

## Commercial

During the initial consultative processes, the public expressed a desire to encourage a limited amount of local commercial uses to serve the established rural residential and recreation communities. They also expressed a strong desire to not see Westside Road become a proliferation of strip commercial. This OCP identifies those existing zoned local commercial areas. Residents presently drive outside the plan area to purchase all local commercial services. The growth management and transportation demand management concepts both encourage some form of limited local commercial uses to serve the needs of local and recreational communities and thereby reducing the number of trips and the length of trips outside the area. The OCP Future Land Use Map 8 illustrates existing commercially zoned parcels (e.g. Business District C1, Neighbourhood and Commercial C2) as “Commercial”.

The North Westside area has historically been perceived as a rural and resort area. There have over the years been a number of large scale commercial resort developments and commercial recreational resorts proposed. To date only a few have actually developed. There remains the potential for the remaining number to be built under existing zoning and Land Use Contracts, and this concerns residents in the area given the condition of Westside Road. The OCP Future Land Use Map 8 identifies the resort developments and recreational resorts as “Commercial-Resort”.

The resort zoning remains on the Fintry site. Consideration should be given by the Province or the Regional District to rezone the lands to a provincial park designation, and to prepare a land use plan for the area which is compatible with the existing residential area and the natural environment.

### Issues

- The lack of local commercial development;
- The public’s concern about the development of strip commercial along Westside Road;

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- The public's desire to ensure, wherever possible, approved existing resorts are developed in a sensitive manner to adjacent lands, and improve Westside Road adjacent to their development; and
- The concern that the existing resort zoning is still on Fintry Provincial Park.

### Objectives

The Regional District's commercial objectives are to:

1. Encourage good quality local commercial uses to serve the existing rural, residential and recreation communities;
2. Address the further expansion and development of resort developments; and
3. Rezone the Fintry Provincial Park site to park.

### Policies

The Regional District will:

1. Limit local commercial uses to those existing zoned areas, or where they may be developed in conjunction with resort developments;
2. Not support commercial development along Westside Road beyond that which may already be zoned, or designated;
3. Direct resort development to those areas identified on Future Land Use Map 8 and evaluate each proposal on the following criteria:
  - a) capability of handling on-site domestic water and sewage disposal, or availability of community water or sewer;
  - b) capability of the natural environment and topography to accommodate the development;
  - c) impact on adjacent land uses and the character of the existing area;
  - d) Where feasible, any improvements to Westside Road should include sufficient shoulders to permit safer pedestrian opportunities;
  - e) availability of essential services (e.g. fire protection);
  - f) susceptibility to natural hazards including but not limited to, flooding, soil instability, rock fall or moderate or higher forest fire risk;

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- g) environmental impact where the land parcel contains lakes, marsh lands, and watercourses; and
  - h) visual quality assessment where the resort development is proposed on hillsides and other visually sensitive areas.
4. Avoid zoning that would result in road side commercial or overnight accommodation uses on crown lands abutting the road between Upper Glenrosa and Crystal Mountain Resort.
  5. The area designated “Resort Study Area” requires a cost of growth analysis which is to indicate the total impact upon all infrastructure and potential demand for additional infrastructure within the North Westside OCP area. Following this analysis the Regional Board will determine if an Official Community Plan Amendment is warranted. The Regional Board shall ensure that proper mechanisms are in place for the developer to pay for the full costs of growth prior to consideration of an Official Plan Amendment.

Should an Official Community Plan Amendment be considered as a result of Policy 4, that the “Resort Study Area” site be evaluated in accordance with the criteria identified in Policy 3 of Chapter 6 and the overall density shall be evaluated in accord with the intent and policies of the North Westside OCP. In addition, the development of Lot 6, Plan 30301 shall be connected to the infrastructure services of the Lake Okanagan Resort.