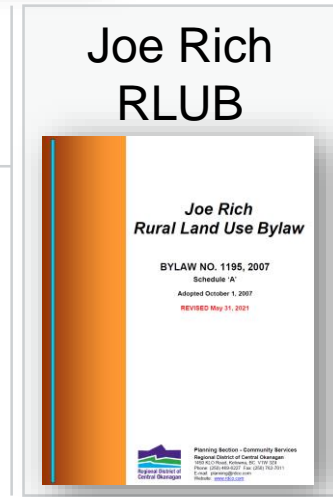
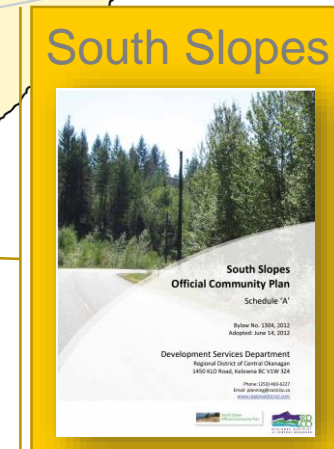
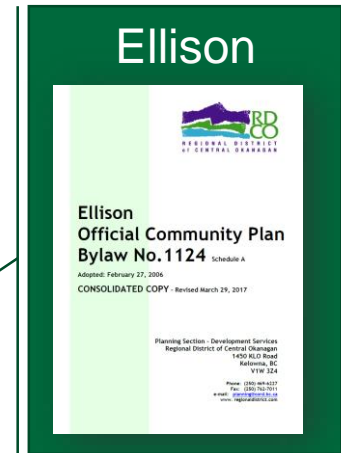
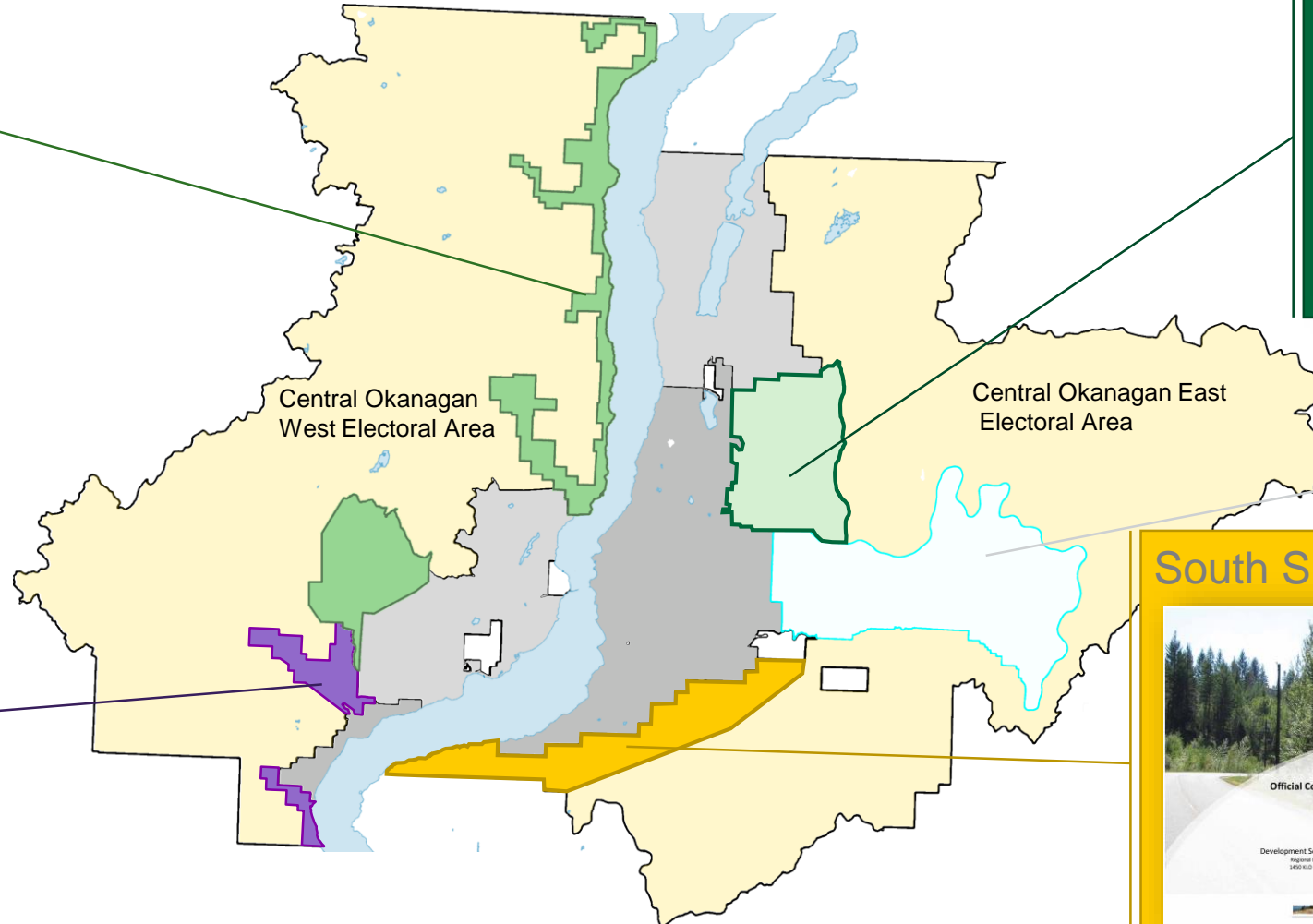
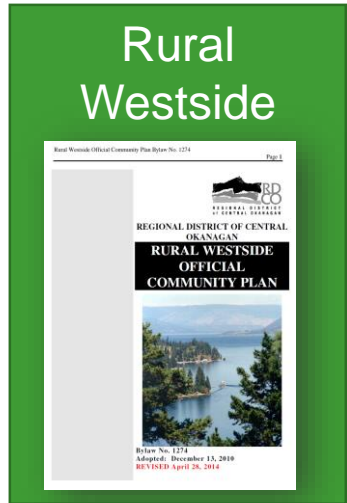
Electoral Area Official Community Plans Updates

Electoral Area Services Committee
October 21, 2024

1450 K.L.O. Road
Kelowna, BC, V1W 3Z4
rdco.com



Electoral Area OCPs



What does an OCP do?

Where and how will people live?



How will we respond and adapt to climate change?



How will we protect ourselves from hazardous conditions?



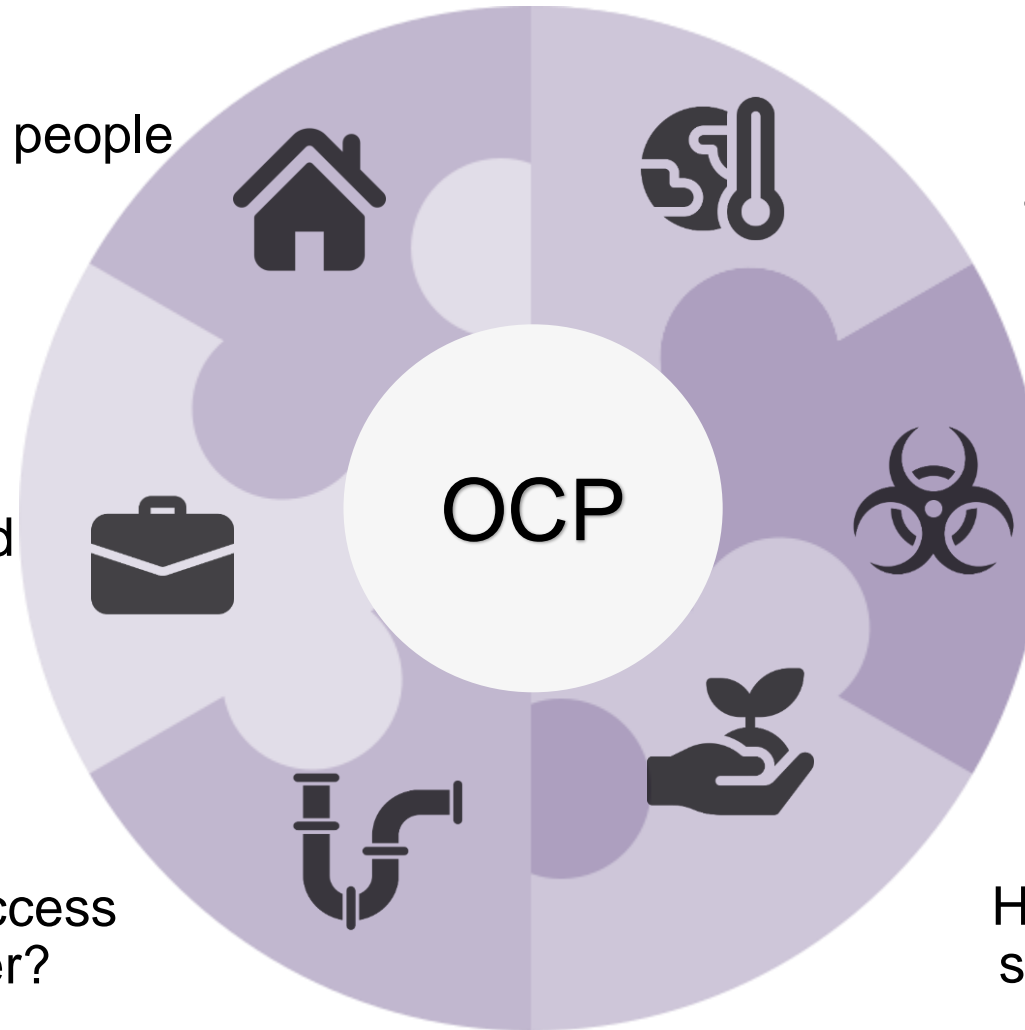
How will we protect our sensitive ecosystems?



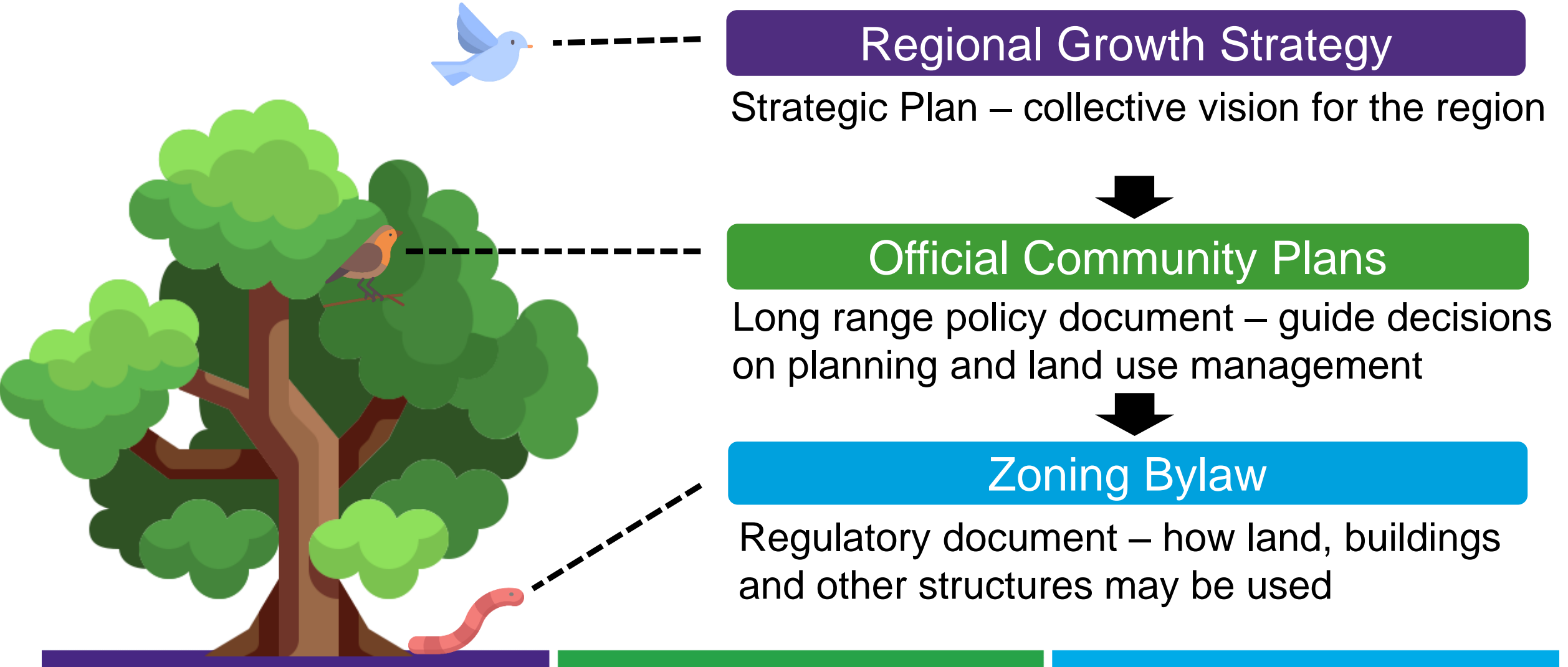
What jobs will they have and where are they?



How will people access water and sewer?



How does an OCP fit in?



Electoral Area OCP Adoption Dates

	OCPs/Joe Rich RLUB	Adoption Date
Central Okanagan West Electoral Area	Brent Road/Trepanier OCP	May 28, 2012
	Rural Westside OCP	December 13, 2010
Central Okanagan East Electoral Area	South Slopes OCP	June 14, 2012
	Ellison OCP	February 27, 2006
	Joe Rich Rural Land Use Bylaw	October 1, 2007

Growth and Climate Pressures

- Population Growth
- Increased prevalence of extreme heat, wildfire and floods
- Provincial Housing Legislation



Regional Board Strategic Priorities

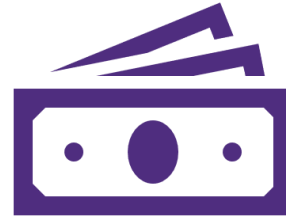
- “Pursue funding opportunities to update the Electoral Area Official Community Plans (OCPs)”



OCP Updates



Comprehensive scope,
legislatively required



Substantial time & resources
required for individual updates



Multi-year process

OCP Update Options

- Five options developed

Keep 4 OCPs
and RLUB

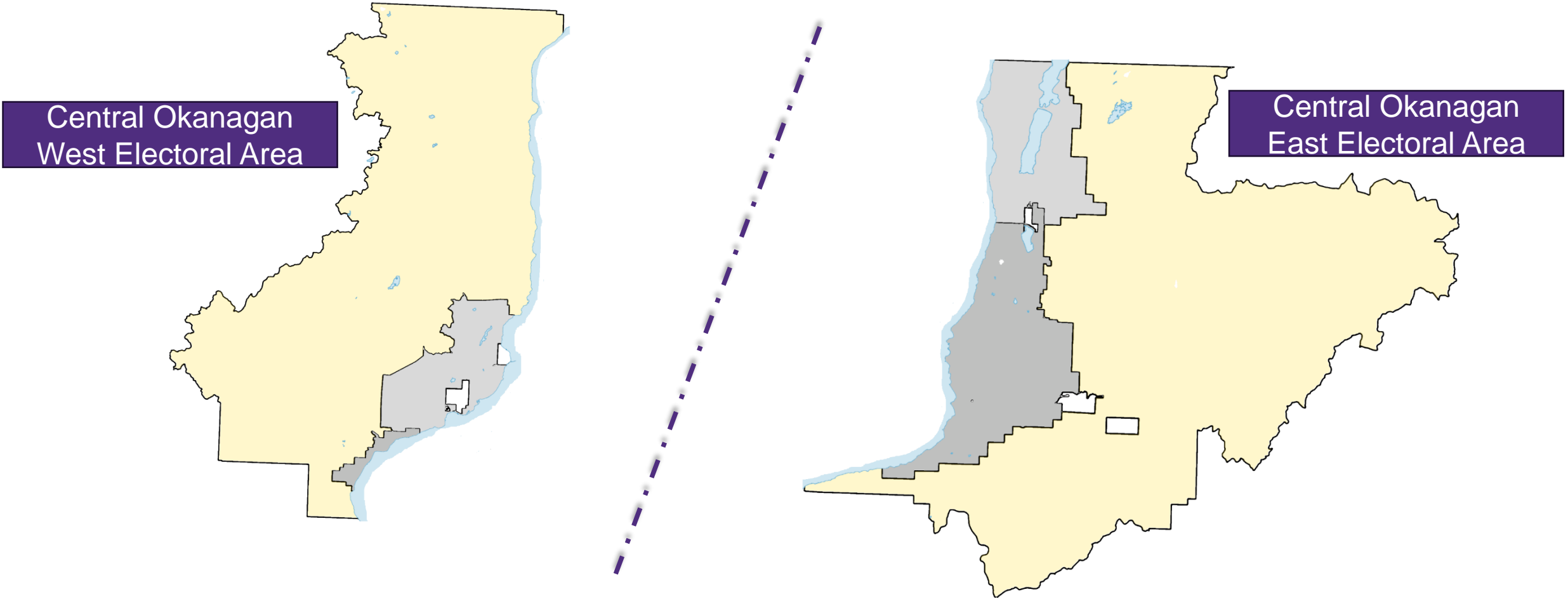


Consolidate into
single OCP

- Evaluated across six criteria

Resources	Timeline	Administrative Complexity	Value for Community	Regional Cohesion	Document Ease of Understanding
\$\$					

Recommended Option: 1 OCP per EA



1 OCP per EA: Respecting Community Uniqueness

West Electoral Area

- Rural Westside
- Brent Road / Trepanier



East Electoral Area

- Ellison
- South Slopes
- Joe Rich



1 OCP per EA: Recommended Option Benefits



More efficient development review



Current residents have voices heard



Cost-effective



Respects distinct geographies and community uniqueness



Modernizes and harmonizes OCPs, aligned with best practice



Conclusion

- **Recommended Option:**
 - One OCP for the West Electoral Area
 - One OCP for the East Electoral Area & repeal Joe Rich RLUB
- **Key Benefits:**
 - cost-effective
 - respects community uniqueness
 - facilitates more efficient development review



Next Steps

- EASC Preferred Option will be forwarded to Regional Board
- If approved, staff will proceed with pursuing funding options for OCPs, to advance the Board's Strategic Priority.



Recommendations

- **THAT** the Electoral Area Services Committee advances the recommended option of one (1) Official Community Plan per Electoral Area, as outlined in the report on Electoral Area Official Community Plan Updates, dated October 21, 2024, to the Regional Board for consideration.



Standing Committee Report

Electoral Area Services Committee

To: Electoral Area Services Committee
From: Kevin Kraft, Chair, Electoral Area Services Committee
Date: October 21, 2024

Subject: Letter to Ministry of Transportation & Infrastructure – Parking Concerns on Old Vernon Road

Objective: To consider recommending the Regional Board send a letter to the Ministry of Transportation & Infrastructure requesting no parking signs along a portion of Old Vernon Road.

Discussion:

The Electoral Area East Director has received complaints and witnessed what has been described as excessive and dangerous parking along Old Vernon Road in Central Okanagan Electoral Area East during events at the City of Kelowna’s High Noon Park (4720 Old Vernon Road).

Subsequently, the Electoral Area East Director is requesting the Committee’s support in recommending the Regional Board send a letter to the Ministry of Transportation & Infrastructure requesting that “no parking” signs be installed along Old Vernon Road in the vicinity of High Noon Park for driver and pedestrian safety reasons.

Recommendation(s):

THAT the Electoral Area Services Committee recommends that the Regional Board send a letter to the Ministry of Transportation & Infrastructure requesting “no parking” signs along a portion of Old Vernon Road in the form attached to the Report from the Chair, Electoral Area Services Committee dated October 21, 2024.

Respectfully submitted by: Sandi Horning, Deputy Corporate Officer

Report Approved by: Corie Griffiths, Corporate Officer

Approved for Agenda: Sally Ginter, Chief Administrative Officer

Attachment(s): Draft Letter to Ministry of Transportation & Infrastructure



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File No.: 0530-02-04

Ministry of Transportation and Infrastructure
Traffic Operations Engineering
ENG.Admin@gov.bc.ca

RE: Parking Safety Concerns on Old Vernon Rd in Central Okanagan Electoral Area East

Concerns regarding parking along Old Vernon Road in Central Okanagan Electoral Area East when there is an event at the City of Kelowna's High Noon Park have been brought to the Regional Board's attention.

To improve driver and pedestrian safety, the Regional Board is requesting that the Ministry of Transportation and Infrastructure install 'no parking' signs along Old Vernon Road in the vicinity of High Noon Park.

Yours sincerely,

Blair Ireland
Chairperson