



BYLAW

Agenda Item Number: 6.1.1

Meeting Date: 6/9/2026

Author: A. Labuda

TO: Mayor and Council

FROM: Planning and Development Services Department

BYLAW: Official Community Plan (OCP) Bylaw No. 2466

RECOMMENDATION:

1. THAT Council give first reading to Official Community Plan Bylaw No. 2466.
2. THAT pursuant to section 477(3)(a) of the *Local Government Act*, Council considers Official Community Plan Bylaw No. 2466 in conjunction with the District's current Financial Plan and the Regional District's Solid Waste Management Plan.
3. THAT Council direct staff to schedule a public hearing on Official Community Plan Bylaw No. 2466 to receive public input on the proposed Official Community Plan.

PURPOSE

To provide an overview of and introduce Official Community Plan (OCP) Bylaw No. 2466 following the District's minor OCP review project. The OCP has been prepared to align with the province's requirement for municipalities to reflect their Interim Housing Needs Assessments by December 31, 2025 (Attachment 1). The proposed OCP Bylaw also supports Council's Strategic Plan priority related to Good Governance.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Council has the authority to amend and adopt an Official Community Plan in accordance with s. 472 of the *Local Government Act*.

During the implementation of the minor OCP review project, Council was provided information and updates by District staff at key project milestones. Council also provided direction to District staff at certain stages which has been taken into consideration for the proposed OCP Bylaw. The following is a summary of reports provided to Council, and Council resolutions passed in relation to the Minor OCP Review project:

At the [May 12, 2026, Regular Council Meeting](#), Council passed the following resolution (RC-26/05/12-008):

THAT Council direct staff to action the Downtown Revitalization Implementation Strategy (DRIS) Big Move #1A – “Adopt New Clarifying Downtown OCP Policy” as part of the ongoing Minor Official Community Plan Review project.”

At the [November 12, 2025, Committee of the Whole Meeting](#), Council passed the following resolution (COTW-25/11/12-003):

THAT the Committee of the Whole recommend to Council to direct staff to proceed with preparation of a draft revised Official Community Plan, containing the attached Land Use Designations, as part of the Minor Official Community Plan (OCP) Review Project.

AND THAT the Committee of the Whole recommend to Council to direct staff to Report Back with a draft OCP prior to further community engagement.

At the [November 4, 2025, Committee of the Whole Meeting](#), Council passed the following resolution (COTW-25/11/04-003):

THAT Council receive the Minor Official Community Plan (OCP) Review – Project Update Report for information.

At the [July 8, 2025, Committee of the Whole Meeting](#), Council passed the following resolution (COTW-25/07/08-003):

THAT Council receive the report titled Minor Official Community Plan Review Project – Council Workshop for information.

At the [April 8, 2025, Regular Council Meeting](#), Council passed the following resolution (RC-25/04/08-009):

THAT Council endorse the proposed scope of work, community engagement plan, and timeline for the 2025 Official Community Plan (OCP) minor review project.

CHIEF ADMINISTRATIVE OFFICERS COMMENTS

Approved for Council’s consideration.

REPORT

BACKGROUND

The Official Community Plan (OCP) is a long-range planning document that guides growth and development over a 20-year period. It provides high-level direction on where and how growth should be accommodated within the District of Peachland. The land use designations included in the OCP illustrate the vision for the community and work in tandem with the Zoning Bylaw, which provides more detailed development regulations and information on permitted land uses at the site level. Together, the land use designations and associated land use map form part of Peachland’s growth management strategy and help guide future decisions related to development, infrastructure, amenities, and transportation investments. The Minor OCP Review project was undertaken to improve the clarity and usability of Peachland’s existing OCP, originally adopted in 2018, rather than to create an entirely new planning framework.

In the fall of 2023, the Province of British Columbia introduced a suite of legislation known as the Local Government Housing Initiatives to support a more proactive planning approach aimed at increasing housing supply. As part of these changes, amendments to the *Local Government Act* require municipalities to update their OCPs by December 31, 2025, to reflect the housing needs identified in their Interim Housing

Needs Assessments. In addition, several significant plans, studies, legislative changes, and community considerations have emerged since adoption of the current OCP in 2018, including:

- Adoption of the District’s Strategic Plan (2022–2026);
- Completion of the District’s Housing Needs Assessment (2023) and Interim Housing Needs Report (2024);
- Enactment of the *Housing Statutes (Residential Development) Amendment Act, 2023* (Bill 44), which amended the *Local Government Act* to introduce new small-scale, multi-unit housing provisions and zoning requirements;
- Legislative changes removing public hearing requirements for residential rezonings consistent with an OCP, thereby elevating the importance of the OCP as the primary tool for community input, policy direction, and land use decision-making;
- Adoption of the Active Transportation Network Plan (2023);
- Completion of the Downtown Revitalization Implementation Strategy (DRIS) (2026);
- Completion of the updated Sanitary Sewer Master Plan (2025); and
- Increased frequency and severity of wildfire events in the region, highlighting the need for enhanced climate resiliency and emergency preparedness planning.

DISCUSSION

Peachland’s community vision was created based on feedback collected as part of the 2018 OCP engagement process. The 2025-2026 Minor OCP Review project has provided an opportunity to reaffirm the community’s shared vision for Peachland, with particular emphasis on the downtown core as a key area for redevelopment and revitalization, and to consider long-term financial sustainability objectives in the context of current and future growth strategies. Engagement was undertaken concurrently with the finalization of the DRIS, as coordinating the projects ensured that policy updates and implementation strategies were aligned and mutually supportive.

A technical review of Peachland’s existing OCP was completed at the onset of the project which included a cover-to-cover technical review of existing OCP content, and engagement with District staff as well as development industry stakeholders (who have undertaken projects in Peachland), to help inform priority areas for OCP revisions. The resulting Key Issues and Observations Memo, attached to this report as Attachment 2, outlines the findings of the technical review, incorporates staff and development engagement feedback, and identifies emerging priorities which have been considered in the Minor OCP Review project. The minor OCP review includes:

- Updated population projections;
- New housing policy to support a mix of housing options, as required by new provincial legislation;
- Support for the revitalization of downtown;
- Refreshed development permit area guidelines;
- Minor changes to the future land use map to reflect District acquired parkland, development application amendments, and clarification of land use direction in the Gateway area;
- The incorporation of priorities for Downtown outlined in the recently approved DRIS; and
- Clarifications to the language surrounding growth management to ensure existing land use policy and OCP priorities are clearly communicated.

Minor updates to the Future Land Use Map¹ (Attachment 3) have also been made, including:

- A new ‘Downtown’ Land Use Designation to reflect the implementation of DRIS;
- A refinement to the boundaries of the Residential Mixed Use Land Use Designation, to focus this designation on the Gateway sub-neighbourhood area;
- Consolidation of the previous ‘Low Density Residential’ and ‘Intensive Residential’ Land Use Designations into a revised Low Density Residential Designation; and
- Adjustments to mapping reflective of various OCP amendments since 2018.

The foundations of the 2018 OCP, which were guided by extensive public engagement over a multi-year planning process have ensured that Peachland is well-positioned to respond to the changes the Province requires from municipalities. As such, the future land uses established by the OCP are not significantly impacted by this minor update, nor are the community vision and overall growth management strategy. The minor update has confirmed that the OCP can accommodate additional expected growth, consistent with the District’s Interim Housing Needs Assessment and BC Stats projections as required by the Province.

New Official Community Plan Contents

The District of Peachland’s OCP Bylaw is included as Attachment 1. The following table summarizes the key sections of the OCP and their purpose, while a detailed table of concordance (Attachment 4) cross-references the key sections of the 2018 OCP with the updated OCP Bylaw.

Table 1. OCP Bylaw No. 2466 Table of Contents

OCP Section	Purpose
1.0 Preface	Introduces and provides a background overview of the OCP, how to use the Plan, and the Plan’s relationship with other District plans and bylaws.
2.0 Background and Vision	Outlines Peachland’s shared vision and guiding principles for 2040, highlighting the community’s role in development, and provides context on the District’s history, opportunities and constraints, population projections, demographic and growth trends, and economic trends.
3.0 Regional Context Statement	Demonstrates how Peachland’s OCP aligns with the Regional Growth Strategy for the Central Okanagan Area, ensuring local planning supports shared regional goals and priorities.
4.0 Growth Management	Outlines the guiding principles for management of growth and development in Peachland and provides an overview of the District’s understanding of how future growth patterns affect the long-term costs of servicing water, sewer and road systems.
5.0 Future Land Use Framework	Outlines the District’s land use framework, describing the various land use designations, the objectives and policies guiding each designation, and how these support Peachland’s growth and community priorities. This section also includes neighbourhood-specific land use policy direction for each of Peachland’s ten neighbourhoods.

¹ Schedule 1 in the OCP

6.0 Neighbourhood Context and Character Areas	Identifies distinctive neighbourhoods shaped by physical features and land use patterns, and outlines planning objectives that support place-making while balancing character protection.
7.0 Thematic Policy Areas	Provides policy direction for non-land use specific community needs and priorities such as affordable housing, transportation and mobility, infrastructure and servicing, culture and heritage, parks and trails, natural environment, and climate change.
8.0 Development Permit Areas	Designates Development Permit Area locations that require special treatment for purposes including protection of the environment, protection of development from hazards, establishing objectives for form and character in specified circumstances, and revitalization of a commercial or industrial use area.
9.0 Temporary Use Permit Areas	Outlines policies for permitting temporary use permits in Peachland.
10.0 Development Approval Information	Specifies additional development requirements for designated areas and land uses in Peachland to ensure new development occurs in a manner that is sensitive to the character of the community and is responsive to known environmental and hazardous considerations.
11.0 Implementation	Outlines how the vision, guiding principles, objectives, and policies of the OCP will be put into practice.

The OCP Bylaw has been structured to respond to updated provincial legislation, including recent amendments to the *Local Government Act* and new requirements related to housing needs. In particular, the OCP incorporates policy direction to address multiple classes of housing needs identified in the District’s [Interim Housing Needs Report](#), supporting a broader range of housing forms and affordability levels across the community.

The OCP also aligns with the [Downtown Revitalization Implementation Strategy](#) (DRIS), endorsed by Council on May 12, 2026, by embedding the DRIS vision, policy principles, and design guidelines into the OCP’s policy framework. The OCP’s objectives and policies for strengthening downtown’s role as a central, mixed-use area have been informed by the DRIS and are intended to facilitate implementation of its key policy actions.

While the updated OCP has a very different format and look to the previous OCP, it is important to emphasize that the overall growth management strategy has not changed. Land use mapping changes, other than those few noted in the paragraphs above, remain the same. Overall land use, neighbourhood, and thematic policies (transportation, climate, etc.) have been carried over from the previous OCP and not substantively changed. Changes to policies that were made were done to improve clarity of language, improve clarity of existing policy direction, and emphasize existing important aspects of policy (fiscal sustainability, housing diversity, community character, etc.). The 20-year vision for Peachland has not been changed.

Overall, the updated OCP provides additional clarity, improved organization, and strengthened policy direction to better support District staff and Council decision-making, and advance Council’s strategic priorities.

Engagement Summary

The minor OCP review engagement was undertaken concurrently with the finalization of the DRIS. The purpose of engagement was to ensure that residents were aware of the Minor OCP Review project and that the updated OCP continued to reflect the community's long-term needs, vision and priorities. Community members were invited to share their feedback on key elements of the updated OCP during the project. Public engagement took place during the summer of 2025 and spring of 2026 and included a combination of online and in-person opportunities, including:

- Poster Board Display at the Our Peachland Open House – June 11, 2025
 - Poster boards shared information on the minor OCP review and DRIS projects and gathered feedback on the community's key priorities.
- Online Survey – Available June 11 to August 7, 2025
 - The survey focused on collecting input on what is most important to residents when it comes to housing, transportation, downtown revitalization, economic development, and the environment. The survey received a total of 252 responses.
- Pop-up Booths – July 8 and 10, 2025
 - Two pop-up booths were held in the community to raise awareness of the minor OCP review and the DRIS projects, to gather feedback, and to promote the online survey. Hard copies of the survey were also available at these events.
- Public Open House – May 20, 2026
 - The Public Open House provided an opportunity for the public to learn more about the project and review the draft updates to the Official Community Plan. Approximately 25 residents attended the Open House.
- Online Feedback Form – May 18 to May 26, 2026
 - Copies of the poster boards from the Open House were made available online along with an online feedback form for additional community input.

The following is a summary of the feedback received from the community on the draft OCP (collected since the May 20, 2026 Public Open House):

- Infrastructure Planning: General support for updates; concerns raised about water and sewer capacity to support increased downtown density.
- Downtown Revitalization: Interest in leveraging the downtown area for higher density development, economic activity, and business growth; desire for a more ambitious, investment-attracting approach.
- Growth Management: Feedback reflected a split in perspectives, with some participants feeling population projections are higher than what they are experiencing on the ground, while others suggested projections may be too conservative and that the OCP should plan for higher growth to avoid being underprepared. Concerns were also raised that growth management policies may be overly restrictive, noting that infill alone may not be enough to meet housing targets.
- Environment and Climate Change: Support for enhanced climate adaptation measures, including sustainable landscaping, native planting, and improved wildfire safety.

- Agri-tourism: Interest in stronger policy support to enable farm and winery expansion, including farm-gate sales, events, and small-scale accommodations.

The Minor OCP Review and DRIS What We Learned Report provides a full accounting of the input received (Attachment 5).

IMPLICATIONS/RELATED ISSUES/RISK

Outcomes of the Minor OCP Review project may present policy, financial, and organizational implications on the District and its residents. Identification of and consideration for any anticipated implications comprises a significant role in the project and all such considerations will form part of Council’s decision-making process with respect to the updated OCP.

The Minor OCP Review project is funded through grants: the Community Works Fund (CWF) grant and the Local Government Housing Initiative (LGHI) capacity funding grant.

STRATEGIC DIRECTION

Adoption of a new OCP addresses the following priorities from Council’s [Strategic Plan](#):

- **Good Governance** – Priority #5: Review of Official Community Plan
- **Fiscal Responsibility** – Priority # 7: Diversify municipal tax base to be more sustainable and less dependent on low density residential
- **Increase Housing Choice** – Priority #1: Update Housing Strategy

NEXT STEPS

Section 477 of the *Local Government Act* identifies the adoption procedures for the development, repeal or amendment to the OCP Bylaw. This sets in motion the following sequence which identifies the *Local Government Act* requirements and the District’s own procedures:

1. After a bylaw has been given first reading the following must occur:
 - a) Consideration of the plan in conjunction with the current Financial Plan
 - b) Consideration of the plan in conjunction with the current Regional District Solid Waste Management Plan
 - c) Consideration of any other plan and policies that the local government considers relevant
 - d) Referral to the Agricultural Land Commission if the Plan applies to Agricultural Land Reserve land
 - e) Second reading
 - f) Public notice of the public hearing
 - g) Public hearing
2. Third reading of the bylaw
3. Final reading and adoption of the bylaw

The *Local Government Act* requires that each reading of the OCP Bylaw must receive an affirmative vote of a majority of all Council members. The adoption procedures found in Section 477 of the *Local Government Act* are required, and should any changes occur to the bylaw, the sequence of steps would be repeated.

CONCLUSION

The proposed Official Community Plan Bylaw No. 2466 reflects the outcome of Peachland's Minor OCP Review and responds to both current provincial requirements and local planning priorities. While this bylaw represents a focused update rather than a new long-range planning direction, it positions the District to meet legislative obligations and continue using the OCP as a clear and effective framework for future land use decision-making. As housing needs, provincial legislation, and local conditions continue to evolve, further amendments to the OCP will be required over time. Adoption of the proposed OCP Bylaw will ensure Peachland has an updated and more user-friendly policy framework in place to guide growth, development, and community planning in the years ahead.

In the future, the Province will require more frequent updates to OCPs, every five (5) years following the completion of regular Housing Need Reports. Peachland's OCP is intended to be a living document, and amendments are anticipated and will be necessary to adapt to changing community needs, evolving provincial legislation and mandated updates.

OPTIONS

The following options are provided for Council consideration:

Option 1 (Recommended)

The recommended motion is provided at the top of this report.

Option 2 (Alternative)

The following motion is provided should Council wish to give the bylaw first and second readings:

1. THAT Council give first reading to Official Community Plan Bylaw No. 2466.
2. THAT pursuant to section 477(3)(a) of the *Local Government Act*, Council considers Official Community Plan Bylaw No. 2466 in conjunction with the District's current Financial Plan and the Regional District's Solid Waste Management Plan.
3. THAT Council give second reading to Official Community Plan Bylaw No. 2466.
4. THAT Council direct staff to schedule a public hearing on Official Community Plan Bylaw No. 2466 to receive public input on the proposed Official Community Plan.

Option 3 (Alternative)

The following motion is provided should Council wish to defer consideration:

1. THAT Council defer first reading to Official Community Plan Bylaw No. 2466 and refer the bylaw back to staff for amendments.

SUPPORTING DOCUMENTATION

Attachment 1 – Official Community Plan Bylaw No. 2466

Attachment 2 – Urban Systems OCP Key Themes and Observations Memo

Attachment 3 – Future Land Use Map

Attachment 4 – Table of Concordance

Attachment 5 – OCP Minor Update What We Learned Report

REVIEWED & APPROVED BY

**Darin Schaal, Director of Planning and Development
Garry Filafilo, Chief Financial Officer
Jason Sandberg, Director of Engineering and Operations
Cory Labrecque, CAO**

THE CORPORATION OF THE DISTRICT OF PEACHLAND

BYLAW NUMBER 2466

A Bylaw to Adopt Official Community Plan Bylaw No. 2466

WHEREAS the Council of the Corporation of the District of Peachland wishes to repeal “Official Community Plan Bylaw No. 2220, 2018” and amendments thereto, and wishes to adopt a new Official Community Plan pursuant to Section 473 of the *Local Government Act*;

AND WHEREAS, Council has met the consultation requirements pursuant to Section 475 and 476 of the *Local Government Act*;

AND WHEREAS, Council has met the adoption procedure requirements pursuant to Section 477 of the *Local Government Act*;

AND WHEREAS, Council has held a Public Hearing pursuant to Section 464 of the *Local Government Act* and notice of such hearing was given as required by “Development Application Procedures Bylaw No. 2396,” as amended and replaced;

NOW THEREFORE BE IT RESOLVED that the Council of the Corporation of the District of Peachland, in open meeting assembled, hereby enacts the following:

1. THAT “Official Community Plan Bylaw No. 2220, 2018” and amendments thereto are hereby repealed.
2. THAT this bylaw may be cited for all purposes as “Official Community Plan Bylaw No. 2466.”
3. THAT the following schedules attached hereto are hereby made part of “Official Community Plan Bylaw No. 2466” and adopted as the Official Community Plan for the Corporation of the District of Peachland:
 - (a) **Schedule A: Official Community Plan Text**
 - (b) **Schedule 1: Future Land Use Map**
 - (c) **Schedule 2: Context Maps**
 - .i Map 1: Neighbourhood Map
 - .ii Map 2: Major Street Network Map
 - .iii Map 3: Sidewalk and Pedestrian Connectivity Map
 - .iv Map 4: Sewer Phasing Plan Map
 - .v Map 5: Peachland Parks and Recreation Master Plan
 - (d) **Schedule 3: Environmental Sensitive Development Permit Areas**
 - .i Map 1: Aquatic DPA
 - .ii Map 2: Terrestrial DPA
 - (e) **Schedule 4: Natural Hazard Development Permit Areas**
 - .i Map 1: Hillside DPA
 - .ii Map 2: Wildfire Interface DPA
 - (f) **Schedule 5: Form and Character Development Permit Areas**
 - .i Map 1: Comprehensive DPA
 - .ii Map 2: Downtown DPA
 - (g) **Schedule 6: Shoreline Management Area Map**
4. THAT if any section, subsection, sentence, clause, phrase or map of this bylaw is for any reason held to be invalid by the action of any court of competent jurisdiction, the invalid portion shall be severed, and the decision shall not affect the validity of the remaining portions of the bylaw.
5. THAT this bylaw shall take effect upon its adoption by the Council of the Corporation of the District of Peachland.

READ A FIRST TIME, this ____day of _____, 2026.

READ A SECOND TIME, this ____day of _____, 2026.

PUBLIC HEARING HELD, this ____day of _____, 2026.

READ A THIRD TIME, this __day of _____, 2026.

ADOPTED, this __day of _____, 2026.

Corporate Officer

Mayor

Dated at Peachland, BC

This __day of _____, _____.

Schedule A

Official Community Plan Text



Official Community Plan

District of Peachland





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APPENDICES

Appendix A – Maps and Schedules

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Image Source: Bandol W

Introduction

1. INTRODUCTION

1.1 What is an OCP

The Official Community Plan (OCP or the Plan) is the overarching visionary document for Peachland; it provides a framework for decision-making based on long-term objectives and policies intended to guide decisions on planning and land use management with respect to the purposes of local government. OCP standards and best practices guide Council's decisions on proposed new housing, business and industrial developments, sustainability, environmental priorities and transportation directions. An OCP provides overall direction for other District plans, strategies and regulatory bylaws.

The OCP helps to manage and coordinate change within the community. Effective long-term planning ensures:

- Quality of life is maintained and improved.
- There is a clear vision for the future that reflects what the community wants.
- Economic development is coordinated and supported.
- More certainty about where development will occur, what it will be like, when it will happen, and how costs of development will be met.

An OCP incorporates a community's identified desires for the future and assists Council in making land use decisions that are consistent with these interests. The OCP guides decisions about where people will live, work and play. Without an OCP, decision-making at the individual level could result in incompatible land uses being located side by side. The document also forms the basis for municipal implementation tools such as zoning bylaws and capital expenditure plans.

1.2 Legislative Framework

1.2.1 Provincial Requirements

Under British Columbia's *Local Government Act*, all municipalities must have an OCP to guide long-term planning and land use decisions. The Act identifies the consultation requirements and adoption procedures to approve the OCP as a bylaw. The OCP must be adopted by Council as a bylaw and be reviewed and updated every five years. The Act further requires that future Council decisions be consistent with the OCP.

As per Section 471 of the *Local Government Act*, an OCP is a statement of objectives and policies to guide decisions on planning and land use management within the area covered by the Plan, respecting the purposes of local government.

The “purposes of local government” defined in Part 2 Section 7 of the *Community Charter* include:

- Providing for good government of its community.
- Providing for services, laws and other matters for community benefit.
- Providing for stewardship of the public assets of its community.
- Fostering the economic, social and environmental well-being of its community.
- A full description of the authority and how it may be exercised may be found in Part 2 Section 8 of the *Community Charter*. Respect for the Regional Growth Strategy must also be demonstrated within an OCP.
- The following figure describes the cascading relationship of various components of the OCP and regulatory bylaws that flow from the objectives and policies established in the Plan.

Figure 1: Illustration of cascading policy and regulation framework

Vision

A statement of community aspirations for the future

Values

Describe what is important

Objectives

Describe the desired future state

Policies

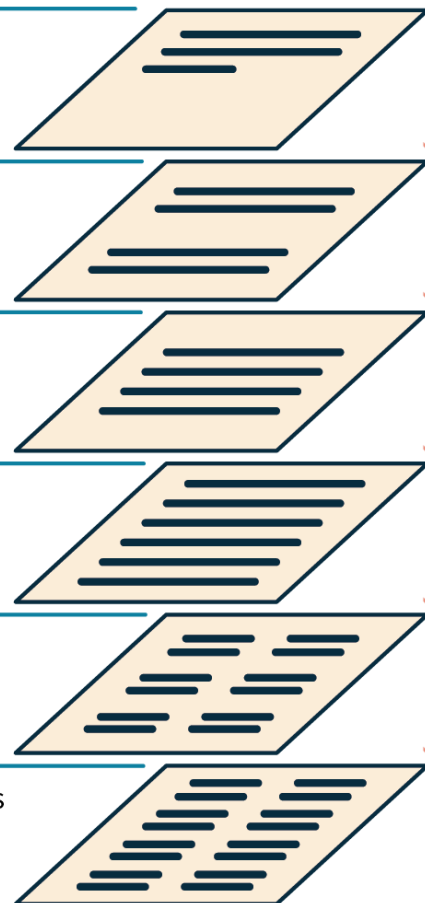
Describe “what” action is to be taken

Guidelines and Strategies

Describe “how” action may be taken

Standards, Procedures, and Actions

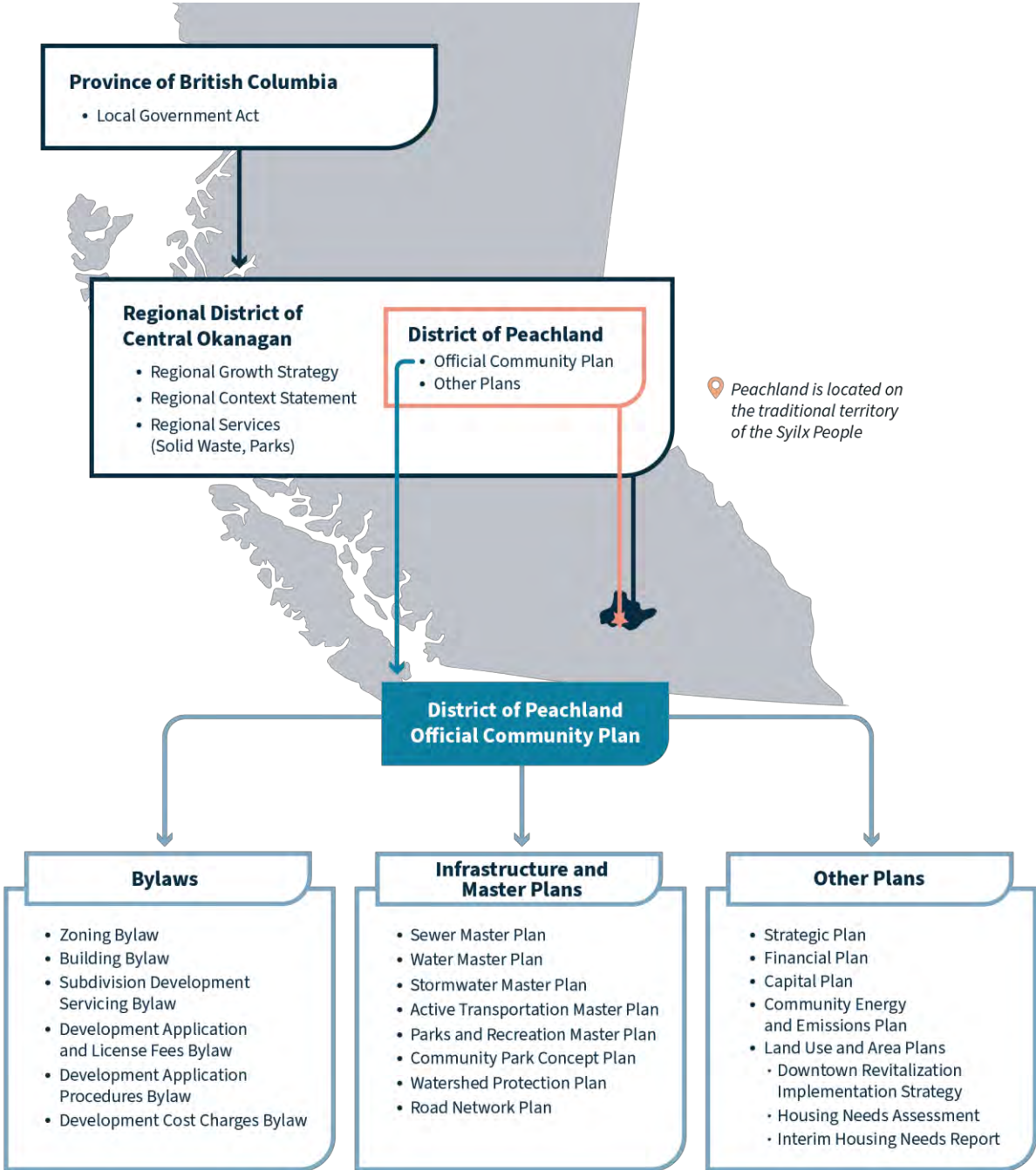
Detailed instructions for completing specific tasks and actions in regulatory bylaws and operating policies and procedures



1.3 Relationship to Other Plans and Policies

Numerous plans, strategies, and bylaws work together to support implementation of the OCP (Figure 2). For example, this Plan incorporates land use-related policies from the Active Transportation Master Plan to ensure that land use and transportation decisions are coordinated and aligned with the community's shared vision for the future.

Figure 2: Hierarchy of District Plans, Strategies, and Bylaws



1.3.1 Area Sector Plans

Area sector plans are created to guide development for specific areas of Peachland that are either intended to accommodate redevelopment or to create a new neighbourhood. They typically provide a greater level of detail for land use, density, form, character and the phasing of development; however, they must remain consistent with policies and objectives laid out in the OCP.

1.3.2 Financial Plan

Municipalities are required to adopt a five-year financial plan by bylaw that identifies anticipated operating and capital expenditures, revenue sources, and funding priorities. In accordance with the *Local Government Act*, Council must consider the Financial Plan prior to adopting or when amending the OCP.

The Financial Plan is a key implementation tool for achieving the objectives of this OCP. It aligns land use decisions, infrastructure investment, and service delivery with the District's long-term financial capacity. Through consideration of the Financial Plan, the District will:

- .1 Pursue funding opportunities from senior levels of government to advance priority infrastructure and community projects identified in the OCP.
- .2 Maintain and update fees and charges bylaws to reflect inflation, diversify revenue sources, reduce reliance on the property tax base, and ensure municipal services remain affordable and competitive.
- .3 Continue implementation of universal water metering to promote conservation, ensure equitable user-pay systems, and monitor progress toward established water conservation targets.
- .4 Implement and refine asset management practices to align infrastructure priorities with service levels, support informed decision-making, and build long-term financial capacity for the renewal, operation, and maintenance of municipal infrastructure.
- .5 Utilize financial incentives, such as revitalization tax exemption bylaws and Development Cost Charge reduction bylaws, to encourage redevelopment and reinvestment in Peachland's downtown, consistent with OCP land use and economic development objectives.
- .6 Support economic development initiatives that strengthen the local tax base, create employment opportunities, and reinforce Peachland's unique character and small-town identity.
- .7 Through responsible financial planning and strategic investment, the District will ensure that growth and development occur in a fiscally sustainable manner while maintaining service levels and community livability.

1.3.3 Solid Waste Management Plan

The Regional District of Central Okanagan updated its Solid Waste Management Plan in 2020 to guide regional waste reduction and diversion efforts over the next 10 years. The region's only landfill, Glenmore Landfill, is owned and operated by the City of Kelowna. The most significant waste streams received at the landfill include organic food and yard waste, building materials, and plastic products.

The Solid Waste Management Plan identified three key goals:

- .1 The goal is zero waste – all of our discards are regarded as resources.
- .2 Citizens are actively engaged in behaviours that reflect the waste management hierarchy (i.e., reduce before reuse before recycle).
- .3 Make it easy for residents and businesses to make the right decisions.

The District of Peachland continues to support the goals of the Regional District of Central Okanagan's Solid Waste Management Plan and will work collaboratively to advance regional waste reduction and diversion objectives.

1.4 2026 OCP Update - Why?

Since adoption of the 2018 OCP, several legislative, policy, infrastructure, and environmental changes have occurred, necessitating updates to this Plan. These include:

- Adoption of the District's Strategic Plan (2022–2026).
- Completion of the District's Housing Needs Assessment (2023) and Interim Housing Needs Report (2024).
- Enactment of the *Housing Statutes (Residential Development) Amendment Act, 2023 (Bill 44)*, which amended the *Local Government Act* to introduce new small-scale multi-unit housing provisions and zoning requirements.
- Enactment of the *Housing Statutes (Residential Development) Amendment Act, 2023 (Bill 44)*, which has removed public hearing requirements for residential rezonings consistent with an Official Community Plan, thereby elevating the importance of the OCP as the primary tool for community input, policy direction, and land use decision-making.
- Adoption of the Active Transportation Network Plan (2023).
- Completion of the Downtown Revitalization Implementation Strategy (DRIS) (2026).
- Updated Sanitary Sewer Master Plan (2025).
- Increased frequency and severity of wildfire events in the region, highlighting the need for enhanced climate resilience and emergency preparedness planning.

These changes, together with evolving provincial policy direction and regional growth pressures, inform the updated objectives and policies contained within this OCP.

1.4.1 2026 OCP Update: What changed?

This OCP has been developed to build upon the great work that has taken place in the community. The OCP is a visionary document that reflects the aspirations of the community, the District Council and staff, and ensures that sustainable and fiscally responsible decisions are made while creating a vibrant, liveable community.

The OCP contains the following key updates and themes heard from the community during engagement opportunities:

- Updated population projections and demographic data.
- Incorporates the Interim Housing Needs Report (2024) data, as required by provincial legislation.
- Updated housing policy that seeks to support diverse new housing to meet the needs of current and future residents.
- Support for the revitalization of downtown with updated policies and design guidelines.
- Refreshed comprehensive Development Permit Area guidelines to more clearly identify requirements for the form and character of new buildings.
- Refreshed environmental and wildfire Development Permit Area guidelines
- Updated long-term land use goals to ensure that community growth is financially sustainable.
- Revised language for Land Use Designations to improve clarity and Council expectations and better guide land use decision-making in line with the Community Vision
- A thorough reorganization of content to provide improved clarity and usability of the document for staff, Council and the development community.
- Minor updates to the OCP Land Use Designation Map (Appendix A – Schedule 1), including:
 - A new 'Downtown' Land Use Designation to reflect the implementation of DRIS.
 - A refinement to the boundaries of the Residential Mixed Use Land Use Designation, to focus this designation on the Gateway sub-neighbourhood area.
 - Consolidation of the previous 'Low Density Residential' and 'Intensive Residential' Land Use Designations into a revised Low Density Residential Designation.
 - Adjustments to mapping reflective of various OCP amendments since 2018.

The community vision and overall growth management strategy of this Plan have not been changed with the 2026 OCP Update.

1.5 How to Use This Plan

The OCP is intended for use by all members of the Peachland community. Residents and community organizations can use the OCP to understand how and where Peachland is expected to grow and change over time, supporting informed participation in planning and decision-making processes. The development community can use the OCP to gain a clear and predictable understanding of the District's long-term strategic direction, while maintaining flexibility to support innovative and context-sensitive development. Staff and Council use the OCP to make informed decisions consistent with Peachland's long-term vision.

The OCP is organized into the following key components: Vision, Objectives, Policies, and Schedules.

- The **Vision** establishes an overarching framework for the community. Peachland's community vision was created based on feedback collected from the community during the 2018 OCP engagement process. This vision stands true today and will continue to guide growth and development throughout Peachland.
- **Objectives** define specific outcomes and goals that Peachland aspires to achieve, directly linked to the Vision.
- **Policies** provide direction for achieving these objectives and guide growth and development in the community.
- **Schedules** offer visual references, including long-term land use designations across the District.

It is important to note that the OCP's objectives, policies, and schedules are not regulatory and do not function in the same way as zoning. Whereas a Zoning Bylaw is the primary regulatory tool that permits, regulates, and limits land use, density, buildings, and other development matters. In contrast, the OCP provides guiding direction to support strategic and sustainable community development.

As a high-level policy framework, the OCP requires balancing multiple objectives, policies, and directions when making decisions. In some cases, it may be necessary to prioritize certain policies over others depending on the specific context of a development proposal. Not every policy in the OCP may be achievable in every instance, and some policies may appear to conflict. These situations require professional judgment and flexibility by staff and Council to interpret and reconcile policies in a manner that best advances Peachland's community vision.

The OCP is organized into the following key sections:

1.0 Preface

Introduces and provides a background overview of the OCP, how to use the Plan, and the Plan's relationship with other District plans and bylaws.

2.0 Background and Vision

Outlines Peachland's shared vision and guiding principles for 2040, highlighting the community's role in development, and provides context on the District's history, opportunities and constraints, population projections, demographic and growth trends, and economic trends.

3.0 Regional Context Statement

Demonstrates how Peachland's OCP aligns with the Regional Growth Strategy for the Central Okanagan Area, ensuring local planning supports shared regional goals and priorities.

4.0 Growth Management

Outlines the guiding principles for management of growth and development in Peachland and provides an overview of the District's understanding of how future growth patterns affect the long-term costs of servicing water, sewer, and road systems.

5.0 Future Land Use Framework

Outlines the District's land use framework, describing the various land use designations, the objectives and policies guiding each designation, and how these support Peachland's growth and community priorities. This section also includes neighbourhood-specific land use policy direction for each of Peachland's ten neighbourhoods.

6.0 Neighbourhood Context and Character Areas

Identifies distinctive neighbourhoods shaped by physical features and land use patterns, and outlines planning objectives that support place-making while balancing character protection.

7.0 Thematic Policy Areas

Provides policy direction for non-land use specific community needs and priorities such as affordable housing, transportation and mobility, infrastructure and servicing, culture and heritage, parks and trails, natural environment, and climate change.

8.0 Development Permit Areas

Designates Development Permit Area locations that require special treatment for purposes including protection of the environment, protection of development from hazards, establishing objectives for form and character in specified circumstances, and revitalization of a commercial or industrial use area.

9.0 Temporary Use Permit Areas

Outlines policies for temporary use permits in Peachland.

10.0 Development Approval Information

Specifies additional development requirements for designated areas and land uses in Peachland to ensure new development occurs in a manner that is sensitive to the character of the community and is responsive to known environmental and hazardous considerations.

11.0 Implementation and Action Planning

Outlines how the OCP's vision, guiding principles, objectives, and policies will be put into practice, including prioritization, timelines, responsibilities, and tools to guide Peachland's growth and development.



Image Source: Mattu



Image Source: Mattu

Background and Vision

2. BACKGROUND AND VISION

2.1 Vision

The District's vision and mission statements reflect the shared values and priorities of Peachland residents and Council, and establish the long-term direction for community growth and development. This OCP provides the policy framework to implement that direction. All bylaws adopted and works undertaken by the District after the adoption of this Plan must be consistent with the OCP.



Community Vision

Peachland in 2040

“Peachland’s celebration of people and place attracts a diversity of residents and visitors to a collection of healthy sustainable neighbourhoods. In 2040, Peachland is a diverse, healthy, sustainably developed lakeside community with a quaint and lively downtown where people live, work and play. A family-friendly destination, Peachland embraces its natural surroundings through recreation and preservation, attracting a diversity of residents and visitors. Citizens are engaged in protecting the beauty of the lake and beach; developing a safe community that embraces multi-modal transportation; and responsible growth and development that maintains the small-town character and preserves the environment.”



2.1.1 Mission Statement

“Our Mission is to provide our taxpayers, residents and businesses with affordable quality services and to keep them apprised of and engaged in District affairs by conducting ourselves in a transparent way.”

2.1.2 Values

Based on the fundamental purposes of local government and the sentiments expressed during the OCP vision consultation process, the following values have been identified as important to the community:

- Quality of Life
- Quality of Built Environment
- Neighbourliness
- Economic Development
- Community Identity
- Downtown Revitalization
- Environmental Protection and Sustainability
- Affordable and Diverse Housing
- Functionality

2.2 OCP Process and Engagement

2.2.1 OCP Engagement (2016)

Community members and stakeholders were consulted for feedback during the process of updating and revising the OCP. There were two phases associated with the community engagement process:

- **Phase 1:** Vision and Values
- **Phase 2:** Revisiting the Vision
- The engagement process occurred throughout the latter half of 2016.

Phase 1: Vision and Values

The purpose of the first phase of engagement was to better understand community values to create a solid vision statement for the OCP. This vision statement has continued to act as an overarching goal for the District to work toward in achieving the objectives of the Plan. Activities in this phase included the following:

Stakeholder Visioning Workshops

A series of five workshops were held to better understand issues and perspectives existing amongst key community stakeholders pertaining to a set of topic areas, such as servicing, economic development, environment, growth management, livability, and transportation. The following groups participated in Visioning workshops: Highway 97 Task Force and Museum, Peachland

Economic Development Committee, Mayor's Task Force on Climate Change, Rotary and Lions Clubs, Compost Select Committee, 50+ Centre, and the Boys and Girls Club.

Community Visioning Open House

A Mayor-for-the-Day exercise was conducted, which asked participants to identify how they would allocate money in a budget to better understand resident priorities. Open house attendees were also required to complete this phrase: "In 30 years, my Peachland will be a place where..."

Farmer's Market Pop-up Booth

A mapping exercise was conducted at the farmer's market to ask residents what they enjoy about living in Peachland, as well as what they would change if given the opportunity.

Community Survey

A hard copy and online survey were distributed to the community to understand priorities for allocating District resources and budgets, as well as gather input on key community issues.

Photo Assignment

A series of photos illustrating various areas of the District were presented to the community to gather insights into what each photo represented.

Social Media

A Facebook page was created about the project. A total of 800 residents participated in this phase of the community engagement process.

Phase 2: Revisiting the Vision

The purpose of the second phase of engagement was to report back to the community on the results of the feedback heard in the first phase and seek further comments to inform potential revisions. Any factors that were raised during the first phase process and were lacking clarity were identified to participants during this phase to better understand issues and how they could be addressed in the vision. Activities for this phase included the following:

Vision Jam Session

A workshop was hosted at the Peachland Little Schoolhouse to better identify the future vision for Peachland.

Youth Vision Jam Session

A workshop was hosted with Grades 4 and 5 classes that prompted students to illustrate their vision for Peachland through colouring pages and activity sheets.

Kitchen Table Worksheets

Worksheets were available at the District office and online, prompting a series of questions that aimed to better narrow down residents' opinions on the future of Peachland.

Phase 3: Goals and Policies and Phase 4: The Draft Plan

Following the vision and values engagement processes that occurred throughout the latter half of 2016, Phases 3 and 4 of the Communications and Engagement Strategy were condensed into a single phase out of respect for the desire to complete the OCP Renewal process prior to Summer 2018.

An **Open House** was held on April 9, 2018, to receive public comment. The Draft OCP Consultation Summary presented to Council on May 8, 2018, provides a full accounting of the input received.

Phase 5: Public Hearing

A formal legislated **Public Hearing** took place in June 2018.

2.2.2 Minor OCP Review (2026)

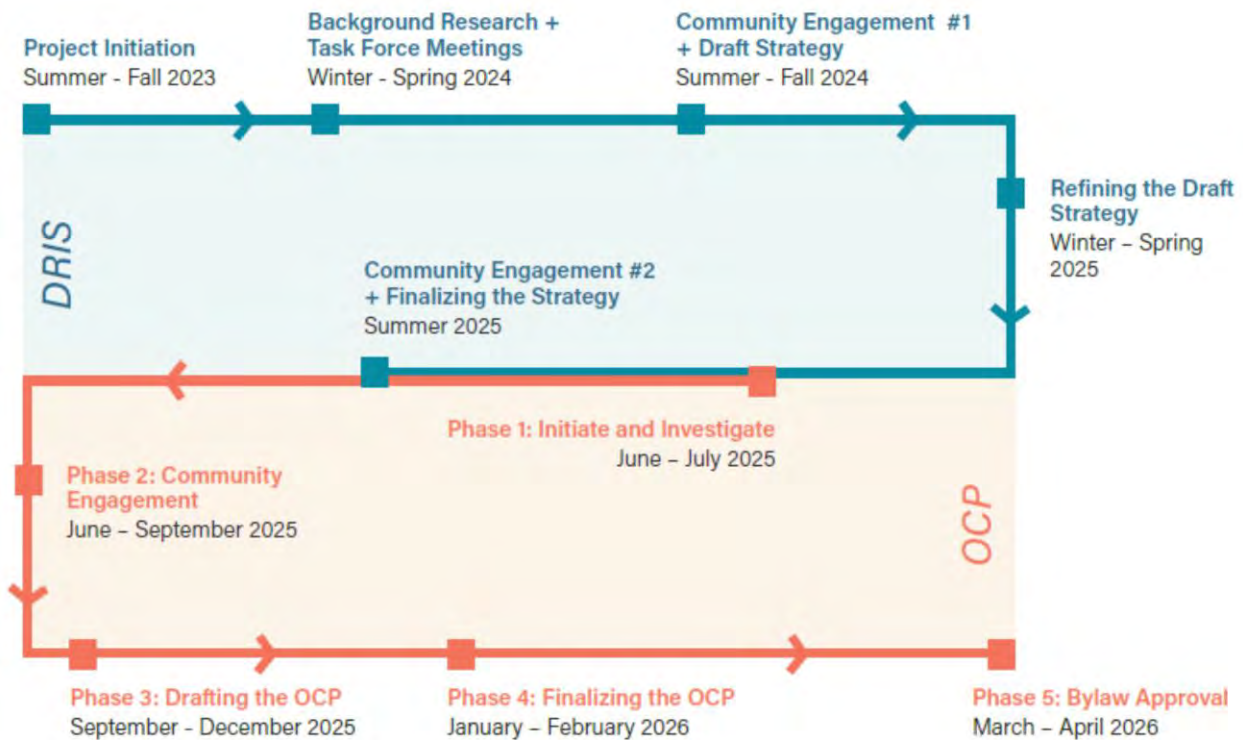
In Summer 2025, the District of Peachland commenced a minor review of its OCP. The purpose of the minor review was to align the OCP with the District's Interim Housing Needs Report (2024), recent provincial housing legislation, updated Census data and current growth projections, while confirming growth-related policy directions with Council. The review focused on refining and clarifying the existing OCP rather than preparing a new plan as noted in Section 1.4.1.

The minor review also provided an opportunity to reaffirm the community's shared vision for Peachland, with particular emphasis on the downtown core as a key area for redevelopment and revitalization, and to consider long-term financial sustainability objectives in the context of current and future growth strategies. The minor OCP review engagement was undertaken concurrently with the finalization of the Downtown Revitalization Implementation Strategy (DRIS), as coordinating the projects ensured that policy updates and implementation strategies were aligned and mutually supportive.

Scope of Engagement

The District integrated engagement for the minor OCP review with the concurrent DRIS project, recognizing the complementary nature of both initiatives in guiding Peachland's growth and downtown vibrancy.

Figure 3: Official Community Plan and DRIS Project Schedule



Engagement activities and messaging were developed through a Communications and Engagement Strategy in the early stages of the DRIS project. Engagement activities were structured to seek input in a way that aligned with the scope of the minor OCP review. The purpose of engagement was to ensure that residents were aware of the minor OCP review and that the updated OCP continued to reflect the community’s long-term needs, vision and priorities. Community members were invited to share their feedback on key elements of draft DRIS vision and the 2026 OCP Update.

How We Engaged

Public engagement took place throughout the summer of 2025 and included a combination of online and in-person opportunities, including:

Our Peachland Open House (Community BBQ Event)

The project team hosted a pop-up booth at the Our Peachland Open House event on June 11, 2025, at the Peachland Community Centre. The booth included several poster boards that shared information on the minor OCP review and DRIS projects and gathered feedback on the community’s key priorities.

Survey

An online survey was conducted from June 11 to August 7, 2025, to gather feedback on the minor OCP review and the DRIS projects. The survey focused on collecting input on what is most important to residents when it comes to housing, transportation, downtown revitalization, economic development, and the environment. It also presented the DRIS Vision and Focus Areas for review and feedback. The survey received a total of 252 responses.

Pop-up Events

Two pop-up events were held in the community to raise awareness of the minor OCP review and the DRIS projects, to gather feedback, and to promote the online survey. Hard copies of the survey were also available at these events.

Locations and dates:

- July 8, 2025 from 11:00 AM to 1:30 PM at the corner of Beach Avenue and 6th Street
- July 10, 2025 from 11:00 AM to 1:30 PM at the IGA

The Minor OCP Review and DRIS What We Learned Report was presented to Council on November 4, 2025, and provides a full accounting of the input received.

Public Open House

On May 20, 2026, between 5:00 and 7:00 PM, a Public Open House was held at the Peachland Community Centre. The open house provided an opportunity for the public to learn more about the project and review the draft updates to the Official Community Plan.

Approximately 25 residents attended the Open House. A series of poster boards was presented to communicate key components of the draft OCP, including the project background and process, a summary of “What We Heard” during Phase 1 engagement, and a summary of key updates to the OCP, including proposed land use designations and policy directions.

The Open House poster boards were also made available online, along with an online feedback form (open from May 18 to May 25), to provide additional opportunities for the community to review the materials and share their input.



2.3 Community Context

2.3.1 Overview and History

The District of Peachland was incorporated in 1909. Located on the west side of Okanagan Lake in the beautiful Central Okanagan, this vibrant hillside and lakefront community offers a unique blend of natural beauty, recreation, and small-town charm. Peachland is bordered by the City of West Kelowna to the north, the Regional District of Central Okanagan's Brent Road neighbourhood to the south, Okanagan Lake to the east, and Paradise Valley to the west.

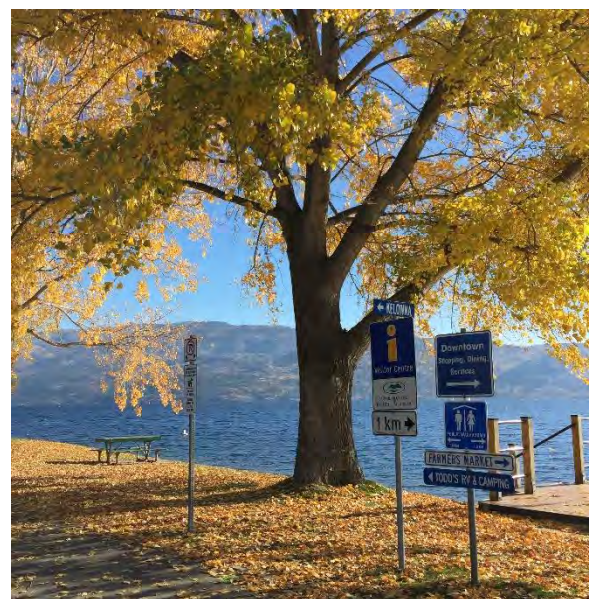
Peachland's history reflects its evolution from a lakeside settlement rooted in agriculture and natural resource industries to a thriving residential and recreational community. The area in which Peachland is situated was originally inhabited by the Syilx Okanagan People, whose cultural and spiritual connection to the land and waters of Okanagan Lake continues today.

In the late 1800s, European settlers established ranches and orchards, taking advantage of the region's fertile soils and favourable climate. The community grew steadily following its incorporation in 1909, supported by orchard farming, forestry, mining exploration, and lake-based transportation. Over time, Peachland transitioned from an agriculturally focused settlement to a desirable lakeside community known for its scenic beauty, tourism, and strong small-town character, while continuing to value and reflect its historical and cultural foundations.

Peachland features a 3.0 kilometre waterfront trail, the Okanagan's only lifeguarded swimming park, a bustling local business community, and countless opportunities for outdoor recreation. Peachland's combination of hillside and lakefront areas, vibrant community life, and natural surroundings makes it a distinctive and growing community within the Central Okanagan.

Opportunities and Constraints

Peachland's growth is greatly shaped by its geography, including its linear form along Okanagan Lake, steep hillsides, sensitive natural areas, and Agricultural Land Reserve (ALR) lands. Highway 97, which runs directly through Peachland, serves as the only north-south link connecting Peachland



with Okanagan communities. The highway directly influences access, development patterns, and the community's relationship to the lakefront. These physical constraints create both opportunities and limitations for future growth.

Peachland functions primarily as a residential community with a strong tourism and small business sector. Its waterfront, parks, and trail networks contribute to a vibrant recreation culture and attract visitors year-round. Proximity to West Kelowna and Kelowna provides residents with access to broader employment, healthcare, education and commercial services, while also influencing housing demand and growth pressures within the District.

Infrastructure systems including water, wastewater, stormwater management, and transportation networks are key determinants of development capacity and sequencing. The community's hillside topography and historic pattern of extending services into elevated neighbourhoods present ongoing infrastructure considerations. At the same time, opportunities remain to accommodate growth through strategic infill and redevelopment in serviced areas throughout the District.



Image Source: Mattu

2.3.2 Population Projections

The District of Peachland has experienced steady population growth over the past decade, reflecting broader trends in the Central Okanagan region. The 2021 Census indicated a District population of 5,789 people living in a total of 2,936 dwellings (with an average of 2.2 persons per household. Over the course of 20 years, from 2001 to 2021, the District grew by 1,135 people, representing an annual average growth rate of 1.2% (this is the most recent census data available; the next national Census is scheduled for May 2026).

BC Statistics estimates Peachland’s population (as of 2025) to be approximately 5,963 people, as shown in Table 1. This estimate reflects a population increase of approximately 174 persons since the 2021 Census and represents a 3% growth rate. Although the community remains relatively small, its growth reflects both local and regional trends, including the appeal of Okanagan communities for retirees, second-home buyers, and amenity-seekers, as well as Peachland’s proximity to major employment and service centres like West Kelowna and Kelowna.

Table 1: Peachland Historical Population Growth

Census Year	Population	Average Annual Growth Rate from Previous Census	Source
2001	4,654	-	Census Data
2006	4,883	0.98%	Census Data
2011	5,200	1.3%	Census Data
2016	5,428	0.88%	Census Data
2021	5,789	1.3%	Census Data
2026	5,963	3.0%	BC Stats Population Estimates
Population Change (2006-2021)	1,135	1.2%	-

Peachland’s population is still growing. Population projections prepared by various sources provide different future estimates. These projections estimate the 2044 population in Peachland as follows:

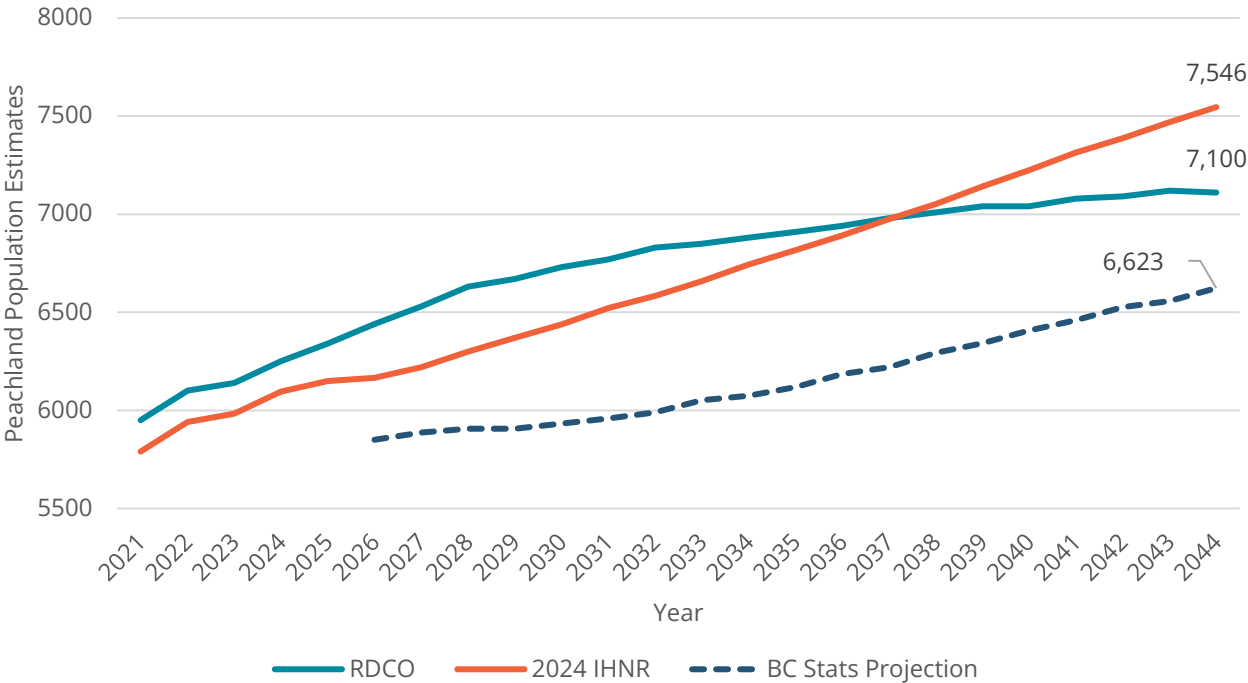
- 7,110 (Completed by Regional District of Central Okanagan, 2024)
- 7,546 (Based on BC Stats, 2024 Interim Housing Needs Report)
- 6,623 (Based upon BC Stats P.E.O.P.L.E. Projection, 2024 – 2044)

This range of population projections is illustrated below in Figure 4. While population growth across the province in 2023 was at its highest level since the 1970s, it is anticipated that this pace of growth will slow due to changes made to federal immigration policies and more recent economic slowdowns. BC Stats has recently adjusted population projections to account for these changes, and

currently projects Peachland’s population to reach 6,623 persons by 2044. This would represent an annual growth rate of 0.6%, significantly lower than historical trends.

For the purpose of projecting growth, this 2026 update to the OCP anticipates an annual future growth rate to 2044 of approximately 0.8 - 1.0%, which would result in a 2044 population of approximately 6,854 – 7,120 persons, which is a trend between the Regional District of Central Okanagan’s (2024) projection and the BC Stats (2026) projection, and which would accommodate housing needs as identified in the Interim Housing Needs Report (2024), described in the following section.

Figure 4: District of Peachland Population Estimates (2021 - 2044)



Housing Need

In 2019, in response to growing housing challenges across the province, the Provincial government introduced changes to the *Local Government Act* requiring local governments to complete Housing Needs Reports. This new requirement involved collecting housing data, identifying trends and preparing reports that describe anticipated housing needs in B.C. communities. The intent of Housing Needs Reports is to provide an evidence-based approach to understanding growth in the context of planning for various types, tenures, and costs of future housing needs.

In late 2023, the Provincial government again introduced legislative changes through the passage of Bill 44 *Housing Statutes Amendment Act*, requiring local governments to implement proactive planning tools to remove regulatory barriers to housing development. All local governments were required to complete an Interim Housing Needs Report by January 1, 2025, and are required to complete a regular Housing Needs Report by December 31, 2028, and every five years thereafter.

The *Local Government Act* now requires that the 5- and 20-year housing need identified in Housing Needs Reports can be accommodated in the OCP. To align with these regular updates, OCPs and Zoning Bylaws will also now be reviewed and updated every five years.

Based on new regulations developed by the Provincial government, Housing Needs Reports now have a standardized methodology that local governments must use to calculate the number of housing units their communities will need over 5- and 20-year periods. The Housing Needs Reports Method consists of six components (A-F), which are added together to provide the total number of housing units needed in the District of Peachland. The components are as follows:

- .1 The number of housing units for households in extreme core housing need.
- .2 The number of housing units for individuals experiencing homelessness.
- .3 The number of housing units for suppressed households.
- .4 The number of housing units for anticipated household growth.
- .5 The number of housing units required to increase the rental vacancy rate to 3%.
- .6 The number of housing units that reflects additional local housing demand (“demand buffer”).

Table 2 on the following page shows the District’s 5- and 20-year housing needs which have been generated using the B.C. Housing Needs Reports Calculator¹ and in accordance with the Technical Guidelines provided by the Province (and which are prescribed by the *Housing Needs Report Regulation*). For Peachland, the anticipated number of new housing units needed within the next five years is 494, and 1,650 new housing units within the next 20-years.

¹ The [BC HNR Calculator](#) is hosted by Housing Assessment Resource Tools (HART), which is a non-governmental research group with a team of researchers from numerous Canadian universities. HART is government and grant funded. The B.C. HNR Calculator follows the Provincial Guidelines exactly.

Table 2: Summary of Peachland Estimated Housing Needs; 5- and 20-Year Need

Component	5 Year Need	20 Year Need
Extreme Core Housing Need	19	76
Persons Experiencing Homelessness	16	33
Suppressed Household Formation	25	102
Anticipated Growth	377	1,217
Rental Vacancy Rate Adjustment	2	8
Additional Local Demand	54	215
Total New Units – 5 years	494	
Total New Units – 20 years		1,650 ²

The District of Peachland undertook an analysis in 2025 to assess existing housing capacity, based on OCP Land Use Designations and zoning. This analysis took account of the presence of services (water/sewer), floor space ratio regulations from zoning, and the potential for infill Small-Scale Multi-Unit Housing. The results of that analysis found that the District could, based on existing zoning, accommodate approximately 9,417 units. These results are presented in Table 3 below.

Table 3: Existing Housing Capacity

OCP Designation	Potential Units on Parcels with Existing Dwellings	Potential Units on Vacant Parcels	Total
Agriculture	57	2	59
Commercial (Including Downtown)	761	124	885
Comprehensive Development	2,800	600	3,400
Low Density Residential	2,988	250	3,238
Medium Density Residential	375	445	820
Residential Mixed Use	439	26	465
Rural	160	38	198
Tourist Commercial	46	0	46
Grand Total	7,626	1,485	9,111

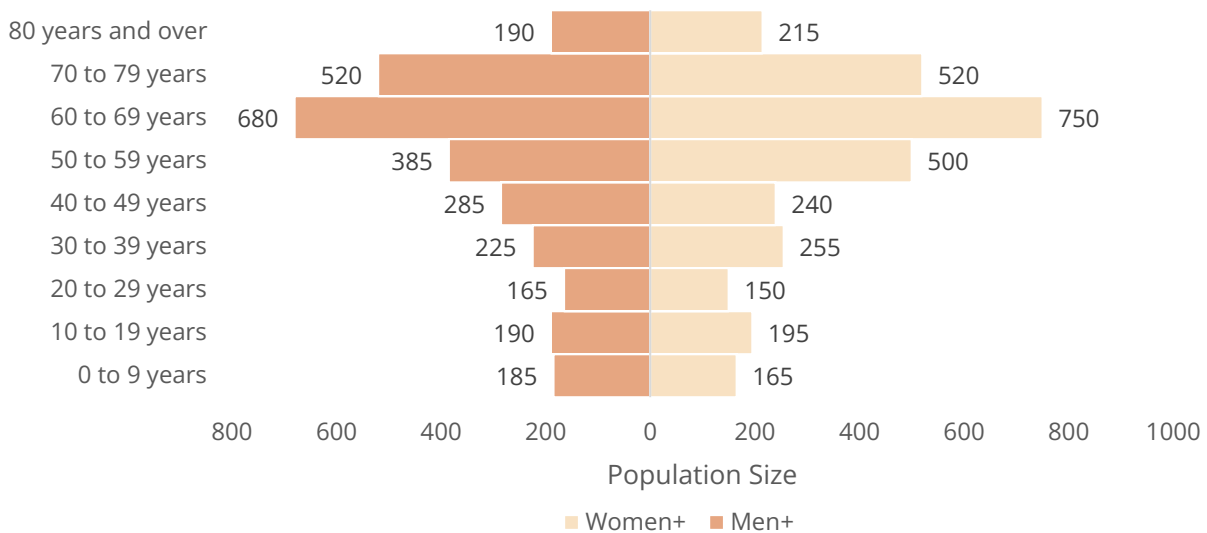
² Estimated unit needs have been rounded to the nearest whole number.

2.3.3 Demographic and Growth Trends

Understanding Peachland’s demographic profile is essential for long-range planning, as shifts in population structure influence future housing needs, service demands, infrastructure priorities and economic development trends in Peachland.

Demographically, Peachland is characterized by an aging population: the median age rose to 60 years in 2021, and the largest share of residents falls in the 60–69 age cohort. The share of younger adults (particularly those aged 20–29) remains comparatively low, underscoring shifts in age structure that have important implications for housing demand, community services, and long-term planning. Figure 5 below depicts population by age group.

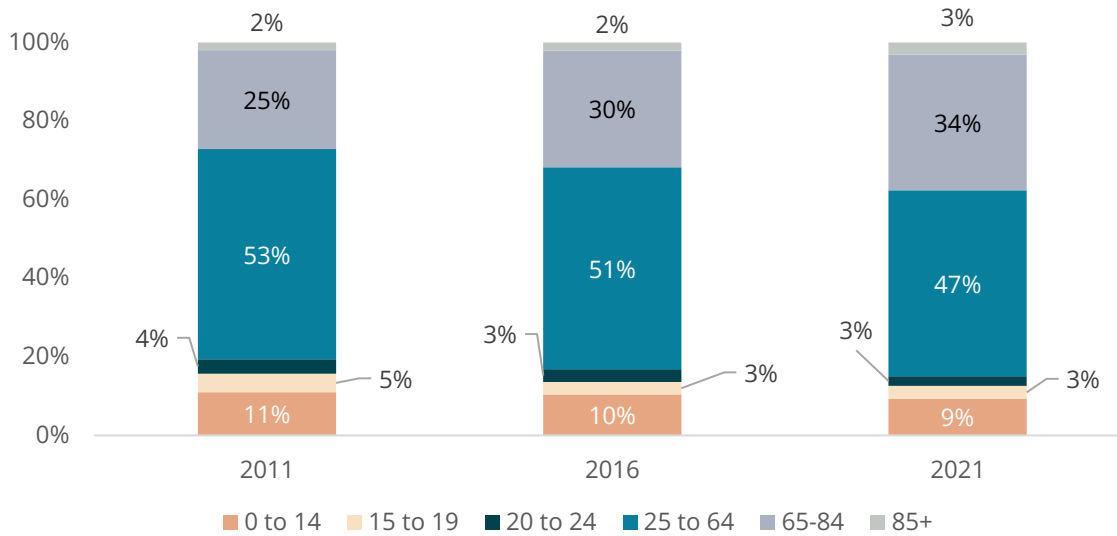
Figure 5: Population by Age Group 2021



In Peachland, the number of people in most age groups is decreasing, although the share of older age groups (65-84 and 85+) has increased. The population aged 65 to 84 increased drastically between 2011 and 2021 by approximately 700 residents. In comparison, the share of the population aged 14 years and younger, 15 to 19, and 20 to 24 decreased from 1,010 to 875 residents (Figure 6). This suggests that the population overall is aging, and this trend is expected to continue in the next 5- and 10-year periods.

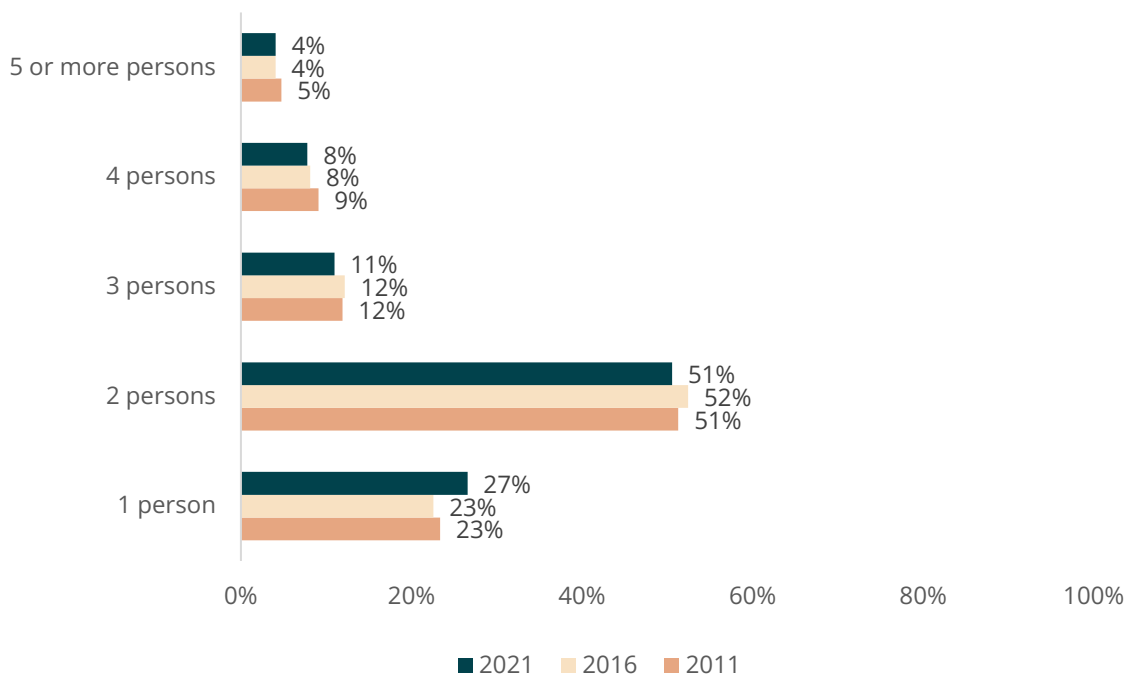
Figure 7 provides a breakdown of household size. There were an estimated 2,690 households in Peachland in 2021, up by 35% from 1,750 households in 2011. The number of households increased by 8.6% during the same time period from 2016 to 2021, and is expected to continue to increase, which suggests an increasing demand for housing in Peachland.

Figure 6: Percentage Age Group Distribution, 2011 to 2021



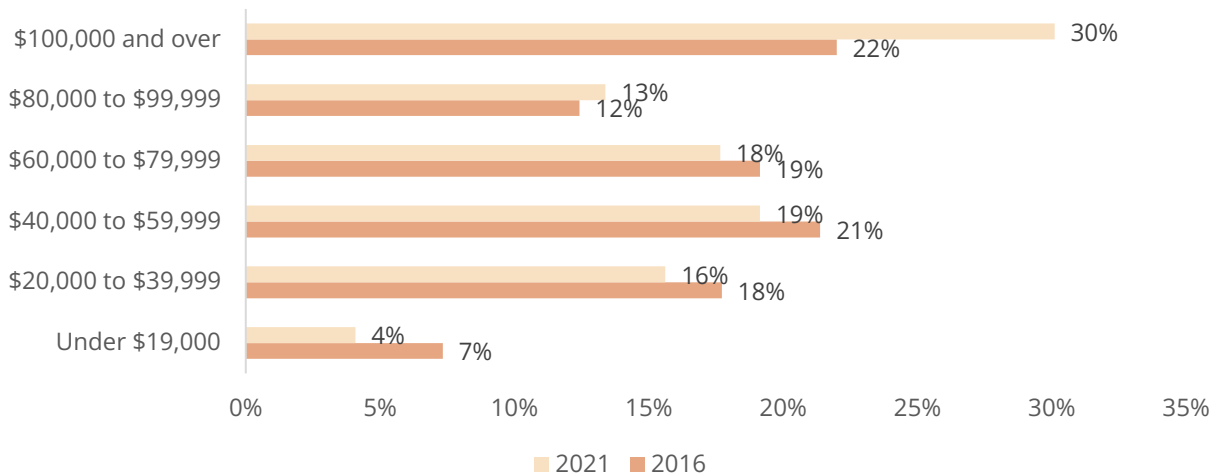
In Peachland, the average household size is about 2 people (2.2). One- and two-person households made up the majority of households in Peachland in 2021, as shown in Figure 7. In contrast, households with five or more people made up only 4%. These findings suggest a need for a range of housing options, including options for smaller households, growing families, an aging population, and housing with accessibility features.

Figure 7: Breakdown of household Size 2011 - 2021



In 2020, the average and median after-tax income of households in Peachland were \$82,700 and \$72,500, respectively, lower than the provincial median of \$85,000. This, however, is an increase from the 2015 average and median after-tax income, which was \$77,606 and \$63,372, respectively. In 2020, just over 30% of households earned an income of \$100,000 or greater, which is an eight-percent point increase from 2015. Figure 8 below depicts household after-tax income groups.

Figure 8: Household After-Tax Income Groups, 2016-2021

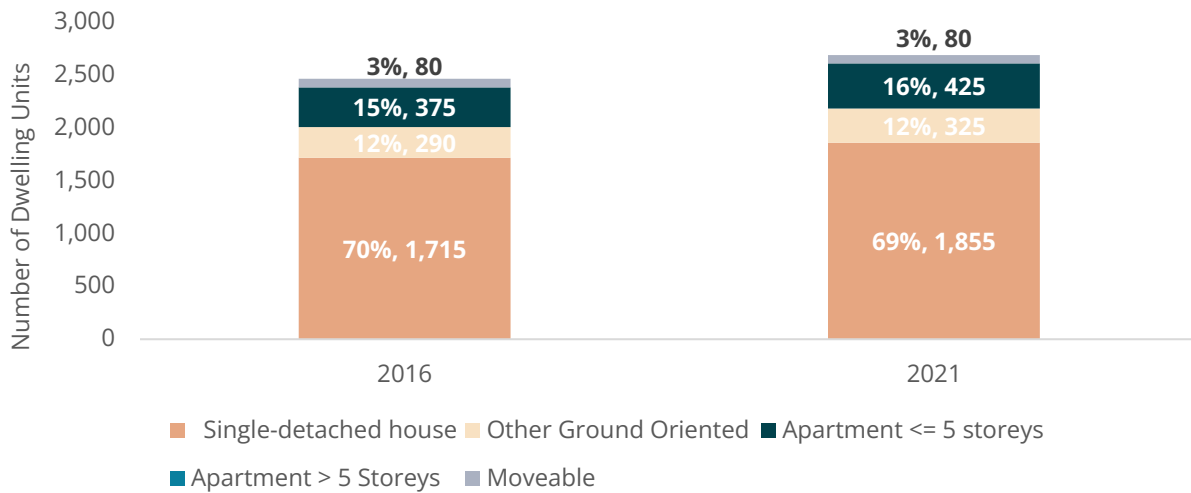


2.3.4 Housing Profile and Projections

Housing Mix by Structure

A greater mix of housing types (and tenures) has the potential to offer a range of housing options to accommodate people of all ages, abilities, and income levels and at all stages of life. In Peachland, single-detached dwellings are the most prominent housing form. While there was growth in the number of single-detached houses between 2016 and 2021 (1,715 to 1,855), the share of single-detached homes has decreased (70% to 69%). This may signal a shift towards other housing types, including apartments under 5 storeys and other ground-oriented development. However, the housing mix in Peachland remains heavily skewed towards single-detached homes (69%). Figure 9 below demonstrates the mix of housing types between 2016 and 2021.

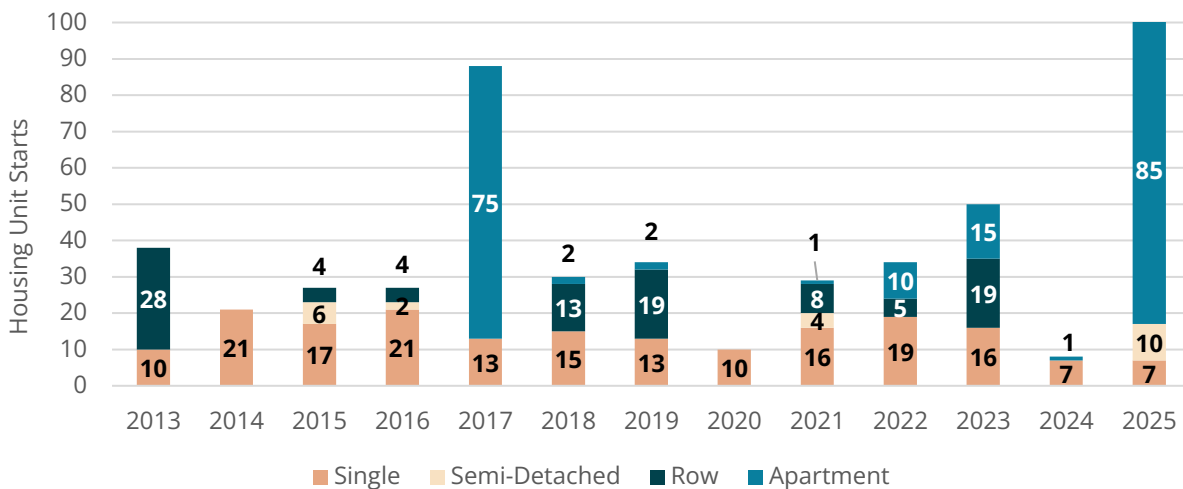
Figure 9: Housing Types, 2016-2021



Building Permit Data

The District of Peachland has experienced highly variable building permit issuance over the past decade, reflecting inconsistent development patterns across different housing types. Figure 10 below shows the District’s historical housing starts from 2013 to 2025 for single-detached homes, semi-detached homes, row houses, and apartments (CMHC, 2026). Notable peaks occurred in 2017 with 88 housing unit starts and in 2025 with 102 housing units, driven largely by the Peachland Seniors Support Society apartment developments. Single-detached building permits have remained relatively modest and steady, while apartments and row units have increased in recent years, though their numbers fluctuate significantly year by year. This is typical for a municipality with a smaller population. The decade-long average of approximately 39 housing units annually masks substantial year-to-year volatility, indicating that Peachland’s housing development has been driven by periodic surges in housing unit starts rather than consistent growth.

Figure 10: Peachland Historical Housing Unit Starts by Housing Type, 2013-2025 (CMHC, 2026)



2.3.5 Economy

Economic prosperity is fundamental to sustaining a vibrant and resilient Peachland. A strong local economy supports access to meaningful employment opportunities, enables local entrepreneurs and businesses to grow, and attracts ongoing public and private investment to meet Peachland's changing needs.

Early Industry

Mining, forestry, and agriculture attracted early settlers to the region and played a foundational role in shaping Peachland's heritage and early development. Throughout the 20th century, tree fruit production became a defining industry, with orchards producing peaches, apples, pears, prunes, plums, apricots, and cherries. Packing houses were located near the waterfront to enable shipment by boat to Penticton and Kelowna, where products connected to the regional rail network.

Logging also contributed to the local economy, with ponderosa pine harvested from Upper Trepanier Bench above the community and processed at a sawmill near the current intersection of Renfrew Road and Highway 97. In addition, agricultural lands supported farming, ranching, and livestock operations, with Crown forest lands on the hills above Peachland used for seasonal cattle grazing. A range of service and commercial businesses, including general stores, retail shops, hotels, and restaurants, emerged to support these primary industries and the growing community.

Local Economic Context

Today, Peachland's economy has evolved from its historic resource-based foundations to one that is primarily retail and service-oriented and closely tied to its natural setting along Okanagan Lake. Local employment is concentrated in retail and personal services, tourism and hospitality, construction, real estate, health care, and small-scale professional services. Seasonal tourism plays an important role in supporting local businesses in downtown Peachland.

Supporting local businesses, encouraging year-round economic activity, and strengthening the vitality of the downtown remain important considerations for the community's long-term economic resilience. Tourism plays a large role in Peachland's local economy, with visitors attracted to the small-town charm and waterfront setting of downtown Peachland.

The sectors with the largest share of employment in Peachland are retail trade, construction, health care and social assistance, and accommodation and food services (Figure 11). From 2016 to 2021, the share of the total workforce within industries stayed relatively stable, with changes ranging between one and two percentage points.

Figure 11: Employment by Industry, 2016-2021

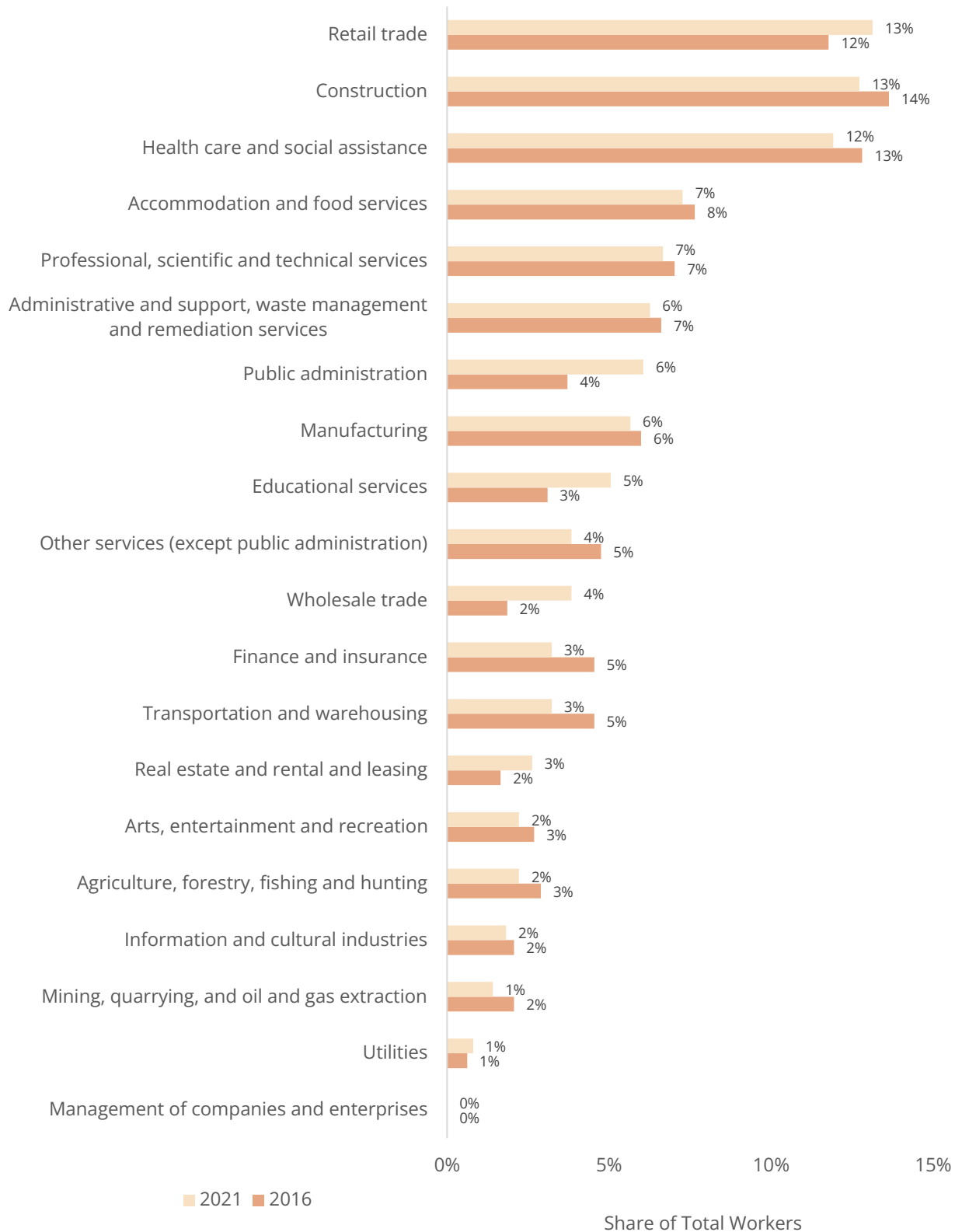




Image Source: Triggiano

Regional Context Statement

3. REGIONAL CONTEXT STATEMENT

In accordance with Section 446 of the *Local Government Act*, an OCP must include a Regional Context Statement where a Regional Growth Strategy (RGS) applies to the same area as the OCP. Peachland is subject to the Regional District of Central Okanagan (RDCO) Regional Growth Strategy.

Since adoption of the RGS, the RDCO and regional partners have fulfilled this commitment in several ways. Significant progress has been made toward RGS goals and policies by staff and elected officials working at both regional and local levels. This has been in part due to the development of a five year action plan to outline the priority initiatives to implement the RGS. The first RGS Priority Projects Plan was endorsed by the RDCO Board in 2017. An updated 2024 – 2028 Priority Projects Plan was endorsed in 2024 and is shown in Table 4 on the following page. By developing an RGS Priority Projects Plan and implementing its initiatives, the RDCO and its partners are not only fulfilling the commitments of the RGS but echoing its most central insight: many of the challenges collectively faced are best addressed at the regional level.



Image Source: Triggiano

Table 4: RDCO 2024 – 2028 Priority Projects Plan

	2024	2025	2026	2024	2028
Ongoing Base Business					
1. RGS Implementation Monitoring	✓	✓	✓	✓	✓
2. Regional Context Statements	✓	✓	✓	✓	✓
3. RGS Steering Committee	✓	✓	✓	✓	✓
4. Regional Planning Labs	✓	✓	✓	✓	✓
5. Regional Citizen Survey	✓		✓		✓
6. Environmental Data and Mapping	✓	✓	✓	✓	✓
7. Central Okanagan Regional Open Data Library		✓	✓	✓	✓
2024 – 2028 Regional Projects: Planning					
8. Regional Employment Lands Inventory	✓	✓			
9. Regional Agricultural Strategy	✓	✓			
10. Regional Soil Deposit and Removal Strategy	✓	✓			
11. Regional Housing Needs Summary	✓	✓			
12. Development Permit Area Standards		✓	✓		
13. Regional Climate Action Plan		✓	✓		
14. Terms of Reference for Professional Report			✓	✓	
15. Regional Employment Lands Strategy			✓	✓	
16. Growth Projections Regional Methodology				✓	✓
17. RGS update		✓	✓	✓	✓
2024 – 2028 Regional Projects: Engineering					
18. Explore and Define Regional Transportation Service	✓	✓			
19. Explore Curbside Food Waste Collection	✓	✓			
20. Implement Curbside Food Waste Collection			✓	✓	
21. Regional Air Quality Plan Update				✓	✓

On November 20, 2025, the RDCO’s Board initiated the development of a new Regional Growth Strategy. Completion is anticipated in 2028. Meanwhile, to ensure continued momentum, a list of projects for 2024 to 2028 has been established to guide regional projects and foster collaborative work around the region for consistency and efficiency.

The following table identifies the relationship between the District of Peachland’s OCP and the policies and strategic directions of the RGS.

Table 5: District of Peachland OCP Comparison

RGS Issue Area	Regional Growth Strategy Goals	Related OCP Section(s)
Our Land	To manage the land base effectively to protect natural resources and limit urban sprawl	Section 4 Growth Management Section 7.4 Infrastructure and Servicing
Our Economy	To develop and enhance a positive business environment in the region to achieve a dynamic, resilient and sustainable economy	Section 7.2 Local Economy Tourism and Business
Our Water and Our Ecosystem	To manage and protect water resources and to be responsible stewards of natural ecosystems to protect, enhance and restore biodiversity in the region.	Section 7.6 Natural Environment
Our Health	To contribute to the improvement of community health, safety and social well-being	Section 5.5 Institutional Section 4.2 Growth Strategy
Our Food	To support a regional food system that is healthy, resilient and sustainable	Section 5.1 Agricultural Section 6.8 New Monaco
Our Housing	To improve the range of housing types and tenures to meet the social and economic needs of the region	Section 7.1 Housing
Our Climate	To minimize regional greenhouse gas emissions and respond to the impacts of climate change	Section 7.7 Climate Action
Our Transportation	To enhance the regional transportation system to ensure that it is accessible, affordable and efficient	Section 7.3 Transportation and Mobility
Our Governance	To respond to the needs of the region with an effective and efficient governance service model	Section 7.9 Partnerships and Regional Alignment



Growth Management

4. GROWTH MANAGEMENT

Growth management is a proactive response to development pressures intended to guide new growth in a logical, sequential and sustainable manner. An important component of growth management is consideration of how future growth patterns impact the cost of servicing. By investing in and supporting existing neighbourhoods, Peachland can grow in a way that embraces sustainable infrastructure options. The application of growth management principles is intended to support the community's vision and reflects its core values by fostering a strong sense of community, enhancing mobility and connectivity, and safeguarding important landscapes such as environmentally sensitive habitats, agricultural lands, and hillside areas.

4.1 Guiding Principles

Growth management should be a proactive response to growth pressures that encourages development to occur in a logical and sequential way, by both protecting and capitalizing on valued community assets. The application of growth management concepts should support the community's vision and reflect its values, creating a sense of community, improving mobility and connectivity while protecting important landscapes such as environmentally significant habitats, agriculture and sensitive hillside areas. Principles including focusing growth in fully serviced urban neighbourhoods through the infill of vacant and/or underutilized lots (i.e., redevelop to higher density uses) have long been included in the OCP. Other issues that growth management generally attempts to address include:



Achieving more compact population growth.



Encouraging more “complete” communities with a better balance of population and employment.



Preserving agricultural, resource, and habitat lands.



Developing a transit-supportive urban structure based on higher average densities in regional, town or village centres.



Developing a transit-supportive urban structure based on higher average densities in regional, town or village centres.



Asset management and long-term cost recovery of the District's infrastructure resources.

In the short term, becoming less car-dependent may be a real challenge in Peachland, but certainly it remains an important goal over the longer term where feasible. This approach supports efficient land use, makes better use of existing infrastructure, strengthens established neighbourhoods, and provides taxation revenue that can be used towards improving and maintaining existing assets and infrastructure.

A fundamental consideration in growth management is whether new development will generate sufficient long-term revenue to sustain the infrastructure it requires. Both density and location play equally important roles in this; compact development spreads infrastructure costs across more properties, and centrally located development requires less infrastructure to connect it. Since infrastructure costs are driven primarily by distance rather than type, these two factors work together to optimize cost efficiency. Development in established areas of the District, where population concentrations and activity levels are higher, is generally better positioned to support its associated infrastructure costs. Conversely, lower-density development, such as in hillside areas, often presents a less favourable economic profile. The description of Peachland's neighbourhoods in Section 6 and context maps contained in Appendix A – Schedule 2 provide the context for considering future growth opportunities in each of these general areas.



Image Source: Brandol

4.2 Infrastructure Lifecycle Cost Analysis and Future Scenarios

As part of the 2026 minor OCP review, the District undertook an infrastructure analysis and future scenarios modelling to understand how the District's future growth patterns affect the long-term costs associated with infrastructure servicing: water, sewer, and road systems. This analysis was undertaken to inform strategic decisions about where growth should be directed and how land use designations can support the District's fiscal sustainability, as well as community and Council priorities.

Using geographic information systems (GIS) and the District's existing asset management inventory, the analysis traced connections from each property through the District's infrastructure networks to identify which assets are shared broadly across the community and which serve only a handful of properties. By assigning lifecycle costs, the full cost of building, maintaining, and renewing infrastructure, to individual properties based on their connection to these systems, the analysis provided insight into which neighbourhoods and development patterns generate sufficient tax revenue to sustain their associated infrastructure costs.

Current State

Applying this model to the current situation shows that the District is currently in a deficit, where investment in infrastructure renewal is unlikely to keep pace with long-term costs. The current "cost recovery" or share of long-term infrastructure costs covered by revenue across the District is 30%. In other words, the property tax revenue that the District generates covers only 30% of the costs of providing those services over their life cycle. This challenge is shared by many communities in North America. The estimated cost recovery is higher in some neighbourhoods than others. Some neighbourhoods, such as Downtown, Beach Avenue, and Clements, currently contribute more revenue relative to their infrastructure costs and effectively subsidize servicing in lower-density areas.

Future Scenarios

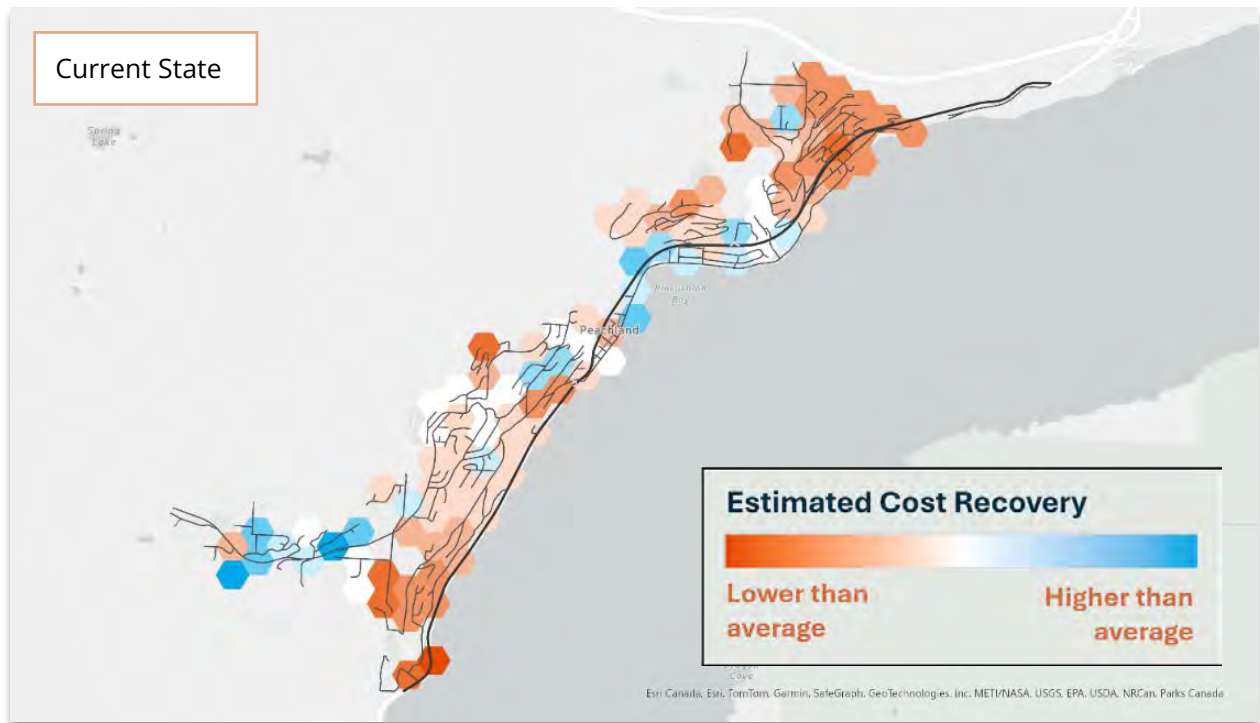
The model was used to test two future growth scenarios: one focused on infill development in established neighbourhoods (Infill Scenario), and another assuming more dispersed growth across multiple areas of the District (Dispersed Scenario), with the purpose of illustrating possible future growth under existing land use designations, with considerations for long-term infrastructure costs of each. Both scenarios include the same total amount of new housing and commercial space, and both scenarios are supported by the District's overall growth management strategy and OCP Land Use Designations, but place that growth in different locations. The Infill Scenario focuses more on growth in the central, already-developed areas. The Dispersed Scenario sees more growth happening outwards into new areas.

Findings

The analysis revealed that revenue is relatively equal between the two scenarios. However, there is a slight increase in revenue generation in the Infill Scenario compared to the Dispersed Scenario, which is attributable to the higher share of ground-oriented infill or townhouses compared to mid-rise apartments. This difference generally reflects the assumption that townhouses and other lower-density ground-oriented dwellings tend to have higher per-unit values than mid-rise apartment units. The estimated recovery District wide is 4% higher in the Infill Scenario, and slightly lower in the Dispersed Scenario. Further, total infrastructure costs are about 15% higher in the Dispersed Scenario than the Infill Scenario. This suggests that the District would have to increase fees and taxes by 15% to avoid losing ground on the existing renewal shortfall.

Overall, the results demonstrate that concentrating growth in already-served, centrally located areas significantly reduces the District's infrastructure burden and supports more sustainable municipal finances moving forward. This analysis demonstrated that support for rezoning applications within centralized neighbourhoods supports the overall community vision for responsible growth. A visualization of these scenarios is shown in the figures below.

Figure 12: Infrastructure Cost Analysis



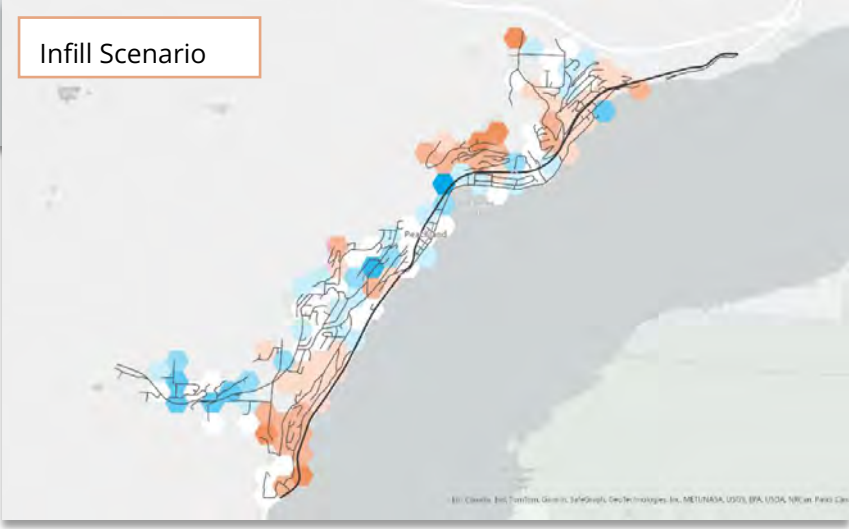
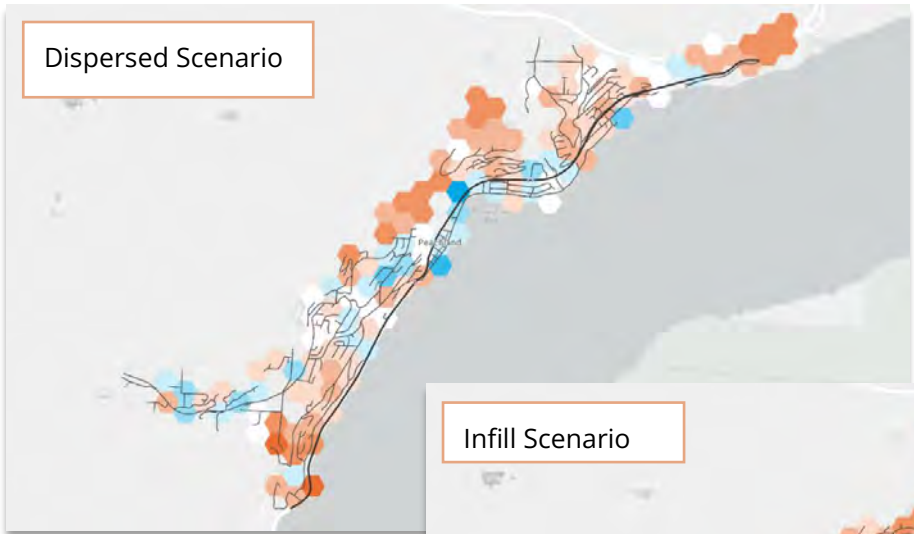


Image Source: Mattu

4.3 Growth Strategy

The District's growth management strategy and supporting policies have been grounded in the findings of the infrastructure analysis and future scenarios model as well as a clear understanding of infrastructure capacity, servicing requirements, and long-term financial sustainability, ensuring that the anticipated revenues associated with growth are proportionate to the costs of servicing it. The growth management objectives and policies in this section also reflect the District's housing need projections, Asset Management Plan, Financial Plan, and related master plans, and are intended to guide Council in making strategic, informed, fiscally responsible decisions that align with Peachland's Community Vision.

4.3.1 Objectives

- .1 Foster development that contributes positively to community vibrancy, mobility, connectivity, and long-term resilience.
- .2 Foster healthy and safe neighbourhoods through appropriate mixing of uses, integration of parks and greenspace, and access to cultural, social, and recreational amenities.
- .3 Manage the pace, location, and form of growth to reinforce Peachland's small-town character, strong sense of community, and natural beauty.
- .4 Promote population and housing growth in fully serviced urban neighbourhoods to support complete communities and sustainable infrastructure.
- .5 Align growth with infrastructure capacity, servicing strategies, and long-term financial planning to ensure fiscally responsible decision-making.
- .6 Support dense forms of new housing developments that fully fund the infrastructure and services they require, including roads, water, sewer, stormwater, and the provision of parks, schools, and emergency services.
- .7 Prioritize residential development in proximity to existing or planned walking, cycling, public transit, and other alternative transportation infrastructure to improve equitable access to daily needs and reduce household transportation costs.
- .8 Make efficient use of infrastructure, creating neighbourhoods that support transit and active transportation use.

4.3.2 Policies

- .1 Assess the long-term financial implications of development, including lifecycle infrastructure costs and service delivery impacts.
- .2 Prioritize infill development, redevelopment, and intensification of vacant and underutilized lands within existing areas (*i.e.*, *Downtown and Beach Avenue*) before considering new greenfield development.

- .3 Encourage development that makes efficient use of existing infrastructure and services.
- .4 Ensure that growth aligns with infrastructure capacity, municipal servicing plans, and community amenities.
- .5 Require environmental impact assessments, hazard assessments, or other technical studies where necessary to support informed decision-making.
- .6 Ensure that new development incorporates building design, siting, and landscaping that complements the scale and character of surrounding neighbourhoods in Peachland.
- .7 Encourage public gathering spaces, cultural amenities, and community facilities as part of new development where appropriate.
- .8 Encourage mixed use development in appropriate locations to support local businesses, services, and year-round economic activity.
- .9 Encourage reduced automobile dependence through compact development patterns, transportation demand management strategies, and by implementing the Active Transportation Network Plan to enhance walking, cycling, and other active modes.
- .10 Support complete neighbourhoods that provide access to parks, schools, shops, and services within reasonable walking or cycling distance.

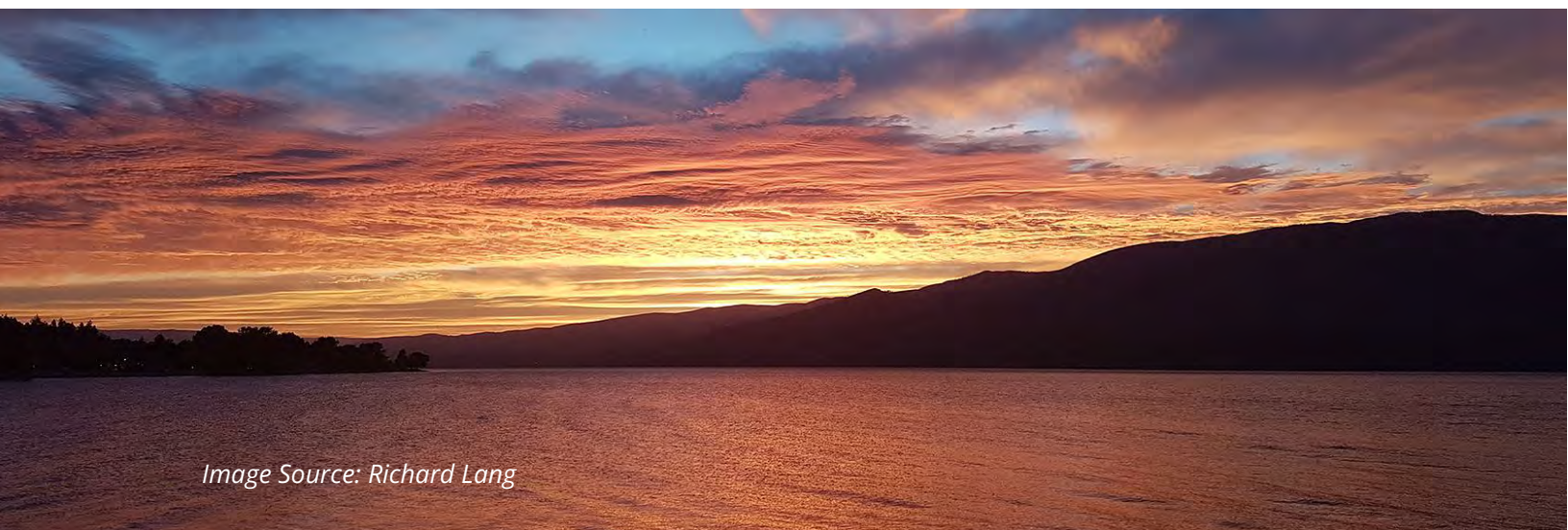


Image Source: Richard Lang



Image Source: Mattu

Future Land Use Framework

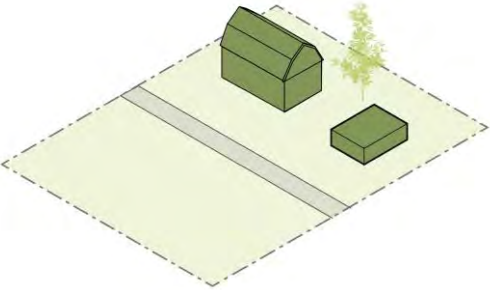
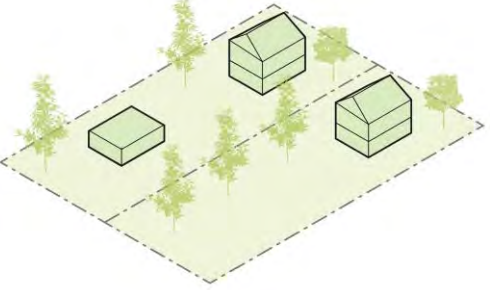
5. FUTURE LAND USE FRAMEWORK

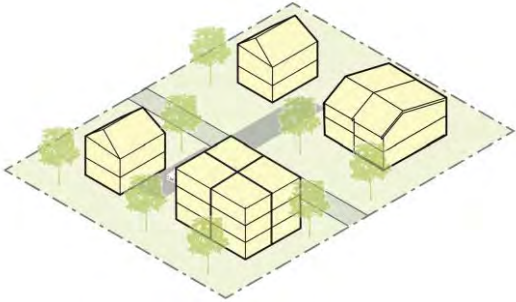
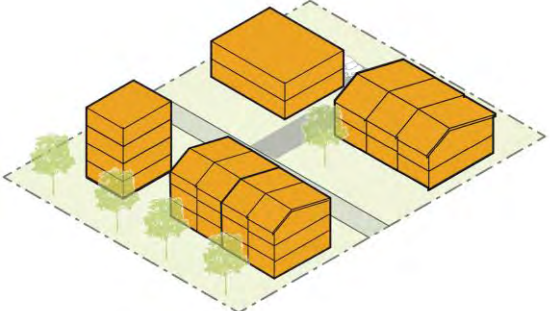
The District’s land use framework provides the foundation for managing growth and guiding development in a manner that meets the community’s evolving needs. Future Land Use Designations establish where residential, commercial, mixed use, and industrial development is encouraged, the general mix and intensity of uses, and the most suitable locations for specific activities (see Appendix A – Schedule 1: Future Land Use Map). By strategically allocating land for different uses, the District seeks to promote a balanced, diverse, and sustainable urban form, supporting a resilient, inclusive, and vibrant community for residents, businesses, and visitors. A summary of the District’s future Land Use Designations (LUDs), including a description of each, allowable building typologies, supported uses, and supported building heights, is provided in Table 6, on the following page.

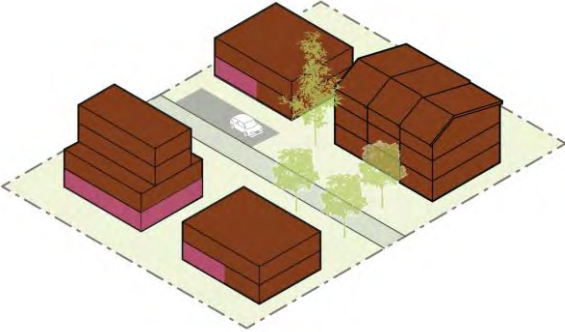
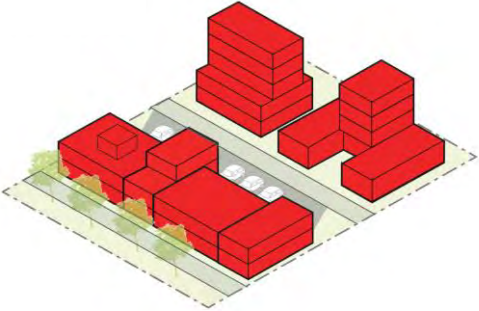


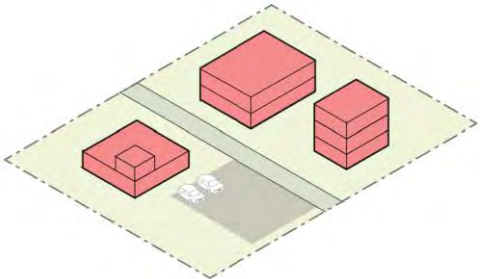
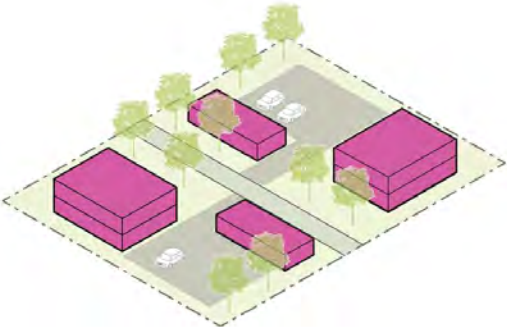
Image Source: Erwin J

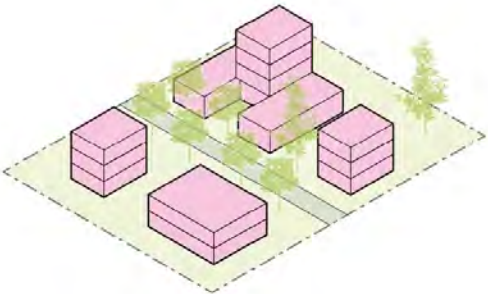
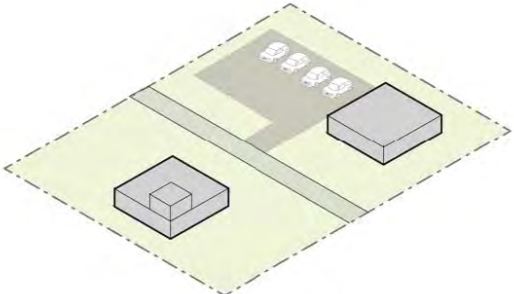
Table 6. District of Peachland Future Land Use Designations

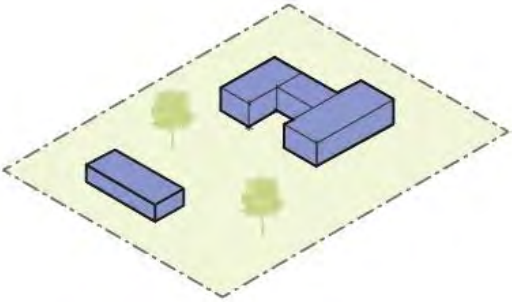

Description	Allowable Building Typologies	Supported Uses	Building Height
Agricultural (AGR)			
<p>Lands within the Agricultural Land Reserve which support a large range of agricultural activities. Large lot sizes of greater than 2 ha (5 ac) and up to 2 housing units per lot unless required by legislation.</p> 	<p>Single-detached dwelling</p> <p>Accessory dwellings</p> <p>Agricultural buildings</p>	<p>Agriculture, including intensive uses</p> <p>Residential</p> <p>Land uses subject to the <i>Agricultural Land Commission Act</i> and <i>Agricultural Land Reserve Use Regulation</i>.</p>	<p>Approximately 9 m (30 ft.) for residential and up to 15 m (50 ft.) for agricultural.</p>
Rural Residential (RL)			
<p>Large lot residential lands, which may not have municipal services, with predominantly detached residential uses that are rural or agricultural in nature, but outside of the ALR. Large lot sizes of greater than 2 ha (5 ac) and up to 2 housing units per lot unless required by legislation.</p> 	<p>Single-detached dwellings</p> <p>Accessory dwellings</p> <p>Agricultural buildings</p>	<p>Residential</p> <p>Agriculture, agritourism</p>	<p>Approximately 9 m (30 ft.) for residential and up to 12 m (39 ft.) for agricultural buildings.</p>

Description	Allowable Building Typologies	Supported Uses	Building Height
Low Density Residential (LDR)			
<p>Ground-oriented homes characterized by lower building heights, at grade entrances, and a mixture of detached and semi-detached dwelling types. Lands which are typically serviced, with lower lot coverage and smaller lot sizes.</p> 	<p>Single-detached dwelling Duplex Dwelling Accessory Dwellings Townhouse</p>	<p>Residential Home based business</p>	<p>2 - 3 storeys and up to 11 m (36 ft).</p>
Medium Density Residential (MDR)			
<p>Lands supporting a diversity of ground oriented and multi-unit housing types that are located in existing neighbourhoods on larger lots.</p> 	<p>Townhouse Stacked townhomes Low-rise apartments</p>	<p>Multi-unit residential</p>	<p>3 to 4 storeys and up to 13 m (43 ft.)</p>

Description	Allowable Building Typologies	Supported Uses	Building Height
Residential Mixed Use (MX-R)			
<p>Lands supporting a diversity of multi-unit housing types that incorporate small-scale commercial uses that are compatible with neighbouring land uses.</p> 	<p>Townhomes Stacked townhomes Low-rise apartments Small commercial units</p>	<p>Multi-unit Residential with Small Scale Commercial</p>	<p>3 to 4 storeys and up to 13 m (43 ft.)</p>
Downtown (DT)			
<p>Higher residential intensity, a mix of uses, and minimal building setbacks for a pedestrian oriented urban form. Commercial uses required at grade on Beach Avenue.</p> 	<p>Townhouses Stacked Townhouses Apartments Mixed uses buildings</p>	<p>Residential Commercial Mixed Use</p>	<p>Varied heights established by zoning.</p>

Description	Allowable Building Typologies	Supported Uses	Building Height
Comprehensive Development (CD)			
<p>Lands intended for large or complex sites requiring a coordinated planning approach to ensure integrated design, infrastructure servicing, and compatibility with surrounding uses. Typically developed under a site-specific zoning bylaw.</p> 	Varies	Residential Commercial Mixed Use Institutional	Established through site-specific zoning
General Commercial (C)			
<p>Areas designated to accommodate a broad range of commercial activities serving local and community-wide needs. Typically located along major corridors and at key intersections.</p> 	Stand-alone Commercial buildings Multi-tenant buildings	Retail Office Personal Services Restaurants Service Commercial	1 to 3 storeys and 13 m (43 ft.)

Description	Allowable Building Typologies	Supported Uses	Building Height
Tourist Commercial (TC)			
<p>Lands intended to support tourism-related uses that serve visitors and enhance the local economy. Often located near waterfronts, highways, or key destinations.</p> 	<p>Hotels Motels Resorts Tourist-oriented commercial buildings</p>	<p>Hotels Motels Resorts Tourist-oriented commercial accommodation buildings</p>	<p>3 to 4 storeys and 13 m (43 ft.)</p>
Industrial (IND)			
<p>Lands designated for light and general industrial activities, warehousing, manufacturing, service industrial, and related employment uses. Located to ensure compatibility with adjacent land uses and access to transportation networks.</p> 	<p>Ground-oriented industrial buildings</p>	<p>Light Industrial Warehousing Manufacturing Service Industrial</p>	<p>Varied heights established by zoning.</p>

Description	Allowable Building Typologies	Supported Uses	Building Height
Institutional (INST)			
<p>Lands designated for public and community-serving uses that provide educational, health, cultural, recreational, and civic services.</p> 	Varies	Varies	Varied heights established by zoning.
Parks and Open Space (PARKS)			
<p>Lands designated for public open space, environmental protection, recreation, and active transportation connections.</p> 	Varies	Parks Trails Natural Areas Recreation	N/A

5.1 Agricultural

The District of Peachland has a rich history rooted in agriculture and orchard development. Agricultural lands remain a vital component of the community's identity, economy, and environmental stewardship. These lands support local food production, contribute to the rural landscape and scenic character, and provide long-term economic and ecological benefits.

Protecting agricultural land from fragmentation and incompatible development is essential to maintaining its productivity and long-term viability for future generations. The Agricultural designation aligns with lands identified within the Agricultural Land Reserve (ALR), which is intended to preserve agricultural land and support farming activities across B.C. This designation implements land use policies that prioritize agricultural uses, encourage compatible development, and reinforce the long-term sustainability of the agricultural land base. Lands within the ALR, as well as lands located on Upper Trepanier Bench, are protected from non-agricultural development and are not intended to accommodate urban growth.

5.1.1 Objectives

- .1 Recognize and celebrate Peachland's agricultural history.
- .2 Maintain the integrity of the Agricultural Land Reserve.
- .3 Protect agricultural land from fragmentation and non-farm development.
- .4 Support and strengthen farm development, agricultural production, and agri-tourism activities.
- .5 Encourage local food security initiatives.

5.1.2 Policies

- .1 Support the preservation of lands within the Agricultural Land Reserve for agricultural use in accordance with provincial legislation.
- .2 Discourage subdivision and non-agricultural development within the Agricultural Land Reserve that may fragment or compromise the agricultural land base.
- .3 Direct urban growth away from agricultural and rural areas.
- .4 Consider zoning and regulatory approaches that enable farm diversification while protecting the long-term viability of agricultural lands.
- .5 Require adequate landscape buffering on non-ALR lands at the interface with Agricultural Land Reserve (ALR) lands, to avoid or mitigate conflicts between farm and non-farmland uses through zoning regulations.
- .6 Support agri-tourism businesses as a means of celebrating local food and beverage production and leveraging the Okanagan Valley's regional "brand".

- .7 Support new road or utility corridors that benefit agriculture while minimizing impacts on agricultural lands and preserving its integrity.
- .8 Encourage partnerships with local farmers, organizations, and institutions to enhance food security initiatives and distribution networks.
- .9 Support watershed protection while ensuring irrigation infrastructure is provided to sustain productive and sustainable agricultural lands where feasible and appropriate.

5.2 Residential

Single-detached dwellings remain the predominant housing form in Peachland. Recent development trends indicate a gradual shift toward a broader range of housing types, including ground-oriented multi-unit housing and apartments under five storeys. Expanding housing diversity will be important to creating a more balanced and resilient residential mix. Peachland faces the challenge of accommodating growth while addressing affordability and demographic change. An aging population is increasing demand for accessible, affordable seniors housing and supportive living options. At the same time, the community requires additional housing options that serve residents of varying incomes, household sizes, abilities, and life stages.

Through strategic land use planning and residential Land Use Designations, the District will support the development of a housing supply that is diverse, attainable, and responsive to the needs of both current and future residents. The following five Land Use Designations address variations in housing form and residential intensity within the District:

- Rural Residential
- Low Density Residential
- Medium Density Residential
- Downtown
- Residential Mixed Use

5.2.1 Rural Residential

Peachland's rural landscape is highly valued by the community. Characterized by the undeveloped upper slopes and benches within and beyond the District's boundaries, rural areas include pockets of larger lot developments that accommodate hobby farms, undeveloped lands and scattered rural residential areas. Development within this designation is intended to respect natural features, maintain open space, and ensure compatibility with adjacent agricultural or environmentally sensitive lands. While located outside the Agricultural Land Reserve, this designation is intended to provide buffering from agricultural uses and preservation of environmental features. Rural Residential areas are not intended to accommodate significant urban growth.

Objectives

- .1 Preserve the rural character of identified areas.
- .2 Protect open spaces, natural areas and access to Crown lands for recreation and scenic value.
- .3 Maintain low density development that is compatible with natural features and environmental constraints.

Policies

- .1 Establish a minimum lot area of at least 2 hectares (5 acres) to support the rural character and maintain open space.
- .2 Direct new rural residential development to areas designated Rural Residential on the Future Land Use Map (Appendix A – Schedule 1).
- .3 Preserve the rural character by limiting servicing requirements (i.e., development shall not require curb and gutter, sidewalks, ornamental street lighting, underground wiring, or municipal sewer services except where required for public health or environmental protection).
- .4 Support the core agricultural function of ALR lands by retaining a rural buffer area between ALR and urban development.
- .5 Incorporate wildfire risk reduction and emergency access considerations into rural residential development.
- .6 Encourage land uses compatible with rural character, such as hobby farms, accessory dwellings, and home-based businesses.
- .7 Maintain low density rural areas until development or infrastructure is immediately adjacent.

5.2.2 Low Density Residential

The Low Density Residential designation is intended to preserve and enhance established neighbourhoods primarily characterized by single-detached dwellings while allowing for modest intensification through the addition of new infill housing types of a similar scale and character. This designation supports a range of ground-oriented housing forms, including secondary dwellings and accessory dwelling units, compatible infill housing, manufactured housing, duplexes, and low density row housing in serviced areas of the community.

Objectives

- .1 Preserve and enhance the character and livability of established low density neighbourhoods.
- .2 Encourage modest, context-sensitive intensification through infill, secondary dwellings and accessory dwelling units, duplexes, townhouses, and cluster housing.
- .3 Ensure that development occurs in serviced areas and is supported by municipal infrastructure.

- .4 Support housing options that are compatible with the character and scale of existing, surrounding neighbourhoods.
- .5 Encourage low-impact home-based businesses that are compatible with the surrounding residential context.

Policies

- .1 Accommodate new low density residential development through infill, the addition of secondary dwellings or accessory dwelling units, duplexes, townhouses, and redevelopment within existing and underutilized areas.
- .2 Encourage clustering of dwellings to preserve open space, natural features, and neighbourhood character.
- .3 Properties designated Low Density Residential shall be fully served by municipal water, stormwater drainage, and sanitary sewer prior to or concurrent with any increase in dwelling units. All servicing requirements must comply with the District's Subdivision and Development Servicing Bylaw.
- .4 Consider area-specific height preferences where building form can accommodate the natural topography without adversely affecting natural features, scenic views, tree cover, or drainage courses.
- .5 Support low-impact home-based businesses that are compatible with the scale, character, and function of the neighbourhood.

5.2.3 Medium Density Residential

The Medium Density Residential designation is intended to accommodate a broader range of multi-unit and ground-oriented housing forms at moderate densities. These areas are generally located near services, transit routes, commercial areas, and community amenities. Development within this designation is intended to support housing diversity, aging in place, and more efficient use of serviced land while maintaining compatibility with surrounding neighbourhoods.

Objectives

- .1 Provide a range of medium density housing forms, including ground-oriented housing, townhouses, and multi-unit buildings to support residents at all stages of life.
- .2 Promote modest, context-sensitive intensification in areas with existing municipal services.
- .3 Ensure that medium density development is compatible in scale, massing, and form with adjacent lower-density neighbourhoods.
- .4 Maintain environmental protection, including topography, tree cover, drainage courses, and other natural features, within medium density areas.

Policies

- .1 Accommodate new medium density residential development (i.e., multi-unit residential buildings consisting of three or more units) through infill and the redevelopment of existing areas.
- .2 Maximum height shall be regulated by zoning; area-specific height variations may be considered where building form can respond to natural topography without adversely impacting natural features, scenic views, tree cover, or drainage courses.
- .3 Properties designated Medium Density Residential shall be fully served by municipal water, stormwater drainage, and sanitary sewer prior to or concurrent with any increase in dwelling units, in accordance with the District's Subdivision and Development Servicing Bylaw.
- .4 Encourage high-quality building design, landscaping, and site planning that provide transitions in scale to adjacent lower-density areas.

5.2.4 Residential Mixed Use

The Residential Mixed-Use designation supports small-scale, walkable neighbourhoods that integrate residential development with local services and amenities. These areas function as neighbourhood focal points, providing convenient access to daily needs within walking distance of and complementary to surrounding residential areas. The Residential Mixed-Use designation prioritizes housing while accommodating ground-oriented retail, professional offices, personal services, and community-oriented amenities that are intended to primarily serve nearby residents. Residential building forms may include apartments, townhouses, live-work units, and other multi-unit forms designed to achieve a compact and efficient urban form that is compatible with adjacent neighbourhoods.

Objectives

- .1 Encourage high-quality, mixed-use development that contributes to vibrant, pedestrian-oriented neighbourhood focal points.
- .2 Accommodate local, neighbourhood-oriented commercial and service uses that primarily support nearby residents.
- .3 Ensure new development reflects Peachland's small-town character and is compatible with surrounding residential areas.

Policies

- .1 Support new mixed use (i.e., commercial/residential) development in areas designated Residential Mixed Use.
- .2 Encourage mixed use development to provide active ground-floor commercial or community-oriented uses along primary street frontages.
- .3 Encourage building height, massing, and scale to transition appropriately to adjacent lower-density residential areas to maintain compatibility and small-town character.

- .4 Support live-work units and small-scale commercial opportunities integrated with residential development.
- .5 Discourage large-scale, auto-oriented, or region-serving commercial uses within Residential Mixed-Use areas.
- .6 Encourage landscaping, buffering, and site design measures to minimize impacts on neighbouring residential only properties.

5.3 Downtown and Commercial

Commercial lands in Peachland are clustered in the Beach Avenue Neighbourhood, Downtown Neighbourhood, Gateway Neighbourhood, Hardy Neighbourhood, and the Clement Neighbourhood, with Tourist Commercial Land Uses located within the Buchanan Neighbourhood.

5.3.1 Downtown

Downtown commercial services are characterized by many small locally owned and operated businesses (cafes, restaurants, retail and service uses) that rely on Peachland residents as their primary market and seasonal tourism as their secondary market. Retail space in downtown Peachland is dominated by food and beverage businesses. Full-service restaurants, drinking places, and limited-service eating establishments accounted for over 28,000 square feet of space or approximately 45% of the retail space Downtown.



Objectives

- .1 Downtown Peachland is a priority growth area and distinctive mixed-use hub that meets the daily needs of the community and visitors.
- .2 Peachland supports economically viable mixed-use redevelopments in its Downtown.
- .3 Downtown Peachland prioritizes the pedestrian scale and public realm experience.

Policies

- .1 Support the development of a diverse range of multi-unit residential forms including townhouses and apartments.
- .2 Support a mix of housing sizes by encouraging development to include a range of unit sizes including 1-, 2-, and 3-bedroom units.
- .3 Encourage mixed-use development that increases the number of residents living downtown while also supporting broader Peachland residents' daily needs and tourism visitation.

- .4 Support the development of Beach Avenue as a high-quality, pedestrian-oriented waterfront main street that prioritizes active street life, public access, and a strong relationship to the waterfront.
- .5 On Beach Avenue, between 1st Street and 3rd Street, commercial uses are required at grade, and above the second storey.
- .6 On Beach Avenue, between 3rd and 5th Street, a mixture of residential and/or hospitality uses are supported, with commercial uses at grade encouraged but not required.
- .7 Support the development of Waldo Way as a mixed-use area that supports Downtown growth and transitions between Beach Avenue and surrounding neighbourhoods. West of Waldo Way, new development must include residential uses.
- .8 Land uses in the downtown should align with the vision and guiding policy principles in the Downtown Revitalization Implementation Strategy.
- .9 Direct larger format commercial and non-retail commercial uses to lands west of Waldo Way precinct (e.g., fitness centers, professional services, and grocery stores).
- .10 Direct automobile oriented commercial developments to the Clements neighbourhood commercial centre.
- .11 Non-residential uses which generate a high parking demand, such as office space, should be evaluated based on their floorspace relative to their contribution to other Downtown area policies and their impact on Downtown parking limitations.
- .12 Support consolidation of multiple lots into land assemblies to create larger parcels capable of supporting viable commercial or mixed-use developments.
- .13 Facilitate and encourage higher density housing development, redevelopment and densification on underutilized lands, including existing lands with existing single-use (i.e., commercial-only) or single-detached residential lands.
- .14 Encourage and support large-scale tourist accommodation Downtown such as a hotel or resort spa by enabling mixed-use hotel-residential projects.
- .15 Support the evaluation of a density bonus program focused on the Downtown to support additional density in exchange for needed community amenities and/or affordable housing.
- .16 Support elimination of minimum off-street parking requirements for new retail and customer-oriented commercial uses located along Beach Avenue within the Downtown area. In other commercial areas, evaluate opportunities for shared parking provisions.



.17 Prioritize land use development that supports pedestrian comfort and safety through human-scale design, active street frontages, mixture of building styles, and visually engaging streetscapes that facilitate public gathering and interaction.

.18 Prioritize commercial uses and street interface at street level and direct residential uses to the second floor or higher.

.19 Reinforce Beach Avenue as Peachland’s “main street” in Downtown and enhance areas west of Waldo Way as a complementary pedestrian-oriented area for strolling, shopping and socializing by incorporating public realm improvements, public realm amenities and traffic calming measures.



.20 Encourage active commercial frontages along Beach Avenue by reserving ground-floor space for retail and similar commercial uses. Office and multi-unit residential uses may be accommodated on upper floors. Where residential or live-work uses are permitted at grade, they shall be located at the rear of buildings (e.g., along Waldo Way where the building fronts Beach Avenue), and residential entrances shall be oriented to the side or rear to ensure they do not dominate the primary street frontage.

.21 Discourage auto-oriented commercial development and prioritize compact and pedestrian-oriented commercial development with well-defined streetscapes that support walking, cycling, and transit use.

.22 Limit frontages of individual businesses to a maximum of 15 metres and implement boutique retail streetscape requirements through zoning and Development Permit Guidelines.

.23 Along Beach Avenue, require building step backs above the 2nd storey to emphasize the area’s historical streetscape character and emphasize the pedestrian realm. Limit the overall height of buildings along Beach Avenue to 5 storeys or less.

5.3.2 Commercial

As of the end of 2023, the District of Peachland had approximately 13,750 square metres (148,000 square feet) of retail space. It is important to recognize that some retail space is currently being used for non-retail purposes, including office space, ambulatory health services, and automotive services. The total amount of space being used for retail purposes across the District (or retail space that is vacant) totals approximately 9,755 square metres (105,000 square feet). This retail space is primarily located in the Peachland Mall or downtown Peachland. Retail space in the Peachland Mall totaled 42,350 square feet, or 40% of the retail space in Peachland. Retail space in the Peachland Mall is dominated by the IGA grocery store, which represents almost 60% of the retail space. The library and the postal service are the other uses located in the Peachland Mall. The Clement Neighbourhood adjacent to Highway 97 has also developed to offer service retail and highway commercial uses to Peachland residents and travelers along the Highway 97 corridor.

A retail market demand study, prepared for the District of Peachland in 2023 identified different market demand scenarios to understand how demand for retail space would vary depending on the level of population growth in Peachland. Given household incomes and retail spending patterns, the community is estimated to be able to support between 27,000 square feet of additional retail space to 2043, for a total of 125,000 square feet (baseline scenario) to 43,000 square feet of additional



retail space to 2043, for a total of 140,000 square feet (high scenario). The High Scenario identifies approximately 16,000 square feet of additional retail space than indicated from the Baseline Scenario.

There are fewer services in Peachland than may otherwise be in a community of this size because many people shop outside of the community in the larger commercial centers of West Kelowna, Westbank First Nation and Kelowna to the north, and Penticton to the south. Locally, Peachland is well served by a supermarket, convenience and specialty food stores, beer, wine and liquor stores, and underserved in areas (for example) of home electronics and appliance stores, furniture stores, and general merchandise stores.³

Objectives

- .1 Encourage a wide range of developments that can support both commercial-only use and mixed-use (e.g., retail, office, residential).
- .2 Realize additional commercial and retail development to serve both residents and visitors.
- .3 Concentrate new commercial development within the Downtown, Ponderosa, and New Monaco Neighbourhoods as the community's primary commercial centres.
- .4 Encourage locally owned and operated businesses to reinforce Peachland's vibrant and unique character.
- .5 Improve the design, character and public realm amenities of existing and future commercial development.

Policies

- .1 Place a high priority on the integration of commercial land uses including office, retail, goods and services into mixed-use buildings that also include residential units on the second floor and above.
- .2 Foster a positive image for Peachland by encouraging new commercial development, especially on the highway and along major roads, to be of high quality and to contribute to the character of

³ Vann Struth Consulting Group Inc. (2012). Economic Impact Analysis of Major Developments in Peachland – Final Report. Prepared for District of Peachland.

the community through architectural elements, signage, and safe and functional vehicle/pedestrian design.

- .3 Reserve areas designated as Commercial on Future Land Use Map (Appendix A - Schedule 1) for commercial uses.
- .4 Direct small scale, tourism oriented, and community serving commercial floor space to the Downtown (Beach Avenue area) prior to substantial expansion in other commercial centres.
- .5 Limit new standalone commercial rezonings to maintain a compact and focused pattern of neighbourhood-serving commercial development.
- .6 Prioritize new commercial development within the Clements and Downtown neighbourhoods, with secondary commercial centres supported within the Ponderosa and New Monaco neighbourhoods.
- .7 Recognize the abundance of large format retail development in adjacent communities servicing Peachland residents and pursue commercial uses that take advantage of Peachland's unique location and quaint small-town character.
- .8 Prioritize and protect commercial land to provide employment and daily need opportunities within the District and reduce transportation needs, while discouraging incompatible land uses.
- .9 Support vehicle oriented commercial development while ensuring pedestrians and alternative forms of transportation are equally accommodated.
- .10 Where commercial development along the waterfront is permitted, maintain public view corridors to Okanagan Lake and ensure that public enjoyment of the lakefront is enhanced.
- .11 Large format retail and car-oriented commercial buildings should respect local scale and patterns of development and maintain a sense of pedestrian scale.

5.3.3 Tourist Commercial

Tourism is an important component of Peachland's local economy and contributes to the community's vibrancy, identity, and economic resilience. Peachland's lakefront setting, natural landscapes, small-town character, and central location within the Okanagan region positions the community as both a destination and a stopover for visitors.

The Tourist Commercial designation supports accommodations, visitor-oriented businesses, attractions, and complementary residential uses outside of the Downtown that enhance the community's appeal while respecting Peachland's small-town scale and character. Tourist Commercial development should complement, rather than compete with, Downtown commercial activity and should contribute positively to the public realm, community identity, and long-term economic sustainability.



Objectives

- .1 Increase tourism development and year-round visitor activity in the community.
- .2 Strengthen collaborative partnerships to advance tourism development, destination promotion, and long-term economic resilience.
- .3 Improve the design, character, and public realm amenities of existing and future Tourist Commercial developments.

Policies

- .1 Support the attraction and establishment of tourism-related businesses.
- .2 Reserve areas designated as Tourism Commercial on Future Land Use Map (Appendix A - Schedule 1) for Tourist Commercial uses.
- .3 Support initiatives, infrastructure, and programming that attract special events and festivals during the off and shoulder seasons to promote year-round visitor activity.
- .4 Encourage tourism development and support services to locate in the Beach Avenue Neighbourhood Resort Character Area.
- .5 Limit retail uses to activities that complement tourist accommodation, such as personal sundries, takeaway food and beverages, and tourist services. Discourage broader community serving retail uses and direct them towards the Downtown or Commercial land use designations.
- .6 Support temporary and creative use of the public right-of-way and/or parking spaces for special events or activities that create a sense of vibrancy or attract visitors to the community.
- .7 Support small businesses that cater to tourist needs within a comprehensive tourist-oriented development, such as bike rentals, recreation oriented services, dining, and personal services.
- .8 Support innovative accommodation formats and business models that enhance the experience of overnight visitors.
- .9 Support collaboration with economic development organizations, tourism associations, local businesses, and regional partners to coordinate marketing, event programming, and investment attraction initiatives.
- .10 Maintain and enhance public access to Peachland's waterfront and support tourist commercial development that complements and showcases the community's natural assets.
- .11 Mitigate the impacts of new development and ensure public enjoyment of the waterfront is maintained and enhanced.
- .12 Consider new tourist commercial development in appropriate waterfront or other suitable locations, ensuring sensitive integration and alignment with applicable policies through zoning amendment applications.

5.4 Industrial

Industrial land in Peachland is limited to a small area at the upper (western) end of Princeton Avenue. Limited light industrial development has occurred in this area due to the absence of water and sewer service infrastructure.

The District of Peachland recognizes the importance of an industrial base for taxation and economic development. The location of clean industrial activity on currently designated industrial land is an asset to the community. Additional light industrial development would be beneficial; as such, road access and water servicing need to be improved. Ultimately, water and sanitary sewer would need to extend to this area to maximize the development potential.

5.4.1 Objectives

- .1 Retain and protect existing light industrial lands.
- .2 Increase the number of light industrial businesses operating in the District.

5.4.2 Policies

- .1 Reserve areas designated as Industrial on Future Land Use Map (Appendix A - Schedule 1) for industrial uses.
- .2 Protect the utility of the light industrial lands at the upper end of Princeton Avenue.
- .3 Pursue, through economic development activities, new industrial uses locating in the industrial area that are consistent with community values.
- .4 Encourage all new industrial development to include appropriate landscape buffers, screening, and site design measures to minimize impacts on adjacent properties.
- .5 Ensure all new industrial developments feature safe and adequate access to major traffic routes.

5.5 Institutional

The District of Peachland is served by a range of institutional and community facilities that support the social, educational, cultural, recreational, health and emergency services needs of residents. These services are delivered through a combination of local government initiatives, community organizations, and other agencies and levels of government. As the community grows and demographic needs evolve, demand for institutional services and facilities may increase. While some services are beyond the jurisdiction of the District, the municipality plays an important role in ensuring that sufficient land is designated and available to accommodate schools, emergency services, health care, cultural facilities, and other community centered facilities.

School District No. 23 anticipates that enrolment within the timeframe of this Plan can be accommodated at the existing elementary school, with middle and secondary students continuing to attend schools in West Kelowna. The District will continue to work collaboratively with the School

District and other partners to ensure that institutional land and facilities meet long-term community needs.

5.5.1 Objectives

- .1 Provide accessible and high-quality institutional and community services for residents of all ages.
- .2 Ensure adequate land and facilities for emergency services, education, cultural activities, and community services.
- .3 Support arts, culture and community organization.
- .4 In working with the School District No. 23, designate sufficient land to meet the long-term needs of School District No. 23 where feasible.

5.5.2 Policies

- .1 Continue to develop community facilities in response to population growth and demographic changes, subject to the District's financial capacity.
- .2 Retain lands designated as Institutional on the Future Land Use Map (Appendix A - Schedule 1) for institutional uses unless suitable alternative sites are identified.
- .3 Designate sufficient land to meet the requirements of School District No. 23 in accordance with School District planning processes and identified need.
- .4 Consider the adequacy, accessibility, and location of community services when reviewing proposals for new development.
- .5 Pursue joint use agreements for school and community facilities to maximize public investment and shared use opportunities.
- .6 Support the provision of arts, cultural, recreational, and wellness facilities that enhance community life.
- .7 Ensure adequate land and facilities are available to support policing, fire protection and emergency services as the community grows.
- .8 Support the expansion of community health care and social service facilities in appropriate and accessible locations as the community grows.

5.6 Comprehensive Development

This designation is relevant to the areas previously subject to the Ponderosa-Pincushion and New Monaco Area Sector Plans that are not easily converted to existing land use designations, but which are intended to accommodate long-term population and economic growth. These areas will continue to be considered through their respective comprehensive development schemes and be subject to comprehensive development zoning. New comprehensive development proposals must demonstrate consistency with the overarching objectives and policies of this OCP, the intent of the applicable sector plan, respect surrounding land uses, and provide appropriate infrastructure, amenities, and public benefits.

5.6.1 Objectives

- .1 Foster flexibility for site-specific development in areas where standard land use designations are not appropriate.
- .2 Maintain compatibility with surrounding land uses, community character, and environmental features.
- .3 Support coordinated, comprehensive planning through sector plans, development agreements, or master plans.

5.6.2 Policies

- .1 Comprehensive Development areas shall be governed by approved sector plans or master plans on a site-specific basis.
- .2 For development that does not comply with existing zoning, individual land use, servicing plans, transportation impact assessments, environmental studies, and development permits may be required to support development according to other sections of this OCP and other District bylaws.
- .3 Support high-quality, integrated development proposals offering a mix of land uses, densities, and built forms, provided that such development considers:
 - .1 Compatibility with surrounding uses and community character.
 - .2 Environmental sustainability and protection of natural features.
 - .3 Transportation, infrastructure, and service capacity.
 - .4 Contribution to public amenities and community benefits.
- .4 Ensure that Comprehensive Development proposals include meaningful public engagement processes for transparency and alignment with community values.
- .5 Ensure that development within Comprehensive Development areas contributes to the overarching objectives and thematic policy directions of this OCP.

5.7 Parks and Open Space

Parks and open spaces are a vital component of the community, providing opportunities for recreation, environmental protection, and social interaction. In accordance with the *Local Government Act*, five percent of the land in any residential subdivision should be dedicated to the District for parkland purposes. The District reserves the right to determine the suitability of proposed sites for park purposes. Where park space is not required in a particular area, where a subdivision is too small to provide an appropriately sized park, or where topography limits public use, the District may accept cash in-lieu of land dedication.



The District of Peachland's Parks and Recreation Master Plan (2018) provides guidance for park and open space planning throughout the community. Appendix A - Schedule 1: Future Land Use Map illustrates a conceptual open space and park network based on the Master Plan, showing the general location and distribution of parkland, trails, and natural areas. New development and subdivision proposals are expected to support this vision, contributing to the accessibility, connectivity, and quality of the District's parks and open space system.

5.7.1 Objectives

- .1 Protect significant natural features, environmentally sensitive areas, and green corridors through land use designation.
- .2 Ensure parks and open spaces meet community needs in areas of residential intensification.
- .3 Support long-term planning and strategic acquisition of parkland to meet the recreational and environmental needs of residents.

5.7.2 Policies

- .1 Retain lands designated as Parks and Open Space on the Future Land Use Map (Appendix A - Schedule 1) for public use and enjoyment.
- .2 Preserve and protect natural areas through land use planning, development approvals, and conservation initiatives to maintain their environmental, aesthetic, and economic value.
- .3 Provide park facilities based on the recommended standards:
 - .1 2.50 hectares per 1,000 people for community parks; and
 - .2 0.50 hectares per 1,000 people for neighbourhood parks.
- .4 Enhance public open space and parks to meet the needs of a growing population and increasing residential densities.

- .5 Maintain and enhance public access to the foreshore and Okanagan Lake beaches for residents and visitors.
- .6 Require new developments to work with the District to integrate parks and open spaces into the existing network, ensuring connectivity and logical placement.
- .7 Explore funding opportunities to acquire significant natural areas, open spaces, and parkland for conservation and public use.



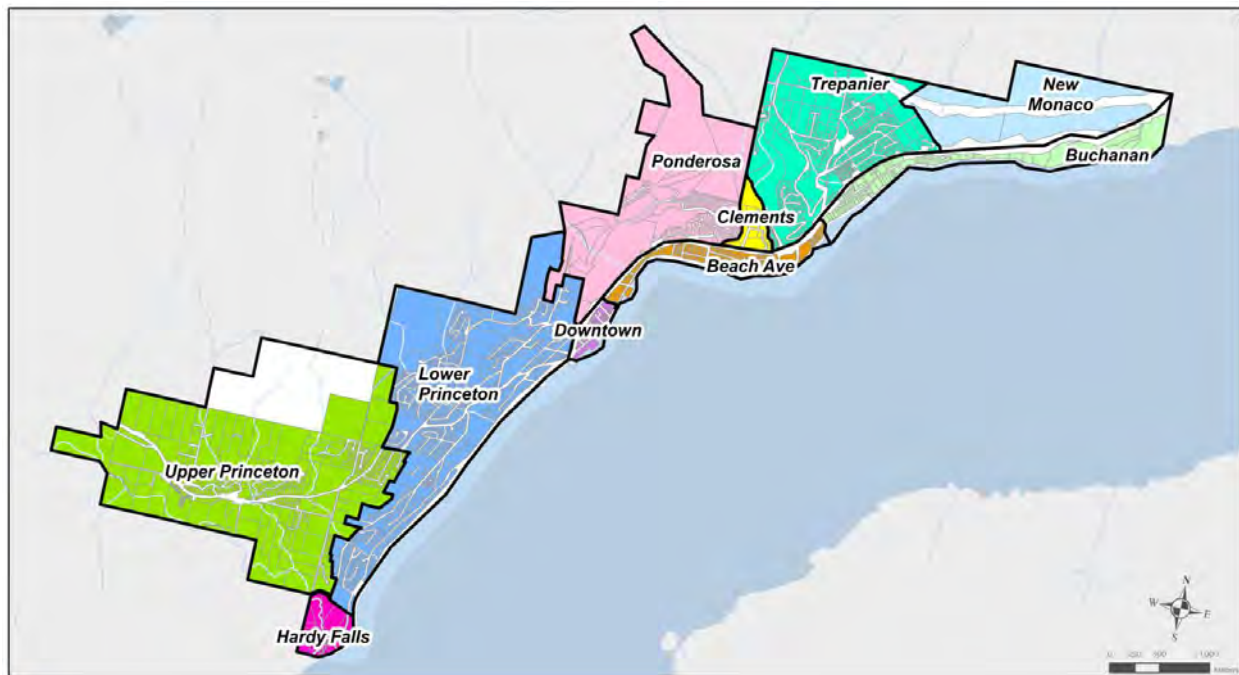
Image Source: Cesar

Neighbourhood Context and Character Areas

6. NEIGHBOURHOOD CONTEXT AND CHARACTER AREAS

Peachland is a collection of neighbourhoods. Figure 13 defines the neighbourhoods described in the sections that follow.

Figure 13: Peachland Neighbourhoods Map



Neighbourhood character is shaped by how the physical features of an area come together to create a distinctive place. The existing land use pattern is an important planning consideration, informing infill opportunities, commercial development, servicing requirements, residential densification, and park and trail placement. It may also define the direction for new development areas and roadway design.

This section draws on information from previous planning documents, GIS mapping, and the 2025 Citizen Survey. All new development should make a positive contribution to an area's character by protecting and enhancing both natural and built community qualities. It is also important to consider how an area is expected to change over time, balancing the protection of neighbourhood character with broader strategic planning objectives.

6.1 Neighbourhood Objectives

The objectives that follow are common to all neighbourhoods, with neighbourhood-specific guidance provided in subsequent sections.

6.1.1 Objectives

- .1 Support interpretation of development permit area guidelines to ensure new development achieves high-quality design consistent with identified neighbourhood objectives.
- .2 Define features which give identity to and acknowledge each neighbourhood.
- .3 Ensure the waterfront remains a key public asset and offers an enhanced experience for residents and visitors.
- .4 Support increased residential density and a diversity of housing forms while maintaining neighbourhood character.
- .5 Provide opportunities for people to live, work, shop, and recreate within the neighbourhood to support a complete community.
- .6 Manage shoreline development within the Shoreline Management Area through Development Permitting, annual licensing programs, and encroachment agreements.

6.2 Downtown

Downtown Revitalization Implementation Strategy Vision Statement

Downtown Peachland is a dynamic and lively hub of the community. It fosters a strong year-round economy and meets the evolving needs of the community by embracing change and new development. With its history and waterfront beauty, it attracts residents and visitors of all lifestyles, ages and abilities to live, work, gather and play. Downtown Peachland offers a wide variety of services and housing choices, creates new opportunities for small business, shopping, recreation, tourism and hospitality, while still offering a unique small-town charm.



As the southern anchor and entrance to the Beach Avenue Neighbourhood, Downtown extends from the intersection of Beach and Princeton Avenues and Highway 97 north to 6th Street and the 'Civic Precinct' (Community Centre and Peachland Historic School).

Revitalization and redevelopment in Downtown has been a long-standing policy priority. The successful growth and vitality of Downtown Peachland relies on it being a place where people want to live, work, and gather.

Downtown has a "small-town" feel because small lots were created by the original 1902 subdivision plan. The historic "museum" building anchors the south end of Downtown. The area includes and will continue to support a wide range of retail, financial, institutional, service, entertainment, food and beverage, accommodation, multi-unit residential, as well as social and cultural activities. Further revitalization is expected to occur on a phased basis through redevelopment projects and District initiatives, and include a greater integration of multi-unit residential development to enliven the neighbourhood.

Buildings fronting Beach Avenue are characterized by unique storefronts with multiple entry points, canopies, and diverse uses to create a pedestrian-scale streetscape, animated by patios, plazas, and waterfront celebrations. Upper storeys will accommodate residential and tourist accommodation uses, stepping back from Beach Avenue to maintain a pedestrian-oriented environment.

The District of Peachland finalized the Downtown Revitalization Implementation Strategy (DRIS) in 2026 to supplement the 2010 Sustainable Downtown Peachland Plan. The DRIS provided clear, actionable recommendations, with a particular focus on providing detailed guidance to encourage, incent, and support new development. The OCP's objectives and policies for strengthening Downtown's role as a central, mixed-use area have been informed by the DRIS and are intended to facilitate implementation of its key policy actions.

The following policies are applicable to the Downtown Neighbourhood Area:

6.2.1 Objectives

- .1 Strengthen Downtown Peachland's role as the economic heart of Peachland by supporting coordinated business leadership (e.g., Business Improvement Area or similar function), revitalization incentives, strategic land development, and programs that attract year-round tourism and hospitality.
- .2 Promote Downtown as a vibrant, mixed-use hub by encouraging redevelopment that enhances its role as a complete community close to services and amenities.



- .3 Enhance active transportation connections and pedestrian infrastructure within and between neighbourhoods that prioritize walkability, accessibility, and inclusive public spaces.
- .4 Protect and enhance landmarks to reinforce neighbourhood identity and sense of place.
- .5 Downtown Peachland complements the natural beauty of the Okanagan.
- .6 Downtown Peachland is a year-round destination for tourism and hospitality.
- .7 Downtown reflects Peachland's history and sense of place.
- .8 Downtown Peachland embraces change and new ideas.
- .9 Peachland advocates for the success of its growing Downtown.
- .10 Support Downtown Peachland as a socially and physically connected area.

6.2.2 Neighbourhood-Specific Policies

- .1 Support establishment of a Business Improvement Area or similar coordinated business function to support marketing, event programming, beautification, and economic development initiatives that attract visitors while supporting local businesses.
- .2 Support creation of financial incentives, such as a new density bonus, development cost charge reduction bylaw, inclusionary zoning, amenity contribution program, and/or a revamped and reinstated Downtown Revitalization Tax Incentive Program.
- .3 Review and update zoning and other regulations to limit commercial development, particularly on Beach Avenue, to small format commercial uses in the Downtown Neighbourhood.
- .4 Support residential intensification and mixed-use development that strengthen Downtown as a complete community within walking distance of services and amenities.
- .5 Support structured parking when integrated within mixed use buildings, fronted by active ground-oriented commercial or residential uses, particularly adjacent to Highway 97.
- .6 Prioritize the pedestrian scale and promote downtown Peachland as a place for all people to enjoy and participate in public life.
- .7 Encourage wide sidewalks, weather protection, patios, pedestrian plazas, and mid-block connections in new developments to enhance walkability and connect Beach Avenue with Waldo Way.
- .8 Enhance and improve active transportation connections to Downtown, including Highway 97 crossings at Trepanier Creek, Clements, Princeton, Ponderosa, and Trepanier Road Future.
- .9 Invest in pre-identified priority active transportation improvements in the Active Transportation Network Plan between Downtown and other Peachland neighbourhoods at Highway 97 crossing points to specifically improve connectivity to the Trepanier, Princeton, and Ponderosa neighbourhoods for active transportation users.

- .10 Encourage activities along lanes that attract pedestrians to use lanes for multiple purposes. (i.e. courtyards, outdoor amenity areas, “green lane” treatments, to enliven the space).
- .11 Encourage building design and public realm improvements to celebrate Downtown’s unique architectural features and character.
- .12 Support building forms that reinforce Downtown’s prominence while stepping heights down toward the waterfront to protect views and maintain a human scale.
- .13 Protect and enhance views of Okanagan Lake, the valley, and surrounding natural landscape. Development should be shaped to respect key view corridors and maintain visual connections to the waterfront.
- .14 Identify new opportunities for public space activation improvements such as pocket parks, additional benches, picnic, and play areas.
- .15 Prioritize the integration of mature trees, natural and ecological features into downtown streetscapes, parks, and developments.
- .16 Support the use of public events, street vendors, cultural or wellness attractions in the neighbourhood to support local businesses and contribute to year-round vibrancy.
- .17 Flexible use of lanes (e.g., landscaping, temporary plazas, event spaces) and upper storey building entrances near mid-block connections are encouraged to face or be located near the lane or mid-block connections to generate downtown vibrancy all year round.
- .18 New buildings are encouraged to express their own identity while remaining sensitive to the established built form character.
- .19 Recognize and prioritize the preservation of key design elements and architectural features of Peachland's existing buildings in future development.
- .20 Decisions affecting the Downtown Neighbourhood should be evaluated against the Downtown Revitalization Implementation Strategy, including its vision and guiding policy principles, to ensure coordinated and consistent outcomes over time.
- .21 Proactively work with other levels of government, the private sector, and community partners to support investment, revitalization, and the long-term success of the Downtown Neighbourhood.
- .22 Promote Downtown Peachland as a primary location for investment, redevelopment, and new business opportunities that align with the Downtown Revitalization Implementation Strategy.
- .23 Seek grant funding and partnership opportunities to advance infrastructure and public realm improvements, and revitalization initiatives in the neighbourhood.
- .24 Enhance walking and cycling connections to and within Downtown Peachland to improve accessibility and support increased active transportation trips.

- .25 Encourage short-term bicycle parking to be located at grade and near primary building entrances, patios, and key pedestrian routes.
- .26 Encourage the flexible use of lanes to support pedestrian activity and year-round vibrancy (i.e., landscaping, courtyards, outdoor amenity areas, temporary plazas, event spaces, and “green lane” treatments, to enliven these spaces).
- .27 Encourage the development of public and semi-public spaces, such as patios, plazas, and gathering areas, that support social interaction and activity in the downtown.

6.2.3 Preferred Future Land Uses

- Commercial (including artisan industrial, retail stores and offices)
- Mixed commercial and residential uses
- Eating Establishments
- Education Facilities
- Entertainment and Theatre
- Institutional
- Parks and Open Space
- Personal and Health Services
- Tourist Accommodations and Facilities

6.3 Beach Avenue Neighbourhood

The Beach Avenue Neighbourhood extends north of the Downtown Neighbourhood from 6th Street, along the Waterfront Area until it meets the Buchanan neighbourhood. It includes two distinct character areas: the north end (Resort) on the north-east side of Trepanier Creek, and the node commercial area mid-way at 13th Avenue (Gateway), while comprising areas of residential uses of varying typologies. The neighbourhood is intended to support a combination of medium density residential with mixed use buildings in the Gateway, and tourist-oriented uses in the Tourist Commercial area, that reflect and enhance Peachland’s small-town character.



The vision for the Beach Avenue neighbourhood is a vibrant waterfront neighbourhood that reflects the community’s commitment to sustainability in its buildings, infrastructure and natural systems; it offers a diversity of residents and visitors a safe and affordable place to live, work, learn, shop and

play centered on the waterfront as a key public asset. The Beach Avenue neighbourhood is characterized by established residential areas, with a focus on welcoming visitors and accommodating tourists to Peachland.

6.3.1 Objectives

- .1 Protect and enhance neighbourhood identity and sense of place.
- .2 Create an active and engaging streetscape that encourages pedestrian movement, social interaction, and a diversity of public and commercial activities.
- .3 Establish connections within and between neighbourhoods, including streets, trails, lanes, and pedestrian pathways, to support mobility, recreation, and accessibility.
- .4 Promote a rich mix of compatible land uses that enhance neighbourhood character and economic vitality.
- .5 Preserve and celebrate historic buildings to maintain and enhance cultural heritage.



6.3.2 Neighbourhood-Specific Policies

- .1 Create new landmarks that aid navigation for pedestrians, vehicles and watercraft.
- .2 Encourage taller buildings and landmark structures to be constructed in the Gateway and Resort subareas to anchor the neighbourhood and invite pedestrian exploration.
- .3 Transition from the highest density Downtown to medium density northward; particularly focused in the Gateway and Resort character areas.
- .4 Consider programming of public spaces to maximize public benefit and enjoyment.
- .5 Encourage second and third floor outdoor amenity areas (e.g., patios) along Beach Avenue.
- .6 Discourage reinvestment in single-detached dwellings and other low intensity land uses in the Beach Avenue Neighbourhood in order to capitalize on the opportunity to accommodate higher density mixed use development.
- .7 Integrate historic buildings into the community both by designing new, adjacent building massing to complement them and by actively using them.
- .8 Protect and enhance existing landmarks such as the Peachland Historic School and the Little Schoolhouse.

- .9 Entertain opportunities to make side streets and lanes public amenities first and vehicle travel routes second.
- .10 Promote construction and maintenance of a continuous pedestrian route from Downtown to the Resort Area.
- .11 Wherever possible, vehicle access should be from side streets or an abutting lane; 13th Street and Beach Avenue should prioritize pedestrian mobility.

Beach Avenue – Gateway

- .12 Support a diversity of public and commercial activities centred on the Gateway Area.
- .13 Capitalize on synergy created when different uses are located in close proximity (i.e. residences and daily activities).
- .14 Organize zoning designations to promote development of a diversity of mixed uses.
- .15 Encourage residential uses over lower floor commercial uses within the Gateway Area Use the built form to make 13th Street a prominent, distinctive gateway to the Beach Avenue neighbourhood.
- .16 Design flexible lower floor unit spaces that are adaptable for multiple purposes to respond to changing economies and reduce waste and lifecycle costs.
- .17 Use lanes to create connections within the neighbourhood as part of the overall pedestrian connectivity system to move people between parking and commercial uses.
- .18 Encourage activities along lanes that attract pedestrians to use lanes for multiple purposes. (i.e. courtyards and outdoor amenity areas to enliven the space).
- .19 Consider additional building height where buildings are stepped back to protect the 13th Street view corridor.
- .20 Extend active uses in the public realm, especially from the building fronts to the street (i.e. sidewalk patios and vending).
- .21 Access along 13th Street will be controlled to avoid conflicts with turning movements to and from Highway 97.



.22 Significant building setbacks and wide sidewalk designs should be incorporated to protect views along the 13th Street Gateway view corridor.

Beach Avenue – Resort

.23 Encourage taller buildings and landmark structures to anchor the northern extent of the neighbourhood and invite pedestrian exploration.

.24 Maximize efficiency of land use and enjoyment of views by extending the hillside effect to the Beach Avenue neighbourhood (i.e., stepping building heights down from Highway 97 to the Lake).



.25 Encourage the creation of public amenity space for assembly uses and community events (year-round public plaza).

.26 Encourage screened under-building parking to be accessed away from high traffic pedestrian areas and Beach Avenue.

6.3.3 Preferred Future Land Uses

- Residential Mixed use (Gateway Area)
- Tourist Commercial (Resort Area)
- Medium Density Residential
- Low Density Residential
- Care Facilities
- Cultural and Institutional
- Parks and Open Space



6.4 Clements

The Clements Neighbourhood is located on the west side of Highway 97 within Clements Crescent; it is physically isolated and geographically constrained by the steep slopes created by Trepanier Creek. The neighbourhood features the only significant commercial development outside of Downtown, the Peachland Elementary School and some low density multi-unit residential housing.

The neighbourhood contains minimal vacant, developable land. Remaining undeveloped areas are largely constrained by steep topography and Riparian Protection Area requirements associated with Trepanier Creek.



6.4.1 Objectives

- .1 Protect and enhance the environmental and riparian integrity of Trepanier Creek.
- .2 Explore opportunities for new parkland surrounding Trepanier Creek, whether through acquisition or through development application processes.
- .3 Address vehicle and pedestrian connectivity to enhance neighbourhood safety and functionality.
- .4 Support a mixture of community serving uses, including commercial, institutional, and residential.

6.4.2 Neighbourhood-Specific Policies

- .1 Protect and enhance the environmental and riparian values of Trepanier Creek through Development Permit requirements and setbacks, while accommodating public access where appropriate.
- .2 Support improved vehicle and pedestrian connectivity within the Clements Neighbourhood, including enhanced connections across Trepanier Creek.

6.4.3 Preferred Future Land Uses

- Commercial
- Institutional
- Medium Density Residential
- Parks and Open Space

6.5 Ponderosa

The Ponderosa Neighbourhood encompasses the area covered by the Ponderosa/Pincushion Ridge Area Sector Plan and surrounding lands accessed from Highway 97 via Ponderosa Drive. While the Area Sector Plan has not been fully realized and the golf course remains undeveloped, comprehensive development plans may be revised to advance future growth. A substantial portion of the neighbourhood is subject to Comprehensive Development (CD7) zoning, which includes provisions for replacing the former Ponderosa Golf Course.



The neighbourhood consists primarily of lands upslope of Highway 97, south and west of Trepanier Creek, and is physically separated from other neighbourhoods by topography. Existing development is predominantly larger-lot single-detached dwellings, with low density multi-unit residential townhouses adjacent to the former golf course. Access is constrained to the narrow and winding Ponderosa Drive, with limited potential for road upgrades due to steep topography and existing development. As CD7 zoned lands are developed, the neighbourhood will gain improved connectivity to the Lower Princeton Neighbourhood via Somerset Avenue.

6.5.1 Objectives

- .1 Establish connections within and between neighbourhoods, including streets, trails, lanes, and pedestrian pathways, to support mobility, recreation, and accessibility.
- .2 Promote a rich mix of compatible land uses that enhance neighbourhood character and economic vitality.
- .3 A parks and open space system enhances the neighbourhood.

6.5.2 Neighbourhood-Specific Policies

- .1 Prioritize access to Pincushion Mountain as a public park facility accessible by a maintained hiking trail network.
- .2 Connect trails at the boundary of the Ponderosa Neighbourhood to existing informal trails on outlying land leading to the Pincushion Mountain summit.

- .3 Promote construction and maintenance of a continuous pedestrian route from the Ponderosa Neighbourhood to the Lower Princeton and Beach Avenue Neighbourhoods.
- .4 Upgrade Ponderosa Drive to a collector road standard in the long-term and undertake works to address safety in the short term.
- .5 Upgrade Somerset Avenue to a collector road standard complete with pedestrian and cycling facilities.
- .6 Incorporate a dedicated “transit hub” facility to accommodate transit connections to destinations outside of the neighbourhood.
- .7 Focus development in the village area to minimize disturbance of steep slopes and maintain the natural landscape.
- .8 Support built form to make the village a prominent, distinctive gateway to the neighbourhood and to trails to the west.
- .9 Encourage medium densities in the village area and transition to lower densities in the remainder of the neighbourhood.
- .10 Cluster density in lower slope areas of the steeper hillsides.
- .11 Protect the Trepanier Creek canyon and bench for ecological value and to sustain the mule deer population.
- .12 Enhance the riparian functions within Ada Creek where it runs through the former Ponderosa Golf Course.
- .13 Support development of a comprehensive, neighbourhood-specific Parks and Trails Plan that provides both active and passive recreation opportunities, guiding the dedication and development of public parks throughout the neighbourhood, providing linkages and destinations.

6.5.3 Preferred Future Land Uses

- Low Density Residential
- Medium Density Multi-unit Residential
- Mixed Use Urban Village
- Parks, Recreation and Open Space
- Tourist Accommodation

6.6 Trepanier

Often referred to as Trepanier Bench, this neighbourhood is primarily accessed from Trepanier Bench Road. The neighbourhood extends from Trepanier Creek in the south to Walker Road in the north, and the boundary of Paradise Valley (RDCO West Electoral Area), where secondary access is available to Highway 97C via Trepanier and Cousins Roads, or MacKinnon Road. Trepanier is home to Peachland's first winery, supporting local viticulture and tourism.



The neighbourhood is largely developed as rural and suburban residential, with several low density, multi-unit residential developments along the hillsides at the Terraces and Island View developments. A mobile home park located on the north side of Trepanier Creek is topographically isolated, with access only from Chidley Road. The rural part of the bench, near Cousins Road, is identified within the ALR (Part of District Lot 1174). A significant hotel and clustered cottage-style residential development is envisioned by the CD9 Tabletop Resort Comprehensive Development Zone, though this has not yet been constructed.

6.6.1 Objectives

- .1 Protect and enhance the environmental and riparian integrity of Trepanier Creek.
- .2 Address vehicle and pedestrian connectivity to enhance neighbourhood safety and functionality.
- .3 Support agricultural and viticultural activities as an integral part of the neighbourhood's identity and landscape.

6.6.2 Neighbourhood-Specific Policies

- .1 Protect and enhance the environmental and riparian values of Trepanier Creek through Development Permit requirements and setbacks, while accommodating public access where appropriate.
- .2 Support improved vehicle and pedestrian connectivity within the Trepanier Neighbourhood and to the Clements Neighbourhood, including enhanced connections across Trepanier Creek.
- .3 Protect existing agricultural land within the Agricultural Land Reserve from incompatible development and subdivision, including impacts from adjacent parcels.
- .4 Encourage vineyards, wineries and other compatible agricultural uses as economic and tourism assets that reinforce the character of the neighbourhood.

6.6.3 Preferred Future Land Uses

- Agriculture
- Rural Residential
- Low Density Residential
- Parks, Recreation and Open Space
- Tourist Commercial

6.7 Buchanan

The Buchanan Neighbourhood is a long, linear waterfront area extending approximately 3.7 kilometres along the shoreline of Okanagan Lake. It stretches from the northern boundary of the District of Peachland near the Highway 97 and Highway 97C interchange, southeast along Highway 97 to Trepanier Bay Park (just south of 3998 Beach Avenue near the District's water pump station).

Characterized by a steep slope descending toward the lake, the neighbourhood presents significant topographical constraints that influence development form, access, and servicing. Road access is limited and is primarily provided by Drought Road, Robinson Place and Lane, Buchanan Road, and Beach Avenue, with limited public access to the waterfront between private residential lots. All foreshore development is subject to the terms of the District's Head Lease with the Province and applicable District bylaws and policies.

Properties north of McKay Lane are subject to technical Development Permit Area requirements to address environmental protection objectives and ensure that development responds appropriately to slope stability, natural features, and sensitive environmental conditions.

6.7.1 Objectives

- .1 Establish connections within and between neighbourhoods, including streets, trails, lanes, and pedestrian pathways, to support mobility, recreation, and accessibility.

6.7.2 Neighbourhood-Specific Policies

- .1 Secure public access to Okanagan Lake at the time of subdivision approval, including through dedication, statutory rights-of-way, or other appropriate legal mechanism where feasible.
- .2 Encourage access to Highway 97 to be controlled to minimize traffic conflicts.
- .3 Limit each lot to a single shoreline access route to minimize site disturbance, vegetation removal, and visual impacts on the hillside.
- .4 Encourage second and third floor outdoor amenity areas (e.g., patios) along Beach Avenue to enhance animation of the streetscape and enjoyment of lake views.

- .5 Utilize lanes to enhance pedestrian connectivity within the neighbourhood, facilitating movement between upland residential areas and the beach.

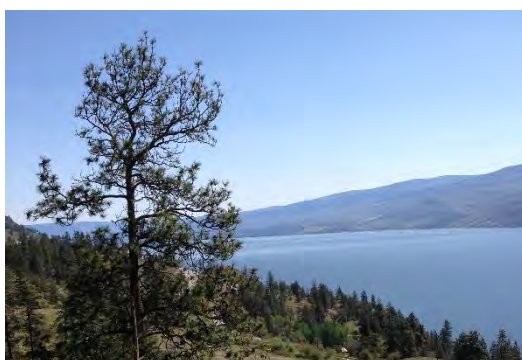
6.7.3 Preferred Future Land Uses

- Low Density Residential
- Parks and Open Space
- Tourist Accommodation

6.8 New Monaco

The New Monaco Neighbourhood encompasses approximately 50 hectares (125 acres) at the northern edge of the District of Peachland, bounded by the intersections of Highways 97 and 97C to the north and extending roughly 2.5 kilometres west to the edge of existing development at Walker Road. The neighbourhood is a largely greenfield site planned and guided by the New Monaco Area Sector Plan (2011). The neighbourhood consists of three distinct areas: Village, Central, and Western, which are anticipated over a 30-year timeframe. The portion of the neighbourhood located west of Highway 97 is anticipated to remain in its natural state within the time frame of this OCP.

New Monaco is intended as a showcase for leading development practices, integrating synergistic land uses to create a diverse, healthy, and resilient neighbourhood that expands Peachland's economic capacity. Residents will be able to live, work, shop, and play within walking distance, enjoying nature trails, parks, community gardens, and artistic spaces. The Village will serve as a mixed use commercial centre that meets daily needs, provides high-quality employment, and attracts visitors.



6.8.1 Objectives

- .1 Establish connections within and between neighbourhoods, including streets, trails, lanes, and pedestrian pathways, to support mobility, recreation, and accessibility.
- .2 Promote a rich mix of compatible land uses that enhance neighbourhood character and economic vitality.

- .3 Maximize practical sustainability outcomes with development
- .4 Achieve leading transit mode shares within the Okanagan through integrated land use and transportation planning.

6.8.2 Neighbourhood-Specific Policies

- .1 Focus development on the Village and Central areas while minimizing disturbance in the Western area to maintain the natural landscape.
- .2 Support implementation of a comprehensive sustainable development strategy that integrates advanced green building practices, water conservation, stormwater management, renewable and low-carbon energy systems, waste reduction and resource recovery infrastructure, with measurable performance targets.
- .3 Support the implementation of an ecosystem enhancement strategy that guides landscape design throughout the site to engineer biodiversity and enrich habitat for birds and other species compatible with the type of development envisioned for each neighbourhood area.
- .4 Promote tree replacement at a minimum two-to-one ratio for trees removed, subject to site conditions.
- .5 Preserve natural and cultural features unique to the neighbourhood (e.g., Drought Creek corridor and archeological sites).
- .6 Develop and implement a comprehensive parks plan that provides both active and passive recreation opportunities, guiding the dedication and development of public parks throughout the neighbourhood.
- .7 Consider integrating fruit growing and viticulture into the neighbourhood's design.
- .8 Encourage the development of diverse outdoor recreational, cultural, and educational experiences for the community.
- .9 Require a Parks Management Plan be developed for environmentally sensitive areas to address public access and control of undesirable activities, invasive species control, pet impacts, public safety (danger tree, steep slopes, etc.), public education and habitat enhancement.
- .10 Promote the construction and maintenance of a continuous pedestrian route from the New Monaco Neighbourhood to Trepanier Neighbourhood and Downtown.
- .11 The New Monaco Neighbourhood Transportation Master Plan shall maintain appropriate operating levels of service on Highways 97 and 97C, ensure safe and efficient traffic flow, maximize network connectivity, and be developed in coordination with the regional transit authority.
- .12 Incorporate a centrally located "transit hub" facility to accommodate transit connections to destinations outside of the neighbourhood.

- .13 Focus commercial development in the Village area on employment-generating uses related to the medical, education, and technology sectors.
- .14 Transition density from highest in the Village to medium density in the Central area and low density residential in the Western area.
- .15 Celebrate local food and wine in the built environment through landscaping, public art, and community gardens.
- .16 Encourage the location of food stores, restaurants, value-added artisan industries, and temporary markets in the Village area, supported by outdoor public spaces integrated into neighbourhood design.

6.8.3 Preferred Future Land Uses

- Comprehensive Development
- Varied by Neighbourhood Sub-area
- Mixed Use and Residential
- Parks, Recreation and Open Space



6.9 Lower Princeton

The Lower Princeton Neighbourhood extends from north of Peachland (Deep) Creek along Highway 97 to the intersection of Beach and Princeton Avenues and uphill to include the former Area Structure Plan Area and neighbourhoods accessed from Princeton Avenue. Access to the neighbourhood is primarily via cross-slope roads such as Princess Street, with future improvements anticipated through the extension of Somerset Avenue to the Ponderosa Neighbourhood. Pedestrian facility enhancements will be pursued over time to improve connections to surrounding neighbourhoods as development occurs.



Properties in this neighbourhood enjoy views of Okanagan Lake and surrounding mountains. Several larger parcels present opportunities for medium density, multi-unit residential redevelopment, particularly where sanitary sewer services can be extended. While multi-unit

residential development compatible with the natural terrain is the preferred future land use for much of the neighbourhood, opportunities also exist for secondary and garden suites to increase density within existing single-detached residential areas served by community sewer. No new access to Highway 97 will be permitted, so all new development must rely on the existing cross-slope road network.

Development in the Lower Princeton Neighbourhood shall further be guided by the objectives and policies set out in the Lower Princeton Area Sector Plan (2011), ensuring that future growth is compatible with the neighbourhood's topography, infrastructure, and character.

6.9.1 Objectives

- .1 Promote hillside development that minimizes visual and environmental impacts by respecting natural topography, stepping built form with the slope, and preserving the natural character of sloped areas.
- .2 Support coordinated and comprehensive growth in the Lower Princeton area that reflects its planned character, infrastructure capacity, and long-term vision.

6.9.2 Neighbourhood-Specific Policies

- .1 Encourage smaller, stepped retaining walls that are articulated and finished to be consistent with the natural terrain or with the slope above or below; landscaping should be provided at the base of all walls.
- .2 Ensure the background information and guidance from the Lower Princeton Area Structure Plan informs development where applicable.



6.9.3 Preferred Future Land Uses

- Medium Density Residential
- Low Density Residential
- Tourist Commercial
- Parks and Open Space



6.10 Upper Princeton

The Upper Princeton neighbourhood is furthest removed from Okanagan Lake and contains the largest variety of land uses in Peachland. Princeton Avenue bisects the neighbourhood east to west, continuing to the RDCO rural area as Brenda Mines Road. Turner Road to the north and Bonnie Lane to the south form the eastern boundary, while the neighbourhood extends to the northern, southern and western boundaries of the District. Princeton Avenue is served by the regional transit system, supporting connectivity.

The neighbourhood may be broadly divided into four character areas: Agricultural, Rural, Suburban and Industrial. Most of Peachland's rural properties located outside of the ALR are located here, featuring country homes and hobby farms. The suburban area, in the central portion of the neighbourhood, is characterized by a concentration of smaller single-detached residential lots serviced by on-site septic systems. The industrial area contains Peachland's only land zoned for industrial use, supporting light industrial activities limited by the absence of infrastructure.



As the community grows and sanitary sewer services are extended in the Upper Princeton neighbourhood, there may be opportunities to create commercial convenience nodes to provide daily needs amenities to the upper part of Peachland. However, such development is unlikely to occur within the timeframe of this OCP.

6.10.1 Objectives

- .1 Support the protection and enhancement of parks, natural areas, and access to Crown lands.
- .2 Advocate for the provision of timely and effective emergency services.
- .3 Encourage light industrial development that provides local employment opportunities.



6.10.2 Neighbourhood-Specific Policies

- .1 Protect parks, natural areas, and access to Crown lands to support recreation, connectivity and conservation.
- .2 Facilitate the provision of emergency services, such as a satellite fire station, to enhance community safety and emergency response.
- .3 Encourage the development of light industrial uses that minimize impacts on surrounding residential and agricultural uses.

6.10.3 Preferred Future Land Uses

- Agriculture
- Rural Residential
- Low Density Residential
- Medium Density Residential
- Industrial
- Parks, Recreation and Open Space



6.11 Hardy Falls

The Hardy Falls Neighbourhood is the southern-most neighbourhood in Peachland and is home to Hardy Falls Regional Park, a 3.44 hectare scenic wilderness park featuring hiking trails and natural creekside amenities. The neighbourhood is geographically constrained by steep topography, Peachland (Deep) Creek, and Highway 97, resulting in limited developable land between the highway and Okanagan Lake.



Given these physical constraints, future development opportunities are limited and must respond sensitively to topography, environmental conditions, and transportation access. The Hardy Falls Neighbourhood presents opportunities to protect and enhance the environmental values of Peachland (Deep) Creek, improve public access to natural features, and support compatible residential and limited commercial uses that respect the area's natural setting and physical constraints.



6.11.1 Objectives

- .1 Establish connections within and between neighbourhoods, including streets, trails, lanes, and pedestrian pathways, to support mobility, recreation and accessibility.
- .2 Promote a rich mix of compatible land uses that enhance neighbourhood character and economic vitality.

6.11.2 Neighbourhood-Specific Policies

- .1 Support the development of a continuous, accessible multi-use pathway connecting Hardy Falls to Downtown and other key destinations.
- .2 Support a compatible mix of residential and commercial uses that enhance local services and neighbourhood completeness.
- .3 Encourage flexible multi-purpose, commercial spaces at grade that can adapt and respond to changing community needs and economic conditions.

6.11.3 Preferred Future Land Uses

- Medium Density Residential
- Parks and Open Space



Image Source: Koning

Thematic Policy Areas

7. THEMATIC POLICY AREAS

The thematic policy areas in this Official Community Plan (OCP) provide policy direction for non-land use specific community needs and priorities to achieve Peachland’s OCP vision.

The section presents a series of objectives and policies that apply to all lands in the District of Peachland, including:

- Housing
- Affordable, Rental, and Special Needs Housing
- Local Economy, Tourism and Business
- Transportation and Mobility
- Infrastructure and Servicing
- Recreation, Parks, and Trails
- Environment and Climate Change
- Partnerships and Regional Alignment

7.1 Housing

A healthy and resilient Peachland is grounded in a strong foundation of housing, services, and community infrastructure that support the well-being of residents at every stage of life. Housing that is attainable, affordable, and suited to diverse needs enables individuals and families to thrive. Over time, residents’ needs evolve—from independent living and family housing to options that support aging in place—and the District must be prepared to accommodate these changes through a broad spectrum of housing forms, tenures, and supports.

Peachland’s housing stock is dominated by single-detached dwellings. To respond to demand identified in Table 1 of the District of Peachland Interim Housing Needs Report, Peachland will need to add more diversity to its housing stock, including housing for smaller households and single individuals, attached and multi-unit dwellings, and housing for seniors, while striving for housing typologies that achieve improved household affordability. More dense forms of housing, such as ground-oriented semi-detached housing, duplexes, townhouses, and apartments, generally provide better opportunities for improving affordability over traditional single-detached dwellings.

7.1.1 Defining Affordability

The Canadian Mortgage and Housing Corporation (CMHC) defines “affordable” as housing that costs less than 30% of a household’s before-tax income. For owners, shelter costs include, as applicable, mortgage payments (principal and interest), property taxes, condominium fees, and payments for electricity, fuel, water and other municipal services. For renters, shelter costs include, as applicable, rent and payments for electricity, fuel, water and other municipal services.

Based on 2021 Census data, approximately 19.1% (515) households within the District spent 30% or more of their income on shelter costs in 2021.

Peachland’s commitment to providing affordable, rental, and special needs housing options reflects the community’s vision of being a place where people of all ages, incomes, and abilities can live and have a strong sense of belonging.

Affordable housing is a priority as it provides a clear pathway to socio-economic inclusion. As housing costs and demographic needs continue to evolve, the District recognizes the importance of proactively supporting a diverse supply of housing, including affordable ownership, rental, and special needs housing, that responds to the housing priorities identified in the Interim Housing Needs Report.

Housing Objectives

- .1 Ensure support for a continuum of housing types, sizes, and tenures throughout the District to meet the needs of residents of all incomes, ages, and household types.
- .2 Support new housing that respects the scale, character, and sense of place of existing neighbourhoods while enabling new growth that aligns with the Growth Strategy and Future Land Use Framework.
- .3 Encourage young people and families to locate in Peachland by supporting a diverse and affordable housing stock and amenities/programs for all ages.
- .4 Increase the supply of affordable homeownership, rental, and special needs housing to meet the needs identified in the Housing Needs Report.
- .5 Promote and protect purpose-built rental housing and affordable units.
- .6 Promote housing stability, accessibility, and inclusive design to support seniors, persons with disabilities, and individuals with complex needs being able to stay within the community.
- .7 Facilitate partnerships and advocate for funding from senior governments and non-profit organizations to advance affordable and supportive housing initiatives.

Housing Policies

Housing Diversity

- .1 Support rezoning applications to more dense forms of housing where they are consistent with the OCP Land Use Designations in Appendix A - Schedule 1 to accommodate growth and new development while meeting the evolving housing needs of the community.
- .2 Support a range of housing types, sizes, and tenures in all residential zones, consistent with neighbourhood context and the OCP Land Use Designation identified in Appendix A - Schedule 1.
- .3 Encourage land uses that incorporate innovative and flexible housing forms, including infill housing, secondary dwellings, carriage houses, townhouses, and small-scale multi-unit housing, where appropriate.
- .4 Support rezoning of lands within the Downtown and Beach Avenue Neighbourhoods to permit increased residential density and a broader range of housing forms in locations with existing infrastructure services.
- .5 Advocate to senior levels of government for expanded funding, programs, and policy tools to address local housing affordability challenges.
- .6 Support education and community awareness initiatives to improve understanding of local housing needs and affordability issues.
- .7 Partner with non-profit agencies and senior governments to facilitate the development of affordable and special needs housing.
- .8 Explore opportunities for municipal land contributions, fee reductions, or other financial incentives, where appropriate, to encourage the development of affordable and special needs housing.
- .9 Support housing located near schools, parks, childcare facilities, and community services to meet the needs of families.
- .10 Consider the most recent Housing Needs Report when reviewing rezoning applications and Official Community Plan Amendments to ensure the District's identified housing needs are addressed.
- .11 Update the Housing Needs Report every five years and amend the OCP as necessary to reflect current housing needs and priorities and the requirements of the *Local Government Act*.

Rental Housing

- .1 Encourage the development of purpose-built rental and affordable ownership housing through regulatory flexibility, incentives, and partnerships, where feasible.
- .2 Encourage the development of family-oriented housing, including multi-bedroom units in both ownership and rental forms.

- .3 Protect existing purpose-built rental housing stock from redevelopment that would significantly reduce rental supply.
- .4 Encourage the replacement of affordable rental housing units lost through redevelopment, where feasible.

Special Needs Housing

- .1 Support housing options that enable seniors to age in place, including accessible and adaptable housing design, purpose-built rental housing, and smaller unit forms located near services and amenities.
- .2 Encourage universally accessible and adaptable housing design to accommodate seniors, persons with disabilities, and changing household needs.
- .3 Explore partnership opportunities with regional housing providers to assess opportunities for new development that meets the needs of Peachland and the region, including housing for individuals experiencing or at risk of homelessness.
- .4 Consider the need for recovery-oriented and supportive housing that integrates on-site or coordinated support services.
- .5 Support partnerships and programs that provide rental supplements and financial assistance for low-income individuals, seniors, and working families in the private market.

7.2 Local Economy, Tourism and Business



A strong and diverse local economy is fundamental to sustaining a vibrant, resilient, and complete community. Economic prosperity supports access to meaningful employment opportunities, enables local entrepreneurs and businesses to grow, and attracts public and private investment needed to meet Peachland’s evolving social, infrastructure, and service needs.

Peachland’s economy has transitioned from its historic resource-based roots to one that is primarily retail and service-oriented, shaped by its unique setting along Okanagan Lake. Its small-town character, waterfront access, and pedestrian-oriented environment attract both residents and visitors, contributing significantly to local economic activity. Seasonal tourism plays an

important role in sustaining local businesses, particularly in the downtown and waterfront areas. Peachland seeks to build on its strengths by supporting local businesses, encouraging entrepreneurship and innovation, promoting year-round economic activity, and fostering a diverse economic base that reduces reliance on seasonal fluctuations.

7.2.1 Objectives

- .1 Downtown Peachland is a year-round destination for tourism and hospitality.
- .2 Peachland supports its local businesses and creates conditions for business retention and attraction.
- .3 Partnerships with local economic development organizations and groups support economic growth in Peachland.
- .4 Peachland fosters an entrepreneurial culture that supports a diverse, adaptable and stable local economy and provides sustainable employment.
- .5 Incentives support downtown revitalization.
- .6 Local food and wine are celebrated.

7.2.2 Policies

- .1 Align economic development activities with Peachland's natural assets and unique character, particularly building on the small-town feel of the Downtown Character Area of the Beach Avenue Neighbourhood.
- .2 Foster an entrepreneurial culture in the community by encouraging creative collaboration.
- .3 Support and promote the Downtown Neighbourhood as the business and cultural heart of the community.
- .4 Support a wider range of home based business activities across all land use designations to enhance local entrepreneurship, diversify the economy, and provide opportunities for residents of varying backgrounds, skills, and income levels. (or for residents in the community.)
- .5 Ensure development regulations support the establishment of tourism services within the Beach Avenue Neighbourhood Resort and Downtown Character areas.
- .6 Seek niche-market opportunities; accept that large retail developments in neighbouring communities serve the needs of Peachland residents but that local businesses have an important role in neighbourhoods.
- .7 Pursue continuous improvement of infrastructure (water, sewer, roads) to support increased economic development in the community.
- .8 Encourage access to, and opportunity for, development of Crown resources that yield economic returns that contribute revenue to local community services for citizens, while having minimal impacts to the land, wildlife, and sensitive environmental areas.
- .9 The agricultural industry and local artisans are supported through the Farmers' Market.
- .10 Develop a strategy for increasing community and cultural events downtown, including investment recommendations to sustain downtown Peachland's role as year-round social and

economic hub. Include curation of more winter and evening programming to encourage residents and visitors to spend more time downtown, and explore opportunities for large-scale regional attractions and events.

- .11 Effectively manage and protect the integrity of the community's critical assets such as the lake and natural environment that promote and attract employment and investment.
- .12 Continue to support the artistic community as a catalyst of economic activity.
- .13 Maintain a relationship with the University of B.C. Okanagan and Okanagan College to provide locations for research opportunities and build on the Region's profile as a knowledge/education centre.
- .14 Support a comprehensive approach to creating an attractive investment climate by working in partnership with the province, RDCO, and economic development agencies.

7.3 Transportation and Mobility

An integrated, safe, and efficient transportation system is essential to Peachland's long-term livability, economic vitality, and environmental sustainability. Peachland's location within the southern portion of the Central Okanagan creates strong travel demand both north toward the broader region and south toward neighbouring communities. Strengthening regional connections is important to support economic activity, access to employment, and social networks. Improved transit connections between Peachland and surrounding communities will require coordinated regional planning and sufficient ridership to sustain service.

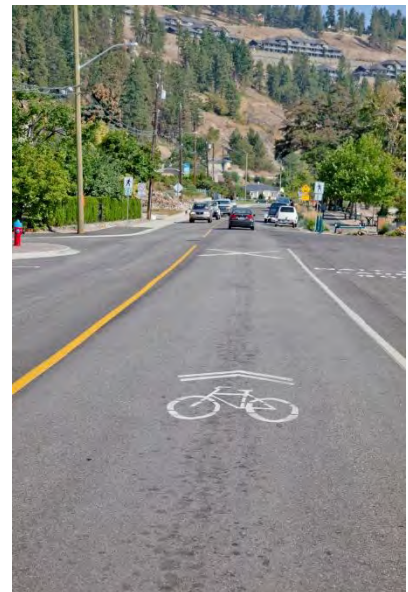
Peachland has historically been highly automobile dependent. The vast majority of residents commute by private vehicle, with walking, cycling, and public transit accounting for less than seven percent of total trips, well below the provincial average. Reducing reliance on single-occupant vehicles, where feasible, will require coordinated land use planning, improved pedestrian and cycling connections, and enhanced transit service in partnership with regional agencies. Peachland's steep topography is the most significant factor shaping its transportation network. Approximately 78 percent of the District is situated on slopes greater than 10 percent, and nearly 47 percent exceeds 30 percent slope. These conditions limit road connectivity between neighbourhoods, constrain opportunities for active transportation infrastructure, and make alternatives to the automobile more challenging to implement. As a result, many neighbourhoods are characterized by limited east-west connections and reliance on primary corridors for access to lower elevations and key destinations.

Active transportation also plays an important regional role. The District approved an Active Transportation Network Plan in 2023 to guide the implementation of pedestrian and cycling improvements to ensure that roadways, parks, and other public facilities support safe and accessible travel, wherever feasible given local topographic constraints. The Active Transportation Network Plan aligns with the proposed Westside Trail project, a key link in the broader Trail of the

Okanagan vision that has attracted interest and support from Infrastructure Canada. The Westside Trail project refers to the development of a new multi-use active transportation trail linking the District of Peachland to West Kelowna, providing a safe off-highway pathway for pedestrians and cyclists, offering an alternative to Highway 97 for active transportation users. The Trail of the Okanagan is a regional active transportation route that aims to eventually connect Osoyoos at the USA border north to Sicamous and beyond. A section of this trail currently runs through downtown Peachland, utilizing the Centennial pathway and local roads. This facility benefits residents by providing alternate regional transportation connections and encourages visitors to the community.

7.3.1 Objectives

- .1 Develop and maintain a safe, efficient, and connected transportation network that supports the movement of people and goods within Peachland.
- .2 Improve mobility options and increase access to walking, cycling, and transit to reduce reliance on single-occupant vehicles where feasible.
- .3 Enhance safe and convenient pedestrian and bicycle connections to schools, parks, neighbourhoods, Downtown, and key destinations.
- .4 Improve safety, connectivity, and access across Highway 97 while minimizing its barrier effect on neighbourhood cohesion.
- .5 Invest in evidence-based transportation planning, upgrades and maintenance to support coordinated regional strategies.
- .6 Design transportation infrastructure that responds to Peachland's steep topography while minimizing environmental and neighbourhood impacts.



7.3.2 Policies

- .1 Align the District's transportation plans with regional transportation strategies and update municipal plans as needed following completion of regional studies.
- .2 Implement the Active Transportation Network Plan to guide prioritization and design of pedestrian and cycling infrastructure improvements.
- .3 Focus future growth and development along major transit corridors and within urban and town centres to support transit viability.



- .4 Protect the rights-of-way for major roads as identified in Appendix A - Schedule 2: Major Street Network Map.
- .5 Determine road standards based on the functional road classifications (i.e., roadway widths, intersection spacing, access to adjoining land, alignments and acceptable grades).
- .6 Collaborate with the Ministry of Transportation and Transit to implement short, medium, and long-term improvements along the Highway 97 corridor, including active transportation facilities and consideration of alternate routes.
- .7 Invest in improved active transportation connections to the Downtown to enhance and improve Highway 97 crossings at Trepanier, Princeton, and Ponderosa neighbourhoods.
- .8 Encourage an interconnected street and trail network that supports walking, cycling, transit, and private vehicles.
- .9 Promote construction and maintenance of the Westside Trail as a continuous pedestrian and cycling route connecting Downtown to West Kelowna.
- .10 Implement traffic calming measures and pedestrian safety improvements along Beach Avenue, consistent with the Active Transportation Network Plan priorities.
- .11 Increase access to alternative modes of transportation through compact neighbourhood design that reduces travel distance and trip frequency.
- .12 Ensure that any potential major transportation corridors are designed to reduce negative impacts and respect the character of the area through which the corridor passes.
- .13 Support initiatives that create or improve active, pedestrian-friendly streetscapes adjacent to the waterfront to animate and reinforce the public realm.
- .14 Support the use of lanes and mid-block connections to enhance pedestrian and neighbourhood connectivity.
- .15 Provide sidewalks on both sides of arterial roads and ensure safe pedestrian crossings.
- .16 Create a Street Tree Program that identifies standards appropriate for each neighbourhood.

7.4 Infrastructure and Servicing

The District of Peachland is responsible for providing a wide variety of services to meet community needs. Water supply, sanitary sewer, stormwater management, roads, parks, and community facilities form the backbone of a complete community and must be planned, financed, and maintained in a coordinated and fiscally responsible manner. Peachland's infrastructure systems are shaped by its unique geography and development pattern. Steep slopes, varied elevations, and constrained corridors influence the design, construction, and long-term maintenance of infrastructure and servicing. Significant elevation changes require carefully managed water pressure zones, pump stations, reservoirs, and pressure reducing infrastructure. Similarly, stormwater

management must respond to hillside conditions to minimize erosion, protect downstream properties, and safeguard the health of Okanagan Lake.

Growth management and infrastructure planning are closely linked. Directing development to areas where services already exist, or can be efficiently extended, supports fiscal responsibility and reduces environmental impacts. Compact and contiguous growth makes better use of existing infrastructure investments and avoids unnecessary extensions. New development is expected to contribute fairly toward the capital costs of infrastructure required to support growth, while the District continues to maintain and renew aging assets through long-term asset management planning.

Communities like Peachland are turning to asset management as a process for aligning priorities, making informed service delivery decisions and building financial capacity to renew, operate and maintain District infrastructure. Appropriate management ensures that the District can continue to provide efficient and effective services, effectively manage risks and provide taxpayers with the best value for money. The District's asset management initiatives focus on making informed decisions related to risk, cost and services with the goal of protecting the integrity of core services and infrastructure.

A significant proportion of the District's infrastructure has reached, or will be reaching, the end of its service life over the next few decades. Major investment will be required to maintain existing levels of service, meet regulatory requirements for public health and to support future growth of the community. As new infrastructure is considered and planned, it will be critical to consider the lifecycle costs (i.e., ongoing, long-term expenses of maintenance and renewal) to help ensure that infrastructure investments align with community priorities and regional strategies.

7.4.1 Asset Management

Effective asset management requires an understanding of the long-term costs associated with servicing new development. Infrastructure is not a one-time investment: decisions made today about where and how growth occurs will shape the District's financial obligations for decades to come.

This means evaluating infrastructure decisions beyond initial construction costs to account for the long-term maintenance and eventual replacement of assets. This distinction matters for two important reasons: maintenance and renewal costs are generally higher over time than upfront capital costs, and they attract fewer external funding sources, relying more heavily on local taxation and user fees. Unlike capital projects, which may be supported by senior government grants or development cost charges, the ongoing obligation of maintaining and renewing infrastructure is the responsibility of the District.

Peachland has proactively developed several decision-making tools to improve its understanding of infrastructure risk, cost, and service levels. This information is contained within the Integrated

Management Investment Plan, included as Appendix C to the Integrated Asset Management and Climate Change Plan (October 2025).

Connected to the policies within this section, the growth management policies within this OCP are grounded in a clear understanding of infrastructure capacity, servicing requirements, and long-term financial sustainability, ensuring that the revenues anticipated from development are proportionate with the full lifecycle costs of servicing it.

Objectives

- .1 Manage municipal infrastructure assets in a manner that maximizes community benefit while ensuring long-term financial sustainability.
- .2 Ensure community infrastructure objectives are eventually met.

Policies

- .1 Update the Asset Management Plan and related documents on a regular basis to ensure that community objectives continue to be reflected and pursued.
- .2 Update infrastructure modelling to determine where infrastructure upgrades are required to meet future growth.
- .3 Consider investments in asset renewal in capital investment planning through assessments of cost, risk and level of service to ensure the long-term sustainable delivery of services.
- .4 Regularly update the DCC Bylaw and ACC Bylaw to ensure funds are in place to upgrade servicing.
- .5 Prioritize infrastructure improvements required to realize envisioned densities in the District's existing neighbourhoods;
- .6 Use the District's Capital Expenditures Program, Development Cost Charge Program and asset management framework should further the objectives and policies of the OCP.

7.4.2 Community Water System

The District of Peachland prudently began planning for improvements in water quality and consumer protection and completed its Water Master Plan (WMP) in 2006. The WMP was endorsed by Council in 2007. In support of the plan, the District devised and implemented a Universal Water Metering Program in 2010. The water metering program has achieved a reduction of approximately 30% in maximum day demand. The WMP was later updated in 2015 to reflect legislative changes resulting from the Drinking Water Objectives (Microbiological) for Surface Water Supplies in British Columbia (published in November 2012). Concurrently, Peachland completed a Source Water Protection Plan to regulate activities in the watershed. In 2021, the Peachland Water Treatment Plant was commissioned for use, which provides year-round, safe, clean drinking water for Peachland residents. The plant replaced the previous, inefficient water distribution system involving three different systems, acquired by the District of Peachland in the 1980s, all of which were

originally built to service the tree fruit industry, not a growing District. Now, one plant supplies clean water to Peachland residents from a single water source: Peachland Lake. The plant has a filtration component, eliminating water cloudiness, and disinfects water using both chlorine and ultraviolet (UV), both safe and highly efficient methods. As a result, regular annual boil water advisories are no longer necessary.

The new Water Treatment Plant has been designed to service the planned future growth areas of Ponderosa-Pincushion and New Monaco. The new system will also ensure existing and future neighbourhoods experience adequate water pressure and fire flows.

Objectives

- .1 Achieve ongoing reductions in per capita water consumption through effective and sustained water conservation strategies.
- .2 Promote the use, reuse, and recycling of greywater as a standard practice to supplement the community water supply.
- .3 Increase the number of residences connected to the community water system over time, where financially and environmentally sustainable.

Policies

- .1 Implement water conservation programs, bylaws, and education initiatives to reduce per capita consumption (e.g., water metering).
- .2 Pursue funding opportunities from senior levels of government to support the phased expansion of the community water system.
- .3 Protect and preserve water supply sources located in rural areas and on Crown land.
- .4 Encourage and support the use, reuse, and recycling of greywater systems to supplement the community water supply.

7.4.3 Wastewater Collection (Sanitary Sewer)

Peachland's wastewater collection is comprised of a combination of individual on-site septic disposal systems and the RDCO's Westside Regional Wastewater Treatment Plant. For homes that are connected to the regional system, wastewater is collected and directed to the lift station at Swim Bay and to the lift station at Todd Road. The lift stations send the wastewater through a forcemain to the RDCO's Westside Regional Wastewater Treatment Plant. The Westside Regional Wastewater Treatment Plant is located on Gellatly Road in West Kelowna and receives wastewater from the District of Peachland, the City of West Kelowna, and Westbank First Nation IR #9 and IR #10, providing wastewater treatment for approximately 42,000 people. Once the wastewater is treated and all contaminants are removed, the water is returned through a forcemain approximately 250 m out to the bottom of Okanagan Lake.

Objectives

- .1 Increase the number of residences served by the Westside Regional Wastewater Treatment Plant.
- .2 Protect public health and the natural environment through the provision, expansion, and proper management of wastewater services.

Policies

- .1 Pursue funding opportunities from senior levels of government to support the phased expansion of wastewater connections.
- .2 Support the expansion of the wastewater collection system consistent with the phasing identified on Appendix A – Schedule 2 - Sewer Phasing Plan Map.
- .3 Prioritize wastewater infrastructure improvements that protect public health, groundwater quality, and the natural environment when establishing capital plans and budgetary priorities.

7.4.4 Stormwater Management

The District's primary objectives for managing surface run-off with stormwater infrastructure are preserving natural ecosystems, mitigating or avoiding hazards to protect public safety and accounting for anticipated climate change.

The District's storm drainage network is a combination of major and minor system components. Minor stormwater/drainage systems, designed to convey surface run-off associated with frequent rainfall events, typically include ditches, street gutters, catch basin inlets and an underground pipe network. Major systems convey stormwater runoff generated by less frequent and more intense rainfall events when the quantity of run-off exceeds the capacity of the minor (piped) system. Typical major system components include open channels, creeks and roadways.

The 2013 Master Drainage Plan Update identified a number of priority improvements for the District that involve restoring and/or replacing culverts, establishing major drainage routes, protecting existing natural drainage corridors and using best management practices (BMP's) for the treatment of stormwater. Significant portions of the road network are affected by the conveyance method used (ditches, dry wells, underground pipes) for stormwater management; drainage improvements therefore require correlation of the drainage and roadway network plans.

Objectives

- .1 Protect and enhance groundwater quality, surface water quality, and natural aquatic habitats.
- .2 Mitigate damage to the natural and built environment resulting from stormwater runoff, flooding, and erosion.
- .3 Provide for the orderly and economically responsible extension and maintenance of municipal infrastructure and services.

- .4 Promote integrated watershed management and water conservation to support long-term environmental sustainability.

Policies

- .1 Require developers to pay their proportionate share of capital costs attributed to servicing their development through Development Cost Charges and other tools enabled under provincial legislation.
- .2 Require that urban residential and commercial development be provided with full urban services in accordance with the Subdivision and Development Servicing Bylaw.
- .3 Ensure servicing levels in rural areas are adequate to protect public health and safety.
- .4 Support extensions of roads and utilities that represent a logical and contiguous progression from existing development.
- .5 Implement local improvement programs for sidewalks, curbs and gutters, where appropriate.
- .6 Maintain a preventative maintenance and infrastructure renewal program consistent with the Asset Management Plan.
- .7 Prepare and implement an Integrated Stormwater Management Plan that incorporates climate change, low impact development, flood protection, slope stability, watershed hydrology, and basin planning.
- .8 Utilize best management practices to protect groundwater and surface water quality through integrated watershed planning.
- .9 Implement stormwater management best practices such as absorbent landscaping, infiltration swales, rain gardens, oil separation, and pervious paving to minimize runoff and increase on-site retention and infiltration.
- .10 Encourage water conservation and the use of on-site recycled water for landscaping and other non-potable purposes.
- .11 Continue in partnership with the Okanagan Basin Water Board and regional partners to promote valley-wide coordination in water conservation and watershed protection.



7.4.5 Solid Waste Management

The Regional District of Central Okanagan adopted an updated Solid Waste Management Plan in 2020 to guide regional waste reduction and diversion efforts over a ten year horizon. The region's sole landfill facility, Glenmore Landfill, is owned and operated by the City of Kelowna. The District continues to support the goals of the Regional District of Central Okanagan's Solid Waste Management Plan and will work collaboratively to advance regional waste reduction and diversion objectives.

Objectives

- .1 Increase diversion of organics and recyclable materials.
- .2 Support regional progress toward zero waste.
- .3 Integrate waste management considerations into land use and development planning.

Policies

- .1 Support universal access to organics collection and composting.
- .2 Promote zero waste practices in public facilities, parks, and community events.
- .3 Support public education initiatives that promote waste reduction, composting, recycling, and responsible consumption.
- .4 Collaborate with the Regional District of Central Okanagan to monitor diversion rates and support continuous improvement toward regional targets.
- .5 Require all new multi-family, mixed use, commercial, and institutional developments to provide adequate and accessible space for recycling and organics collection.

7.5 Recreation, Parks and Trails

Nestled on the shores of Okanagan Lake, with residential neighbourhoods tucked into the mountainsides above it, Peachland is a place of natural beauty, charm and geographic diversity. The community is the gateway to Glen Lake, Headwaters Lakes, Silver Lake, and Peachland Lake.

Peachland has an abundant variety of indoor and outdoor recreational options for a community of its size, including, but not limited to:

- 11.0 kilometres of foreshore.
- Public piers, boat launches and a swimming area (including a zip-line and diving board) with supervised lifeguards from mid-June until the end of August.



- Centennial Walkway; a paved walkway along the waterfront that features access to the linear beach/park, benches and gathering points for socializing.
- The District of Peachland owns and leases approximately 119.11 hectares of parks, trails, and open space. Of this, 21.58 hectares are developed parks that provide diverse opportunities for outdoor recreation. The remaining 97.53 hectares of parkland consists of undeveloped natural areas and trails.
- The District offers a variety of recreation services for children, teens and adults, and uses the Peachland Community Centre, a multi-use facility, as the anchor delivering leisure programs.

7.5.1 Objectives

- .1 Maintain and enhance the waterfront, parks, trails, and open spaces as accessible, safe, and inviting public assets.
- .2 Provide a variety of recreational opportunities and facilities for residents and visitors of all ages, abilities, and interests.
- .3 Ensure parks and public open space meet community needs in areas of residential intensification.
- .4 Encourage active transportation and pedestrian movement by providing connected parks, trails, and open spaces that link neighbourhoods, key destinations, and recreation areas.

7.5.2 Policies

- .1 Maintain and enhance public access to beaches, waterfront areas, parks, trails, and open spaces for residents and visitors.
- .2 Ensure parks and trails are designed to provide safe and accessible routes for people of all ages and abilities.
- .3 Develop and maintain recreational facilities that meet community needs.
- .4 Ensure that new or expanded recreation facilities are multi-purpose, multi-generational, high-quality, and adaptable, supporting active, creative, and flexible year-round use.
- .5 Collaborate with District partners to provide a wide range of recreation programs and services for children, teens, adults, and seniors that promote physical activity, social interaction, and community inclusiveness.
- .6 Explore funding opportunities to acquire significant natural areas, open spaces, and parkland.
- .7 Require new development to contribute to the District's parks and trail network through the development approvals process. Developers should work with District staff to capitalize on opportunities for connecting parks and open spaces to existing trail networks for the most logical continuation and enhancement of the overall network.

- .8 Support the development of a trail system within Peachland that links key areas within and outside of the community.
- .9 Support the implementation of policies and actions in the Parks and Recreation Master Plan (2018) and Active Transportation Network Plan (2023) to enhance connectivity, recreation, and pedestrian access.
- .10 Establish an Amenity Cost Charge fund as a mechanism for developing needed community amenities in the future.

7.6 Natural Environment

Located on the western shore of Okanagan Lake, the District of Peachland is defined by its lakefront setting, forested hillsides, natural creeks, and sensitive aquatic and upland ecosystems. These natural assets contribute significantly to community identity, biodiversity, public health, tourism, and overall quality of life. Protecting and enhancing the natural environment is fundamental to sustaining Peachland's long-term environmental, social, and economic well-being.

Peachland's landscapes include steep slopes, environmentally sensitive riparian areas, upland forests, and critical groundwater resources that support both human and ecological systems. Development pressures, wildfire risk, invasive species, and climate change present increasing challenges to maintaining the health and resilience of these systems. Careful land use planning, infrastructure investment, and stewardship are essential to balance growth with environmental protection.

Hosting one of the longest uninterrupted and undeveloped foreshore areas in the Okanagan, Peachland offers a unique combination of natural beauty and an environment that supports a variety of species, features that are widely celebrated by residents, businesses and visitors alike. Protection of Peachland's abundant natural environment, resources and features is a significant community priority. Management of the Foreshore of Okanagan Lake [Foreshore Management Units], Trepanier and Peachland Creeks, streams, ravines and wetland areas [Environmentally Sensitive Areas — Aquatic] and natural habitats including corridors that support wildlife movements and supportive environments for sustaining plant and aquatic life [Sensitive Environment Areas — Terrestrial] are all important. As development pressures increase, safeguarding environmentally



sensitive areas, habitat corridors, groundwater resources, and shoreline ecosystems becomes increasingly important. Effective stewardship supports resilience by maintaining natural systems that absorb stormwater, reduce erosion, moderate temperatures, store carbon, and sustain wildlife habitat.

7.6.1 Environmentally Sensitive Areas – Aquatic

As a lakeside community situated along Okanagan Lake within a semi-arid region, Peachland faces increasing pressures on its aquatic resources due to climate change, population growth, seasonal demand fluctuations, and extended periods of drought.

Objectives

- .1 Environmental policies and guidelines are scientifically rigorous, clear and transparent.
- .2 Development complies with or exceeds Provincial Riparian Area Regulation standards and Development Permit Areas Guidelines.
- .3 Public and recreational activities of the shoreline area are managed through land use regulation pursuant to *Local Government Act* Section 488.
- .4 Recreational activities and aesthetic benefits do not compromise ecological values.
- .5 All infrastructure investments consider the physical processes that affect the shoreline area of Okanagan Lake, including the influence of wind, waves, run-off, lake ice and rise and fall of the reservoir (i.e., migration of materials through erosion, drift and/or accretion), producing designs that minimize the consequences and impacts of manmade structures on hydraulic processes.
- .6 Efficient water use supports the sustainability of the hydrologic system.
- .7 Fish habitat is protected by implementation of the Provincial Riparian Areas Regulations and monitoring by Qualified Environmental Professionals.

Policies

- .1 Regulate Okanagan Lake upland, foreshore, and lake bed uses according to identified Foreshore Management Map Units and all applicable senior government regulations.
- .2 Use *Local Government Act* Part 14 authorities to regulate foreshore uses, landscaping requirements, manage surface water runoff and establish maximum percentages of land area that can be covered by impervious surfaces (roofs, roads, parking lots, driveways, etc.), most particularly through Development Permit Area Guidelines and Zoning Bylaw provisions.
- .3 Designate the Riparian Assessment Area using a Riparian Area Assessment Report prepared by a suitably Qualified Environmental Professional to assess applications for Aquatic Development Permits, including delineation of the streamside protection and enhancement area, as defined in the *Provincial Riparian Areas Protection Act and Regulation*.

- .4 Incorporate the recommendations of the Riparian Area Assessment Report into a technical Development Permit and secure performance bonding to ensure riparian protection objectives are met.
- .5 Permit development and/or land alteration upon due consideration of the intent of Federal and Provincial regulations (*i.e., Water Act, Navigable Water Protection Act, Fish and Wildlife Act, Highways Act*), best practices for environmental protection, social and economic implications including but not limited to the aesthetic appearance of shorelands.
- .6 Encourage the maintenance of shorelines in their natural undisturbed state where possible.
- .7 Promote activities that support stream and lake water quality.
- .8 Support Provincial and regional policies and programs for aquatic weed control and to manage the introduction and spread of invasive species.

7.6.2 Environmentally Sensitive Areas – Terrestrial

Objectives

- .1 Responsible development practices protect Environmentally Sensitive Areas.
- .2 Environmental protection is monitored by Qualified Environmental Professionals.
- .3 Regional coordination of environmental objectives is achieved.

Policies

- .1 Encourage the creation of new and protect existing wildlife corridors.
- .2 Coordinate with the Regional District and regional partners to protect Environmentally Sensitive Areas.
- .3 Support regional wildlife corridor connectivity.
- .4 Continue to research species at risk and share information on these species with regional partners.

7.6.3 Natural Hazards

Recognizing that approximately 75% of Peachland consists of sloped hillsides and that most of the flat areas have already been developed, in June 2007, Golder Associated Ltd. was contracted to provide an overview of current hydrogeological and geotechnical conditions in Peachland. This included the identification and preliminary delineation of areas where natural hazards may exist and development of a management tool for identifying potential issues related to future development. The final report was delivered in March 2009. It contained significant technical information and an innovative approach to conveying the resulting information.

The report confirmed the notion that the greater the slope of the hillside contemplated for development, the greater the number of issues and challenges to be considered. Safe development of a site involves appropriate design and engineering solutions to each of the following:

- Slope stability
- Cumulative effect of increasing development
- Impact of development on neighbouring properties
- Geotechnical hazards (i.e., rockfall and landslide hazard)
- Hydrogeological and groundwater related issues
- Potential costs and regulatory limitations on hazard mitigation
- Site grading and preparation which result in an unnatural looking hillside

Generally, the primary goal is to minimize alterations to the natural terrain in order to protect, as much as possible, the existing vegetation, landscape character, and ecological functioning of the hillside environment. Drawing on the recommendations from the Golder study, the District developed its Development Permit Area guidelines. The policies and objectives outlined below establish a comprehensive framework for integrating hillside hazard considerations into land use planning.

Objectives

- .1 Protection of people and property from hazardous conditions in the natural environment and the creation of hazardous conditions resulting from development on hillsides.
- .2 Hydrogeological and geotechnical conditions are adequately addressed to protect slope stability (i.e., groundwater seepage, soil/rock characteristics, potential for triggering event occurrence).
- .3 Preservation of significant natural features and landscapes, protection of the natural environment (aquatic and terrestrial) distinct to hillsides.
- .4 Maintenance of positive hillside aesthetics (i.e., visual impact).

Policies

- .1 Hillside Development Permits to be required for development on lands characterized by slopes in excess of 20% or greater for a minimum horizontal distance of 10 metres.
- .2 With the exception of small pockets of steeper sloped land, development should be limited to slopes less than 30% natural grade.
- .3 Reports prepared by qualified professionals must clearly confirm that the proposed development sites are “safe for their intended use”. Hazard assessments should include delineation of risk areas, ensuring that the probability of a hazard occurrence is appropriately evaluated.

- .4 Storm water, erosion and groundwater management techniques should be utilized where necessary.
- .5 Geotechnical studies must comprehensively evaluate hydrogeological and geotechnical conditions, including any potential impacts on adjacent properties, and identify appropriate mitigation measures where necessary.
- .6 Innovative and flexible development patterns are encouraged where they concentrate development in less sensitive areas of steep slopes and where natural grades permit.
- .7 Municipal services and utilities for hillside developments should, in addition to addressing slope stability, be designed to minimize environmental and visual impacts, meet required service levels, and reduce redundancy, capital expenditures, and long-term maintenance costs.

7.6.4 Shoreline Management

In February 1950, the municipal boundary of the District of Peachland was extended 183 metres into Okanagan Lake along the length of the foreshore. Initially, the administration and management of the foreshore was through provincial ministries [as variously assigned throughout the years]; the District held a “recreation lease” over the foreshore. Subleasing and commercial undertakings were not permitted by the original lease.

In 1982, the District began preparing a strategy for the future use and development of the shore land (foreshore and upland) along the 11.25 kilometers of Okanagan Lake located within the municipality. In 1984, the District amended the OCP to add the Shoreland Plan as a schedule to include “specific objectives and policies for the shore land”. The Shoreland Plan defined twelve geographical units, provided a description of each and identified development issues and permitted uses taking into consideration a broad range of factors including the natural and man-made features of the area, natural shoreland processes, the goals and aspirations of local residents, property owners and governments.

In 1987, the District entered into a Head Lease with the Province for all the “unalienated and unencumbered foreshore in the Okanagan Lake within 600 feet of the highwater mark”; the lease transfers authority to regulate use of the foreshore to the District. Renewed and effective until June 29, 2032, the lease includes provisions for sublease and includes a condition that the District maintains a management plan (i.e., the Shoreland Plan contained in the OCP) for the foreshore.

In 1997, the introduction of man-made features, such as the large earth and rock groin south of the Pentownna Marina, resulted in the artificial intensification of both erosion and accretion processes in specific areas. Updates to the Shoreland Plan occurred in 2002, 2003 and 2004. No additional field work has been completed to date to update the description of the physical characteristics of the foreshore. While the flooding events of 2017 may have altered the character of the foreshore, there is currently insufficient information to recommend any changes to the Shoreland Plan. Once

regional floodplain mapping is complete, there may be a need to amend the plan reflected in this OCP accordingly.

Figure 14: Typical Peachland Municipal pier and floating dock located at the 8th Street Boat Launch



In 2011, the District adopted a Lakefront Area Public Place Regulation Bylaw to regulate the lakefront area as a public place and to prohibit the construction and installation of marinas, wharfs, docks and buoys without a sublease or license from the District. Council also adopted DEV-250 Wharf, Dock and Buoy Policy to establish concurrent licensing requirements.

The following planning principles identified in the original Shoreland Plan remain relevant and guide policy development for the foreshore area:

- Set out the way in which these critical lands and water should be used, managed and administered in order to serve the broadest public interest.
- To recognize that the shore land area is a naturally dynamic and changing environment made up of several linked natural processes - physical, biophysical, biological and socio-economic - as an integral system, recognizing that disruption to any one link in the system can cause serious consequences throughout the system.
- To preserve the natural aesthetic qualities of the shoreland area, recognizing the potential damage which can be caused through natural wave action and erosive forces by inappropriate management practices in the shoreland area.
- To adopt the Shoreland Plan as part of the OCP and further to develop a Zoning Bylaw amendment to facilitate the future management of shore zone development.

Readers are advised to reference the original Shoreland Plan for an overview of foreshore processes associated with wind, wave and water level changes, including lake currents and shoreline processes; that background information will not be repeated in this document. The objectives and policies identified in this OCP reflect the importance placed on the foreshore by both regulation and expressed preference for continued maintenance and, where appropriate, enhancement of foreshore assets.

Objective

- .1 Continuous public access to the foreshore is protected and improved where opportunities arise.
- .2 A range of recreational uses are balanced with environmental, social and economic values that are compatible and appropriately integrated.
- .3 Water quality and fish spawning habitat is protected and enhanced.
- .4 Maximum community benefit is realized from public, private and commercial recreational uses with minimal interruption of natural environmental processes.
- .5 All relevant government authorities are respected, and development in the shore land area complies with current standards, regulations and approval procedures.
- .6 Management practices contribute positively to maintaining the natural character and aesthetic quality of the shore lands.

Policies

- .1 Utilize Shoreline Unit Descriptions and Summaries in Appendix B to inform decision-making in relation to the Shoreline Management Areas.
- .2 The functionality of existing municipal piers, generally 2 metres in width and 10 metres in length, usually located at the end of public roads abutting Beach Avenue should be maintained as public assets, strategically replaced or enhanced as resources become available.
- .3 Regulate upland, foreshore and lake bed uses according to identified Foreshore Management Map Units.
- .4 Use *Local Government Act* Part 14 authorities to regulate foreshore uses, most particularly through Development Permit Guidelines and Zoning Bylaw provisions.
- .5 Continue to enter into Encroachment Agreements with upland property owners where private uses are permitted.
- .6 Establish environmental conservation zones a distance of 75 metres either side of the mouth of Peachland (Deep) and Trepanier Creeks. Protect by Development Permit Areas and zoning; no development should occur in these areas.
- .7 Continue to support regional aquatic weed management through the Okanagan Basin Water Board.
- .8 Promote the development, enhancement and continued maintenance of parks and high-quality recreational facilities fronting the foreshore.
- .9 Consider upland and foreshore aesthetic improvements in balance with environmental function through site-specific assessment as development is proposed.
- .10 Consider hydraulic processes, including but not limited to erosion and accretion, in assessing potential foreshore structures or improvements.

- .11 Undertake a systematic assessment of the structural integrity of the foreshore; organize maintenance and improvement activities according to resource availability and strategic priority.
- .12 Charge license fees consistent with the rents charged by the Province on tenures located outside the District's Head Lease area.
- .13 Support the development of privately owned lands for commercial recreational facilities, where appropriate and practical as long as it does not involve dredging or filling of the foreshore or lake bed.

7.6.5 Sand and Gravel Resources

Sand and gravel resources are important construction materials that contribute to local and regional economic activity and the delivery of infrastructure and development projects. An OCP must include statements and map designations respecting the approximate location, amount, and type of sand and gravel deposits that are suitable for future extraction, where information is available. The purpose of identifying sand and gravel resources within the OCP is not to authorize extraction activities, but to recognize the presence of these materials and to support informed land use planning decisions. The identification of aggregate deposits assists the District in balancing resource use with environmental protection, adjacent land uses, transportation considerations, and community well-being.

The District is protecting limited sand and gravel resources by limiting aggregate extraction activities in the community and carefully managing development that threatens the future supply of aggregate. The District has employed authority provided in the *Community Charter* to regulate the removal, movement and deposit of soil, sand, gravel and rock (or other substance from which land is composed, on and within the District).

Objectives

- .1 Aggregate resources are reserved for future use.

Policies

- .1 Adhere to the District's Soil Removal and Deposit Bylaw (adopted February 2014), as amended from time to time, to permit and/or limit extraction and processing of sand and gravel in designated areas.
- .2 Temporary extraction and processing of sand and gravel may be permitted in the District subject to the issuance of a permit allowed under the Soil Removal and Deposit Bylaw and required provincial permits.
- .3 For the purpose of Section 473(1)(c) of the *Local Government Act*, there are no sand or gravel deposits suitable for future extraction in Peachland or other related content in this OCP.

7.7 Climate Action

Climate change is expected to intensify many of the environmental risks already facing the community, including increased temperatures, prolonged drought, more severe storm events, wildfire hazards, and pressure on water resources. As a lakeside community, Peachland must also anticipate changing precipitation patterns, potential flooding, and impacts to aquatic ecosystems. Integrating climate adaptation and mitigation strategies into land use planning, infrastructure design, and environmental management is critical to building long-term resilience.

As a lakeside community situated along Okanagan Lake within a semi-arid region, Peachland faces increasing pressures on its water supply due to climate change, population growth, seasonal demand fluctuations, and extended periods of drought. At the same time, reducing community energy consumption and greenhouse gas emissions is critical to meeting provincial climate targets and strengthening local resilience.

Adopted in 2026, Peachland's Climate Action Plan establishes a coordinated and community-informed pathway toward reducing greenhouse gas emissions and strengthening resilience to climate change. The Plan includes nine focus areas and provides specific recommendations for actions to be taken by the District and by community members. The focus areas include:

- Health and Wellness
- Food and Agriculture
- Water
- Buildings
- Energy
- Transportation
- Local Economy
- District Assets and Operations
- Wildlife Habitat and Ecosystems

Objectives

- .1 Integrate climate change mitigation and adaptation into land use decisions, development approvals, and District operations to reduce greenhouse gas emissions and strengthen community resilience.
- .2 Advance water and energy conservation goals and promote consistent application of green development practices.
- .3 Collaborate with regional partners and senior governments to advance shared environmental and climate objectives.

- .4 Protect and enhance water quality, water quantity, Environmentally Sensitive Areas, biodiversity, and key environmental assets.

Policies

Adaptation and Mitigation

- .1 Continue implementing the Community Energy and Emissions Plan and Climate Action Plan.
- .2 Support corporate actions to reduce District greenhouse gas emissions by:
 - .1 43 percent below 2007 levels by 2030; and
 - .2 80 percent by 2050.
- .3 Consider greenhouse gas reduction strategies in all District decision-making processes.
- .4 Support the implementation of climate action-specific improvement measures in existing and new developments.
- .5 Encourage land use and transportation infrastructure that improves the ability to withstand climate change impacts and natural hazard risks.
- .6 Support and promote community involvement in sustainability and climate action initiatives.

Policies

Green Buildings

- .1 Consider green building design standards when constructing new civic buildings.
- .2 Encourage and promote green development initiatives, including implementation of the Provincial Energy Step Code within the District.
- .3 Encourage building-scale green building strategies in new construction and major renovations.
- .4 Encourage the implementation of renewable energy systems, including geothermal, hydrothermal, solar energy generation, and waste heat capture.
- .5 Encourage passive solar building design, including appropriate building orientation and strategic tree placement to reduce heating and cooling demands.
- .6 Promote retrofitting existing buildings to improve environmental performance.
- .7 Encourage the use of environmentally responsible construction materials.
- .8 Encourage integration of eco-roofs on new buildings, particularly on sites larger than 2,000 m² (0.5 ac), to support habitat creation, stormwater management, and urban heat island mitigation.
- .9 Promote sustainable environmental practices including best management practices (BMPs), green building design, and measures that reduce the development footprint.
- .10 Support and promote water and energy conservation methods and approaches.

- .11 Continue to implement universal water metering and monitor progress toward conservation targets.
- .12 Encourage stormwater harvesting from roof surfaces and the use of on-site water management strategies, including infiltration and cistern storage for irrigation reuse.

Policies

Regional Environmental Collaboration

- .1 Manage recreational use of environmentally sensitive and natural areas to prevent degradation of ecological integrity and habitat function.
- .2 Support implementation of the Regional Air Quality Management Plan.
- .3 Cooperate with the Regional District in updating environmental mapping on a regular basis.
- .4 Cooperate with the Regional District and regional partners to create consistent terminology and policies protecting environmental features.
- .5 Support continued information exchange with provincial agencies regarding Crown land interface areas.
- .6 Advocate for resource extraction best management practices to minimize environmental and community impacts.
- .7 Manage regional biodiversity collectively through the adoption of practices outlined in the Okanagan Biodiversity Strategy.
- .8 Continue to work with senior government environmental agencies in a coordinated and efficient manner.
- .9 Collaborate with senior levels of government to mitigate risks associated with development in the floodplain.

7.8 Culture and Heritage

Peachland recognizes and celebrates its rich heritage. A number of historic buildings have been retained and/or restored that add to the character and feel of Peachland’s Downtown Neighbourhood and provide space that supports arts and culture. For example:

- Peachland’s Little Schoolhouse, built in 1898, has been restored by a group of volunteers organized as ‘Friends of the Little Schoolhouse Society’. In 2001, the group formed the Peachland Little Schoolhouse Society to facilitate use of the site for artistic, cultural and community events. Each year, during July and August, the Society hosts the Summer Arts Program at the Schoolhouse and provides the facility to local artists at no cost. The society supports a number of other community events throughout the year.

- The Historic Peachland School, constructed in 1908, was in continuous use until 2003. The building has since been restored and is used for a variety of recreation, arts, cultural and social programming. It is currently home to the Peachland Visitor Centre operated by the Peachland Chamber of Commerce, Peachland Art Gallery and the Okanagan Boys and Girls Club.

The Peachland Museum is the architecturally distinct eight-sided building originally constructed as the Peachland Baptist Church in 1910, located at the south entrance to the Beach Avenue Neighbourhood and Downtown Character Area. It served as a place of worship until 1964. Used over the years as a temporary Municipal Hall, Parks and Recreation Office, Fire Brigade Hall and Public Library, it now houses the Peachland Museum.



7.8.1 Objectives

- .1 Peachland's history is recognized and celebrated.
- .2 Heritage and archaeological resources are respected and managed with best management practices and protocols.
- .3 Strengthen arts and culture in Peachland by promoting year-round events and cultural programming that benefits local businesses and enhances community vibrancy.

7.8.2 Policies

- .1 Actively use historic buildings for community activities, such as the museum.
- .2 Incorporate historical elements into community development through street, park and trail naming, preserving historical buildings and celebrating history.
- .3 Encourage all new development or re-development to incorporate elements of public art.
- .4 Consider more detailed archaeological assessment prior to development taking place on lands shown as having potential pursuant to current GIS inventories.
- .5 Encourage a creative approach to incorporating public art and artistic expression into the design of open space, signs and the interior/exterior of building finishes.
- .6 Promote and support local volunteer networks, arts and cultural organizations, and businesses who support arts and culture through festivals, year-round events, cultural programming, and community cultural projects.
- .7 Update Peachland's Heritage Inventory of Peachland's cultural and heritage assets, including historic sites, landmarks, and significant cultural events.
- .8 Support interactive elements like wayfinding kiosks, historical markers, or storytelling benches to encourage exploration and engagement with the community's unique sense of place.
- .9 Implement temporary or permanent placemaking initiatives to activate underutilized public spaces and create destinations that attract pedestrians, such as public art installations or outdoor seating areas.



7.9 Partnerships and Regional Alignment

Peachland recognizes that strong regional collaboration is essential to building a resilient and prosperous community. By fostering productive relationships with neighbouring municipalities, Indigenous communities, provincial agencies, and regional organizations, the District can more effectively plan for land use, transportation, economic development, and environmental stewardship. These partnerships enable shared resources, coordinated service delivery, and informed decision-making that benefit residents, businesses, and visitors alike. Peachland is committed to acknowledging and respecting its location on the traditional, unceded territory of the Syilx Peoples, integrating principles of Truth and Reconciliation into community planning, including opportunities within Downtown Peachland.

7.9.1 Objectives

- .1 Foster productive working relationships with regional partners.

7.9.2 Policies

- .1 Collaborate with School District No. 23 to provide safe routes to school, including walking, cycling and transit options.
- .2 Encourage cooperation, collaboration and partnerships among regional partners in the delivery of effective and efficient public services and/or enhance opportunities of mutual benefit for cost sharing on procurement, delivery of services, and/or capacity building on issues to ensure financial and human resources are invested effectively.
- .3 Support the continued exchange of information with provincial agencies on future land use decisions that impact the interface of the boundaries of Crown land adjacent to the District and best management practices for resource extraction to minimize negative impacts in the region (e.g. truck traffic, environmental considerations, land use conflicts, nuisances).
- .4 Encourage the examination of future land use designations that consider the Region's aggregate resource based on the site suitability checklist prepared in the Aggregate Supply and Demand Update (2013).
- .5 Continue to participate in the Sustainable Transportation Partnership of the Okanagan.
- .6 Work with regional partners to strengthen resilience in the local food system and reduce reliance on imported food.
- .7 Explore partnership opportunities for a catalyst redevelopment project in Downtown Peachland.
- .8 Initiate a process to understand from local Indigenous communities how Truth and Reconciliation can be incorporated in the implementation of the DRIS.

- .9 Partner with regional organizations, specifically the Regional District of Central Okanagan Economic Development Commission, Thompson Okanagan Tourism Organization, and Tourism Kelowna, to advocate for the promotion and development of regional tourism initiatives in Peachland.
- .10 Peachland is situated on the traditional, unceded territory of the Syilx Peoples. The Okanagan includes land and water routes that were created and used, both historically and presently, by Indigenous Peoples as seasonal travel and trade routes. The revitalization of Downtown is an opportunity to reconcile and recognize the Syilx People and their ties to the land since time immemorial.





Image Source: Mattu

Development Permit Areas

8. DEVELOPMENT PERMIT AREAS

8.1 Introduction

Development Permits are one of the several tools used to achieve the vision, long-term objectives and policies set out in this OCP. To support this, development must be carried out in a manner consistent with the Plan’s overarching vision for Peachland.

Under the authority granted by the *Local Government Act*, municipalities may designate Development Permit Areas (DPAs) to achieve specific objectives. This Plan has designated the following Development Permit Areas for purposes established in the *Local Government Act*:

Table 7: Development Permit Areas and Local Government Act Legislation

Development Permit Area:	Designated pursuant to <i>Local Government Act</i> Section:
Environmentally Sensitive DPAs (Technical)	
Aquatic	488(1)(a)
Terrestrial	488(1)(a)
Natural Hazard DPAs (Technical)	
Hillside	488(1)(b)
Wildfire Interface	488(1)(b)
Form and Character DPAs	
Comprehensive	488(1)(e), (f), (h), (i) and (j)
Downtown	488(1)(e), (f), (h), (i) and (j)

Unless exempted, a property owner must obtain a Development Permit prior to the:

- Construction of a new building containing 3 or more dwelling units, or an individual property containing 4 or more dwelling units in total. (For the purpose of this policy, a secondary suite or carriage house does not count as a dwelling unit.)
- Construction of, addition to, or alteration of a building or other structure;
- Alteration of land within an environmentally sensitive or natural hazard DPA; or
- Subdivision of land within an environmentally sensitive or natural hazard DPA.

Development permit objectives and guidelines for each designated area are outlined in this section. These guidelines are intended to convey the community vision in a way that guides development and influences the character of neighbourhoods over time. They are designed to be clear and

meaningful to both decision-makers and the public, while remaining flexible and adaptable to evolving values, practices, and contexts.

It is the policy of Council to designate certain areas of the District as DPAs, as identified in the text and accompanying schedules (maps) forming part of the OCP. Within these areas, specific conditions are applied through development guidelines to protect and enhance the community. Where multiple objectives apply, Council or its delegate will consider anticipated outcomes and balance guidelines to maximize long-term community benefit.

The guidelines are intended to assist developers and designers in preparing applications, and to support Council in evaluating them. Designers are expected to exercise professional judgment in determining how best to achieve a high-quality design suited to the specific context of each application. Where a guideline is considered not applicable, the designer must provide a clear rationale and propose alternative means of achieving the stated objective. Where land is subject to more than one DPA designation only one Form and Character and one Technical development permit application are required. However, each application must address the requirements of all applicable DPAs, as well as the General Guidelines.

Before any subdivision, construction, or alteration of land takes place on a property within a DPA, the property owner must obtain a Development Permit that sets out site-specific requirements. Permit conditions may address matters such as development methods, safety, environmental protection, and design (i.e., including building and landscaping), and must be generally consistent with the policies and guidelines identified in the OCP.

All development applications will be considered as described in the District of Peachland's Development Approval Procedures Bylaw, as amended from time to time.

8.2 All Development Permit Areas

This section establishes overarching objectives and policies that apply to all DPAs, in conjunction with the specific objectives and guidelines set out for each individual DPA. The intent is to provide a consistent foundation for evaluating development proposals, while ensuring that the unique characteristics and purposes of each DPA are addressed.

The General Guidelines are consolidated in this section to reduce duplication across individual DPAs. They establish a baseline framework for development, aligned with the objectives identified for each specific DPA. These objectives and policies support a coordinated approach to land use planning, environmental stewardship, and built form, and are intended to guide subdivision, site planning, and building design. They emphasize the protection of natural features, the enhancement of community character, and the integration of sustainable, accessible, and safe development practices.

8.2.1 Objectives

- .1 To protect the natural environment.
- .2 To ensure that development design enhances the overall character and aesthetics of the community.
- .3 To encourage site and building design that incorporated 'green' features and is energy and water efficient.
- .4 To minimize negative impacts of new development on adjacent uses and where possible, respect the view from neighbouring residential lots.
- .5 To encourage development to incorporate design features that deters crime.
- .6 To encourage adaptive reuse of existing structures.
- .7 To ensure that signage and wayfinding are considered at the early stages of development.
- .8 To ensure that development incorporates accessibility features.

There can be multiple reasons for each objective and multiple guidelines on how to achieve them. Development Permit Area Guidelines are intended to ensure that land is used both effectively and in a manner that is sympathetic to existing uses. The goal is to encourage the efficient use of natural resources, energy and water throughout its full lifecycle. The context and interpretation of Development Permit Area Guidelines can also be informed by Neighbourhood-specific policies and/or guidelines that address area-specific opportunities and challenges.

8.2.2 Policies

- .1 A Development Permit must be approved before land is subdivided or development occurs, including but not limited to land clearing, preparation for the construction of services, roads, blasting or construction, addition to or alteration of a building or structure.
- .2 All development must comply with the conditions stipulated within the applicable Development Permit Area for where one has been issued.
- .3 In accordance with the *Local Government Act*, security may be required as a condition of Development Permit issuance to ensure that permit conditions are met, construction happens in a manner with minimal disruption to surrounding areas, and appropriate landscaping or restoration works are completed. For example, security may be required for landscaping, erosion control works, site grading, installation of a barrier fence, habitat restoration works, or any other similar DP requirements.
- .4 In general, Development Permit conditions will reflect the objectives and guidelines of Best Management Practices produced by the Province of BC.

- .5 Coordination between multi-disciplinary report recommendations should be verified by the qualified professionals preparing technical reports (for example, hydrogeological and wildfire mitigation).
- .6 Monitoring during development should include on-site and off-site considerations and regular reporting to the District may be required.

8.3 General DPA Exemptions

- .1 If a development permit area has been established for the purpose of protecting the natural environment, whether riparian or terrestrial, or hazardous conditions, the following development permit exemptions may apply. *See also DPA-specific exemptions listed below.* Generally, a Development Permit is not required for:
 - .2 Internal or External alteration of an existing building that is contained within the existing footprint and foundation.
 - .3 A subdivision that does not result in more lots than existed prior to the approval of the subdivision.
 - .4 Replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and location and the building meets current regulations.
 - .5 Where a covenant which effectively protects the entire environmentally sensitive or natural hazard area is registered pursuant to the *Land Title Act* on the legal property title, all the conditions in the covenant have been met, and the proposed development will not affect any portion of the Environmentally Sensitive Area.
 - .6 The proposed development will have no significant negative impacts to the environmentally sensitive or hazardous area(s) identified on the property and/or the Environmentally Sensitive Area is permanently protected. A report prepared by a QEP registered in British Columbia may be required to substantiate.
 - .7 The proposal is for maintenance or repair of existing landscaping only that does not include excavation (i.e., maintenance of existing gardens, landscaping and agriculture, such as lawn mowing, tree and shrub pruning, vegetation planting and minor soil disturbance that does not alter the general contours of the land or cause erosion into adjacent watercourses; or new gardens that adhere to the principles of Naturescape BC and do not damage existing native vegetation).
 - .8 Repair and maintenance of existing roads, driveways, paths and trails, provided there is no expansion of the width or length of the road, driveway, path or trail, and no creation of additional impervious surfacing, including paving, asphaltting or similar surfacing.
 - .9 The placement of impermanent structures such as benches, tables, and ornaments.

- .10 Emergency works, including tree cutting, necessary to remove an immediate danger or hazard, where rehabilitation and restoration work will occur following the emergency.
- .11 The activity involves removal of trees and shrubs designated:
 - .1 As hazardous by certified forestry professional, registered in British Columbia and qualified as a Wildlife/Danger Tree Assessor;
 - .2 As host trees by the Sterile Insect Release Program; or
 - .3 Where a report of a qualified professional has been submitted which concludes the tree(s) is (are) hazardous.
- .12 The development activity is on Crown land and involves timber harvesting, forest road construction, open livestock range, grazing enhancement, forest recreation or other forest management activity that is conducted under the auspices of the Province.
- .13 Actions and activities are necessary in order to prevent immediate threats to life or property including:
 - .1 Emergency actions for flood protection, erosion protection, and clearing of obstructions;
 - .2 Emergency works to prevent, repair or replace public utilities
 - .3 Clearing of an obstruction from a bridge, culvert or drainage flow; or
 - .4 Repairs to bridges or safety fences.
- .14 The activity is conducted under direction of the Provincial Emergency Program, including but not limited to prevention or control of forest fire, flooding or erosion emergencies.
- .15 Regular and emergency District of Peachland or Regional District of Central Okanagan maintenance of municipal infrastructure, whether conducted by District staff or authorized agents or contractors, where the works are conducted in a manner this is consistent with the objectives of the Development Permit Guidelines.
- .16 The implementation of a habitat mitigation or ecological restoration or enhancement project authorized by the senior government ministry or agency with jurisdiction (i.e., Ministry of Environment and Parks or Department of Fisheries and Oceans (DFO)).

8.4 Environmentally Sensitive Areas

Environmentally Sensitive Areas (ESAs) apply to geographical or topographical features such as bluffs, gullies and rock outcroppings, and discreet areas such as beaches, streams, glades and bogs. This permit type protects the natural environment from development. Permits may do one or more of the following:

- .1 Specify areas of land that must remain free of development, except in accordance with any conditions contained in the permit.

- .2 Require specified natural features, areas, native trees and/or vegetation to be preserved, protected, restored or enhanced in accordance with the permit.
- .3 Require natural water courses to be dedicated.
- .4 Require works to be constructed to preserve, protect, restore or enhance natural water courses or other specified natural features of the environment, including but not limited to groundwater quality, watercourses, riparian areas and leave strips, natural drainage course, significant trees and vegetation and slopes subject to erosion.
- .5 Require protection measures, including that vegetation or trees be planted or retained in order to:
 - .1 Preserve, protect, restore or enhance fish habitat or riparian areas;
 - .2 Control drainage; or
 - .3 Control erosion or protect banks.

Environmentally Sensitive Areas DPA Exemptions

If a Development Permit Area has been established for the purpose of protecting the natural environment, whether riparian or terrestrial, the following development permit exemptions may apply, in addition to the general DPA exemptions:

- .1 Where a report prepared by a QEP registered in British Columbia has been submitted and accepted by the District of Peachland that concludes that the land is not environmentally sensitive, the natural feature is no longer present due to previously approved development and cannot be restored and the proposed project will have no impact on existing groundwater or surface water conditions.
- .2 The activity proposed on the site will not impact an Environmentally Sensitive Area and the activity relates solely to normal farm practices in accordance with the *Farm Practices Protection Act* and the landowner follows other requirements or regulations listed in the *Act*.

[Note: Agricultural uses on lands within the Agricultural Land Reserve (ALR) and activities associated with responsible, normal agricultural practices in accordance with the Farm Practice in BC Reference Guide and in accordance with the Farm Practice Protection (Right to Farm) Act or other applicable legislation are exempt. Interpretation or disagreements will be resolved through the provisions of the Act. Activities not covered by the Act or Guide will require a Development Permit. Individual agricultural buildings are subject to the zoning bylaw which regulates setbacks from watercourses. Non-farming activities and buildings or structures on lands that may otherwise be used, designated or zoned for agriculture, are subject to the RAPR and SPEA.]

- .3 Construction of a fence where no native trees are removed and the disturbance of native vegetation is restricted to 0.5 m on either side of the fence.

- .4 Additions to existing buildings and structures that do not encroach into the present setbacks between the existing building and the defined Streamside Protection and Enhancement Areas (SPEA) or Riparian Areas Regulation (RAR) boundaries.
- .5 The construction of a small accessory building such as a pump house, gazebo, garden shed or playhouse if all of the following apply:
 - .1 The building is not located in a SPEA, or no disturbance zone, where these boundaries have been delineated;
 - .2 The building is located within an existing landscaped area;
 - .3 No native trees are removed; and
 - .4 The total area of a small accessory building is less than 10 m².

8.4.1 Aquatic Development Permit Area

Justification

The Aquatic DPA is intended to protect water-based environmentally sensitive areas which facilitate natural ecological processes, provide habitat for a variety of wildlife, and provide ecosystem services, including enhanced water quality, flood prevention, and erosion control. The District of Peachland contains more than 10km of shorelines of Okanagan Lake, as well as Trepanier and Hardy Creek, as well as dozens of tributaries. Water-based ESAs may include streams, lakes, wetlands, and riparian areas. The Aquatic DPA is intended to protect and manage the aesthetic quality and natural character of the environment as defined by the map attached as Appendix A - Schedule 3: Aquatic DPA Map.

Many areas in the District including streams, creeks and lakes provide habitat that support biological diversity for fish and other aquatic wildlife, aquatic and terrestrial plants, as well as habitat for terrestrial species that use the aquatic area for various aspects of their life-cycle. Maintaining a healthy aquatic ecosystem has far reaching benefits to all life in the District.

The Aquatic DPA includes all lands within the Riparian Assessment Area (RAA). The RAA is any land that is within 30 metres of the highwater mark of any stream, natural watercourse, lake or source of water supply, whether usually containing water or not. Development activities must be consistent with site plan and conditions outlined in an approved development permit.

RAA widths are measured perpendicular from the watercourse according to the following:

- Streams – measured from the top-of-bank, or where the top-of-bank is poorly defined, measured from the natural boundary.
- Ravines and other stream corridors with steeply pitched banks – measured from the top of ravine bank.

- Wetlands and lakes with gradually sloping shores – measured perpendicularly from the natural boundary.
- Okanagan Lake – as determined by the Province based on the 1:5-year flood level. In the absence of a 1:5-year flood level, the geodetic elevation of 343 m will apply.

Objective: Protect Sensitive Aquatic Ecosystems

Intent: To protect and enhance sensitive aquatic ecosystems to help maintain biological diversity and ecological function, especially in vegetated stream corridors and wetlands.

Guidelines

- .1 **Protect riparian areas:** Wherever possible, development should occur outside of the Riparian Assessment Area. Alternatively, development proponents should demonstrate how the proposed activities protect fish and wildlife species and habitats and are compatible with the ecological functioning of the riparian area. Works should meet or exceed the requirements of the provincial Riparian Areas Protection Regulation (RAPR) under the Riparian Areas Protection Act.
- .2 **Qualified Environmental Professional:** Disturbance of land or lake bottom must be based on recommendation from a Qualified Environmental Professional (QEP) in accordance with the Riparian Area Protection Regulations and a report provided by the QEP must demonstrate how the proposed activities:
 - .1 Protect fish and wildlife species and habitats;
 - .2 Support or are compatible with the ecological functioning of the riparian area; and
 - .3 Minimize the consequences and impact of manmade structures on hydraulic processes (i.e., wave action, erosion and accretion) in the foreshore area.
- .3 **Minimize disturbance:** Activities that involve foreshore modifications (such as dredging, hauling in sand to create a sandy beach, breakwaters, retaining walls, groins, bulkheads, etc.) or disturb existing vegetation, trees, banks, existing breakwaters, retaining walls, groins or bulkheads are discouraged unless they enhance fish and wildlife species and habitats.
- .4 **Implement buffers:** Implement buffers (such as fencing) and minimum setbacks to protect and maintain ecological attributes.
- .5 **Support native vegetation:** Removal of non-native invasive vegetation and noxious weeds and the planting of native vegetation based on best practices and/or site-specific recommendations of a QEP including considerations of disposal, safety, replanting, erosion and sediment control and on-site monitoring as work proceeds is encouraged.
- .6 **Preserve sensitive ecosystems:** Locating buildings and structures on portions of the site that are not environmentally sensitive to development is encouraged.

- .7 **Streamside Protection and Enhancement Area (SPEA):** Only restoration works are permitted within the SPEA as identified by a QEP. Protection measures should be implemented as a condition of a DP; registration of a restrictive covenant or conservation covenant is encouraged.
- .8 **Limit livestock impacts on watercourses:** Manage and minimize opportunities for livestock crossings and access to water.
- .9 **Reduce chemical risks to groundwater:** Strongly discourage the use of chemical fertilizers, pesticides and herbicides to protect highly vulnerable aquifers.
- .10 **Minimize infrastructure impacts on riparian areas:** Avoid locating infrastructure corridors parallel to or across riparian areas; any crossings should be narrow and perpendicular to the riparian area; avoid maintenance by heavy equipment.

Objective: No Net Loss of Habitat

Intent: To ensure that development results in no net loss of ecological function and critical habitat by prioritizing avoidance and protection of environmentally sensitive areas, and where impacts are unavoidable, requiring mitigation, restoration, or compensation measures that maintain or enhance overall habitat value.

Guidelines

- .1 **No net loss of habitat:** Where adverse environmental impacts cannot be avoided or mitigated through site and building design, construction, and long-term maintenance measures, habitat shall be replaced at a minimum 1:1 ratio (“no net loss”). Off-site environmental improvements may be considered where on-site opportunities are limited.
- .2 **Maintain rehabilitated or restored habitat:** Areas that have been rehabilitated or restored should be maintained on an on-going basis.
- .3 **Enhance fish habitat:** Fish habitat enhancement activities within the Riparian Assessment Area are encouraged.
- .4 **Build outside of sensitive areas:** Wherever possible, buildings and structures are encouraged to be located on portions of the site that are not considered environmentally sensitive.
- .5 **Landscaping enhances habitat:** Wherever possible, landscape plans should enhance, expand or create wildlife habitat such as ponds, wetlands, native aquatic and terrestrial plants.
- .6 **Support restoration:** Encourage the restoration of disturbed areas as soon as practical (with consideration given to hydrologic and climatic variables) to minimize erosion, ensure sediment control and prevent the spread of weeds.
- .7 **Ecosystem protection:** In cases where public or private use has been secured but may compromise the ecological integrity of the site, ecosystem protection takes precedence over public or private use.

- .8 **Minimize shoreline stabilization interventions:** Stabilization - a balance between accretion and erosion - should be the target to minimize the need for intervention and associated costs to correct.
- .9 **Streamside Protection and Enhancement Area (SPEA):** The SPEA is determined on assessment by a QEP.
- .10 **Agency approvals:** All development proposed within the riparian area will require prior approval by the applicable Provincial and Federal Government agencies (i.e. Pursuant to the Water Act and/or the Riparian Area Regulations).
- .11 **Professional oversight for trees:** Tree topping, limbing and removal within the RAPR should be conducted under the supervision of a suitably qualified professional. Monitoring for ongoing satisfaction of DP conditions by a QEP.

Objective: Sustainable Hydrologic System

Intent: To protect and enhance water quality and fish spawning habitat within the foreshore area of Okanagan Lake, Trepanier and Peachland (Deep) Creek systems. To retain the aesthetic quality and natural character of foreshore areas for recreational and aesthetic benefits.

Guidelines

- .1 **Minimize contamination risks:** Minimize the risk of potential contamination from land use and/or development activities by following best practices and/or site-specific recommendations of a suitably QEP.
- .2 **Maintain natural riparian hydrology:** Support maintenance of normal riparian processes such as flooding, seasonal drawdown and groundwater recharge.
- .3 **Minimize impervious surfaces:** Use permeable materials and techniques to improve absorption (i.e., gravel, pavers, grasscrete, grass fields for overflow parking).
- .4 **Maintain unobstructed water flow:** Avoid unnatural obstructions and impediments to the flow of a watercourse, ditch, rain or sewer.
- .5 **Treat and manage stormwater runoff:** Implement storm water management methods that remove sediments and contaminants from overland flow, stabilize soil, help maintain a consistent water temperature and groundwater recharge/discharge.
- .6 **Protect groundwater recharge areas:** Discourage land disturbance that would have a negative impact on groundwater recharge.
- .7 **Prioritize District geothermal systems:** Give preference to District energy systems over establishing a series of individual wells for geothermal purposes to minimize the frequency of landscape and aquifer disturbance.
- .8 **Transition to community water systems:** Encourage private wells to be closed when a lot is connected to a community water system.

- .9 **Support CSA-compliant geothermal design:** Encourage the design and installation of earth energy systems (geothermal) that conform to best management practices including those set by the Canadian Standards Association (CSA).
- .10 **Promote qualified geothermal professionals:** Designers, installers and drillers of earth energy systems should be accredited by, and installations should be certified by, the Canadian Geoexchange Coalition (CGC).
- .11 **Protect water from earth energy systems:** A hydrogeological assessment, conducted by a qualified hydrogeological professional registered in B.C. may be required prior to the installation of earth energy systems and should conclude that the system will result in no significant impacts to existing ground and surface water conditions (i.e., temperature and quality).

Objective: Manage Shoreline Illumination

Intent: To balance the needs of transportation and recreation with protection of ecosystems that support wildlife in the water and on the lands adjacent to the shoreline along streams and Okanagan Lake as well as to mitigate navigation safety issues. Illuminated shorelines impact visibility on and near the water at night and the circadian rhythm of aquatic plants and fish which may lead to unforeseen consequences or results.

Guidelines

- .1 **Avoid light pollution:** Install only the minimum number of lights required for the area, using non-white (preferably amber) lighting to preserve dark skies and reduce insect attraction, while avoiding blue light emissions.
- .2 **Limit glare:** Shield luminaires to limit glare, target light to the area to be lit and to improve visibility for pedestrians and boaters.
- .3 **Light only for wayfinding, aesthetics, safety, and security:** Use outdoor lighting at night for the following purposes only:
 - .1 Navigation—to assist in wayfinding.
 - .2 Aesthetics—if it is a visual cultural display.
 - .3 Safety—to render hazards more visible.
 - .4 Security—to assist security personnel to protect persons and property.
- .4 **Reduce impacts of artificial light:** Introduce Dark Time policies to conserve energy and reduce the impacts of artificial light on ecosystems, with light sources turned off within two hours of sunset, where feasible (e.g., integrate automatic timers to detect nightfall and turn the lights off within 2 hours).
- .5 **Reduce reflections:** Signs near the shoreline should not use reflective materials.
- .6 **Prevent light spill:** Only sharp cut-off fixtures should be used to prevent light from shining above the horizon or beyond the area being illuminated.

- .7 **Limit illumination:** The illumination level produced by all light fixtures should be as low as practical and use natural or built features, such as trees, shrubs, or other barriers, to contain lighting within the intended area.

8.4.2 Terrestrial Development Permit Area

Justification

The Terrestrial DPA is intended to protect land-based environmentally sensitive areas which provide natural ecological processes, increase climate resilience, and provide habitat for a variety of wildlife, including rare and endangered species. Land-based ESAs may include areas such as mature forests and woodlands, sensitive grasslands, and wildfire corridors as defined by the map attached as Appendix A - Schedule 2: Terrestrial DPA Map.

Objective: Protect Sensitive Terrestrial Ecosystems

Intent: The Central Okanagan is an area of great ecological significance within both the province and Canada as a whole. Biological diversity helps maintain ecosystems for both plants and animal species. Recommendations from the 2021 Update of the Central Okanagan Sensitive Ecosystem Inventory provide guidance for minimizing disturbance of ecosystems of significant environmental value, preserving rare and endangered species and for preserving the corridors between features (patches).

Guidelines

- .1 **Identify sensitive ecosystems prior to development:** Prior to any site disturbance for subdivision or development, undertake an Environmental Assessment to identify sensitive ecosystems on a property using all available resources, including but not limited to the Sensitive Ecosystem Inventory and GIS mapping.
- .2 **Confirm environmental conditions through site-specific assessment:** The Environmental Assessment should be accompanied by a Monitoring Plan; both prepared by a suitably QEP with specific expertise in Okanagan Valley wildlife species, wildlife habitat and ecosystems assessing the existing wildlife value of the site, especially for species at risk.
- .3 **Protect critical habitat from development:** Developments and subdivisions should be designed to avoid endangered, threatened, or vulnerable species and plant communities, including critical habitat.
- .4 **Reduce land disturbance:** Land disturbance and construction should be minimized within sensitive terrestrial ecosystems and a protective buffer/leave strip area.
- .5 **Protect trees of environmental value:** Stands of trees and individual trees of environmental value should be protected. A report from a certified arborist maybe required to identify trees of high-value on a site. Environmental reports should include recommendations for root zone fencing and other tree retention measures.

- .6 **accommodate wildlife movements:** Infrastructure corridors should be designed to be as narrow as possible, creating minimum disturbance and configured to accommodate wildlife crossings.
- .7 **Comply with environmental legislation:** Site design and development should be consistent with an Environmental Report prepared by a QEP with due consideration to relevant provincial legislation, such as the *Migratory Bird Convention Act*, *BC Wildlife Act* and *Species at Risk Act*.
- .8 **Restrict access to environmentally sensitive areas:** Access to or over Environmentally Sensitive Areas should be restricted to protect ecosystem values. Restrictive or conservation covenants are highly encouraged.
- .9 **Balance ecological fire processes with wildfire risk mitigation:** Where possible, site development should help restore the natural cycle of low intensity fire once common to the Okanagan; recommendations should be prepared by a QEP with experience in mitigating wildfire risk.
- .10 **Improve species viability through habitat protection:** Improve the viability of threatened and endangered species through the protection and enhancement of habitat, the rehabilitation of habitat, the development of contingency plans for major disruptions and transplanting wild or captive bred individuals.
- .11 **Conservation through land protection tools:** “Eco-gifting” of ecologically sensitive, privately held land, through a conservation easement, covenant, servitude or other mechanism as a means of protecting biodiversity is encouraged.
- .12 **Maintain intact ecosystems:** An intact ecosystem is considered to be a community or ecosystem that maintains proper function and has not lost significant species (for communities) or significant communities (for ecosystems).
- .13 **Protect habitat for wildlife lifecycles:** Protect nesting, denning and breeding sites.
- .14 **Maintain natural geological features:** Avoid disturbance of rock outcrops, cliffs and talus slopes.
- .15 **Balance FireSmart principles with ecosystem sensitivity:** Retain wildlife trees (including fallen trees and snags, trees with cavities), leaf litter, fallen debris and natural grasslands.

Objective: Support Ecosystem Connectivity

Intent: Physical and functional links between ecosystems (called connectivity) are necessary to support biodiversity. A connected network of ecosystems supports ecosystem services, provides opportunities for animal movement across the landscape and sustains natural areas close to populated areas. As shown, connectivity plans define core areas (also called ecosystem patches) connected by connectivity elements like landscape corridors, steppingstone corridors, linear corridors and buffer zones.

Guidelines

- .1 **Prevent fragmentation of ecosystems:** Avoid the creation of isolated islands of ecosystems; create corridors of sufficient width, especially in valley bottoms at low elevations, where development tends to limit options for connectivity and species diversity is high.
- .2 **Protect existing corridors:** Respect existing corridors between sensitive terrestrial ecosystems that support interconnectedness especially for critical wildlife travel routes; conserve corridors containing native ecosystems and species as well as structural diversity.
- .3 **No net loss of habitat:** Where disturbance cannot be mitigated, compensation for on-site loss, may be acceptable with the intention of no net loss of critical habitat overall within the subdivision.
- .4 **Reduce erosion and sedimentation:** Where disturbance for road or other infrastructure construction or repair in an Environmentally Sensitive Area is unavoidable soil conservation measures such as silt fencing, matting and trapping should be provided.
- .5 **Scale corridors to species needs:** Wildlife corridors support the needs of target species, protect sensitive soils, and maintain ecological processes such as pollination and seed dispersal, while including both riparian and upland habitats to maximize biodiversity.
- .6 **Connected habitats:** Corridors must be wide and connected enough to reduce edge effects and allow species to move safely between habitat areas. Select corridors that facilitate movement between elevations and latitudes and that serve multiple functions, (recreation, water quality, supply management, temperature moderation, carbon storage, erosion reduction etc.
- .7 **Facilitate wildlife movement:** Plan connectivity strategies with an awareness of major landscape barriers and pinch points where limited opportunities for connectivity remain. Restore connectivity across road barriers with underpasses or wildlife-friendly bridges.

Objective: Protect Sensitive Terrestrial Ecosystems

Intent: To protect sensitive terrestrial ecosystems by requiring development to conserve existing vegetation and habitat features wherever possible, and to restore or enhance disturbed areas in a manner that maintains ecological function, supports biodiversity, and reflects the natural characteristics of the landscape.

Guidelines

- .1 **Conserve trees with ecological and habitat value:** Where possible, development should be designed to conserve snags, standing dead trees and potential wildlife recruitment trees. Buildings, structures and internal roads should be located away from large old trees and snags. Where tree removal can be demonstrated to be unavoidable, mitigation may be required through the use of artificial snags or other acceptable methods.
- .2 **Ecologically appropriate wildfire management:** Fuel reduction for wildfire management should mimic the effect of historic natural fire cycles.
- .3 **Revegetate disturbed areas:** A Landscape Plan should include a plan to revegetate disturbed areas as soon as practical upon completion of works to limit the intrusion of invasive weeds.
- .4 **Reduce the risks during bird nesting:** Environmental assessments should include identification and recommendation for measures to protect active bird nests including minimum buffers areas in accordance with the Provincial Environmental Best Management for Urban and Rural Land Development through an Environmental Management and Monitoring Plan (i.e., timing of site work and rehabilitation avoids windows of critical wildlife activities).
- .5 **Maintain intact ecosystems:** Restore ecosystem to a natural state where necessary, including creating structural diversity.
- .6 **natural forest succession:** On forested slopes, retain trees and tree stands that represent a range of ages to provide for natural succession and the long-term sustainability of the forest ecosystem.
- .7 **Naturalistic planting and biodiversity:** Plant native trees, shrubs and grasses in natural-looking clusters using a mix of species to create a natural ecosystem, including the provision of a sufficient density of trees, sufficient ground cover, and intensity of vegetation.
- .8 **Native planting:** Discourage the use of vegetation that is not indigenous to the Okanagan Valley.



8.5 Natural Hazards

Natural Hazard Development Permit Areas are intended to protect development from hazards in the natural environment. Conditions and requirements under this designation may vary the use or density of land only as they relate to health, safety or protection of property from damage. A Development Permit issued pursuant to this designation may do one or more of the following:

- .1 Specify areas of land that may be subject to flooding, mud flows, torrent of debris, erosion, land slip, rock falls, subsidence, tsunami, avalanche or wildfire, or to another hazard specified in the OCP based on a reasonable factual basis for the concern, as areas that must remain free of development, except in accordance with any conditions contained in the permit
- .2 Require, in an area that the permit designates as containing unstable soil or water which is subject to degradation, that no septic tank, drainage and deposit fields or irrigation or water systems be constructed;
- .3 In relation to wildfire hazard:
- .4 Include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structure; and
- .5 Establish restrictions on the type and placement of trees and other vegetation in proximity to the development.

8.5.1 Hillside Development Permit Area

Justification

Peachland's hillsides are a defining feature of the community which contribute to the scenic character of Peachland. Many of Peachland's remaining undeveloped lands are on steep slopes and hillsides, with areas of slope exceeding 30 degrees. The Hillside DPA is intended to protect hillside development from hazardous conditions by considering slope stability, drainage patterns, and sensitive integration to ensure the vibrancy of these unique landscapes.

This DPA designation more specifically applies to all steep slopes with a slope angle of 20% or greater for a minimum horizontal distance of 10 m, as generally identified in GIS mapping an approximate representation is attached in Appendix A - Schedule 4: Hillside DPA Map. Note: Non-disturbance areas of a DPA may need to be determined on a site-specific basis prior to development. DPA objectives, policies and guidelines apply where site development proposed manufactured slopes with a slope of 20% greater for a minimum horizontal distance of 10 m and/or that may result in the creation of hazardous conditions to people or property. A Development Permit is also required under this area for multiple tier retaining walls and any retaining wall over 1.2 m in height.

Hillside DPA Exemptions

If a Development Permit Area has been established for the purpose of protecting development against natural hazards, the following development permit exemptions may apply, in addition to the general DPA exemptions, where the District confirms that it meets one or more of the following conditions:

- .1 A parcel is less than 1.0 hectare in area, less than 10% of the site contains hillsides and site modifications do not adversely impact adjacent parcels.
- .2 The proposed development does not include areas of 20% slopes or greater, as identified by a suitably qualified professional.
- .3 A lot has permanent protection of slopes greater than 20% and has fenced or delineated this area to the satisfaction of the District.
- .4 Construction entails only fences, solid screens or a single-tier retaining wall less than 1.2 metres in height (Note: where multiple tiers of retaining walls are required, a development permit will be required).
- .5 A slope naturalization/landscape plan has been submitted to the satisfaction of the District prior to the submission of a building permit application for the construction of a retaining wall(s) on a single lot. The plan must be consistent with the Development Permit Guidelines.

Objective: Visual Impact Minimized

Intent: To manage the visual impact of hillside development on the community; both to and from the hillsides (i.e., as viewed from the lake or neighbouring lots).

Guidelines

- .1 **Protection of natural features:** Protect in perpetuity natural features including rock outcroppings, ridgelines gulleys, ravines, escarpments, columns, cliff faces and talus slopes through registration of a covenant, park dedication or other means as approved by the District.
- .2 **Protect ridgelines and prominent natural features:** Limit grading, development, and building heights, and providing adequate setbacks to maintain their natural form and visual prominence (i.e., 10 m to the crest of slope).
- .3 **Naturalistic planting and biodiversity:** Plant native trees, shrubs and grasses in natural-looking clusters using a mix of species to create a natural ecosystem, including the provision of a sufficient density of trees, sufficient ground cover, and intensity of vegetation.
- .4 **Protect and restore native vegetation:** Retain existing vegetation where possible, and restore disturbed areas with native, naturalized planting that reflects pre-development conditions, supports slope stability, screens development, and respects viewscales.

- .5 **Demonstrate vegetation management and landscaping:** A Landscape Plan should:
 - .1 Identify existing vegetation and trees;
 - .2 Identify vegetation and trees to be removed;
 - .3 Identify proposed new vegetation and trees to be planted; and
 - .4 Include a schedule for Landscape Plan implementation.
- .6 **Development reflects natural topography:** Design development to respond to natural topography, fitting buildings and roads to existing landforms, concentrating development in less sensitive areas, and preserving steep slopes and unique features.
- .7 **Avoid creating major cuts and fills:** Use grading to fit the development to the land, as opposed to making the land fit the development (i.e., manufactured slopes should not appear engineered but should blend with the existing slope conditions).
- .8 **Minimize visual impact of retaining walls:** Retaining walls should be integrated with buildings and landscaping to minimize visual impact (e.g., consider landscaping between terraces and incorporating shrubs or trees in front of the walls).
- .9 **Use context-sensitive, naturalistic retaining walls:** Retaining features should mimic natural rock, use context-sensitive materials (avoiding large-scale inter-locking blocks), colours, and textures, and evoke a sense of permanence. Walls should be curvilinear, follow existing contours, and be terraced where possible to reduce massing and accommodate landscape planting.
- .10 **Flexible lot design on slopes:** Design lots to provide flexible building siting that reduces visual massing, minimizes the need for setback variances, supports level entries, and a strong relationship between buildings and the street reflective of unique site conditions.
- .11 **Create view corridors:** Stagger lots to offset building sites to create view corridors.
- .12 **Reduce visibility of engineered slopes:** Use buildings to screen larger manufactured fill slopes to reduce the appearance of grading from the street and adjacent areas, especially where wire mesh, shot-concrete or other forms of mechanical stabilization are recommended by a suitably qualified professional and accepted by the District.
- .13 **Integrate retaining structure:** Design retaining walls, structures, and equipment to minimize grading and visual impact by following natural landforms and integrating with both the architectural character of development and the surrounding hillside environment. Where retaining walls contribute to the structural integrity of a building, they should be finished in a visually sensitive manner.



- .14 **Contour-responsive building design:** Orient buildings parallel with the natural site contours to reduce the need for site grading works, minimize view impacts, and avoid high wall facades on the downhill elevation.
- .15 **Retaining wall scale reflects natural terrain:** The height and depth of terraced walls shall be consistent with the natural terrain and the general pre-development slope conditions above and below the walls. Where retaining wall heights in excess of 1.5 m are required there must be a demonstrated need (i.e., to accommodate road geometry) where the length of the wall is not excessive for the circumstances.
- .16 **Use of engineered retaining walls:** Engineered retaining walls may be suitable where they are well integrated and serve to minimize site disturbance; however, they are not encouraged for the purpose of accommodating swimming pools, parking or the creation of other flat yard space on sloping lots.
- .17 **Buildings complement the natural landscape:** Design buildings for compatibility with the natural visual context of the site.
- .18 **Reduce building massing and height:** Reduce building heights to create a low profile along ridgelines and maximize views from lots at higher elevations by:
 - .1 Integrating the building into the slope by stepping the building foundation.
 - .2 Using materials, colours and textures that reflect the natural setting or blend in to reduce visual impact (i.e. black powder coating preferred).
 - .3 Stepping back floors above the second level.
 - .4 Avoiding single vertical planes in excess of two floors.
 - .5 Articulating building facades, breaking them into smaller components to avoid unbroken expanses of wall.
 - .6 Varying roofline.;
 - .7 Employing roof pitches that reflect the slope of the natural terrain (i.e. angle roofs at similar pitch to the natural slope).
 - .8 Avoid long, continuous decks, especially when cantilevered or supported by column.

Objective: Hazard Risk Reduced or Mitigated

Intent: To manage the physical impacts of hillside development on the community; including but not limited to the management of geotechnical (i.e. rockfall, land slippage) and contributing hydro-geological factors to reduce or mitigate hazards for people, property and the natural environment.

Guidelines

- .1 **Land is safe for the intended use:** Prohibit the creation of lots or the construction of buildings and structures where hazardous conditions cannot be or should not be reduced to an acceptable level of risk.
- .2 **Suitability of land for development:** Show the proposed level and distribution of development of the site on base maps identifying lands that are “safe” or “developable” from a Geotechnical and Hydro-geological perspective.
- .3 **Geotechnical safety standard:** Require that all development have a level of safety for geotechnical failures with no more than a 0.5% probability of failure occurring in a 50-year period, or adhere to the prevailing standard as set by the B.C. Building Code, whichever is greater unless a modified standard is recommended by a suitably qualified Geotechnical Engineer.
- .4 **Geotechnical oversight:** Where rock cut is unavoidable, a report prepared by a qualified Geotechnical Engineer should provide direction for modifications, including blasting techniques and to verify overall slope stability, hazard mitigation and long-term maintenance requirements.
- .5 **Limit hillside development:** Avoid the development of hillside areas characterized by slopes greater than 30%; preserve natural slopes greater than 30% as open space.
- .6 **Respect natural drainage patterns:** Design development in cooperation with natural drainage patterns; modifications should not cause adverse impacts on adjacent lands
- .7 **Drainage in open space:** Accommodate surface drainage systems in open space corridors (note: These areas should be outside of dedicated park areas as they are not intended for recreational use).
- .8 **Monitor post-development impacts:** Monitoring of water levels (including both pre and post development) at down gradient limits of the development may be required until full build out (including a review of retaining walls, water levels and indicators of slope stability).
- .9 **Rock fall protection areas:** Rock fall protection areas, catchment areas and rock cuts should not be located on District rights-of-way unless approved by the District.
- .10 **Limit exposure to geotechnical hazards:** Roads and other routes of public access should not be situated adjacent to cliff faces, talus slopes or rock outcrops unless an acceptable level of safety is certified by a Geotechnical Engineer and approved by the District.

- .11 **Discourage visual stabilization methods:** Wire mesh, shot-concrete and other forms of mechanical stabilization should not be supported; additional blasting to provide a stable rock face is preferred.
- .12 **Minimize site disturbance:** Incorporate natural topography wherever possible; minimize site disturbance and blasting; concentrate development on flatter areas.
- .13 **Long-term safety of rock cuts:** Consider long-term public safety and maintenance prior to any rock-cut; blasting design should maximize the rock face integrity at the final cut face location providing a stable rock face.
- .14 **Maintain safe setbacks:** Set buildings and structures back from the top of ridgelines, cliffs or ravines in accordance with District bylaws unless greater setbacks have been recommended by a Qualified Professional (minimum of 10 m is preferred).
- .15 **Limit manufactured slopes:** The creation of manufactured slopes should occur only where necessary and in consideration of the following:
 - .1 Where manufactured slopes are adjacent to existing developments, mitigative measures should be employed to prevent potential impacts to adjacent properties as a result of site grading such as:
 - Retention of natural features between parcels.
 - Landscaping, particularly between tiered retaining walls to screen several levels.
 - Increased setbacks between building sites.
 - .2 Fill slopes should be constructed to a maximum ratio of 2:1 or as recommended by a Qualified Professional and rounded where possible to produce a more natural appearance.
- .16 **Manage stormwater to protect slopes:** Drainage/Storm Water Management Plans should assess collection, conveyance and control of storm water on and off site to mitigate potential impacts on slopes, particularly downstream drainage routes.
- .17 **Erosion and sediment control plans:** Site grading plans and erosion and sediment control plans should include measures to:
 - .1 Protect 'non-disturbance areas' during the construction phase.
 - .2 Keep development entirely outside of potentially hazardous or unstable areas of the site.
 - .3 Not disturb or expose large areas of sub-soil and parent material.
 - .4 Phase the clearing and removal of trees and vegetation.
 - .5 Not undertake earthworks directly following extreme weather events.
 - .6 Control sediment during construction including mitigative measures to avoid the deposit of materials onto adjacent roads and rights-of-way.

- .7 Consider the effects of irrigation on slopes where vegetation is used for stabilization.
- .8 Maintain and follow-up with additional measures where appropriate.
- .18 **Vegetation for slope stability:** Preserve natural trees and vegetation where possible to support slope stability, soil functioning, surface and subsurface drainage systems.
- .19 **Restore natural stability:** Complete installation of landscaping to re-naturalize the slope and increase soil stability reflective of natural conditions as soon as practical to minimize potential for erosion and/or slope failure.
- .20 **Support fire-resistant, drought-tolerant, native vegetation:** Select hardy, low maintenance, drought-tolerant and fire resistant native species that develop strong root structures wherever possible. Where it is not possible given site or maintenance constraints, select plant material that is similar in appearance, growth habit, colour and texture to native plants that will not outcompete native plants.
- .21 **Limit the use of irrigation:** Automatic shut-off valves should be provided for all irrigation systems to prevent risk of accidental erosion due to system failures.
- .22 **Encourage xeriscaping and water conservation:** Temporary drip irrigation systems and hand watering are supported only as a means of re-establishing planting for a maximum of three years; regular irrigation should not be necessary for any plant species proposed on the site, including those on private property. This may be achieved by:
 - .1 Employing water-conserving principles and practices in the choice of plant material (“xeriscaping”), irrigation design and watering of residential and public landscapes on hillside sites.

Objective: Transportation Network Optimization

Intent: To create a hillside transportation network that is safe, accessible and sensitive to the terrain and to support the regulations contained in the District of Peachland Subdivision and Development Servicing Bylaw.

Guidelines

- .1 **Roads follow natural topography:** Align roads to follow natural site contours, conforming to topographic conditions rather than cutting across contours.
- .2 **Public roads are safe:** Where roads and other routes of public access must be situated adjacent to cliff faces, talus slopes or rock outcrops ensure that an acceptable level of safety is certified by a Geotechnical Engineer.
- .3 **Connected road networks:** Avoid creating overly long cul-de-sacs and “dead-end” situations where road connectivity is physically possible. Consider increasing cul-de-sac length where connectivity in the road network is not possible due to topographic conditions, provided that appropriate emergency access is constructed.

- .4 **Alternative turnaround designs:** Consider alternative approaches to turnarounds (e.g., hammerhead configurations) to reduce the amount of required grading works.
- .5 **Road networks reduce site disturbance:** Utilize split roads and/or one-way roads to preserve significant natural features, to reduce the amount of slope disturbance or to improve accessibility to individual parcels.
- .6 **Hillside road development standards:** Continue to employ the modified Hillside Development standards contained in the Subdivision and Development Servicing Bylaw including but not limited to:
 - .1 Utilize reduced pavement widths and right-of-way widths where service levels (such as snow plowing) can be maintained, emergency vehicle access can be maintained, the reduced widths provide demonstrably less slope disturbance, and the reduced widths contribute to the overall neighbourhood character.
 - .2 Consider reduced roadway cross sections in width if parking is to be located on private lots or if special pullout parking areas are established in strategic positions.
 - .3 Allow for meandering sidewalks adjacent to the road as a means of eliminating long, sustained grades, preserving natural features and/ or reducing grading requirements within the right-of-way. Varied offsets between the road and sidewalk will be considered for these purposes.

8.5.2 Wildfire Interface Development Permit Area

Justification

Wildfire plays a natural role in forest ecosystem in the Okanagan Valley. Development along forests and grasslands increases public risk and exposure to wildfire. Climate change has also introduced an increase in wildfire events which underscores the need to protect community safety and wellbeing through additional preventive measures to minimize wildfire risk. The Wildfire DPA is intended to establish development guidelines for areas of the District that are susceptible to wildfires or their impacts. This Development Permit Area (DPA) designation more specifically applies to all urban-wildland fire interface areas as defined by the map attached as Appendix A - Schedule 4: Wildfire Interface DPA Map.

Wildfire DPA Exemptions

- .1 If a Development Permit Area has been established for the purpose of protecting development from the wildfire interface, the following development permit exemptions may apply, in addition to the general DPA exemptions, where the District confirms that it meets one or more of the following conditions:
 - .1 An applicant has submitted building permit plans for construction of principal buildings or structures that show compliance with these guidelines, and the owner has entered

into a restrictive covenant for compliance with the plans submitted which has been registered on the legal title of the property.

- .2 The proposal is for construction of or alterations to accessory buildings or structures where the building footprint is no larger than 10 square meters in area.
- .3 A covenant has already been registered on property title for wildfire hazard reduction, and the conditions in the covenant have all been met and will not be affected by the current proposed activity.

Objective: Protect Life and Property from Wildfire

Intent: Conditions such as but not limited to the topography, dominant vegetation, pattern of development and available fire protection services create an urban wildland interface area that is at high risk to be affected by wildfire. The intention is to minimize the risk to life and property in balance with preservation of forested and natural areas that contribute to the character of Peachland.

Guidelines

- .1 **Fire-resistant roofing:** Class A or B fire resistance roofing material as defined in the BC Building Code; kept clear of an accumulation of combustible debris.
- .2 **Fire-resistant exterior building materials:** Any material used for exterior building walls, finished stairways, decks, porches or balconies should be constructed with non-combustible materials such as stucco, metal siding, brick, cement shingles or non-combustible cladding.
- .3 **Chimney spark arrestors:** Chimneys should have spark arrestors made of 12 gauge (or better) welded or woven wire mesh with mesh opening of less than 12 millimetres.
- .4 **Eaves, vents and openings:** All eaves, attic and under-floor openings should be screened with corrosion-resistant, 3 millimeter non-combustible wire mesh, to prevent sparks from passing into the buildings. Soffit vents should be located away from exterior walls.
- .5 **Enclosures:** Crawl spaces (i.e. manufactured home skirting), soffits, building overhangs, the underside of porches, decks and sheds should be enclosed with fire-resistant materials.
- .6 **Windows and glazing:** Windows should be double (thermal) paned or tempered glass.
- .7 **Decks:** Decks should be constructed of non-combustible, Class A or B fire-rated materials.
- .8 **Fencing:** Fencing within 1.5 metres of a structure should be constructed with non-combustible material.
- .9 **Gutters:** Gutters should be constructed out of non-combustible material.
- .10 **Limit proximity of combustible storage:** Outbuildings used to store wood should not be constructed within 10 m of a dwelling. If the outbuilding must be located within 10 m of a building containing a dwelling unit, the roof and exterior walls should be constructed of or sheathed in non-combustible material.

- .11 **Fire mitigation assessment prior to subdivision:** Require a report be prepared by a qualified professional to assess and make recommendations for fire mitigation prior to subdivision including:
 - .1 A structure hazard assessment (including information regarding existing buildings and proposed buildings).
 - .2 A site hazard assessment (identification of Home Ignition Zones, fuel breaks, defensible space, building locations, fire resistant building materials, road design, identification of local water resources, fire suppression capabilities and distance to the nearest fire hall).
 - .3 A fuel hazard assessment (identification of ground, ladder and crown fuel areas).
 - .4 A Fuel Management Plan or Fire Mitigation Strategy to be included in the Technical Development Permit.
- .12 **Reduce wildfire risk on forested sites:** Mitigate fire hazards on forested land to a level deemed acceptable by a qualified professional in forest fire hazard assessment prior to subdivision and/or dedication as park.
- .13 **Reduce community vulnerability through improved access:** Improve access to areas of the community that are considered isolated and that have inadequate developed access for evacuation and fire control.
- .14 **Improve wildfire response access:** Provide access points between lots to public land, beyond containing natural vegetation to ensure roadway access for fire hazard management.
- .15 **Emergency access and evacuation routes:** Provide access points suitable for evacuation and the movement of emergency response equipment. Construct driveways and roads to standard that will allow emergency vehicles to easily access the site and keep them free of obstructions.
- .16 **Support emergency preparedness:** Where possible, create secondary accesses and pre-plan an escape route from the site in the case of emergency evacuation.
- .17 **Roads as fire breaks:** Consider using roads to create fire breaks between lots and forested areas.
- .18 **Fire hydrant placement:** Optimize fire hydrant locations for protection of forested areas.
- .19 **setbacks from hazards:** Design building lots such that building locations are setback a minimum of 10 m from the top of ridgelines, cliffs or ravines that accumulate fuel and funnel winds.
- .20 **Fuel reduction methods:** Use hazard reduction methods that mimic the natural effects of localized ground fires such as thinning and spacing trees and vegetation, removal of debris and dead material from the ground and removal of lower tree branches in balance with habitat conservation and restoration.

- .21 **Limit ignition pathways:** Locate wooden fences away from buildings; separate wooden fences from buildings with a metal gate(s).
- .22 **Remove high-risk trees:** Douglas fir trees with mistletoe brooms growing more than 3 m up the trunk should be removed in any case.
- .23 **Reduce combustible ground materials:** Use only non-combustible landscape mulches such as landscape rock, pea gravel, lava rock, low-growing plants and shrubs that are either deciduous or broadleaved evergreen, trimmed grass, annuals or perennials. Bark mulch should be avoided and at minimum should not be present in the immediate and intermediate zone.
- .24 **Reduce combustible structures:** Move trailers, recreational vehicles, storage sheds, and other combustible structures into the Extended Zone. If that is not possible, store firewood inside your mitigated garage, shed or other ember-resistant structures.
- .25 **Remove of vegetative debris:** Prunings, vegetative debris, branches and pine needle accumulations must be removed regularly from beneath trees and shrubs.
- .26 **Remove dead vegetation:** Standing dead and dying trees, root damaged trees and large sound logs on the ground should be removed. Snags identified as valuable wildlife habitat can be retained provided they do not pose a fire or safety hazard.
- .27 **Limit fire spread:** Any coniferous evergreen trees that are to be retained should:
 - .1 Be spaced so that they have 3 m between single or grouped tree crowns.
 - .2 Have limbs pruned at least 2 m above the ground to reduce ladder fuels.

.28 Home Ignition Zone

- .1 Immediate Zone (0-1.5 metres): A 1.5 metre non-combustible surface should extend around the structure and any attachments such as decks. Vegetation and other flammable materials should not be present in this zone.
- .2 Intermediate Zone (1.5 – 10 metres): Coniferous trees can be present in this zone provided they are limbed up to two metres from branch to ground, there are no shrubs or heavy accumulation of vegetation below the drip line, and the siding of the home is



non-combustible. If this cannot be accomplished, coniferous trees should not be present in this zone.

- .3 Extended Zone (10-30 metres): Coniferous trees can be present in this zone provided there is pruned to 2 metres, and crown spacing is greater than 3 metres (where ecologically appropriate)
- .4 Build outbuildings and sheds to FireSmart guidelines or build outside the Intermediate and Immediate zone. (0-10 metres).
- .5 Juniper and cedar hedges should not be planted in any of the 3 zones.
- .6 Construction of homes or decks and attachments should not be directly abutting slopes greater than 10 degrees. The immediate and intermediate zone distances should be doubled if abutting a slope greater than 10 degrees.

8.6 Form and Character Development Permit Areas

Form and Character Development Permit Areas are designated to guide the design of buildings, structures, and their surrounding landscapes to ensure that new development contributes positively to the visual quality, character, and livability of the community. In accordance with the *Local Government Act*, Development Permit Areas for form and character may address the siting, massing, scale, and exterior design of buildings, as well as landscaping, streetscape, and public realm considerations. These guidelines are intended to promote high-quality design that is responsive to site context, respects neighbouring development, and reinforces the desired character of the area.

Guidelines addressing objectives for water and energy conservation, as well as the reduction of greenhouse gas (GHG) emissions are included where appropriate throughout this section.

The guidelines are intended to provide clear direction while allowing flexibility for innovative and context-sensitive design solutions. All development within a designated Form and Character DPA must demonstrate how it meets the applicable objectives and guidelines.

8.6.1 Form and Character DPA Exemptions

If a development is within a Development Permit Area that has been established for form and character, a Development Permit will not be required if the development consists of the following:

- .1 Reconstruction of buildings or portions thereof which have been destroyed by fire or natural disaster providing the massing, siting, and general appearance of the building(s) are the same as they existed prior to its destruction and the use conforms to the Zoning Bylaw.
- .2 Interior renovations.

- .3 Construction of a single-storey accessory structure that does not exceed 30 m² (323 square feet) and 4.5 metres (15 ft.) in height and complies with all siting requirements of the zoning bylaw.
- .4 Replacement, alteration or additions to a building such as new siding, roofing, doors, building trim, awnings, and/or windows where it does not negatively impact the overall form and character of the building and would not impact the existing landscape or access provisions.

8.6.2 Downtown DPA

Justification

The purpose of the Downtown Peachland DPA is identified to enhance the overall form and character of development within Peachland by outlining the District's expectations with respect to downtown redevelopments and provides guidance to developers and investors undertaking projects. The design objectives, intents and guidelines apply to the downtown Peachland DPA to achieve the goals outlined in the Downtown Revitalization Implementation Strategy. The design guidelines contribute towards achieving OCP goals, objectives and policies and supplement zoning regulations.

The Downtown Peachland Design Guidelines support the community's vision for a vibrant, welcoming, and distinctly Peachland downtown—one that celebrates its history, small-town charm, and stunning lakeside setting. These guidelines aim to shape a mixed-use core that is lively, where new development enhances the authenticity of place and contributes to a pedestrian environment.

New buildings are encouraged to express their own identity while remaining sensitive to the established built form character. The guidelines promote architecture and public space design that foster community connection, support local businesses, reflect heritage character, create memorable spaces for both residents and visitors to gather, explore, and enjoy.

By guiding the form and function of development, the guidelines serve as a practical and inspirational resource—demonstrating how contemporary design can respectfully evolve Downtown Peachland's historic fabric while reinforcing its role as a destination hub on the Okanagan waterfront.

The **character** of Downtown Peachland, particularly the section of Beach Avenue from the Museum through to 3rd street, can be characterized by the following attributes:

- **A pattern of fine-grained retail stores along Beach Avenue**, with approximately 5 - 10 small individual commercial retail units per block, each with its own separate entrance from Beach Avenue.
- **Multiple visually distinct buildings per block of Beach Avenue**, aligning with the historic subdivision pattern of narrow lots, each building façade having different materials, style, and parapet height.

- **A street wall of 1 to 2 stories with no setback from the sidewalk.** New or taller buildings would be stepped back from the streetwall to maintain this pedestrian scale.
- **A varied mix of architecture,** reflecting new and old, anchored by several of the town's earliest buildings — modest in scale and simple in form — that lend a sense of authenticity and reflect Peachland's historic beginnings as a small lake-side town.

Area

The Comprehensive DPA combines objectives and guidelines for all properties that are currently, or become, designated for downtown, as shown on Appendix A - Schedule 5. The area is divided into 2 distinct precincts, described below.

Objectives

The guidelines are intended to ensure Peachland's built form meets the **objectives** of the identified below that are intended to contribute to the character, quality, safety and experience of Downtown Peachland. Those objectives are:

- **Celebrate Local Character:** Promote development that enhances the historic, small town, waterfront community charm of Downtown Peachland, particularly the boutique, small-format retail, 2-storey street-wall and narrow building typology character along Beach Avenue.
- **Foster Precedent Relationships:** Ensure that both precincts have district characters while also harmonizing with one another to complete the Peachland Downtown streetscapes, commercial and residential options, and public realm.
- **Ensure Context-Sensitive Design:** Design new development to respond sensitively to the surrounding and historical context by including transitions in height, massing, and architecture between precincts and adjacent residential areas, while maintaining human scaled building design throughout Downtown.
- **Promote Pedestrian-Oriented Urban Form:** Prioritize pedestrian comfort and safety through human-scale design, active street frontages, mixture of building styles, and visually engaging streetscapes that facilitates public gathering and interaction.
- **Activate Public Spaces:** Create opportunities for public interaction and gathering throughout the downtown with open spaces, courtyards, commercial uses that interact with sidewalk and pedestrian areas, and waterfront connections.
- **Celebrate Peachland's History & Assets:** Reflect Peachland's history by enhancing or incorporating elements of heritage building character. Accommodate views to surrounding natural features, particularly the lake, but also in relation to public open spaces. Promote design that accommodates a cohesive interaction with the waterfront public areas.

- **Encourage Development in Peachland:** Support cohesive development within Peachland with flexibility design options, particularly in Waldo Way Precinct, to encourage diversity of housing types and provide options for the community.

8.6.3 Downtown (Form and Character) Guidelines

The Beach Avenue and Waldo Way precincts together shape the heart of downtown Peachland’s mixed-use environment. While the guidelines are providing direction for the **general downtown plan area**, there are some precinct-specific guidelines throughout that are specific to each precinct.

The **Beach Avenue** precinct is envisioned as a boutique commercial corridor with unique building facades, multiple shop entrances on each block, and pedestrian-focused amenities such as patios and plazas, all designed to enhance the small-town character and preserve waterfront views. Above the 1-2 storey streetwall, residential and tourist accommodations are encouraged, with building forms stepping back to maintain an active, walkable streetscape.

Adjacent to this, the **Waldo Way** precinct supports context-sensitive development in taller buildings, integrating above-grade residential uses with a mixture of ground-level commercial and residential. This area encourages a diverse mix of housing forms, including townhomes and apartments, contributing to a lively urban extension that strengthens connections between downtown, the waterfront, and the broader community. While taller buildings are accommodated, the emphasis remains on a pedestrian scale.

Figure 15: Downtown Development Permit Area and Precincts



To address the character elements and overall objectives of Downtown Peachland, the guidelines are separated into the following sections, each including a detailed description of the Design Intent:

- Beach Avenue Context
- Downtown Peachland Building Character
- Active Frontages
- Site Planning
- Access and Circulation

- Celebrating Peachland’s Historical Character

Each section contains its own set of guidelines, with specific reference to whether or not the guideline is intended for the Beach Avenue Precinct or Waldo Way Precinct. If not mentioned, the guideline is intended to address both areas.

Objective: Beach Avenue Context

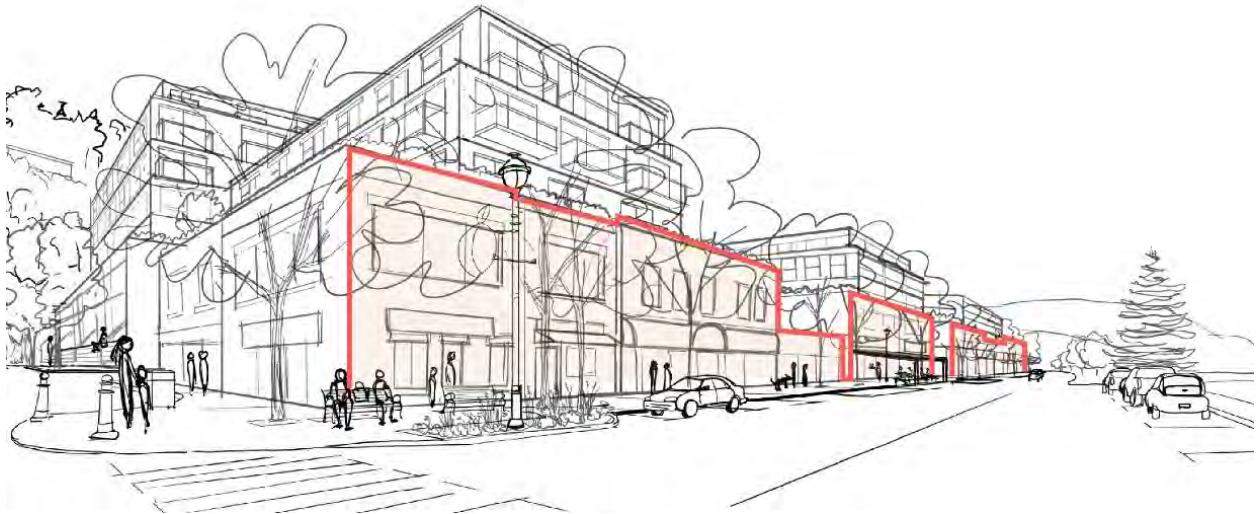
Design Intent: Maintain and strengthen Beach Avenue’s fine-grained, pedestrian oriented character by reinforcing the parcel and façade pattern, boutique retail rhythm, and varied character that has become integral to the charm of Peachland as a unique waterfront destination.

Guidelines

Beach Ave Precinct

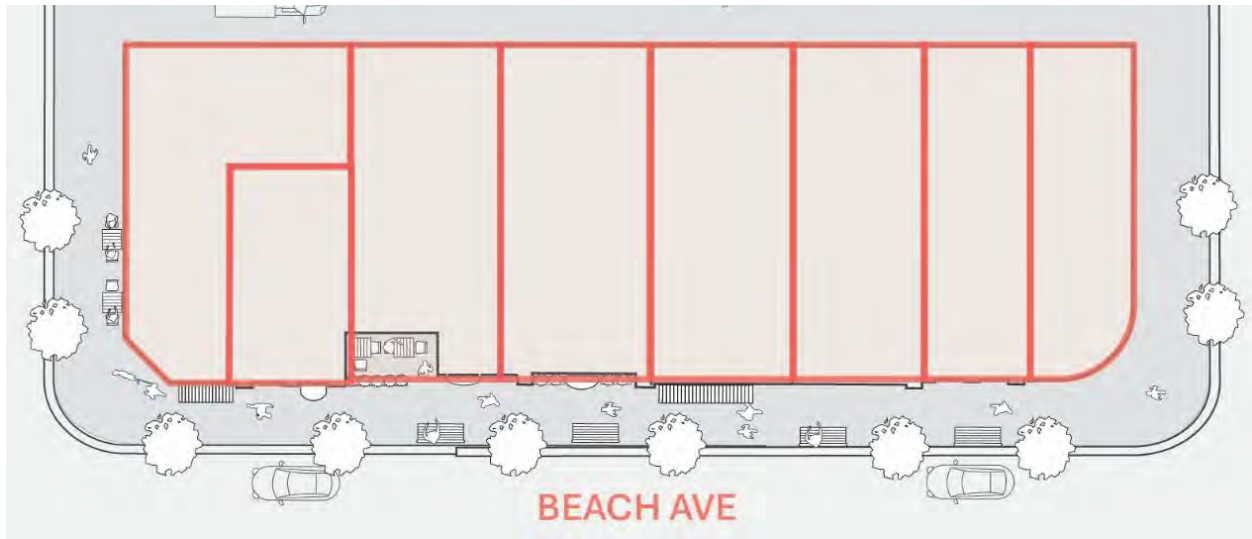
- .1 **Street Wall:** Buildings should maintain the continuous historical street wall that defines Beach Avenue by reinforcing a 1–2 storey scale along the primary frontage. Any additional storeys beyond two should be set back to preserve this human scale emphasis. Variations in materiality, color, and horizontal articulation between the first and second storey are encouraged to add visual interest while respecting the established character.

Figure 16: 1-2 Storey Street Wall Character



- .2 **Small Scale Retail Streetscape:** Street fronting units located on Beach Avenue should complement and reinforce the small-scale and narrow façade character and pattern along the Beach Avenue streetscape. Entrances and building facades should be designed to reflect this rhythm by incorporating smaller façade widths or breaking up larger frontages into distinct segments, creating a pattern that mimics the existing fine-grain character.

Figure 17: Small Facade Units Along the Streetscape



- .3 **Individual Identity and Visual Interest:** New development should use a variety of unique architectural features, façade articulations, building materials, and colors to complement the existing streetscape and maintain a façade frequency that is consistent with the established pattern, while allowing for individual identity.

Figure 18: Individual Identity and Visual Interest



.4 **Building Design Treatment Hierarchy:** Buildings should prioritize Peachland’s character by focusing rich architectural and design details within the 1–2 storey street wall, creating an engaging and human-scale presence along the retail streetscape. Upper storeys should be visually different from the ground storey and stepped back, using creative residential treatments such as balconies, material changes, and color variation.

Figure 19: Building Design Treatment Hierarchy



.5 **Design Cohesion:** Buildings should balance individuality with Peachland’s established character and simple charm by maintaining a strong visual relationship to adjacent development. Designs should be cohesive with the surrounding context, avoiding harsh contrasts, while incorporating variety and diversity in façade design so that architectural styles, materials, and colors blend to create a visually unified streetscape.

Figure 20: Balanced Design Cohesion and Street Relationship

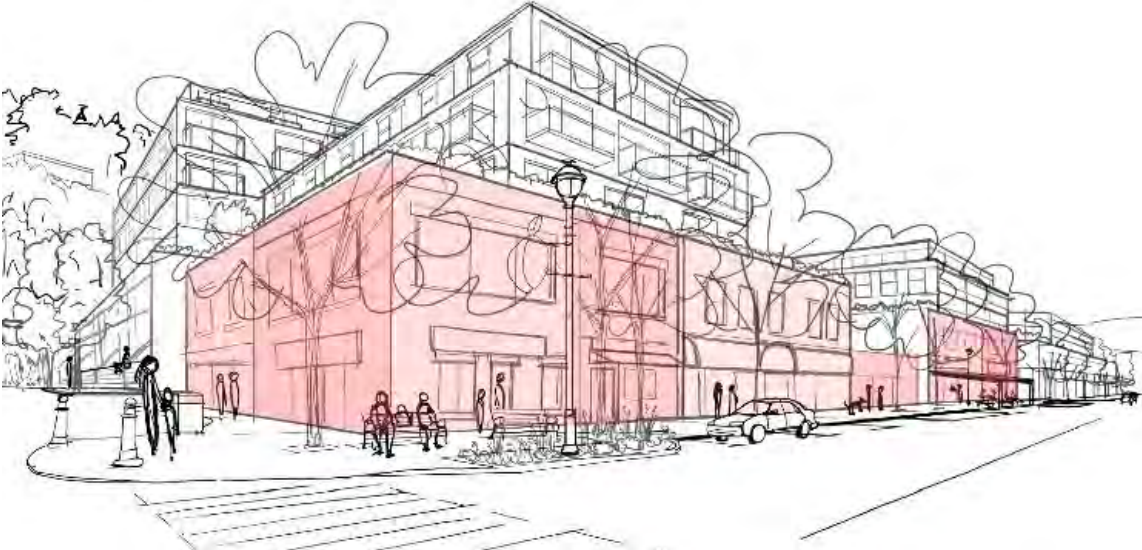
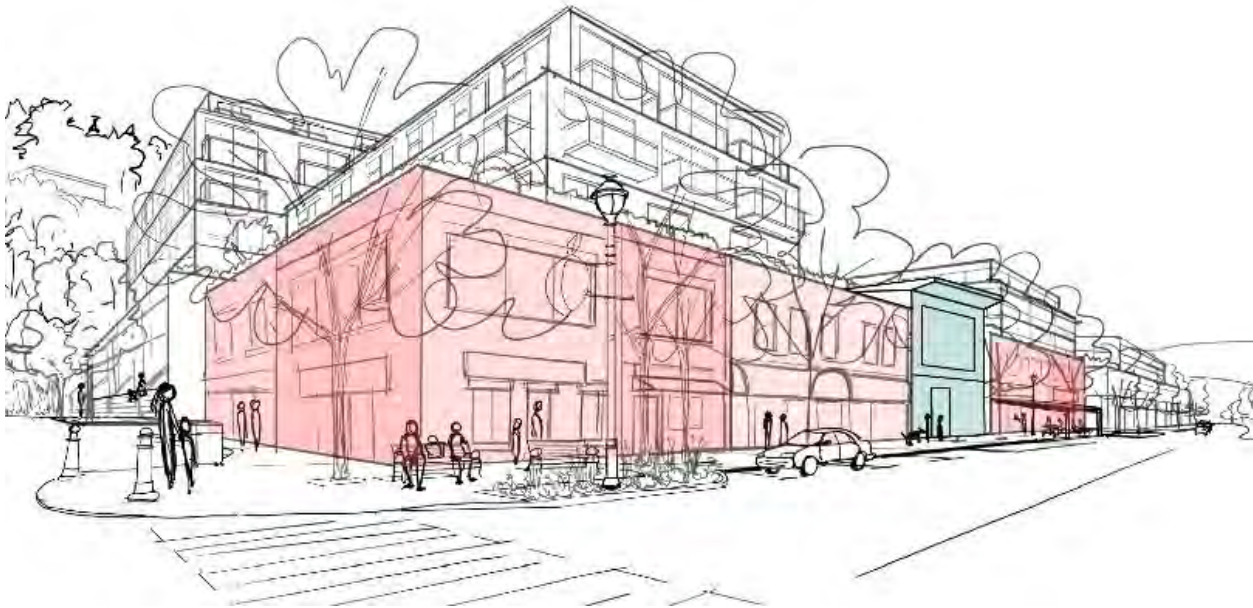
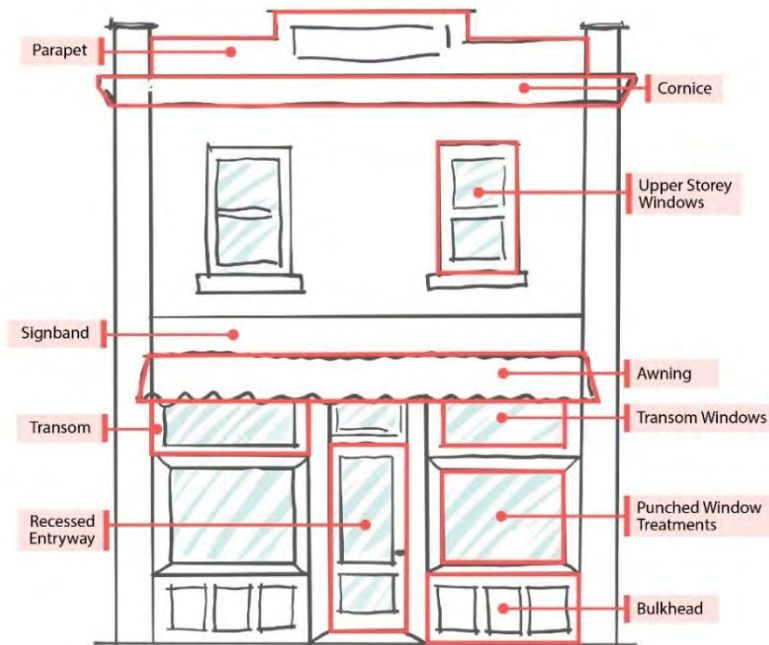


Figure 21: Harsh Design Contrast and Disunity in Streetscape



- .6 **Façade Treatments:** Building facades along Beach Avenue are encouraged to use a balance of windows and building façade elements such as punched window treatments, transom windows, bulkheads, recessed entries and other architectural details to add visual interest and follow the established façade pattern and proportions of fenestration in Peachland.

Figure 22: Building facades along Beach Avenue



Objective: Downtown Peachland Building Character

Design Intent: Strengthen Peachland’s distinct downtown character by ensuring the design treatments applied to the built form prioritize human-scale massing, architectural diversity and contributes to the identity of the simple charm and natural waterfront setting, throughout both the Beach Avenue and Waldo Way Precincts.

Guidelines

- .1 **Downtown Compatibility:** Design of new developments should complement the character of the downtown area and harmonize, particularly through height transitions and setbacks to reflect scale of adjacent buildings.
- .2 **Transitional Massing:** Buildings should provide a gradual and appropriate transition between differing neighbouring building scales and heights. Above the second storey, use massing strategies such as stepped forms, varied rooflines, and articulation through colours and materials to supports human-scale design, preserve neighborhood character, and mitigate privacy and shadow concerns.

Figure 23: Example of Transitional Massing



- .3 **Building Façade:** Building facades should be architecturally articulated to express a unique identity with due respect to the existing context and neighbouring buildings, particularly near character assets.
- .4 **Pedestrian Architectural Character:** Building design should be pedestrian-scaled and architectural interest should vary in building materials, colours, rooflines and architectural styles. Design the facade of the building to have vertical architectural elements that create a rhythm along the streetscape.

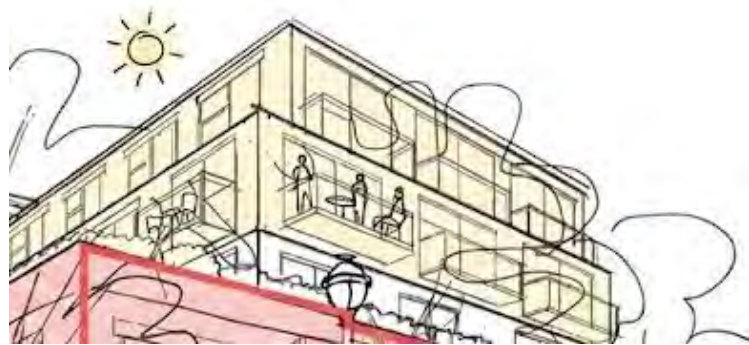
Figure 24: Pedestrian Character and Scale



- .5 **Building Materials:** Materials should be similar to original Peachland buildings such as narrow lap siding, Hardy Plank, or Fibre Cement siding that are FireSmart. Materials such as brick and stucco should be used with additional detail such as appropriate brick pattern changes or appropriate trims. Building materials are encouraged to not be too busy and reflect Peachland's original simple character and landscape.

Figure 25: Upper Level Amenity Spaces

- .6 **Upper-Level Amenity Spaces:** Balconies and amenity spaces on upper levels of buildings are strongly encouraged to provide sunny, usable outdoor space and add life and interest to the street. Restaurant or cafes are encouraged to have second storey patios or decks facing the street along Beach Avenue.



- .7 **Lake Relationship:** Where possible transition building step backs and lower heights towards the lake to protect lake views and respond to topography.
- .8 **Waterfront Views and Public Interaction:** Design buildings and public spaces to maintain view corridors to and from the waterfront, while prioritizing public access, visual connections, and human-scale design. Built form should frame open spaces and reinforce a welcoming, interactive waterfront experience.

- .9 **Interior Lot-Line Sidewalls:** Firewalls to separate buildings at the second storey or below that are created as a result of construction and redevelopment phasing should be designed to complement the overall appearance of development and show not appear temporary or unfinished.

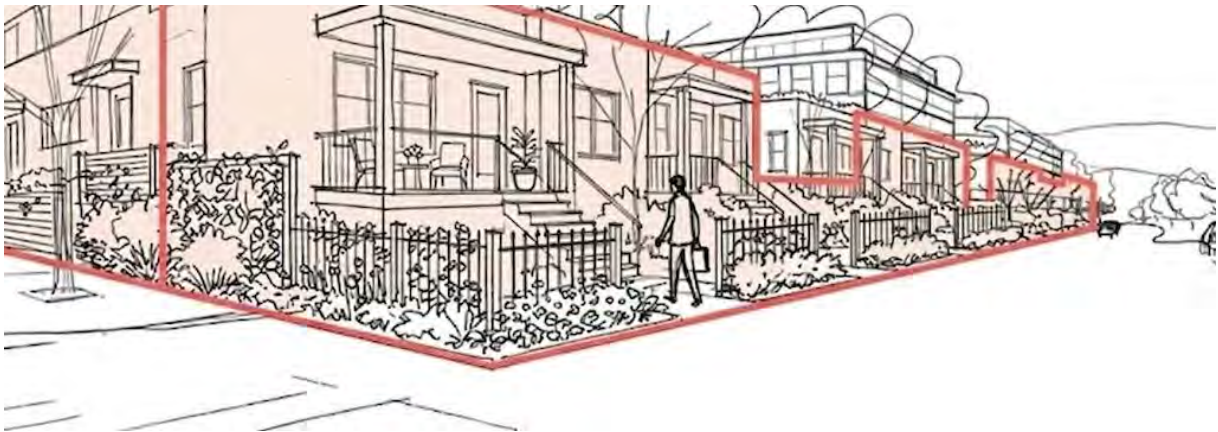
Figure 26: Interior Lot-Line Sidewalls



Waldo Way Precinct

- .10 **Landscape and Transition of Spaces:** Setbacks, stairs, porches, patios, grade changes, and landscaping should be used to create a transition between private residential amenity areas located at grade and the public streetscape. Low open fences and landscaping to provide screening for residential units at-grade are encouraged instead of solid fences.

Figure 27: Landscape and Transition of Spaces



- .11 **Building Design Treatment Hierarchy:** Buildings should prioritize engaging and human-scale presence along the street walls with an active streetscape of 2 storeys and stepped back residential upper storeys. Ground floors should prioritize varied designs for storefronts, amenity areas, and residential building entrances. If the building is purely residential, prioritize townhouses and individual residential unit access at grade.

Objective: Active Frontages

Design Intent: Ensure ground-floor development and frontages along downtown streets are engaging, safe, and welcoming, with interactive facades that encourage pedestrian activity and create a visually dynamic streetscape.

Guidelines

- .1 **Streetscape Interest:** Visual interest should be created with use of scale and modulation in the placement and detailing of architectural elements such as entrances, doorways, windows, lighting and signage.

Figure 28: Streetscape Interest - Detailing of Architectural Elements



- .2 **Transparency:** Facades facing public streets or spaces should incorporate large display windows to provide visual access to interior uses. Tinted or colored glass and excessive window signage at grade should be avoided to maintain openness and pedestrian engagement.

Figure 29: Transparency for Visual Access to Interior Uses



- .3 **Signage:** Signage should be context-sensitive and well-integrated with building facade design. Sign boxes constructed of aluminum or plastic are discouraged. Front-lit or halo lit signs that direct light to the sign surface are encouraged. Projecting signs perpendicular to the façade wall are recommended along Beach Ave. Signage along Beach Avenue should not hinder sightlines or block views to the waterfront.

Figure 30: Integrated Signage



- 4 **Pedestrian Comfort:** Pedestrian comfort should be prioritized with the addition of seasonal design such as building overhang, canopies, awnings, and landscaping to provide shade and protection of the elements such as high sun exposure, winds, and excessive heat.

Figure 31: Building Overhangs, Canopies, and Awnings



- 5 **Ground Floor Entrances:** Building entrances should avoid significant changes in grade between entrances and sidewalks and accessible options should be provided.
- 6 **Upper Storey Entrances:** Mixed-use buildings should have separate and distinct entrances for upper storey uses, such as residential, if lower storeys are another use. If on Beach Avenue, these entrances are strongly encouraged to be located on side-streets away when possible, where this is not feasible, they should be recessed or scaled down to maintain an active and pedestrian-friendly frontage.

Figure 32: Separate and Distinct Upper Storey Entrances



- .7 **Street Interactions:** Restaurants and cafés facing public streets are encouraged to incorporate operable openings such as folding glass walls or garage-style doors to create a seamless transition between indoor and outdoor spaces and encourage street-level engagement.
- .8 **Corners, Public Interaction:** Active uses such as cafes and shops should be located at street corners where possible. Façade design on corner lots should consider the building's appearance on all street fronting sides of the building. Corners should have massing changes and architectural detailing to face both streets and the intersection.
- .9 **Public Gathering Spaces:** Gathering spaces should be incorporated into site and public space design (patios and seating areas, courtyards, amenity areas, site furnishings, public art) that integrate with and positively contribute to the safety and vibrancy of the street.

Figure 33: Public Gathering Spaces and Corner Public Interaction

Waldo Way Precinct

- .10 **Ground Floor Residential Units:** Where possible, residential units located at grade in Waldo Way should have direct access to usable private outdoor space in front of unit entrances.



Objective: Site Planning

Design Intent: Ensure the site is easy to navigate, with strong visual and physical connections to adjacent buildings, public space, and the waterfront. Elements of site planning enhance pedestrian safety, comfort, and visual interest while supporting Peachland's cohesive downtown character.

Guidelines

- .1 **Wayfinding Signage:** Where appropriate, larger developments may use wayfinding signage that is consistent with similar signage types in the downtown area to annotate the urban environment and help with overall downtown navigation.
- .2 **Public Art and Visual Interest:** Public art and purposeful landscaping should be used to conceal blank walls and add visual interest and appeal to building facades.
- .3 **Laneway Activation:** Flexible use of lanes (e.g., landscaping, temporary plazas, event spaces) and upper storey building entrances near mid-block connections are encouraged to face or be located near the lane or mid-block connections to generate downtown vibrancy all year round.
- .4 **Shadowing and Winds:** Building setbacks, step backs, and appropriate massing should be used to minimize shadowing and wind tunneling on neighbouring properties.
- .5 **Lighting:** Use down lighting that is dark sky compliant and bat appropriate to increase pedestrian comfort and safety, and create an inviting ambiance by highlighting special locations, building entrances, and pedestrian infrastructure, while avoiding glare and light into residential units.
- .6 **Landscape Retention:** Mature trees, significant landscape specimens, and natural topography should be preserved and thoughtfully integrated into the new site design to maintain Peachland's tree canopy and existing landscape value.
- .7 **Landscaping and Planting:** Landscaping and planting should emphasize the natural setting of downtown Peachland. Landscape design should be coordinated with the municipality to create a cohesive and visually appealing streetscape, help define and animate public spaces, moderate building massing, maintain clear views into storefronts, and provide shade. The design intent and Comprehensive Guidelines for Landscaping outlined in Section 8.6.5.5, may also apply where applicable.
- .8 **Waste, Loading, Storage:** Loading facilities, garbage and recycling storage should be placed at the rear of buildings off Waldo Way and not be accessible off main streets, such as Beach Ave or numbered side streets, to minimize conflict between vehicles and pedestrians.

Objective: Access And Circulation

Design Intent: Organize site access, circulation, and parking to be clear, convenient, and well-integrated, while prioritizing pedestrian-friendly design and minimizing vehicular conflicts. Access routes should reinforce connectivity, safety, and comfort for all users, supporting a walkable and multi-modal downtown environment.

- .1 **Pedestrian Access:** Provide intuitive, accessible routes, to a universally acceptable standard, that offers clear access between the site and the streetscape.
- .2 **Pedestrian Treatments:** Distinguish the pedestrian network from vehicle surfaces using durable, low maintenance surface materials such as pavers, bricks, or concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.

Figure 34: Pedestrian Treatments



- .3 **Mid Block Connections:** Strategic safe and active mid block connections to Beach Avenue (with appropriate air and light penetration) are encouraged to support the connectivity throughout downtown where appropriate. Mid-block connections are encouraged to have entrances to additional stores, shops, or residential uses.
- .4 **Multi-Modal Transit Network:** Short-term bicycle parking facilities should be located at grade near primary building entrances, patios, and pedestrian walkways, opportunities to shelter the spaces should be considered.
- .5 **Vehicular Access:** Access to parking and loading areas should be in the rear lane or side streets to preserve the pedestrian interface and minimize conflict between vehicles and pedestrians.
- .6 **Parking Structure Integration:** Structures should be well-integrated into the design of buildings, accessed by Waldo Way and wrapped behind active ground floor uses such as commercial, office or residential uses. If parking is provided on the second storey of buildings, the façade must repeat materials from the ground floor and not visibly appear to be a parkade from the streetscape.

Waldo Way Precinct

- .7 **Surface Parking Screening:** When parking structures are not feasible, surface parking should be located in the rear, behind the building, and screened using landscaping from the street.

Objective: Celebrating Peachland's Historical Character

Design Intent: Promote, celebrate and enhance founding character buildings and facades to celebrate Peachland's history and enrich the downtown experience.

Guidelines

- .1 **Character Compatibility:** Buildings located adjacent to original assets (United Church, Little Schoolhouse, Museum, Peachland Historic School) should ensure the form and design of the building is inspired by the original asset without mimicking it.

Figure 35: Character Compatibility and Inspiration



United Church

Little Schoolhouse

Museum

Peachland Historic School

- .2 **Founding Buildings:** Owners of original buildings that were founding commercial landmarks (5854 Beach Ave, 5872 Beach Ave, 5842 B Beach Ave, and 5818 Beach Ave) are encouraged to restore and enhance original design treatments and materials when considering renovations, façade improvements or other site enhancements.
- .3 **Original Façades:** Original façade elements of founding commercial landmarks, including details such as parapet and cornice treatments, roof forms and materials, locations of building windows and entrances, and building materials of original buildings should be retained or partially recreated as part of any new development. New materials should be compatible visually with original materials.

8.6.4 Comprehensive (Multi-Unit Residential, Commercial and Industrial DPA)

Justification

The purpose of the Comprehensive Development Permit Area is to enhance the overall form and character of development within Peachland and facilitate the sensitive integration of new development into existing neighbourhoods. The manner and style of any new development has a direct impact on the built and natural environment influencing the quality of life of residents. The Comprehensive Development Permit Area guidelines aim to ensure that new development compliments Peachland's existing character and residents' lifestyles by communicating the design expectations for residential, commercial, industrial and mixed use projects. New growth, infill development and broader redevelopment pressures and high expectations for design quality create the need to give comprehensive consideration to site layout, building form, public and amenity spaces, interaction with the street, and landscaping. This category recognizes that the basic objectives for forms of development are similar across a variety of land uses and neighbourhoods. Guidelines are to be applied in a context sensitive way that respects the varied applicability to different building forms and land uses with recognition that buildings and the landscape operate as an integrated and sustainable system.

Area

The Comprehensive DPA combines objectives and guidelines for all properties that are currently, or become, designated for low or medium density residential, residential mixed use, commercial, comprehensive development or industrial uses, industrial and/or any mix of these uses as shown on the map contained in Appendix A - Schedule 5: – Comprehensive DPA Map.

Objectives

OCP objectives aim to facilitate the following broader goals of this Official Community Plan:

- .1 Respect the existing character and local context of the community.
- .2 Create neighbourhoods that are livable, vibrant and harmonious.
- .3 Establish a sense of community, both within each neighbourhood and for Peachland as a whole.
- .4 Celebrate the diversity of Peachland; both people and place.
- .5 Optimize community amenities and enhance their accessibility.
- .6 Create safe and accessible neighbourhoods.
- .7 Enhance the environmental sustainability of the community.
- .8 Develop the built environment to better enable healthy, active lifestyles.
- .9 Enhance Peachland's economic vitality through the creation of growth opportunities.

8.6.5 Comprehensive (Form and Character) Guidelines

Objective: Site Planning

Design Intent: The site is organized to support comfort, and connectivity, creating safe and attractive pedestrian environments that integrate seamlessly with adjacent development and contribute positively to the surrounding neighbourhood, **reinforcing a livable and harmonious community** and **strengthening everyday accessibility**.

Guidelines

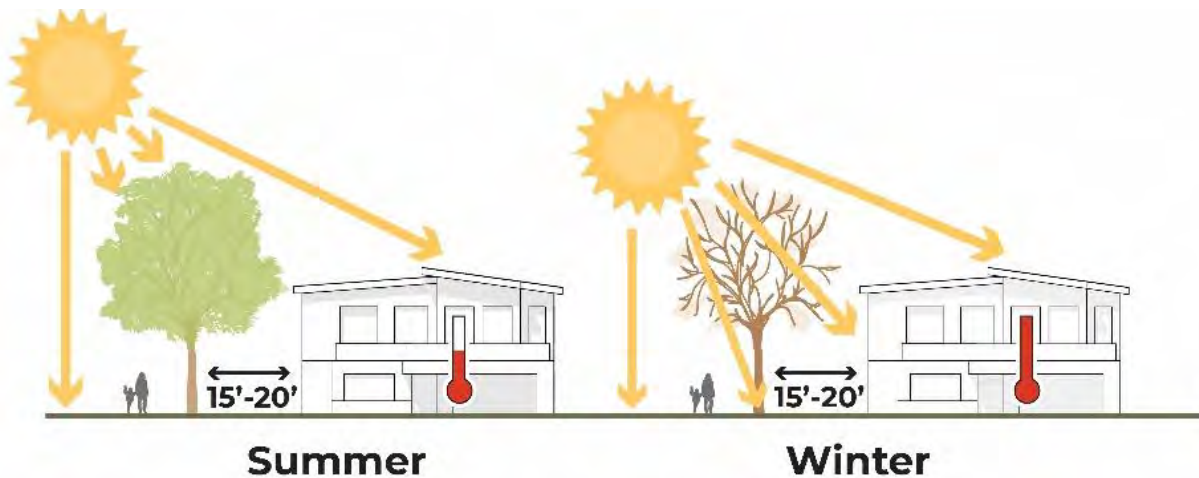
- .1 **Create safe and comfortable environments:** Crime Prevention through Environmental Design (CPTED) principles should be considered in site, building and landscape designs. All projects should demonstrate how natural surveillance, territorial and access definition will be addressed.
- .2 **Respect existing neighbourhood context:** Front yard setbacks should reflect and respond to existing setback patterns on immediately adjacent properties, wherever possible.
- .3 **Enhance privacy for residents:** Private amenities such as balconies, decks, and patios may be inset or screened with landscaping or architectural elements to enhance privacy.
- .4 **Create functional outdoor amenity spaces:** Outdoor amenity areas should be located and designed to support usability and opportunities for functionality between indoor and outdoor living. Where feasible, encourage buildings be located closer to the street to maximize amenity space.

Figure 36: Portions of a building may be stepped back to facilitate function outdoor amenity space such as merchandising, resting, seating or dining (i.e., alcoves, courtyards, and parklets)



- .5 **Promote climate-responsive building design:** Design and orient buildings to optimize solar access and climate responsiveness through appropriate massing, placement, and architectural features such as overhangs and recesses that provide shade and weather protection, support passive heating, cooling, daylighting, and natural ventilation, and minimize shadow impacts on adjacent properties and public spaces.

Figure 37: Example of solar orientation maximizing shade in the Summer and sun in the Winter.



- .6 **Respect natural topography:** Sloped sites should be designed to follow the natural topography, with buildings, retaining walls, and grading integrated into the hillside to create gradual transitions, reduce visual impact, and blend development with the surrounding landscape through landscaping and varied contours.

Figure 38: Example of gradual transition of grade with landscaping and varied contours.



- .7 **Minimize impacts of grading:** Cuts and fills of sloped site should be incorporated into the building envelope wherever possible or blend with the natural topography (i.e., varied contours and vegetation avoiding sharp angles), providing smooth transitions and mimicking pre-development site contours. Site grading should interface with existing topography of neighbouring properties. Retaining walls at the property line should be avoided at all costs.
- .8 **Encourage active transportation:** Locate bicycle racks in areas that provide security, visibility, and convenience, and are situated near primary building entrances. Encourage the provision of secure bicycle parking areas, particularly for multi-family developments, to support long-term and resident bicycle storage.

Figure 39: Examples of bicycle racks conveniently located near building entrances and in view of patios.



- .9 **Minimize the visual impact of parking:** Parking areas should be enclosed or located between or behind buildings. Where possible, parking should be accessed from a rear lane, or a side street.
- .10 **Minimize the experiential impact of parking:** Parking lots should not abut streets and public open space; if parking areas must be sited adjacent to a street, they should be provided in small clusters screened with landscaping or durable permanent architectural elements to retain a pedestrian-friendly feel.
- .11 **Avoid large, uniform parking areas:** Incorporate required parking into the natural landscape minimizing the need for lot grading (i.e., avoid large, flat parking areas).
- .12 **Balance operational needs with high-quality sites:** Site design should use landscaping to visually screen and soften the impact of parking, servicing, and waste collection areas, while buffering noise and undesirable views from adjacent properties and outdoor amenity areas. Practical access and service areas should be integrated into the overall landscape design to maintain a high-quality, attractive streetscape.
- .13 **Screen service and utility functions:** Waste storage, loading areas, and mechanical or service equipment should be located and screened away from public view and sensitive uses, using enclosure and architectural integration where appropriate to maintain a clean, attractive streetscape.
- .14 **Screen waste management infrastructure:** Enclose and cover waste storage containers to control odours, mitigate wildlife interference, and maintain a clean, attractive streetscape and the residential character of neighbourhoods.

Objective: Building Design

Design Intent: Ensure design treatments applied to the built form prioritize human-scale massing and architectural diversity in a way that **respects Peachland’s existing character** and contributes to the identity of the simple charm of Peachland.

Guidelines

All Building Types

- .1 **Ensure building design is complementary:** Building design should support a cohesive streetscape by responding to existing and anticipated development through complementary massing, articulation, rooflines, materials, colours, and architectural details, while allowing for diversity rather than uniformity.
- .2 **Create engaging built form:** Design buildings to create an engaging and human scaled environment by composing built form as a collection of articulated volumes rather than a single mass, using horizontal and vertical modulation to establish rhythm and visual interest.
- .3 **Uniformity in design is discouraged:** A diversity of design through shape, height, rooflines, architectural features and exterior finishes should be incorporated within a development that is suitable to the streetscape but recognizes evolution of the community over time.
- .4 **Create people-oriented places:** Building design and architectural features, such as window placement, patios and rooflines, should emphasize “people places” and convey a human scale (i.e., articulation and expression in a manner that relates to the dimensions of the human form).

Figure 40: Examples with human-scale proportions with architectural detailing, window placement, patios and rooflines.



- .5 **Design reflects site conditions:** Building design should respond positively to site characteristics and neighbourhood context by reflecting natural topography, surrounding building patterns, and established rhythms, with massing, scale, and height that step and transition sensitively to adjacent development and feel natural to the Okanagan landscape.

Figure 41: Examples of building materials that are reflective of Okanagan landscape.



- .6 **Enhance skyline quality and visual character:** Building design should create visual interest and well-articulated rooflines that contribute positively to the skyline when viewed both up close and from a distance, using variations in roof or parapet height, ridgelines, and architectural detailing.
- .7 **Roof design responds to the landscape:** Roof forms and rooftop elements should respond to the surrounding mountain, valley, and lake context, protect solar access, and respect view corridors where feasible. Examples include integrating features such as elevator penthouses and ventilation equipment ,utilizing sensitive placement of building features and massing to minimize visual impact, and designing buildings to reflect the natural slope of the site.
- .8 **Enhance visual interest:** Stepped or alternate massing may be used to avoid a box-like appearance, including breaks in building long facades along the streetscape.
- .9 **Provide weather protection:** Building entrances should provide weather protection and may emphasize rooflines, eaves or roof extensions to convey a sense of “shelter” to assist in weather protection and establish a rhythm at the street edge.

Figure 42: Examples of weather protection for building entrances.



- .10 **Reinforce a human scaled streetscape:** Differentiate upper storeys from the base by incorporating elements such as balconies or outdoor decks, varied fenestration or corner windows, shifts in materials or colour, canopies or false roofs, façade articulation. Building step backs or terraced massing above the second storey are encouraged to reduce perceived height

and maintain sunlight and comfort at the pedestrian level when buildings are abutting a street or drive-aisle.

- .11 **Promote lively and safe neighbourhoods:** Ground-floor units should be connected to the street and clearly identifiable through a visual dialog to support active, safe, and engaging streets. This can be accomplished by orienting primary entrances and windows toward the street, with direct, accessible connections to the public sidewalk.
- .12 **Preserve and enhance view corridors:** Site and building design should protect, frame, and enhance views by incorporating breaks in development such as laneways, courtyards, and outdoor amenity spaces to maintain view corridors, particularly toward the lake.

Figure 43: Examples of Views from outdoor amenities such as balconies and rooftops that create various views.



- .13 **Create deliberate view framing:** Development should optimize existing views and create new visual connections where possible to reinforce neighbourhood identity and the relationship to natural and significant built features.
- .14 **Incorporate high-quality materials:** Building design should incorporate a combination of two or more high-quality, durable, and low-maintenance materials that reflect craftsmanship, permanence, and neighbourhood character.
- .15 **Use a context-sensitive approach to colour and material selection:** Earth-toned base colours are encouraged, with visual interest achieved through complementary accents, materials, textures, and architectural detailing; harsh contrast (black/white), or primary colours may be used selectively where part of a cohesive, context sensitive design.
- .16 **Create visual continuity and context-sensitive transitions:** New development should align key elements such as floor levels, window rhythm, and proportions with neighbouring buildings, and use sensitive transitions where differing densities meet to reinforce visual continuity and neighbourhood character.

- .17 **Desing cohesive exterior façades:** Exterior finishes should have a common theme; treatment around all windows and doors should be of a consistent or coordinated design.
- .18 **Incorporate context-sensitive lighting:** The installation of LED lighting and other leading-edge technologies is encouraged provided does not have glare and provides warm lighting hues.

Figure 44: LED lighting example for the District of Peachland using warm dark sky compliant streetlights.



- .19 **Avoid light pollution:** All development should use low-impact lighting, incorporating dark sky principles, using lighting luminaires with a full cut-off above the horizontal plane or louver design that avoids glare and spillage onto adjacent sites.

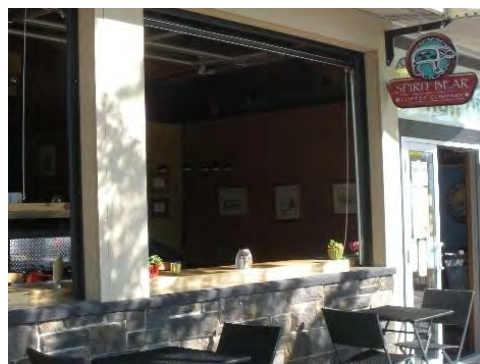
Figure 45: Examples of dark sky compliant lighting that protects visual spillage and glare on adjacent uses.



Mult-Unit Residential and Mixed-Use Buildings

- .1 **Incorporate visual interest along façades:** Buildings should create visual interest and variety through distinct and complementary development patterns that reflects the neighbourhood character and reinforces a sense of community.
- .2 **Maximize unique site opportunities in mixed use buildings:** Building design should employ innovative and unique architectural design features to optimize site use (e.g., lake views, circulation, adaptable spaces) while allowing for flexible ground floor spaces that are able to respond to changing economies.
- .3 **Incorporate pedestrian-oriented podium or base designs:** Design the building base as a pedestrian oriented, visually anchored element by using durable, street scaled materials, rich façade detailing, and human scale articulation that clearly defines the lower storeys and strengthens the building's relationship to the public realm.
- .4 **Mixed use buildings have separate and clearly identifiable entrances:** Mixed use buildings should have separate and distinct entrances for upper storey uses, such as residential, if lower storeys are another use.
- .5 **Incorporate garage doors into the façade:** Garage design should be integrated with, and secondary to, the primary building form using consistent architectural detailing, colours, and materials to blend garage doors into the façade.
- .6 **Provide privacy for residents:** Placement of windows, balconies and doors should be organized to ensure visual privacy between buildings in residential and mixed-use areas (e.g., windows should be offset).
- .7 **Signage complements building design:** Signage should be pedestrian-oriented and designed to complement the building façade through compatible materials, scale, and style, contributing positively to neighbourhood character.
- .8 **Pedestrian-oriented wayfinding:** Signs should clearly identify building entrances, pedestrian routes, and street addresses, with entry signage generally located at or below eye level and integrated with landscaping or architectural features where appropriate.

Figure 46: Examples of easily identifiable pedestrian-oriented signage along paths of travel.



- .9 **Design exposed sidewalls to have architectural treatment, landscaping, or artistic features:** Exposed sidewalls should not appear blank or unfinished. Commercial, industrial, or where new development differs from existing or future adjacent buildings, sidewalls should include architectural detailing, varied materials and colours, landscaping, or features such as windows, murals, or public art.
- .10 **De-emphasize overhead doors:** Overhead doors should be recessed or architecturally de-emphasised when located along streetscapes, within public view, or when shared with pedestrian access.

Townhouses, Infill Housing, and Small-Scale Multi-Unit Housing

- .11 **Engage directly with the public streetscape:** Residential building design should enhance street vitality and pedestrian comfort by providing individual ground-floor entrances where feasible, with entries and primary living spaces closely related to street grade.

Figure 47: Infill housing that complements the neighbourhood and maintains a strong street presence.



- .12 **Maintain a strong street edge:** Buildings set back from the street should maintain a strong street presence through features such as porches, windows, and landscaped front spaces, while clearly distinguishing public and private realms.

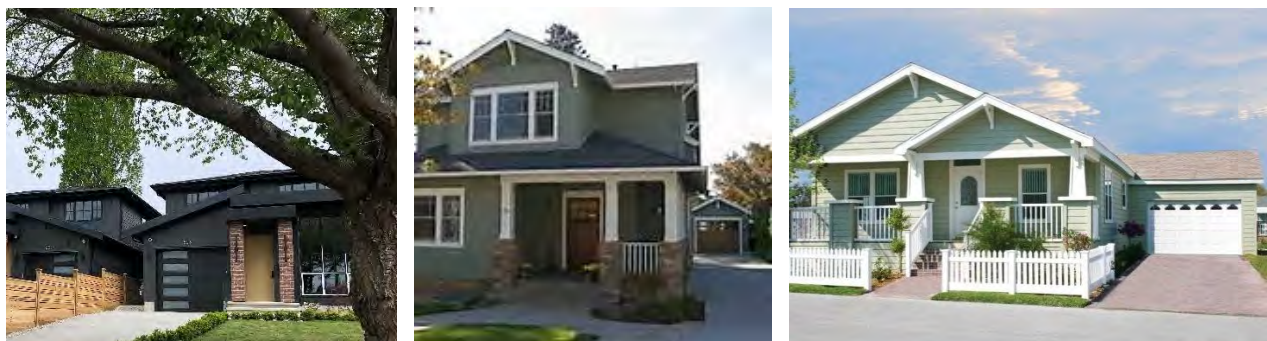
Figure 48: Examples of infill housing that has street-oriented windows, entrances and walkways.



- .13 **Design entries close and level to the street:** Entries and main level occupancy should be elevated no more than 1m from the fronting sidewalk or street grade, unless water table or flood construction levels dictate otherwise.

- .14 **Reinforce the existing residential scale:** Where possible, preserve the proportions and patterns of existing residential dwellings with similar wall-to-window area ratios and the amount and type of open space provided.
- .15 **Design complementary massing and scale:** Where it is challenging to design similar size and proportion to the surrounding residential buildings, the fronts of the buildings can be designed to create the appearance of smaller structures either by staggering the dwelling units or visually breaking up the façade with architectural detailing.
- .16 **Townhouses design responds to internal roads:** Front yard setbacks on internal townhouse roads should respond to the height of townhouses, with taller townhouses (e.g., 3 storeys) having greater setbacks to improve liveability, activate frontages, and improve solar access and allow for landscaping spaces. Internal frontages should contribute to the urban livability of the development and reflect active frontage and landscaping design guidelines.
- .17 **Reduce perceived building height and mass:** Building height and mass should be reduced by accommodating residential living space within the truss system of a proposed building using dormers or gables, when buildings use attics or sloping roofs.
- .18 **Design outdoor decks with sensitivity to context:** Rooftop decks should enhance residential livability while minimizing visual intrusion, overlook, and privacy impacts on neighbouring properties. Design should balance outdoor amenity space with sensitivity to surrounding context.
- .19 **Minimize the prominence of garage doors:** Building design should minimize garage doors' visual impact on the public and pedestrian realm by incorporating recessed garage doors with glazing or architectural elements, limiting garage width relative to the building façade, and providing active residential elements such as entrances, windows, or living spaces that overlook the street.
- .20 **Ensure infill designs incorporate functional needs:** On smaller and constrained lots, ensure that infill housing and townhouses developments incorporate storage, waste receptacles, and utility functionality into building design without compromising site planning, architectural, and landscaping objectives.

Figure 49: Examples of garage door designs integrated into the building design.



Objective: Active Frontages

Design Intent: Ground-floor frontages are designed to support safety, livability, and social interaction by providing welcoming, human-scaled interfaces that animate the street, **enhance neighbourhood vibrancy, encourage informal community connection**, and enhance everyday pedestrian comfort and activity.

Guidelines

- .1 Promote interaction with the public realm:** Building and site design should promote interaction between residents and the public realm by incorporating features such as seating areas, front porches, balconies, verandas, and covered entryways along the street.

Figure 50: Examples of seating areas that contribute to the public realm.



- .2 Create engaging and interactive frontages in commercial and mixed-use buildings:** Façade design should create an engaging and pedestrian oriented streetscape through active ground level treatment, including transparent windows, lighting, display areas, public art, transparency at street level, weather protection, and easy to find entrances.

Figure 51: Examples of transparency at the ground level and weather protection.



- .3 Design corner sites to be a focal point:** Building design on corner sites should reinforce the corner as a focal point within the block through prominent architectural expression. Features such as corner entrances, articulated rooflines or balconies, decorative canopies, and integrated public art should be used to create a strong visual presence and contribute to wayfinding, identity, and street vitality. Where commercial uses exist, they should maximize the frontage.

Figure 52: Examples of corner treatments with entrances, balconies and patios that create a focal point.



- .4 **Balance development with natural amenities:** Integrate plaza, courtyards, community gardens and multi-purpose landscapes into developments to balance increased density with natural amenities and create a positive relationship between the building and the street, while attracting people and supporting everyday use.
- .5 **Create opportunities for natural surveillance:** For residential development, opportunities for natural surveillance should be maximized, and where minimal front yard setbacks are provided, ground-floor units should be modestly elevated to balance street supervision with residential privacy.

Figure 53: Windows, patios and individual entrances offer passive surveillance and activates frontages.



Objective: Access and Circulation

Design Intent: The development site is organized to provide clear, safe, and intuitive access and circulation for all users, prioritizing pedestrians, universal accessibility, and active transportation **supporting healthy, active lifestyles and creating a more connected public realm** while accommodating vehicles in a manner that supports a pedestrian-oriented, connected, and vibrant public realm.

Guidelines

- .1 **Provide a connected network:** Connect amenity areas, green spaces and recreational facilities with walkable connections that provide either loops or destinations via paths, trails or sidewalks

suitable to the anticipated users (e.g., opportunities for challenging play for children) and separated from vehicle circulation.

- .2 **Design safe and accessible pedestrian movement:** Pedestrian routes should be obvious and convenient; major pedestrian walkways should have a hard, slip-resistant surface and borders should be well-defined through the use of alternate materials, textures or landscaping.

Figure 54: Examples of a colour-contrast, slip-resistant, and tactile surfaces along pedestrian routes to help users move through open spaces.



- .3 **Support inclusive and equitable access:** Pedestrian circulation should be barrier-free and incorporate universal design principles of main routes from building entrances to streets, bus stops, and parking areas.
- .4 **Incorporate universal design principles:** Pedestrian facilities shall be to a high standard of accessible and adaptable design with the goal of accommodating the functional needs of all individuals including children, adults and those with visual, mobility or cognitive challenges to provide ease of access for all residents, regardless of physical capabilities.
- .5 **Design pedestrian-priority spaces:** Prioritize pedestrian circulation throughout the site to be convenient, safe and clearly identifiable to both drivers and pedestrians. Where shared vehicle and pedestrian access is necessary, consider and design parking lots and driveways as pedestrian priority spaces where vehicles are permitted.
- .6 **Create safe access to recreation:** Access to active recreation areas such as playgrounds should prioritize safety and located away from vehicular traffic.
- .7 **Promote safe and efficient movement:** Private roads and lanes should provide efficient circulation, encourage appropriate speed through physical design, while minimizing road width and hardscape wherever possible.
- .8 **Enhances natural surveillance with lighting:** Lighting design should improve visibility and avoid creating dark or shadowy places for all entrances, pedestrian pathways, open spaces and parking areas should have adequate lighting at a human level.

Objective: Landscaping

Design Intent: Landscaping defines the streetscape, creating safety and visual interest, softening transitions between adjacent land uses, and incorporating planting approaches that **enhance environmental sustainability** and **celebrate the character of Peachland's natural setting**.

Guidelines

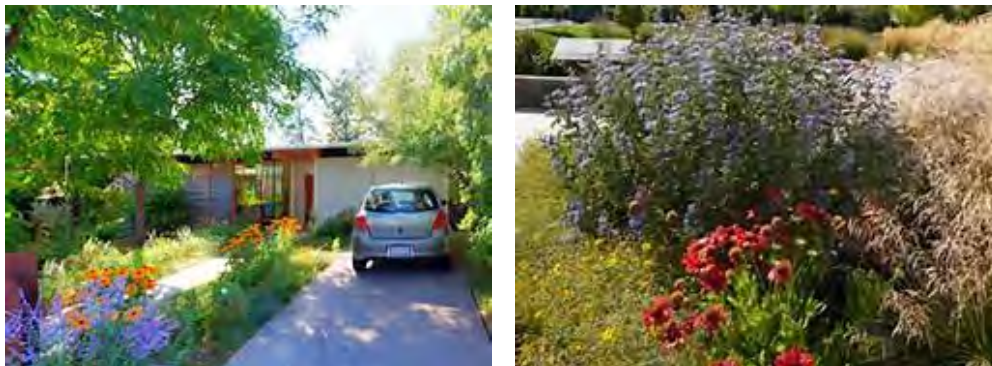
- .1 **Enhance streetscape quality:** Hard and soft landscaping between buildings and the street should be thoughtfully combined to create comfortable, inviting urban spaces that support community connection and everyday activity along the street.
- .2 **Soften the interface between buildings and nature:** Incorporate landscaping into building architecture or along facades to soften the contrast between buildings and the natural environment (e.g., hanging baskets, pots on balconies, rooftop gardens, vines) and that emphasize the transition between inside and outside (e.g., overhead rolling doors, extended building planes, canopies, trellises) to emphasize the Okanagan style.
- .3 **Protect existing landscaping:** Mature trees, significant landscape specimens, and natural topography should be preserved and thoughtfully integrated into a new sites design to maintain Peachland's tree canopy and existing landscape value.
- .4 **Protect the health of retained trees:** Before, during and following construction the soil cover within 8 centimeters of mature tree trunks should not be increased nor decreased in order to maintain the health of mature, retained trees. Volcano mulching, which can rot tree trunks at the base and root system, should be avoided.
- .5 **Preserve deciduous shrubs:** Preserve existing deciduous shrubs and younger trees to provide greater diversity in the age of plants within new developments while providing wildlife habitat and feeding opportunities.
- .6 **Work with the land:** Use natural systems and features of the site and its surroundings as a starting point for project design (e.g., solar orientation).
- .7 **Support local ecology and climate resilience:** Landscaping design retain and/or include native, drought-tolerant Okanagan-appropriate FireSmart plants, to provide seasonal colour and be complementary to plantings on neighbouring sites and conform to the most recent edition of the British Columbia Landscape Standard published by the British Columbia Society of Landscape Architects.

Figure 55: Examples of native, drought-tolerant and FireSmart plants appropriate for the Peachland.



- .8 **Reduce the urban heat-island effect:** Where there are multiple parking spaces provided in a row, and/or where there are drive aisles between parking spaces, landscaping should be incorporated to reduce the pavement heat-island effect, absorb rainwater runoff, and provide visual variety.
- .9 **Integrate irrigation and stormwater management:** Integrate water efficient landscape design and irrigation practices, including high efficiency systems and on-site natural drainage features such as rain gardens or vegetated swales, to reduce water use, manage runoff, and support healthy plant establishment.

Figure 56: Examples of various Xeriscaping appropriate for the Okanagan setting.



- .10 **Improve surface drainage and stormwater infiltration:** Permeable pavers and decorative surfacing materials such as brick, concrete pavers, textured concrete, coloured paving or grasscrete are strongly encouraged to be used in place of solid expanses of asphalt or concrete for surface drainage.

Figure 57: Examples of permeable paving, pavers, and grasscrete for drainage.



- .11 **Strengthen sense of place:** Forms, images and materials that relate to the region's natural and cultural landscapes are encouraged.
- .12 **Delineate private and semi-private spaces:** Landscaping is encouraged to clearly delineate private or semi-private space from public space without becoming a barrier to friendly interaction. Visual interaction between residential buildings and pedestrian circulation is important to provide a sense of security and friendliness within a neighbourhood.
- .13 **Balance privacy and security:** Fencing in the front yard should be decorative and somewhat transparent or be combined with a landscape screen to allow visibility and connection between the building and the sidewalk/street while delineating private and public spaces.

Figure 58: Examples of fencing with transparent and landscape complimented permeability.



- .14 **Integrate infrastructure into site design:** Electrical equipment and vehicle charging stations shall be shielded by landscaping, where feasible to maintain functionality and safety.
- .15 **Minimize noise and nuisance:** Energy and heating should be incorporated in ways that avoid disruption of architectural design, avoid noise transmissions to residents or neighbouring properties, while also maximizing use of public and private amenity space.



Image Source: Maxwell

Temporary Use Permit Areas

9. TEMPORARY USE PERMIT AREAS

A Temporary Use Permit is a tool used to allow a short-term use not permitted by a zoning bylaw. Designation of temporary use permit areas must be established by an Official Community Plan or zoning bylaw. Where an application is made by the owner of land, the local government may consider issuing a Temporary Use Permit subject to the following policies:

9.1.1 Policies

- .1 The Official Community Plan provides for the application of Temporary Use Permits in all areas of the District.
- .2 The District will only consider the application of Temporary Use Permits in unique circumstances that are transitory in nature, and in which a Temporary Use Permit is deemed by the District to be the most suitable planning tool available.
- .3 Consideration of the following criteria when evaluating applications for a Temporary Use Permit:
 - .1 Consistency with Future Land Use Designation.
 - .2 Compatibility with adjacent land uses.
 - .3 Potential impact on environmentally sensitive areas.
 - .4 Intensity and infrastructure impacts.
 - .5 Temporary nature of use.



Image Source: Maxwell



Image Source: Triggiano

Image Source: Triggiano

Development Approval Information

10. DEVELOPMENT APPROVAL INFORMATION

The Director of Planning and Development Services may exercise the powers of Council under Section 487 of the *Local Government Act* to require development approval information in respect of an application made pursuant to the District of Peachland Development Approval Procedures Bylaw, as amended from time to time, be provided by the applicant, at the applicant's expense.

Where the OCP specifies circumstances or designates areas in which "development approval information" may be required, the Director of Planning and Development Services may require that the applicant provide development approval information in a written report certified by a Qualified Professional and that:

- .1 Complies with and fully addresses the terms of reference which are provided by the Director of Planning and Development Services in accordance with the Development Approvals Procedures Bylaw as amended from time to time.
- .2 Identifies and defines the context, interaction, scope, magnitude and significance of the anticipated impacts of the activity or development on the community, as well as the data and methodological accuracy, assumptions, uncertainties and acceptability thresholds on which the report is based and how the anticipated impacts may cumulatively contribute to existing risks, stressors and threats.
- .3 Provides recommendations for conditions or requirements Council or the Director of Planning and Development Services may impose to mitigate, ameliorate or compensate for anticipated impacts.
- .4 Provides recommendations and details costs for modifications to the environment, or construction of works, to mitigate, ameliorate or compensate for anticipated impacts.

The terms of reference may require the applicant to provide information on and a systematic detailed assessment of:

- .1 Compliance of the activity or development with the Official Community Plan and any other relevant District bylaw, plan or policy in preparation or adopted by Council.
- .2 Compatibility with adjacent and community land uses, functions, form, character, aesthetics and scale of development.
- .3 Socio-economic impacts affecting the day-to-day quality of life of people and communities, including direct and indirect economic impacts, demographics, housing, local services and socio-cultural issues.
- .4 Land use impacts such as noise, vibration, glare and electrical interference.

- .5 Landscape and visual impacts (nature, significance and magnitude) including view corridors and shadows, visual envelope, prominent features, experiential characteristics and landscape character.
- .6 Transportation Demand Management (TDM) strategies, including, but not limited to transportation impacts, public transit, parking demand, traffic safety, pedestrian, cyclist and vehicular traffic flow or operation, trip generation site access and egress, network connectivity and accessibility.
- .7 Retail impacts of a proposed commercial development, including but not limited to, the effects of additional competition, traffic impacts, the effects on tenancy and the impacts to neighbourhood stability.
- .8 Air quality impacts including, but not limited to, pollution, dust, fumes, smoke and odours.
- .9 Impacts to ground and surface water quality including, but not limited to, soil composition, profile, classification, agricultural suitability and capability, geologic process and terrain stability.
- .10 Hydrological and/or hydrogeological assessment including, but not limited to, infiltration, interception, groundwater and overland flow, as well as hydrologic processes including accretion and erosion.
- .11 Terrestrial and aquatic ecology including, but not limited to, biological diversity, impacts to flora and fauna, habitat size, complexity, fragmentation or isolation, change to suitability or capability, restoration, creation or enhancement.
- .12 Historical, cultural and archaeological buildings, sites or assets.
- .13 The phasing and timing of the activity or development.
- .14 Hazardous conditions including, but not limited to, mud flow, debris torrents, erosion, land slip, rock falls, subsidence, avalanche, wildfire, flood, inundation or other hazard (including appropriate construction elevations and setbacks).
- .15 Compatibility with adjacent District owned land, rights-of-way, covenants and easements.
- .16 Local infrastructure and site servicing including, but not limited to, drainage, water, sewer or other utilities.
- .17 Community facilities and services including, but not limited to, schools, parks, recreation, emergency protective and health services.
- .18 Any other topic in relation to which the Director of Planning and Development Services considers the proposed activity or development impacts the jurisdiction of the District.



Image Source: Mortimer

Implementation

11. IMPLEMENTATION

The time horizon of this OCP is 20 years; this is how far forward our population projections and land capacity analyses look, and the basis for direction of the goals, policies and Future Land Use designations. While the OCP establishes a long-term vision for the community, it is intended to respond to emerging opportunities, challenges, and provincial direction. Ongoing monitoring, periodic review, and amendments will ensure the OCP remains current and effective in guiding sustainable growth.

In accordance with provincial requirements, the OCP will be reviewed and updated as necessary to ensure it accommodates projected housing needs. A review of housing policies, land use designations, and development capacity will occur at least every five years to align with the District’s Housing Needs Report and to ensure sufficient land supply and regulatory capacity to meet anticipated demand.

Since all bylaws enacted or development proposals undertaken after adoption of the OCP must be consistent with the OCP, District staff are required to consider development proposals against its Future Land Use designations and policy direction. Amendments to the OCP are carefully assessed, as each new development proposal should help contribute to the community achieving its long-term vision and goals.

Appendix A

Maps and Schedules

Maps and Schedules

Schedule 1: Future Land Use Map

Schedule 2: Context Maps

- a) Map 1: Neighbourhood Map
- b) Map 2: Major Street Network Map
- c) Map 3: Sidewalk and Pedestrian Connectivity Map
- d) Map 4: Sewer Phasing Plan Map
- e) Map 5: Peachland Parks and Recreation Master Plan

Schedule 3: Environmental Sensitive Development Permit Areas

- a) Map 1: Aquatic DPA
- b) Map 2: Terrestrial DPA

Schedule 4: Natural Hazard Development Permit Areas

- a) Map 1: Hillside DPA
- b) Map 2: Wildfire Interface DPA

Schedule 5: Form and Character Development Permit Areas

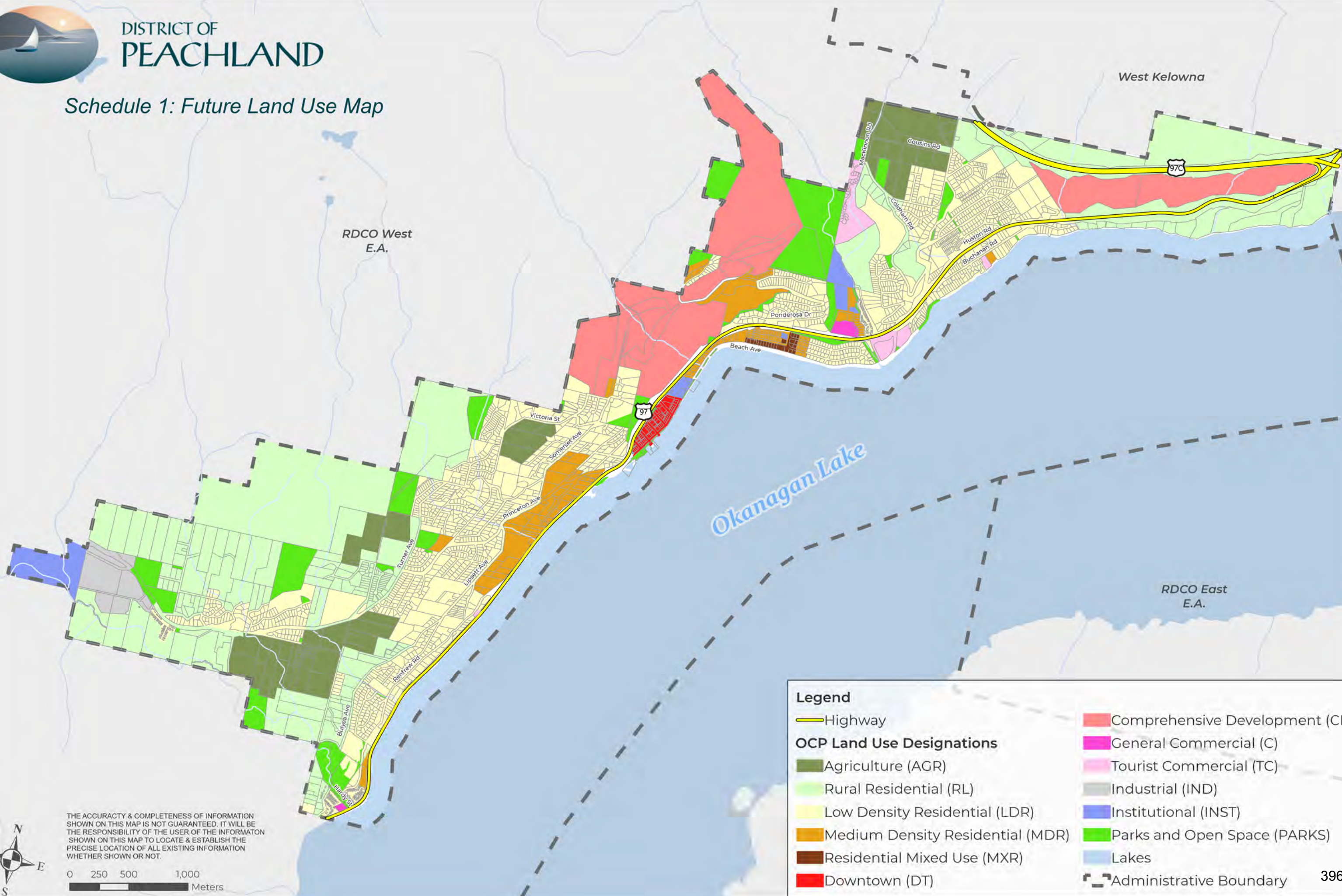
- a) Map 1: Comprehensive DPA
- b) Map 2: Downtown DPA

Schedule 6: Shoreline Management Area Map



DISTRICT OF PEACHLAND

Schedule 1: Future Land Use Map



RDCO West E.A.

West Kelowna

RDCO East E.A.

Okanagan Lake

Legend

- Highway
- OCP Land Use Designations**
- Agriculture (AGR)
- Rural Residential (RL)
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- Residential Mixed Use (MXR)
- Downtown (DT)
- Comprehensive Development (CD)
- General Commercial (C)
- Tourist Commercial (TC)
- Industrial (IND)
- Institutional (INST)
- Parks and Open Space (PARKS)
- Lakes
- Administrative Boundary

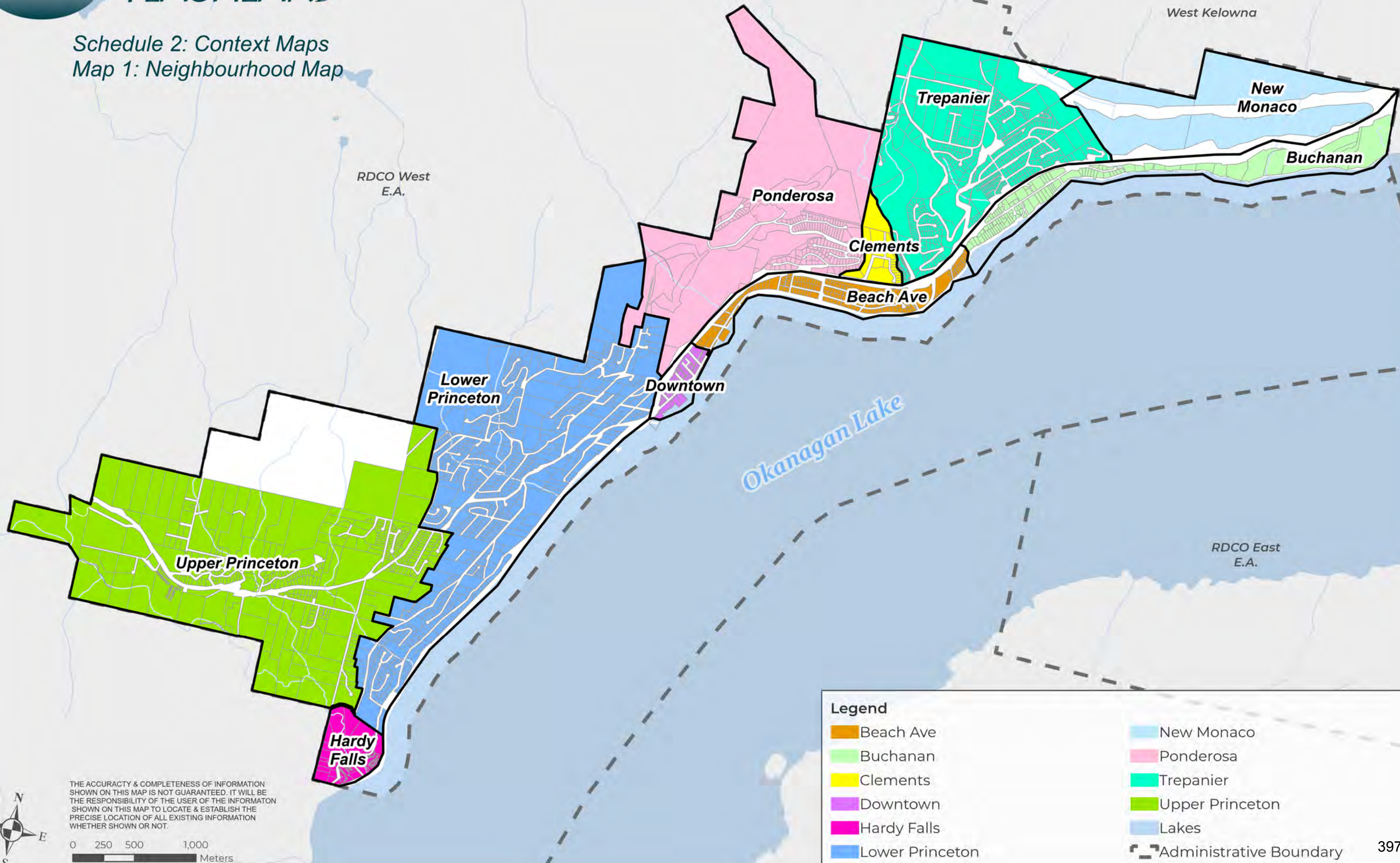
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Schedule 2: Context Maps
Map 1: Neighbourhood Map



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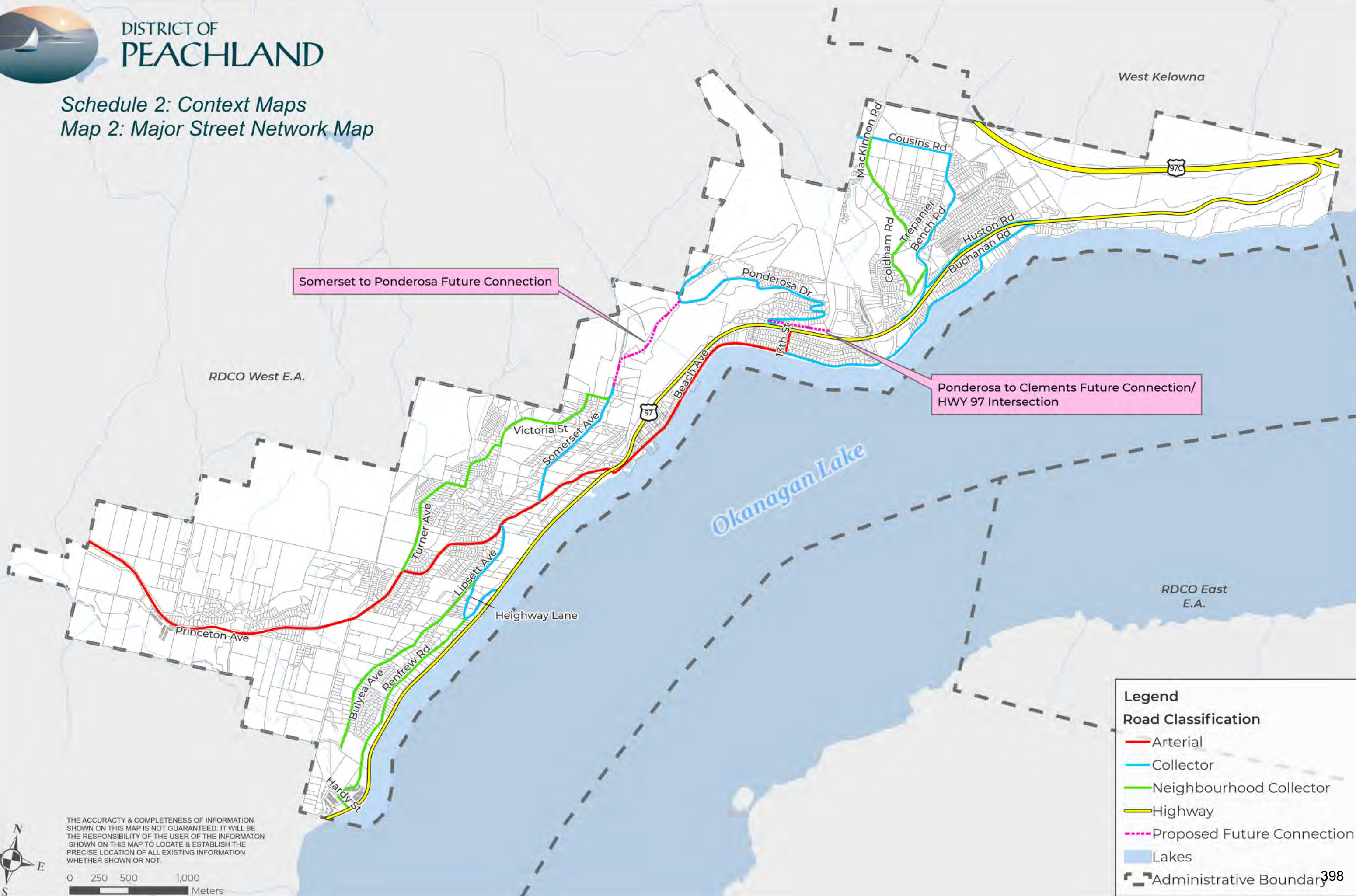
Legend

- Beach Ave
- Buchanan
- Clements
- Downtown
- Hardy Falls
- Lower Princeton
- New Monaco
- Ponderosa
- Trepanier
- Upper Princeton
- Lakes
- Administrative Boundary



DISTRICT OF PEACHLAND

Schedule 2: Context Maps Map 2: Major Street Network Map



Somerset to Ponderosa Future Connection

Ponderosa to Clements Future Connection/
HWY 97 Intersection

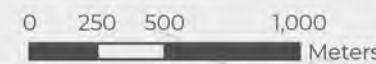
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Road Classification

- Arterial
- Collector
- Neighbourhood Collector
- Highway
- - - Proposed Future Connection
- Lakes
- Administrative Boundary

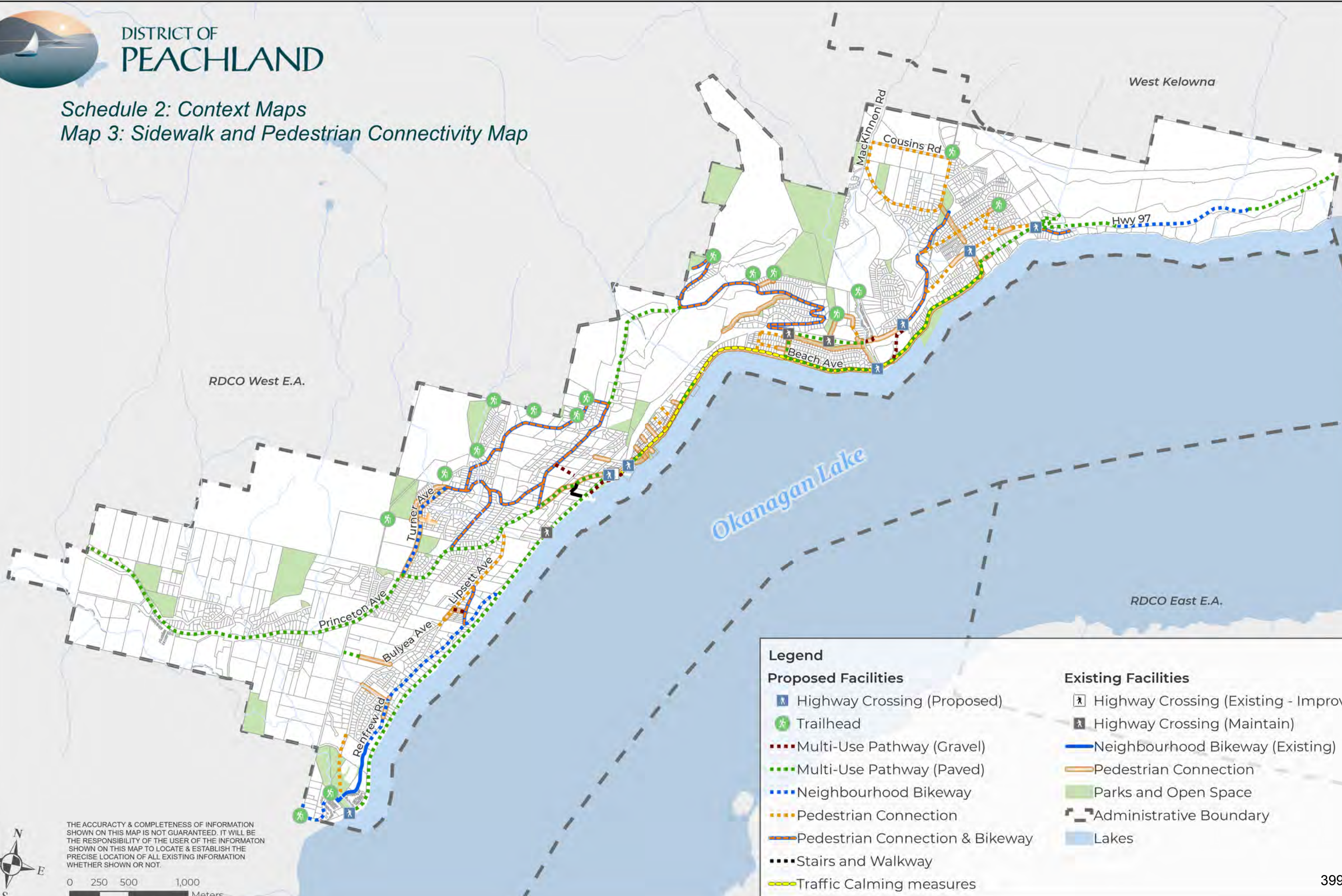


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Schedule 2: Context Maps
Map 3: Sidewalk and Pedestrian Connectivity Map

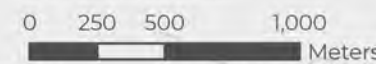


Legend

Proposed Facilities	Existing Facilities
Highway Crossing (Proposed)	Highway Crossing (Existing - Improve)
Trailhead	Highway Crossing (Maintain)
Multi-Use Pathway (Gravel)	Neighbourhood Bikeway (Existing)
Multi-Use Pathway (Paved)	Pedestrian Connection
Neighbourhood Bikeway	Parks and Open Space
Pedestrian Connection	Administrative Boundary
Pedestrian Connection & Bikeway	Lakes
Stairs and Walkway	
Traffic Calming measures	

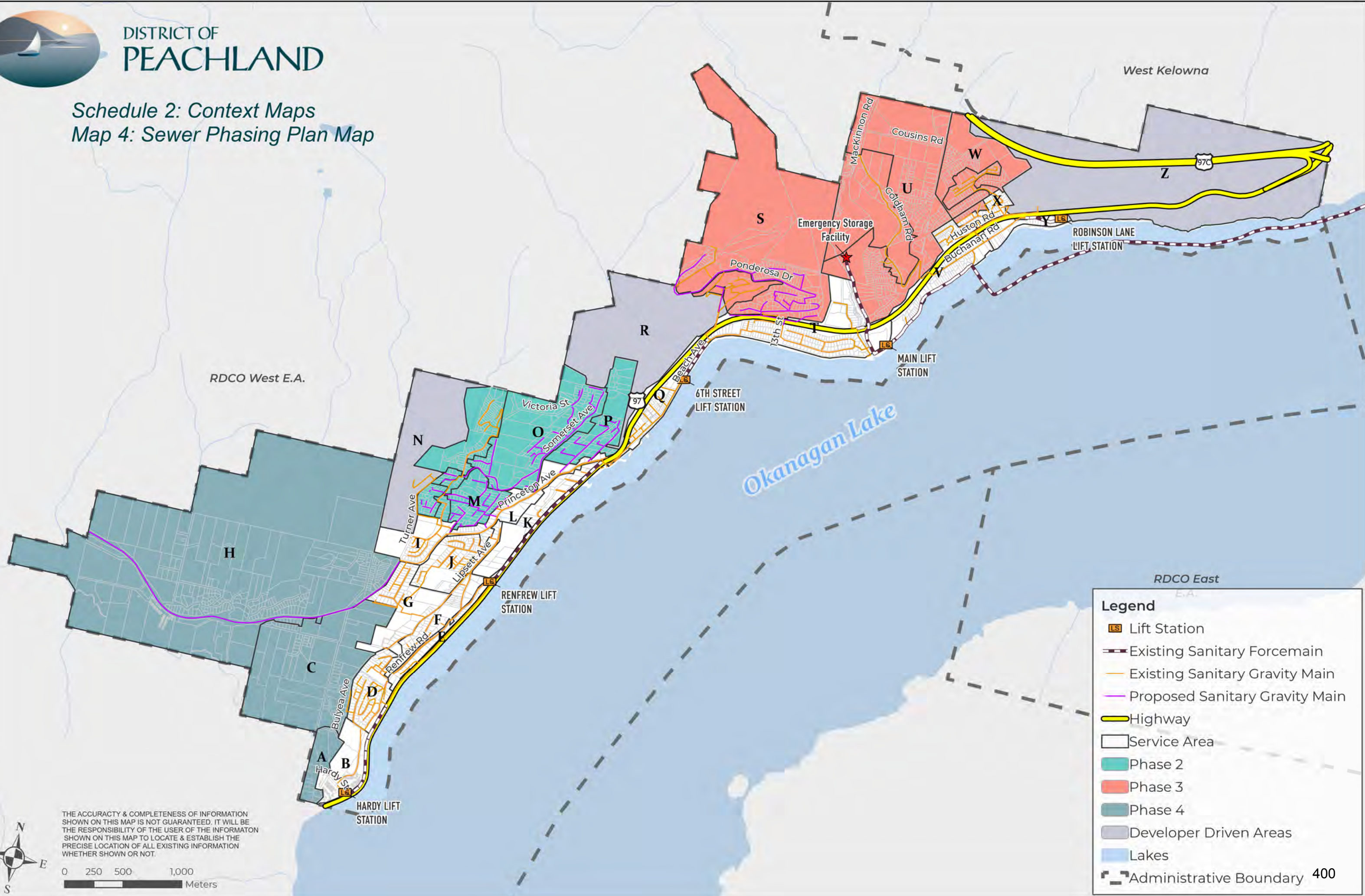


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Schedule 2: Context Maps
Map 4: Sewer Phasing Plan Map



RDCO West E.A.

West Kelowna

RDCO East E.A.

Okanagan Lake

Legend

- Lift Station
- Existing Sanitary Forcemain
- Existing Sanitary Gravity Main
- Proposed Sanitary Gravity Main
- Highway
- Service Area
- Phase 2
- Phase 3
- Phase 4
- Developer Driven Areas
- Lakes
- Administrative Boundary 400

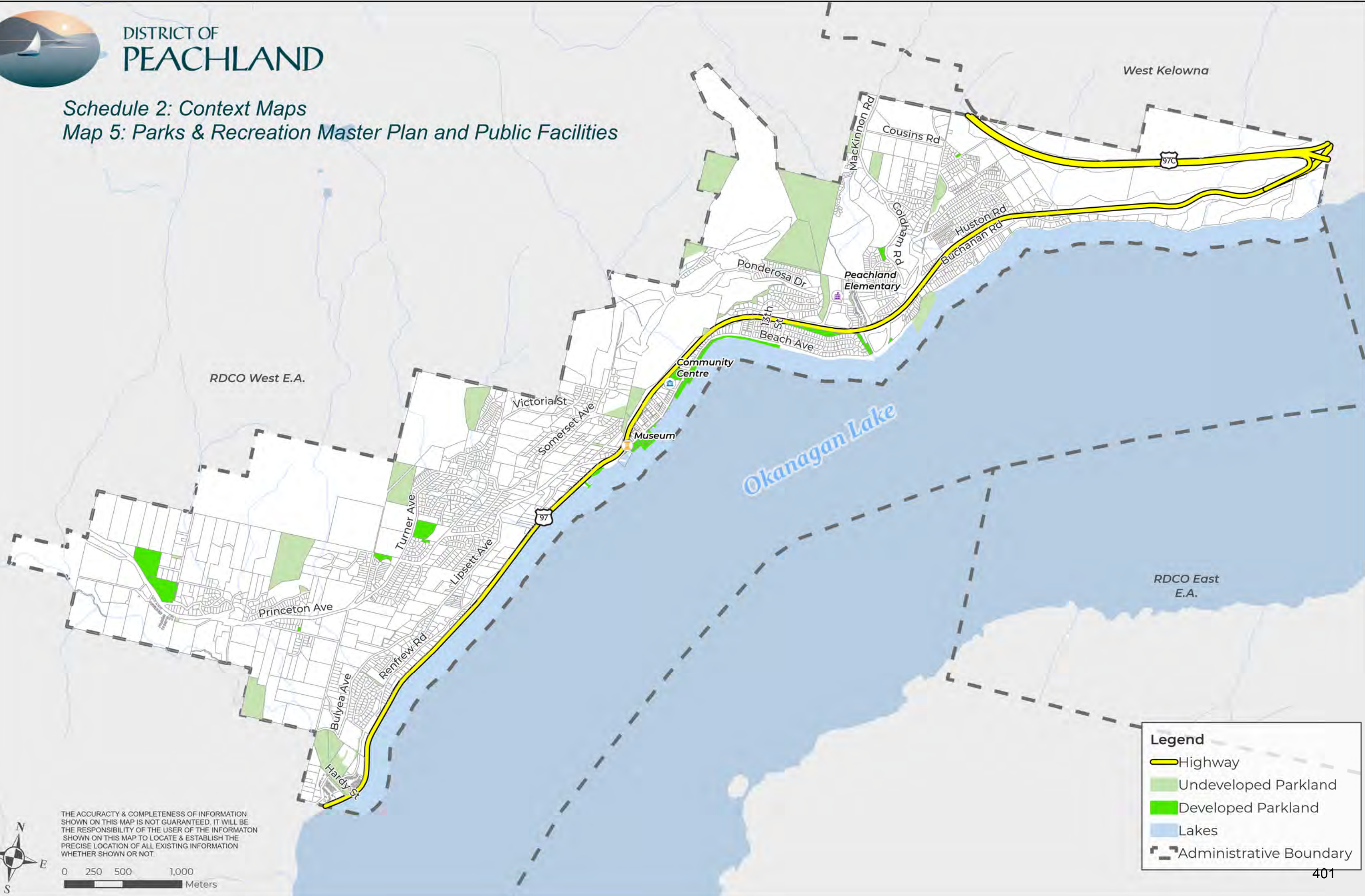
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DISTRICT OF PEACHLAND

Schedule 2: Context Maps Map 5: Parks & Recreation Master Plan and Public Facilities



Legend

-  Highway
-  Undeveloped Parkland
-  Developed Parkland
-  Lakes
-  Administrative Boundary

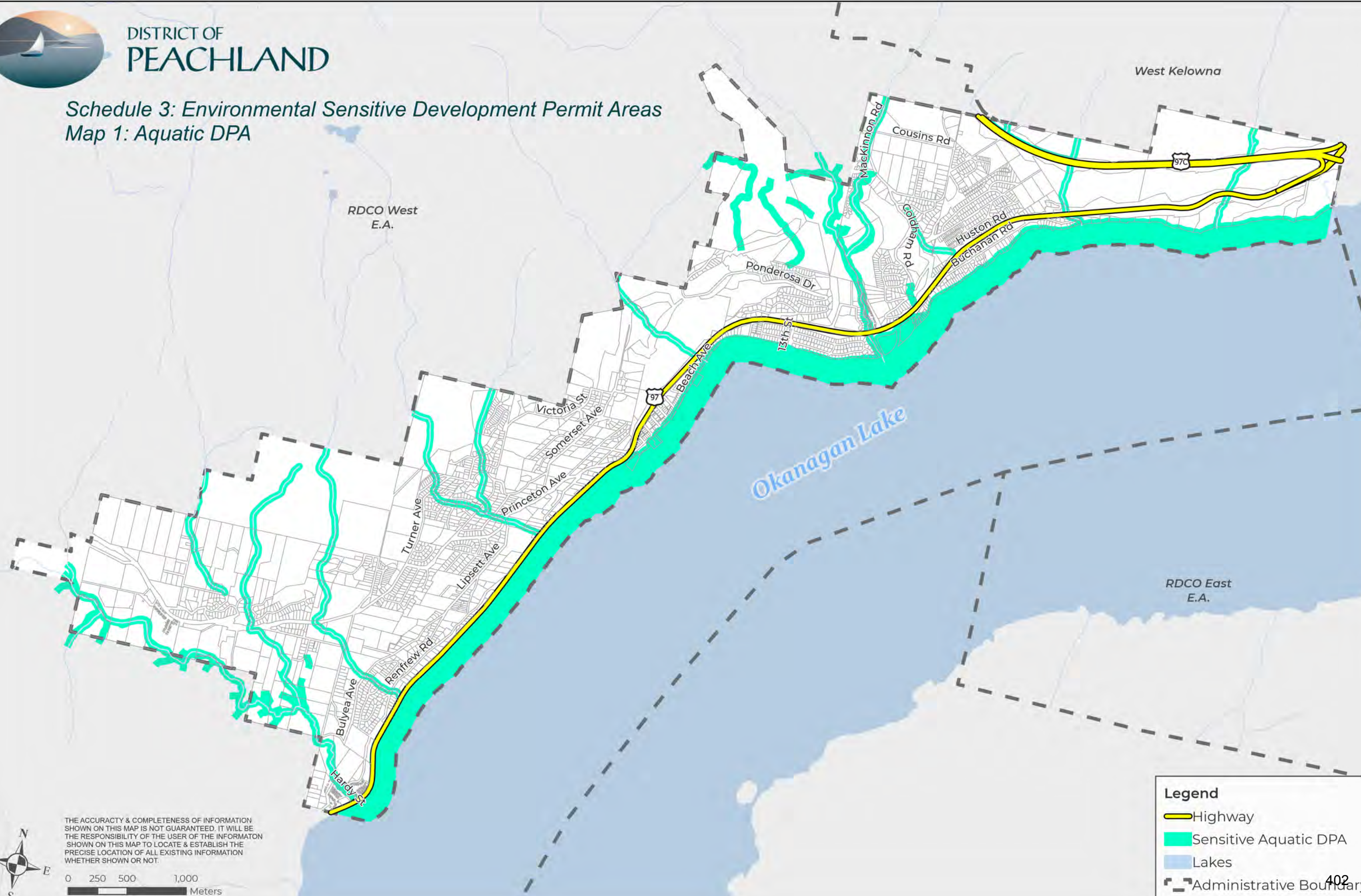


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Schedule 3: Environmental Sensitive Development Permit Areas
Map 1: Aquatic DPA



THE ACCURACY & COMPLETENESS OF INFORMATION SHOWN ON THIS MAP IS NOT GUARANTEED. IT WILL BE THE RESPONSIBILITY OF THE USER OF THE INFORMATION SHOWN ON THIS MAP TO LOCATE & ESTABLISH THE PRECISE LOCATION OF ALL EXISTING INFORMATION WHETHER SHOWN OR NOT.



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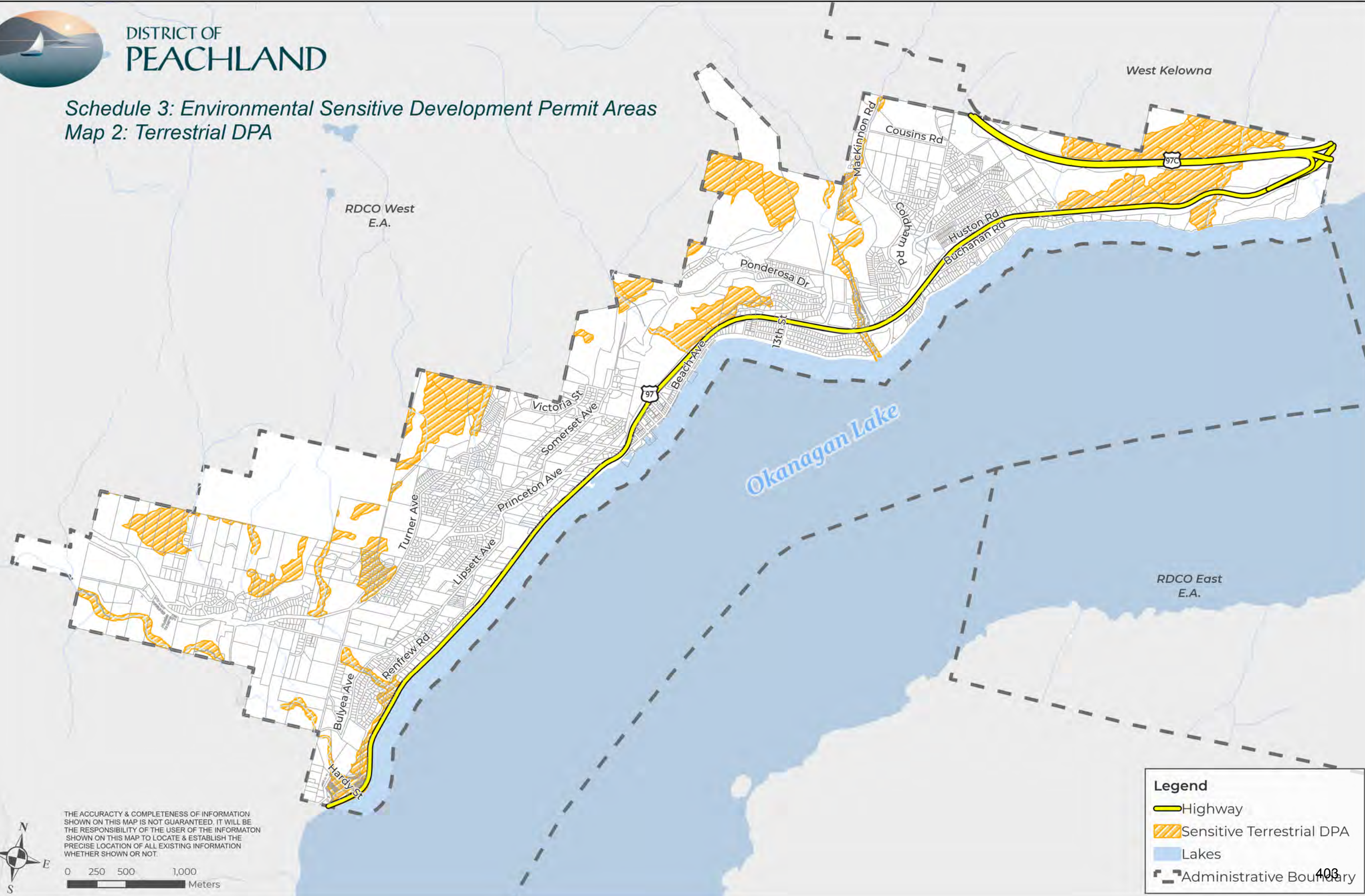
Legend

-  Highway
-  Sensitive Aquatic DPA
-  Lakes
-  Administrative Boundary



DISTRICT OF PEACHLAND

Schedule 3: Environmental Sensitive Development Permit Areas Map 2: Terrestrial DPA



RDCO West E.A.

West Kelowna

Okanagan Lake

RDCO East E.A.

Legend

- Highway
- Sensitive Terrestrial DPA
- Lakes
- Administrative Boundary

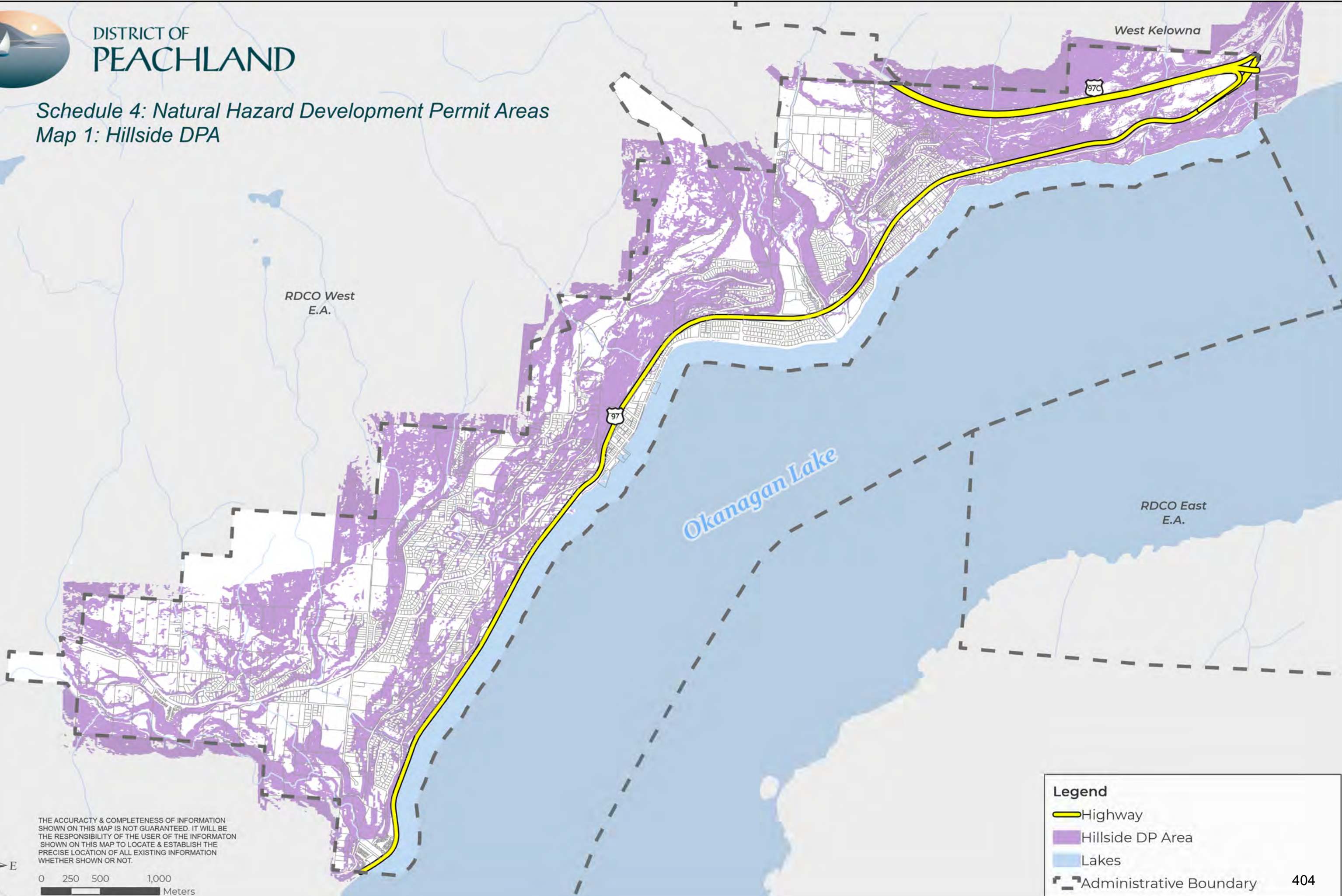
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Schedule 4: Natural Hazard Development Permit Areas
Map 1: Hillside DPA



Legend

-  Highway
-  Hillside DP Area
-  Lakes
-  Administrative Boundary

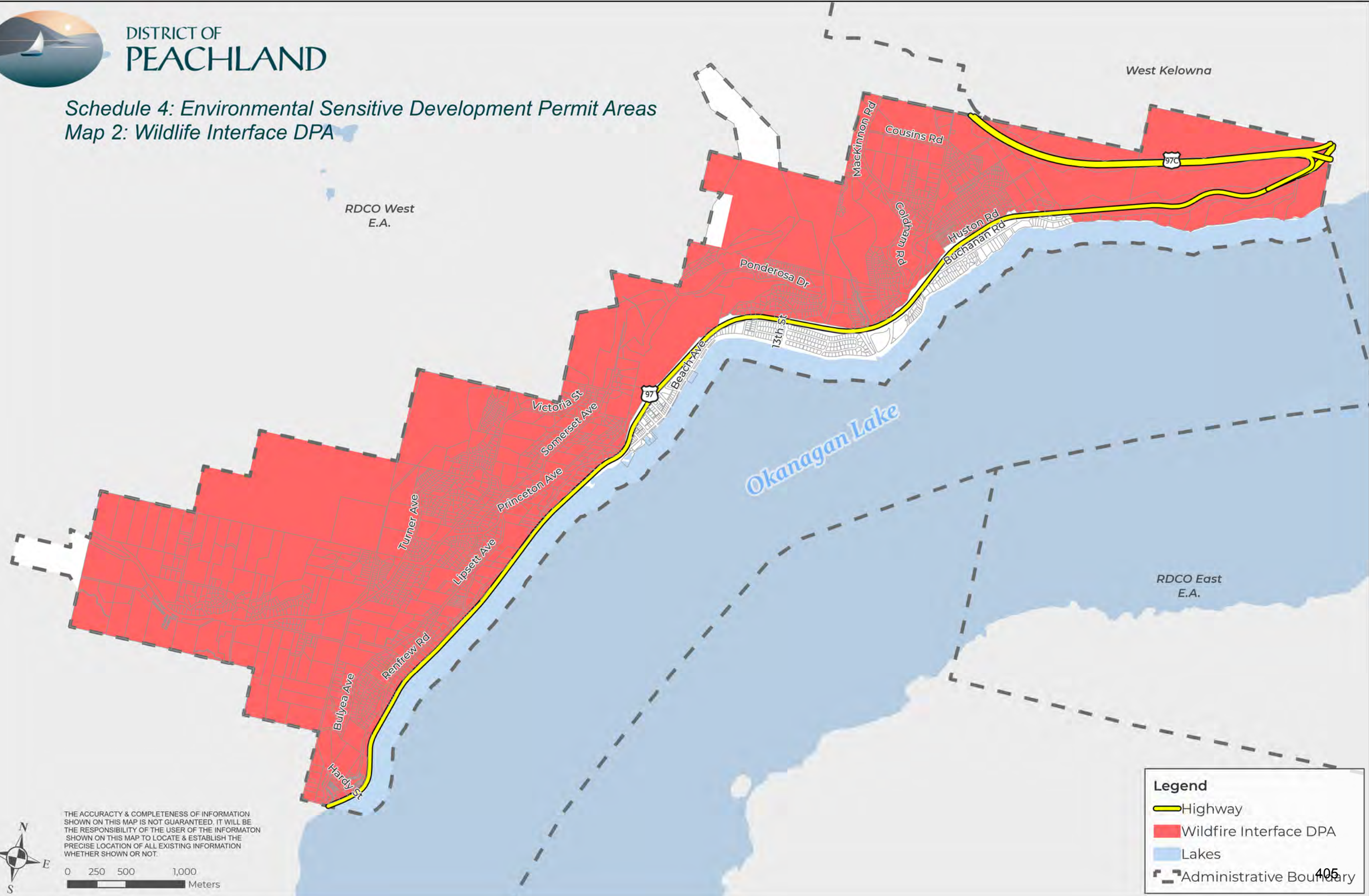
THE ACCURACY & COMPLETENESS OF INFORMATION SHOWN ON THIS MAP IS NOT GUARANTEED. IT WILL BE THE RESPONSIBILITY OF THE USER OF THE INFORMATION SHOWN ON THIS MAP TO LOCATE & ESTABLISH THE PRECISE LOCATION OF ALL EXISTING INFORMATION WHETHER SHOWN OR NOT.



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Schedule 4: Environmental Sensitive Development Permit Areas
Map 2: Wildlife Interface DPA



RDCO West E.A.

West Kelowna

RDCO East E.A.

Okanagan Lake

Legend

-  Highway
-  Wildfire Interface DPA
-  Lakes
-  Administrative Boundary

THE ACCURACY & COMPLETENESS OF INFORMATION SHOWN ON THIS MAP IS NOT GUARANTEED. IT WILL BE THE RESPONSIBILITY OF THE USER OF THE INFORMATION SHOWN ON THIS MAP TO LOCATE & ESTABLISH THE PRECISE LOCATION OF ALL EXISTING INFORMATION WHETHER SHOWN OR NOT.

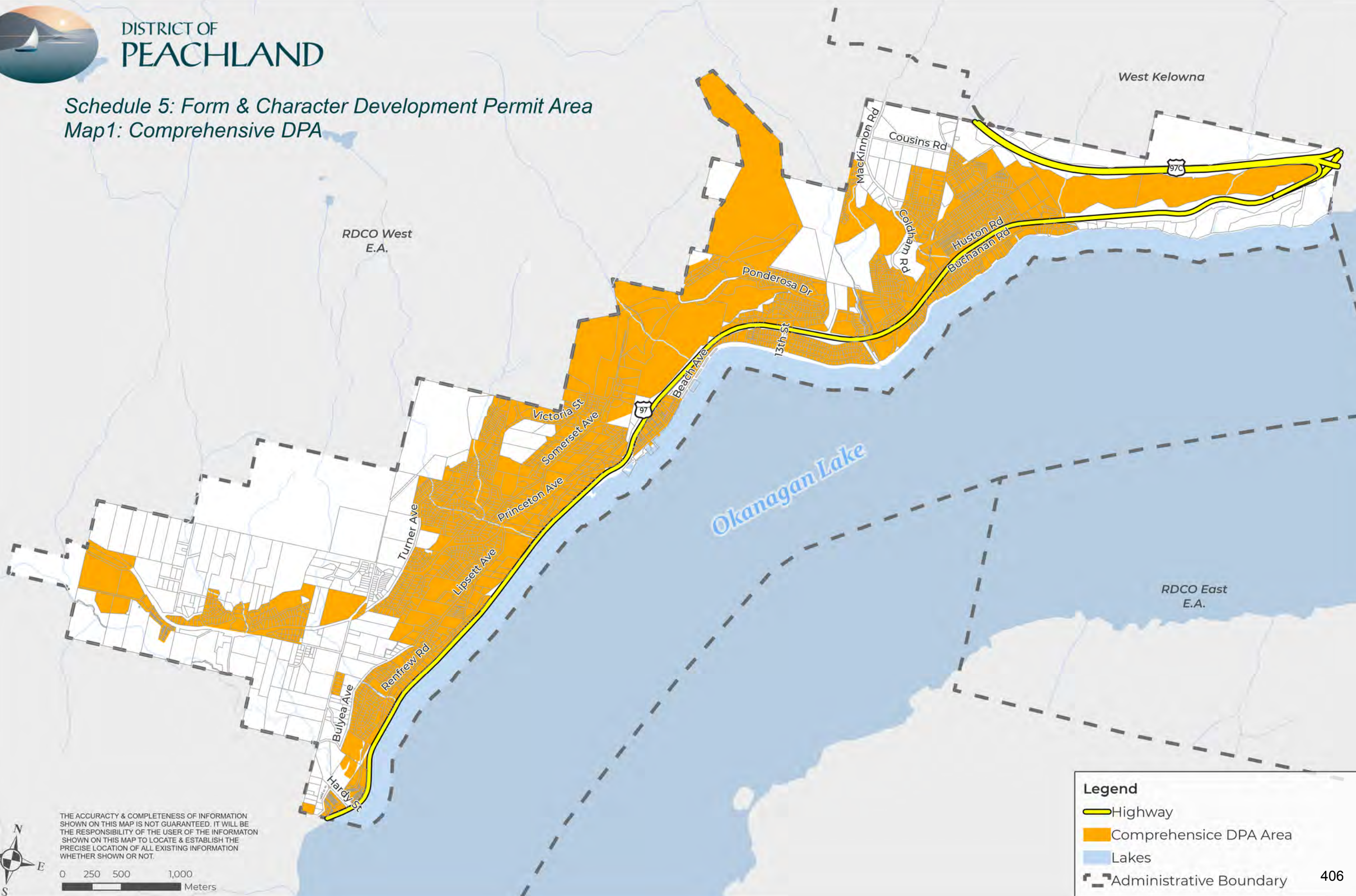
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DISTRICT OF PEACHLAND

Schedule 5: Form & Character Development Permit Area Map1: Comprehensive DPA







THE ACCURACY & COMPLETENESS OF INFORMATION SHOWN ON THIS MAP IS NOT GUARANTEED. IT WILL BE THE RESPONSIBILITY OF THE USER OF THE INFORMATION SHOWN ON THIS MAP TO LOCATE & ESTABLISH THE PRECISE LOCATION OF ALL EXISTING INFORMATION WHETHER SHOWN OR NOT.



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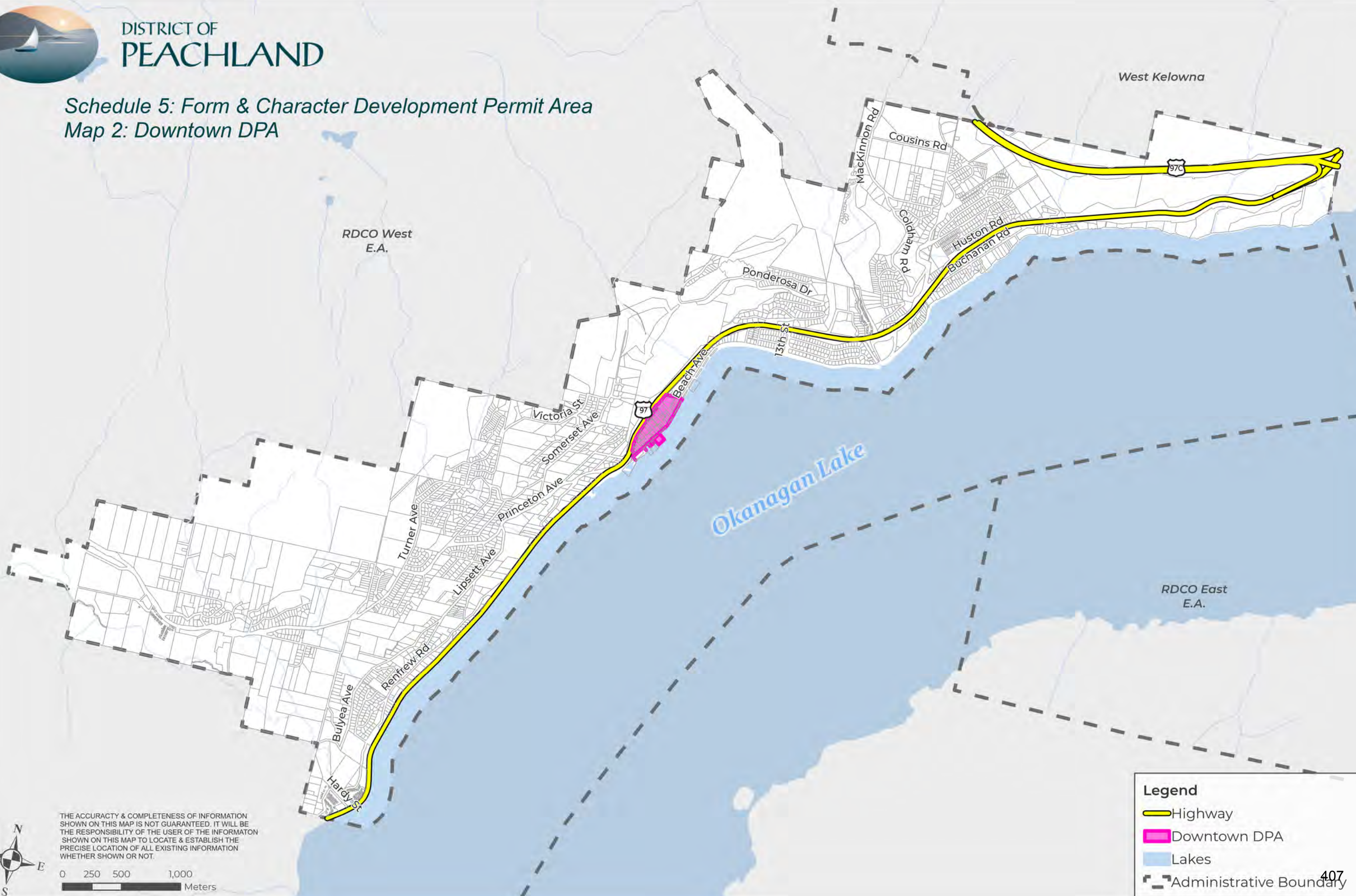
Legend

-  Highway
-  Comprehensive DPA Area
-  Lakes
-  Administrative Boundary



DISTRICT OF PEACHLAND

Schedule 5: Form & Character Development Permit Area Map 2: Downtown DPA







THE ACCURACY & COMPLETENESS OF INFORMATION SHOWN ON THIS MAP IS NOT GUARANTEED. IT WILL BE THE RESPONSIBILITY OF THE USER OF THE INFORMATION SHOWN ON THIS MAP TO LOCATE & ESTABLISH THE PRECISE LOCATION OF ALL EXISTING INFORMATION WHETHER SHOWN OR NOT.



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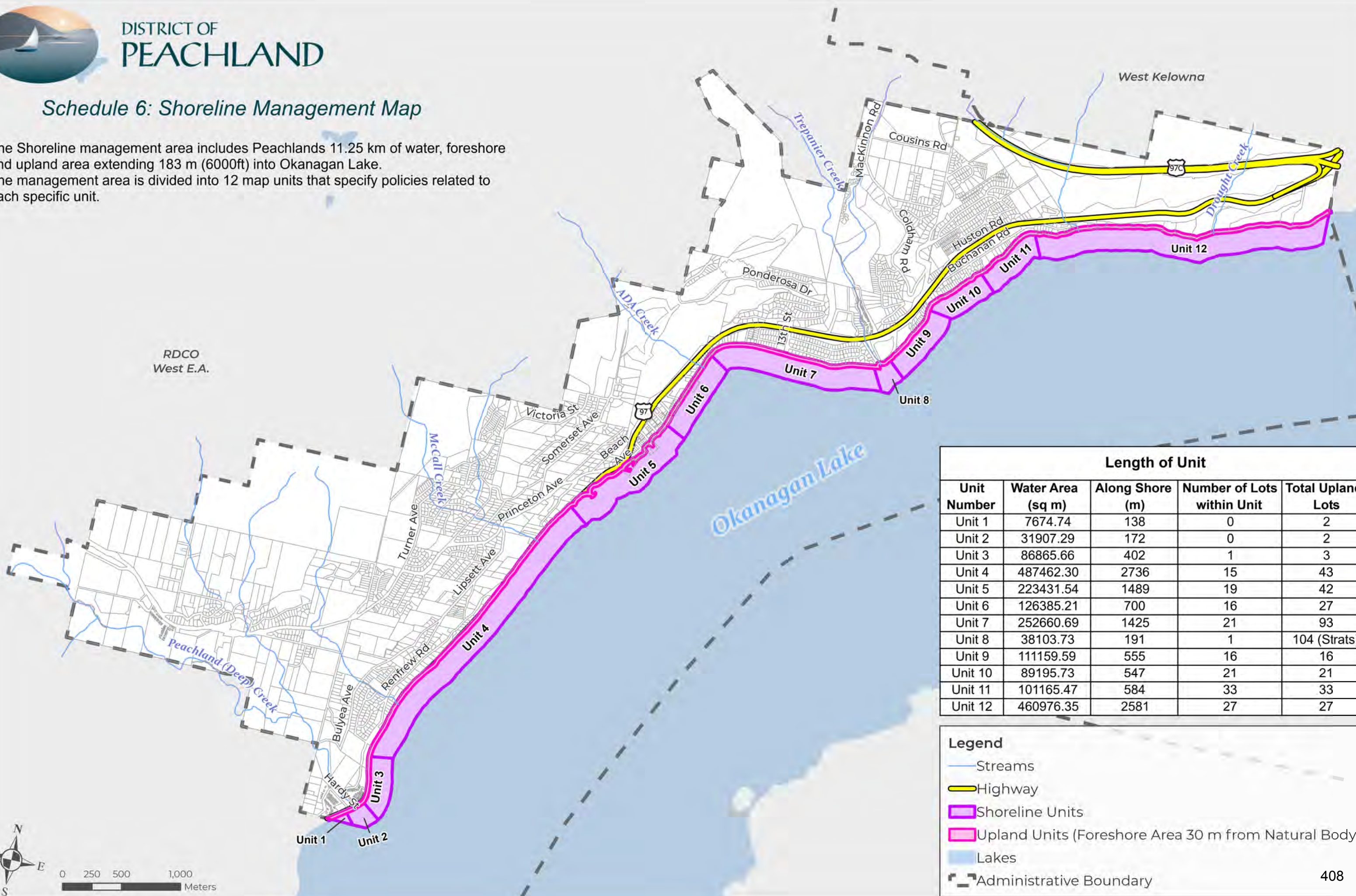
Legend

-  Highway
-  Downtown DPA
-  Lakes
-  Administrative Boundary



Schedule 6: Shoreline Management Map

The Shoreline management area includes Peachlands 11.25 km of water, foreshore and upland area extending 183 m (600ft) into Okanagan Lake. The management area is divided into 12 map units that specify policies related to each specific unit.



Length of Unit				
Unit Number	Water Area (sq m)	Along Shore (m)	Number of Lots within Unit	Total Upland Lots
Unit 1	7674.74	138	0	2
Unit 2	31907.29	172	0	2
Unit 3	86865.66	402	1	3
Unit 4	487462.30	2736	15	43
Unit 5	223431.54	1489	19	42
Unit 6	126385.21	700	16	27
Unit 7	252660.69	1425	21	93
Unit 8	38103.73	191	1	104 (Strats)
Unit 9	111159.59	555	16	16
Unit 10	89195.73	547	21	21
Unit 11	101165.47	584	33	33
Unit 12	460976.35	2581	27	27

Legend

- Streams
- Highway
- Shoreline Units
- Upland Units (Foreshore Area 30 m from Natural Body)
- Lakes
- Administrative Boundary



Appendix B

Shoreline Units

SHORELINE UNIT 1

DESCRIPTION

Unit 1, located at the southwest boundary of Peachland, extends from Antlers Beach Regional Park to 75 m south of Peachland (Deep) Creek. In 1984, the area was described as consisting of 18 to 24 m of generally stable gravel beach located between the shoreline and Highway 97, which follows the lakeshore. The beach gradient was approximately 5% and the gradient continued into the foreshore of the lake.

Upland of the Highway, most available development land is currently occupied by a Manufactured Home Park. A vacant commercial site at the corner of Hardy Road is a historic relic of a former gas station site. There is limited potential for further development due to physical limitations imposed by the proximity of Highway 97 to Okanagan Lake.

The lake bottom consists of clean gravel materials from 50 mm to 150 mm in size. In 1984, a dense weed bed of .06 ha was found near the southern Municipal limits, while a moderately dense weed bed of .06 ha was found on the north side of a small wooden Municipal pier. Water depth 30 m from shore near the pier was approximately 3.4 m.

LOCATION (WHERE)

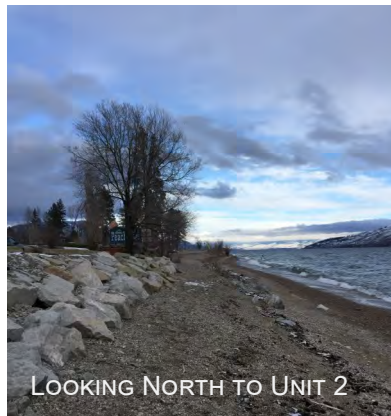


DEVELOPMENT ISSUES

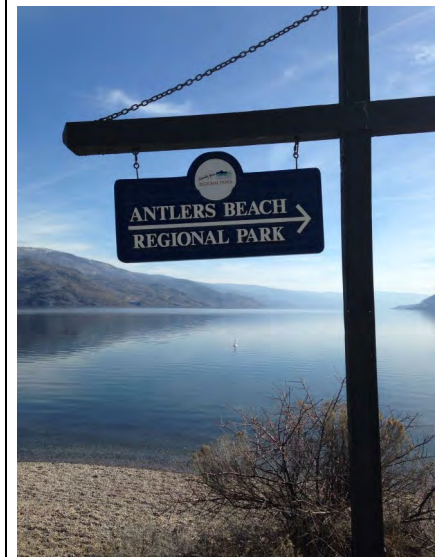
- ◆ Constrained by Highway 97 and Antlers Beach Regional Park, no foreshore, wharf or buoy development should be permitted in this unit.



SHORELINE UNIT 1



LOOKING NORTH TO UNIT 2



FACTS (WHAT WE KNOW... FROM GIS DATA)

Number of Lots / Property Titles	Foreshore: 0	Upland: 2
Number of Docks, Community	1	
Number of Docks, Private	0	
Number of Private Buoys	0	
Total Area (Approximately)	7,675	sq. metres
Length of Unit (Approximate)	138	metres
Average Beach width	18 to 24	metres
Average Beach Slope	5%	Percent
Character of Beach	Gravel	Generally stable
Development Potential	None	
Supported Uses	None	

SHORELINE UNIT 2

DESCRIPTION

Unit 2, located in the vicinity of the mouth of Peachland (Deep) Creek is an environmentally sensitive area designated for protection. This unit is physically defined as laying 75 m either side of the mouth of Peachland (Deep) Creek. In 1984, the stable gravel beach narrowed from 75 m to 18 m toward the north end of the unit where Highway 97 is located closer to the lakeshore.

Upland of the highway, Antler's Beach Provincial Park and picnic site lies along the south bank of Peachland (Deep) Creek, while a Manufactured Home Park is located on the north bank of the creek.

The lake bottom in the vicinity of the creek mouth changes from gravels to cobbles of 100 mm to 150 mm in size. A sparse weed bed of .13 ha lies some 7 m to 8 m offshore from the creek mouth. Fish spawn annually in the creek bed upstream of the highway bridge over Peachland (Deep) Creek.



LOCATION (WHERE)



DEVELOPMENT ISSUES

- ◆ Due to the sensitive nature of the fish habitat in this area, no development should be permitted along the foreshore of Okanagan Lake or on the banks of Peachland (Deep) Creek
- ◆ Improvements to fish spawning channels in Peachland (Deep) Creek by volunteer groups is encouraged
- ◆ Maintenance of Antler's Beach by parks authorities is encouraged
- ◆ Existing mobile homes encroaching on the banks of Peachland (Deep) Creek are designated a non-conforming uses. Replacement of these units will not be permitted to encroach into the protected area



FACTS (WHAT WE KNOW... FROM GIS DATA)

Number of Lots / Property Titles	Foreshore: 0	Upland: 2
Number of Docks, Community	0	
Number of Docks, Private	0	
Number of Private Buoys	0	
Total Area (Approximately)	31,907	sq. metres
Length of Unit (Approximate)	172	metres
Average Beach width	15 to 18	metres
Average Beach Slope	5%	Percent
Character of Beach	Gravel	Stable
Development Potential	None	
Supported Uses	None	

SHORELINE UNIT 3

DESCRIPTION

Unit 3 extends from 75 m north of the mouth of Peachland (Deep) Creek to the north boundary of 6575 Highway 97 (restaurant site). Approximately 7.5 meters of stable gravel and pebble beach existed in the southern half of the unit in 1984. North of the beach area, an artificial shoreline has been created by the construction of Highway 97.

Upland of the highway lies the northern area of a Manufactured Home Park and a former motel, restaurant and gas station site. The extension of community sewer to this area eliminated the need for a large open area formerly used as a septic field laying between the highway and the manufactured home park and former motel site. While these developments utilized all available developable land in the area at the time of the creation of the Shoreland Plan in 1984, the motel site is currently vacant and expected to redevelop in the near future as mixed use. The restaurant has recently been renovated and is open for business.

The lake bottom is covered with riprap material and natural pebbles. In 1984, a sparse weed bed of some .2 ha and 250 mm in length was present approximately 30 m offshore.

Due to the riprap shoreline along Highway 97, access and use of this area is limited. Recreational uses of the lake in this area are expected to be water-based activities such as boating, personal watercraft, fishing, water skiing, etc.

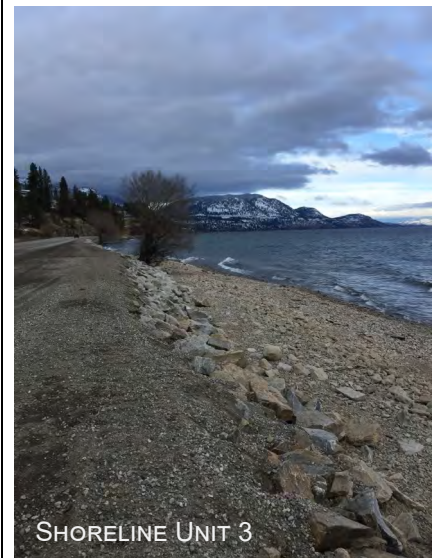


LOCATION (WHERE)



DEVELOPMENT ISSUES

- ◆ Limited use due to the nature of the riprap placed along the foreshore supporting Highway 97 and the steep upland slopes



FACTS (WHAT WE KNOW... FROM GIS DATA)

Number of Lots / Property Titles	Foreshore: 1	Upland: 3
Number of Docks, Community	0	
Number of Docks, Private	0	
Number of Private Buoys	0	
Total Area (Approximately)	86,866	sq. metres
Length of Unit (Approximate)	402	metres
Average Beach width	7.5	metres
Average Beach Slope	5%	Percent
Character of Beach	Gravel	Stable
Development Potential	None	
Supported Uses	None	

SHORELINE UNIT 4

DESCRIPTION

Unit 4 extends approximately 2.8 km from a point north of the existing restaurant site located on the opposite side of Highway 97 along a riprap dominated foreshore defined by Highway 97 to the south end of ‘Doggie Beach’ and the “T” boat launch.

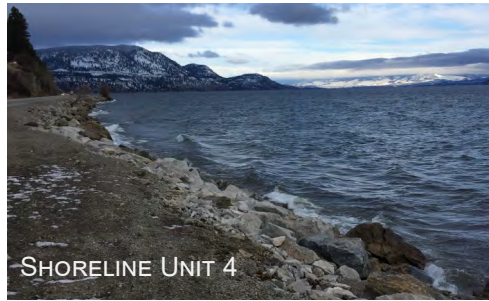
Upland development is sparse due to topographic limitations of the hillside opposite the lake front.

There is virtually no usable land area between the highway and the lake except for a small pull-out on the highway right-of-way located approximately 1.3 km north of the Municipal boundary. Upland residential development fronting on Renfrew Road is located well above the lake elevation.

The lake bottom is covered with riprap material and natural cobbles and gravels. In 1984, aquatic weed patches were abundant with some 75% of the length of the shoreline infested with 1.03 ha of dense weeds and .62 ha of sparse weeds.

In 1997 amendments to the plan supported adding a marina use in this area should changes to Highway 97 present a suitable opportunity.

Recreational uses of the lake in this area are expected to be water-based activities such as boating, personal watercraft, fishing, water skiing, etc.



LOCATION (WHERE)

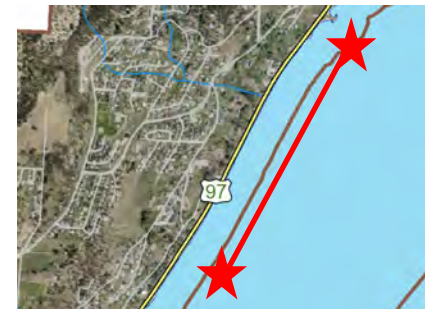


DEVELOPMENT ISSUES

- ◆ Limited use due to the nature of the riprap placed along the foreshore to support Highway 97
- ◆ Due to the lack of beach area and a lack of upland development potential no foreshore development should be permitted in this unit
- ◆ The future of Highway 97 will determine the development potential of this area; policies for this area should be revisited when additional information becomes available
- ◆ Monitoring of the quality of water discharging into Okanagan Lake from culverts under Highway 97 for nutrient content should be conducted by Provincial authorities; remedial measures should be undertaken as may be required by Provincial regulations

FACTS (WHAT WE KNOW... FROM GIS DATA)

Number of Lots / Property Titles	Foreshore: 15	Upland: 43
Number of Docks, Community	1	
Number of Docks, Private	0	
Number of Private Buoys	0	
Total Area (Approximately)	487,462	sq. metres
Length of Unit (Approximate)	2,736	metres
Average Beach width	7.5	metres
Average Beach Slope	5%	Percent
Character of Beach	Riprap	Stable
Development Potential	None	
Supported Uses	Limited	



SHORELINE UNITS 4 & 5



SHORELINE UNIT 4



SHORELINE UNIT 5



SHORELINE UNIT 5

SHORELINE UNIT 4



SHORELINE UNIT 4—'DOGGIE' BEACH ENTRANCE



SHORELINE UNIT 4—'DOGGIE' BEACH



SHORELINE UNIT 4—NORTH FROM 'T' BOAT LAUNCH



'T' BOAT LAUNCH BEACH & MUNICIPAL PIERS



SHORELINE UNIT 4— SOUTH TO 'T' BOAT LAUNCH

SHORELINE UNIT 5

DESCRIPTION

Unit 5, characterized by an extensively modified foreshore through placement of fill, construction of groins and retaining structures, extends from 'Doggie Beach' south of the 'T' boat launch to 4th Street.

At the south end of the unit located on highway right-of-way is a beach area commonly referred to as 'Doggie Beach'. To the north a groin shelters a bay known as 'T' Boat Launch where a boat launch and two municipally-maintained piers are located. An informal parking area is accessed from Highway 97. North of the bay, a larger paved parking lot intended to accommodate boat-trailer parking, extends north to Beach Avenue. The foreshore, reinforced with rip-rap in this area, was reported to be in poor condition in 1997.

As Highway 97 angles away from the lake, Beach Avenue begins along the pre-1964 highway alignment to provide access to the Downtown Neighbourhood. A parking area able to accommodate 21 vehicles lines Beach Avenue north to Blind Angler Restaurant and Pentowna Marina located north of the junction of Highway 97 and Beach Avenue. Beach Avenue follows an alignment generally parallel to the lakeshore separating upland uses from the lake.

North of the marina, Heritage Park, Centennial Walkway and the Day Use Wharf (located between 1st and 2nd Streets) are bordered by riprap and retaining walls. Houseboat mooring is permitted between 2nd and 4th Streets during daylight hours.

The bottom in the majority of the unit is covered with boulders, riprap material and cobbles. In 1984, aquatic weeds reportedly covered some 1.12 ha of area and over 90% of the length of the foreshore in this unit. The swim and boat launch areas were densely infested, while the balance of weed growth was classed as moderate. The current state of weed growth is unknown.

LOCATION (WHERE)



DEVELOPMENT ISSUES

- ◆ The 'Doggie Beach' swim area is experiencing accretion of coarse gravel material due to updrift of the material against the groin to the north
- ◆ While the swimming area at 'Doggie Beach' and the 'T' Boat Launch have in the past been considered for further development, the Provincial Ministry of Transportation, Highways and Infrastructure Operations has more recently advised of their intention to maintain this area as highway right-of-way at least until the future of Highway 97 is known
- ◆ The municipality has maintained the boat launch and piers without the benefit of a formal agreement to use the highway right-of-way
- ◆ The access to the parking lots is sub-standard



FACTS (WHAT WE KNOW... FROM GIS DATA)

Number of Lots / Property Titles	Foreshore: 19	Upland: 42
Number of Docks, Community	5	
Number of Docks, Private	0	
Number of Private Buoys	0	
Total Area (Approximately)	233,432	sq. metres
Length of Unit (Approximate)	1,489	metres
Average Beach width	Minimal	metres
Average Beach Slope	5%	Percent
Character of Beach	Rip-rap, pebble	Reinforced
Development Potential	Some	
Supported Uses	Public & Commercial	

SHORELINE UNIT 5



TYPICAL FORESHORE



SHORELINE UNIT 5— HIGHWAY 97 BOAT PARKING LOT



SHORELINE UNIT 5—HIGHWAY 97 BOAT PARKING LOT LOOKING NORTH TO BEACH AVENUE

SHORELINE UNIT 5



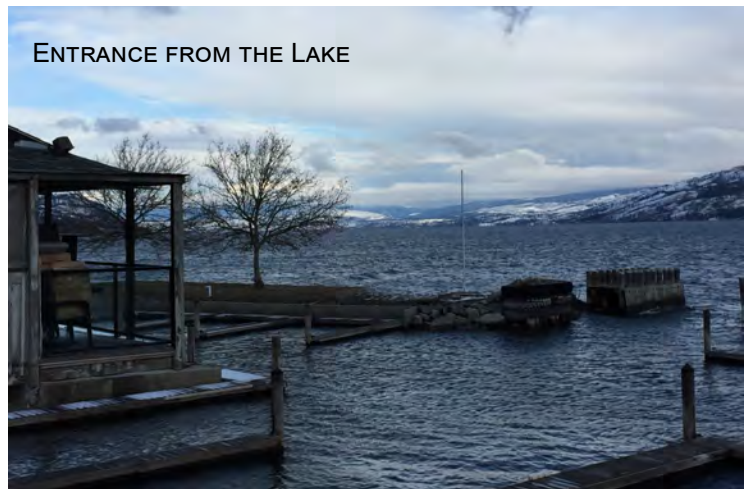
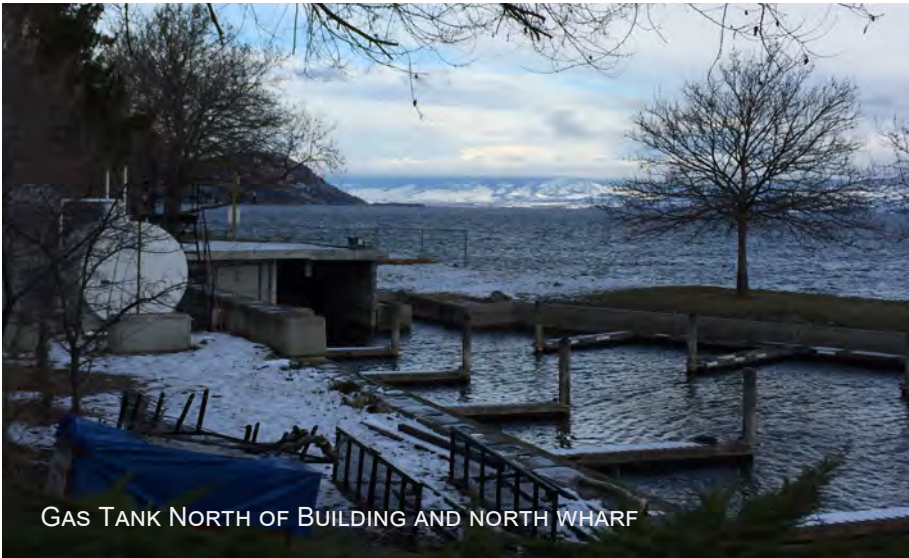
SHORELINE UNIT 5:
PENTOWNNA MARINA/BLIND ANGLER
RESTAURANT BUILDING AND
PARKING AREA ADJACENT TO BEACH
AVENUE



SHORELINE UNIT 5



ABOVE & BELOW: BOAT SLIPS SOUTH, WEST AND EAST OF BUILDING



SHORELINE UNIT 5



SHORELINE UNIT 5-HERITAGE PARK



FORESHORE RETAINING WALL



SHORELINE UNIT 5-'DAY USE' WHARF



SHORELINE UNIT 5-'DAY USE' WHARF

SHORELINE UNIT 5

PROPOSED HERITAGE PIER PROJECT

Construction of a fully accessible fishing pier in front of Heritage Park is a project being organized by the Peachland Pier Group, an independent non-profit Society formed by three Service Clubs: The Sportsmen's Association, The Peachland Lions' Club, and the Rotary Club of Peachland. Each of these Clubs have invested in and continue to actively campaign to raise the \$400,000 needed to complete the project. Efforts remain ongoing at the time of consideration of this OCP.

Three wheelchair accessible ramps will provide access to an approximately 8-foot wide, 400-foot long pier to be located approximately 30 feet offshore featuring nine "fishing bays" to provide easy access to deeper waters.



HERITAGE PARK

Building a Community

The Lake has been a central focus for the people who lived in the Valley for thousands of years. Before the explorers came, the area around Peachland was a place frequented by the First Nations who lived in the Valley and used the resources of the Lake. In the 1900's Peachland became a town focussed on growing and selling fruit. Sternwheelers provided transportation, carrying people and produce up and down the lake to the railheads and the markets.



Building a Pier along the site of the old packinghouse foreshore restores a little more of the town's ambience and heritage. It provides a place for meditation, recreation, photography and much more. It is in a real sense turning back the clock while providing economic promise and opportunity for the future.

The Pier is approximately 8 feet wide and 400 feet long. There are nine bays and three wheelchair accessible ramps. The Pier sits about 30 feet offshore, accessing the deeper waters of the Lake.

The Pier will also include some 27 stainless steel plaques telling some of the many stories of the Okanagan: the Lake, the First Nations, early settlers, the orchards and the wineries that followed.



Plaques will relate stories of the creativity of the region while reaching out to embrace every community that has been a part of the Okanagan. Smaller plaques will recognise some of the community leaders and historical personalities from the region.




The PIER will be a local and regional economic asset. It will be an educational resource for teachers and students. It will become part of our heritage again.

Letters of support have been obtained as well as permits from all of the Federal, Provincial and Municipal authorities concerned.

The overall project is organised and run by the Peachland Pier Group, an independent non-profit Society formed by the three Service Clubs in town: The Sportsmen's Association, The Peachland Lions' Club and the Rotary Club of Peachland. Each of these Clubs have invested significant dollars in the project to date and continue to actively campaign to raise the \$400,000.00 needed to complete the project.



WANT TO GET INVOLVED IN THE HERITAGE PEACHLAND PIER PROJECT?

\$400,000 GOAL



Donations may be made by cheques payable to the District of Peachland; or online at www.peachlandpier.org

Donations over \$20 will receive a tax receipt from the district.



Donations over \$100 will be recognised on a stainless steel plaque titled "Okanagan Heritage Pier Donors".



Donations over \$500 will be recognized on individual plaques.

Larger gifts will garner additional recognition.

Tax receipts will be provided by the District of Peachland for donations over \$20.00. Cheques should be made out to: "District of Peachland for the Pier Project"

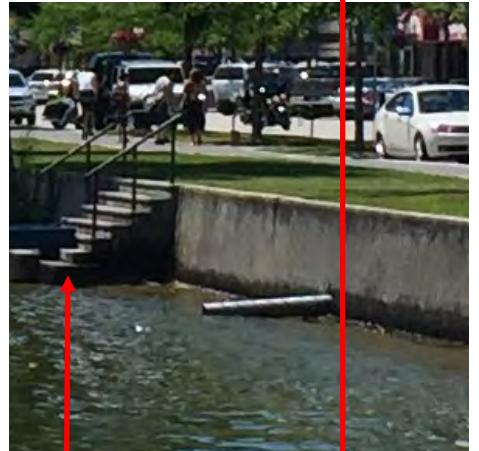





FOR MORE INFO CALL: 250 767 0330 OR 250 767 2133
FOR DONATION INFO CALL: 250 767 6225
www.peachlandpier.org

SHORELINE UNIT 5

PEACHLAND BEACHES—PEBBLES TO PROMENADE



SHORELINE UNIT 5:
DAY USE WHARF AND 2ND & 3RD STREET BEACH ACCESSES
BELOW: RETAINING WALL RAILING NORTH OF 3RD STREET (UNIT 6)



SHORELINE UNIT 5—3RD STREET BEACH

SHORELINE UNIT 6

DESCRIPTION

Unit 6 extends from 4th Street to the area commonly referred to as Strachan's Corner near 5606 Beach Avenue. The eroding gravel beach is approximately six to seven meters in width; it features a 5% cross slope extending into a cobble foreshore at the south end of the unit. Beach erosion caused by groins to the south interrupts the longshore transport of replacement beach material.

A retaining wall installed parallel to Beach Avenue extends along the Centennial Walkway to 5th Street. North of 5th Street the eroding shore condition persists up to the south end of the public marina located in the vicinity of 8th Street where a timber groin is causing accretion of about 10mm to 20mm pebbles annually as a result of northward longshore transport.

Uses upland of Beach Avenue change from commercial between 4th and 5th Streets to low-density residential north of 5th Street. North of 6th Street to 8th Street is the civic precinct area of the Beach Avenue Neighbourhood where community centre facilities, the Peachland Historic School and Cousins Field are located on the upland side of Beach Avenue. Swim Bay, a protected public swim facility complete with walkways, diving board, and diving tower occupy 0.4 ha of foreshore and a public marina with 1,685 linear feet of moorage space occupies an equal area to the immediate north. A concession and restroom facility is located between the swim/picnic area and the marina. A double-width concrete boat launch and municipal dock are located at the north end of the marina. Parking for 26 vehicles is accommodated along the road right-of-way in front of the marina.

The lake bottom is covered with cobbles and gravel material except for the accreted pebbles at the north end of the swim area. In 1984 aquatic weeds were found along 50% of the unit's shoreline totaling 0.2 ha of dense weeds and 0.25 ha of moderate weeds.

A swimming only area is marked and should be maintained from 5th Street to the north end of Swim Bay.

LOCATION (WHERE)



DEVELOPMENT ISSUES

- ◆ Parking along Beach Avenue is in high demand in this area during summer months
- ◆ Foreshore management should be strategically undertaken by the District between 3rd and 5th Streets as resources are made available
- ◆ Peachland Yacht Club Marina is located in this unit
- ◆ Limited seasonal uses may be considered to compliment existing facilities
- ◆ Water depth 30 m from shore is variable from 3.4 m at the south end to 5.5 m to 7 m (at the outer edge of the swim area and marina) to 2.4 m at the north end of the unit.



FACTS (WHAT WE KNOW... FROM GIS DATA)

Number of Lots / Property Titles	Foreshore: 16	Upland: 27
Number of Docks, Community	2	
Number of Docks, Private	0	
Number of Private Buoys	0	
Total Area (Approximately)	126,385	sq. metres
Length of Unit (Approximate)	700	metres
Average Beach width	Minimal	metres
Average Beach Slope	5%	Percent
Character of Beach	Riprap, pebble	Reinforced
Development Potential	Limited	
Supported Uses	Public & Commercial	

SHORELINE UNIT 6—SWIM BAY



SHORELINE UNIT 6 —SWIM BAY



SHORELINE UNIT 6 —SWIM BAY



SHORELINE UNIT 6 —SWIM BAY





SHORELINE UNITS 6—SWIM BAY CONCESSION , LIFEGUARD STATION & AND PUBLIC WASHROOMS

SHORELINE UNIT 6



SHORELINE UNIT 6:
WHEELCHAIR RAMP



 **FIRST AID**
is provided daily from June 16 - August 27
from 10:00 am-6:00 pm:
Emergency 9-1-1 (when first aid is
not available)
 Swim Bay is operated and maintained by the District of Peachland.
If you have any concerns or if you see any damage please call 250-767-2108.

**Aquatic
Wheelchair
Available
Mon-Fri**
 Courtesy of:
the Peachland Lions
Please contact the
Community Centre
250-767-2133

SHORELINE UNITS 6 & 7



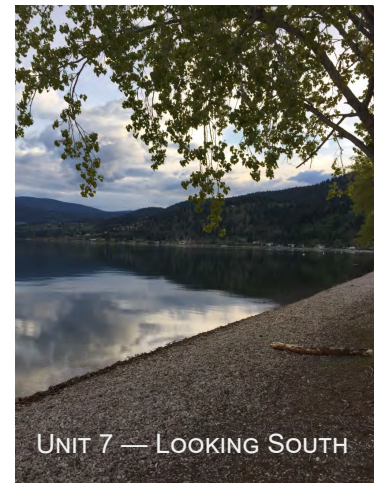
PEACHLAND YACHT CLUB



8TH STREET BOAT LAUNCH



SHORELINE UNIT 7 — SWIMMING AREA



UNIT 7 — LOOKING SOUTH

SHORELINE UNIT 7

DESCRIPTION

Unit 7 extends from approximately 75 m south of Strachan's Corner to 75 m south of the mouth of Trepanier Creek. The area is characterized by a south facing shoreline exposed to the direct impact of dominant north-riding wave action.

An average of 5 m of pebble and cobble beach exists between the Centennial Walkway and Beach Avenue and the water to 13th Street. Beach and near shore gradients are in the range of 5% to 10%. Near 13th Street at the terminus of the Centennial Walkway a retaining wall has been erected to enclose a treed and grassed picnic site at the Gateway area of the Beach Avenue Neighbourhood. Seasonal vending sites exist at this location occupied in summer months seasonal vendors including a commercial waterpark feature under license with the District. North of this point on-street parking is restricted by a narrow road shoulder on the lake side of the road.

There are several locations where picnic benches, tables and garbage receptacles are provided in association with clusters of trees along this length of beach. Upland of Beach Avenue all available land is utilized for low and medium-density residential development.

The lake bottom maintains a 5% to 10% gradient, which is predominantly gravel. Water depth 30 m from shore throughout the unit averages about 3 m

In 1984, aquatic weed patches were found along over 50% of the near shore's length, made up of .51 ha of dense weeds and .24 ha of moderately dense weeds.

LOCATION (WHERE)



DEVELOPMENT ISSUES

- ◆ Parking along Beach Avenue is in high demand in this area during summer months
- ◆ A protected swim area should be marked and maintained from the south boundary to 13th Street
- ◆ The beach from the south boundary of Unit 7 to 13th Street should be maintained as a swimming area, most particularly 10m on either side of municipal piers; boats should be restricted from operating within 30 m of the shore
- ◆ The area north of 13th Street to the north boundary of this unit should be a multi-use area for swimming and boating
- ◆ Extension of the linear park the length of this unit is supported
- ◆ No moorage should be permitted in this unit
- ◆ Seasonal vendors are licensed to operate during summer months in this area

FACTS (WHAT WE KNOW... FROM GIS DATA)

Number of Lots / Property Titles	Foreshore: 21	Upland: 93
Number of Docks, Community	2	
Number of Docks, Private	0	
Number of Private Buoys	0	
Total Area (Approximately)	252,661	sq. metres
Length of Unit (Approximate)	1,425	metres
Average Beach width	Minimal	metres
Average Beach Slope	5 to 10%	Percent
Character of Beach	Pebble	Reinforced
Development Potential	None	
Supported Uses	Public & Commercial	



SHORELINE UNIT 7



SHORELINE UNIT 7



NEAR 13TH STREET



SHORELINE UNIT 7 — NEAR 14TH STREET



SHORELINE UNIT 7 — EAST OF 14TH STREET



SHORELINE UNIT 7: TYPICAL FORESHORE CHARACTER

SHORELINE UNITS 7—10



SHORELINE UNIT 7



SHORELINE UNIT 8-9



SHORELINE UNIT 10

SHORELINE UNIT 8

DESCRIPTION

Unit 8 designated for conservation purposes extends 75 m from either side of the mouth of Trepanier Creek (3996 Beach Avenue—Lakeshore Gardens)

The beach area is stable gravel approximately 20 m wide south of the creek mouth. North of the creek mouth, well-graded pebbles to 70 mm are dominant.

Upland of the actual beach on either side of the creek is established treed picnic sites, with the south picnic site being surrounded by a concrete retaining wall. Across Beach Avenue a linear park flanks Trepanier Creek with medium-density residential development bordering the park.

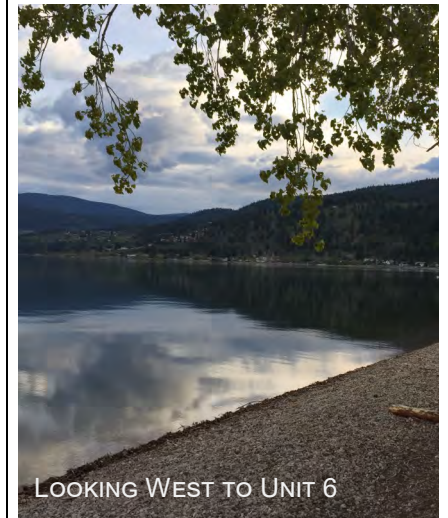
The lake bottom is gravel to pebbles and sand with about 5% slope gradient. Moving north the water depth reduces to .9 m at the creek mouth and .7 m just north of the creek mouth. Over 80 % of the length of the unit contains aquatic weeds; there are .08 ha of moderately dense weeks and .02 ha of dense weeds.

LOCATION (WHERE)



DEVELOPMENT ISSUES

- ◆ Sensitive and valuable fish habitat is located in this area
- ◆ Changes in seasonal water flows in Trepanier Creek significantly impact this area



FACTS (WHAT WE KNOW... FROM GIS DATA)

Number of Lots / Property Titles	Foreshore: 1	104 Strata
Number of Docks, Community	0	
Number of Docks, Private	0	
Number of Private Buoys	0	
Total Area (Approximately)	38,104	sq. metres
Length of Unit (Approximate)	191	metres
Average Beach width	20	metres
Average Beach Slope	5%	Percent
Character of Beach	Pebble	
Development Potential	None	
Supported Uses	None	



SHORELINE UNIT 8



SHORELINE UNIT 8 — NEAR TREPANIER CREEK



SHORELINE UNIT 8 — NEAR TREPANIER CREEK



TREPANIER CREEK



TREPANIER CREEK



SHORELINE UNIT 8



SHORELINE UNIT 8—MOUTH OF TREPANIER CREEK: WINTER 2018 VS SPRING 2017 WATER LEVELS

SHORELINE UNIT 9

DESCRIPTION

Unit 9 extends from 75 m north of the mouth of the Trepanier Creek to 3902 Beach Avenue (Todd Beach). The shore of generally stable pebble and cobble beach narrows from 20 m to approximately 10 m between Beach Avenue and the water.

Beach and foreshore gradients range from 5% near Trepanier Creek to 10% offshore of Williams Street to the north.

Upland of Beach Avenue is a medium-density resort residential development and the last existing campground in Peachland. North of Williams Street is characterized by low density residential.

The area extending from near the campground to Williams Street should remain a safe area for swimming. South of Williams Street multiple boating uses may be permitted. The lake bottom maintains the general beach gradients and is covered in well-graded cobbles and sand. A municipal pier and boat launch are located approximately 150 m north of Trepanier Creek at the south end of this unit. There are three other municipal piers distributed throughout the balance of the unit. Water depth at the adjacent boat launch pier is 2.9 m, 30 m from shore.

In 1984, aquatic weed covered the entire length of the unit, being .6 ha of dense weeds.



LOCATION (WHERE)



DEVELOPMENT ISSUES

- ◆ Moorage is not supported in this unit to ensure a safe area for water skiing and boating; any existing private facilities are non-conforming and should be removed at end of life
- ◆ Extension of municipal park development in this area is supported
- ◆ On-street parking should be restricted in the pedestrian crossing areas to improve safety
- ◆ Opportunities for creating vehicle and boat trailer parking along the abandoned highway right-of-way should be investigated
- ◆ The foreshore are should be oriented to multiple uses, including boating except for two established swimming areas (North of Trepanier Creek to a point 10 m from the next municipal pier and south of Williams Street from a point 10 m from the municipal pier 75 m
- ◆ "No Use" are should be designated 15 m on either side of the Water System Emergency Intake
- ◆ Private swimming floats supported in conjunction with water front tourist commercial facilities

FACTS (WHAT WE KNOW... FROM GIS DATA)

Number of Lots / Property Titles	Foreshore: 16	Upland: 16
Number of Docks, Community	3	
Number of Docks, Private	0	
Number of Private Buoys	0	
Total Area (Approximately)	111,160	sq. metres
Length of Unit (Approximate)	555	metres
Average Beach width	5-10	metres
Average Beach Slope	5 to 10%	Percent
Character of Beach	Pebble	
Development Potential	Limited	
Supported Uses	Public & Limited Commercial	

SHORELINE UNIT 9



SHORELINE UNIT 9 — PUBLIC WASHROOMS



SHORELINE UNIT 9 — EAST OF TREPANIER CREEK



SHORELINE UNIT 9 — PIER AT GRAVEL BOAT LAUNCH



SHORELINE UNIT 9 — NEAR CAMPGROUND



SHORELINE UNIT 9: LOOKING EAST

SHORELINE UNIT 9



SHORELINE UNIT 10

DESCRIPTION

Unit 10 is located within an area sheltered from dominant winds and wave action, locally known as “Trepanier Bay Park”. This unit extends from 3902 Beach Avenue (Todd Beach) to 3701 Beach Avenue (Davis Cove Resort).

Approximately 550 m in length, this unit is dominated by a narrow 24 m of usable upland occupied by Beach Avenue. Adjacent upland development is sparse due to topographic limitations. A water pumphouse exists at the south end of the unit, and a few houses have very steep access from Beach Avenue. The gradient of the shore below Beach Avenue is about 7 % cross slope and the beach is gravelly to sand. There is limited land area to accommodate upland development of any nature.

The foreshore is generally stable with cobbles, pebbles and occasional sand. Low rock filters have contributed to stabilizing this unit, however, some erosion of topsoil is occurring toward the north end of the unit.

Due to the sheltered nature of the bay and reduced wave action, aquatic weed growth has flourished, particularly around the water intake and the three small Municipal piers. Nearly the entire length of the unit is infested with moderate weed growth over a .48 ha area. Water depth averages about 2.7 m, 30 m from shore.



Public use of the Lang Road Beach Access is encouraged; maintenance and upgrades are supported including to landscaping and washrooms to promote public recreation in the area.

The entire length of this unit should be maintained as a swimming area for use by non-motorized watercraft only; boats should be restricted from operating within 30 m of the shore except for access to private mooring buoys.

LOCATION (WHERE)



DEVELOPMENT ISSUES

- ◆ Existing private mooring buoys in existence prior to July 23, 2003 should be permitted to remain at a spacing of 50m apart, 30 m from shore subject to regulations established by the Lakefront Public Place Regulation Bylaw and Wharf, Dock and Buoy Policy
- ◆ No new private licenses are supported in this area
- ◆ A “No Use” zone is designated for a distance of 15m on either side of the Community Water System Emergency Water Intake (overlapping into Unit 9)



FACTS (WHAT WE KNOW... FROM GIS DATA)

Number of Lots / Property Titles	Foreshore: 21	Upland: 21
Number of Docks, Community	3	
Number of Docks, Private	?	
Number of Buoys	?	
Total Area (Approximately)	89,196	sq. metres
Length of Unit (Approximate)	547	metres
Average Beach width	Limited	metres
Average Beach Slope	7%	Percent
Character of Beach	Pebble	
Development Potential	Limited	
Supported Uses	Public & Private	

SHORELINE UNIT 11

DESCRIPTION

Unit 11 extending from 3701 Beach Avenue (Davis Cove Resort) in the south to 5122 Buchanan Road near Robinson Place in the north is characterized by private development along the shore; public road access does not exist.

There is between 10 m and 30 m of gravelly beach between the water and steeper upland areas along this 600 m long unit. The southern half of the unit is fully developed for lakeside private resort uses. Burdekin Lane provides legal public access to the lake in the north half of the unit.

The foreshore is an extension of Unit 10, with a lake bottom of cobbles, pebbles, and occasional sand and boulders. In 1984, aquatic weed growth was quite extensive covering some .3 ha with sparse growth and .06 ha with moderate growth. Water depth 30 m from shore averages just over 2 m.

Burdekin Lane provides public beach access via a steep trail and stairs maintained by the District.

Amendments to the plan to allow boat lifts in 1997 were intended to reduce the number of private buoys in the area.

Strata developments including Jackson Cove and Davis Cove may be permitted separate buoys provided all buoys are located within the site's frontage and within 30 m of the shoreline.

Each waterfront lot may apply to have one dock and one mooring buoy subject to the regulations established by the Lakefront Public Place Regulation Bylaw and Wharf, Dock and Buoy Policy. Docks may be equipped with one uncovered boat lift to accommodate a maximum 7.5 m length boat; no other structures will be supported in the foreshore area.

Construction of piers and breakwater structures are discouraged, but if considered should be designed to allow flow of water and gravel accretion to minimize growth of weeds.

LOCATION (WHERE)



FACTS (WHAT WE KNOW... FROM GIS DATA)

Number of Lots / Property Titles	Foreshore: 33	Upland: 33
Number of Docks, Community	0	
Number of Docks, Private	?	
Number of Buoys	?	
Total Area (Approximately)	101,165	sq. metres
Length of Unit (Approximate)	584	metres
Average Beach width	10-20	metres
Average Beach Slope	5 to 10%	Percent
Character of Beach	Pebble	
Development Potential	Limited	
Supported Uses	Private	

SHORELINE UNITS 11—12



SHORELINE UNIT 11



SHORELINE UNIT 12



SHORELINE UNIT 12

SHORELINE UNIT 12

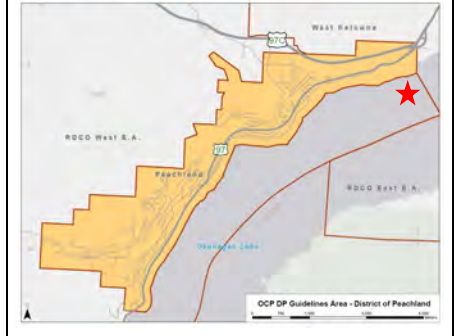
DESCRIPTION

Unit 12 extends approximately 2.5 km from 5122 Buchanan Road near Robinson Place to the municipal boundary with the City of West Kelowna (south of Seclusion Bay Resort). It is characterized by a steep, rocky and generally inaccessible and unusable shoreline. The foreshore is generally made up of rock material, boulders and pebbles with deep water not far from shore.

There is negligible usable foreshore and the isolated pockets of usable land lie at the upper areas of the bluffs along the lakeshore. Residential development along Robinson Place and Robinson Lane overlooks the lake. To the north, all parcels are large acreage lots of which only a few have developed home sites near the lakeshore.

Each waterfront lot may apply to have one dock and one mooring buoy subject to the regulations established by the Lakefront Public Place Regulation Bylaw and Wharf, Dock and Buoy Policy. No other structures will be supported in the foreshore area.

LOCATION (WHERE)



DEVELOPMENT ISSUES

- ◆ Limited access restricts usage of the foreshore
- ◆ Docks may be equipped with one uncovered boat lift to accommodate a maximum 7.5 m length boat



FACTS (WHAT WE KNOW... FROM GIS DATA)

Number of Lots / Property Titles	Foreshore: 27	Upland: 27
Number of Docks, Community	0	
Number of Docks, Private	?	
Number of Buoys	?	
Total Area (Approximately)	400,976	sq. metres
Length of Unit (Approximate)	2,581	metres
Average Beach width	Minimal	metres
Average Beach Slope	Steep	
Character of Beach	Pebble	
Development Potential	Limited	
Supported Uses	Private	

DATE: September 10, 2025
TO: Darin Schaal, Director of Development Services, District of Peachland
FROM: Daniel Sturgeon, Community Planner
CC: Scott Shepherd, Project Manager; Joel Short, Community Planner
SUBJECT: Key Themes & Issues Memo

1.0 EXECUTIVE SUMMARY

This report presents a summary of an examination of Peachland's OCP by USL (Urban Systems Limited) with the intent to identify considerations which will inform a revision of its content, keeping in mind the current landscape surrounding housing and community development goals while not departing from current OCP vision, principles, and general growth strategy. Our considerations include the need for a balanced approach to local values, community growth needs and objectives, and provincial housing legislation.

The insights gathered from Council discussions reveal the following key themes and challenges that must inform future revisions to the OCP:

- Preservation of Community Vision
- Refinement of Land Use Mapping Designations
- Concern with Building Massing
- Gap Between Policy Direction and Community Need
- Realistic Growth and Infrastructure Planning
- Improve OCP Communication

We gathered public opinion related to key considerations that are significant to the current OCP and its implementation across the following topic areas, intended to confirm public sentiment towards the existing OCP Vision:

- Housing Needs
- Downtown Growth
- Jobs and Economic Development
- Diverse Mobility Considerations
- Environmental Protection

Feedback from local developers specific to the OCP's Development Permit Area Design Guidelines centered around the following ideas:

- Clarity, Flexibility, and Intent of Guidelines
- Integration with Other Regulations
- Design Guidelines are a Reference, not driver
- Predictability and Feasibility
- Guideline Structure and Useability

The above feedback, combined with conversations with staff and our own technical review of the OCP, revealed a need to address the following key issues. The described approach to resolving these key issues takes account of Council, Development, and Community Feedback

- Document Organization and Legibility: Improve document organization, layout, legibility, and incorporate visual cues.

- Policy Language and Effectiveness: Remove redundant policies, revise vague policy language, and remove regulatory language that is not enforceable with an OCP.
- Growth Management Direction: Clarify housing policies and better link growth management policies to the land use designations contained in the OCP, the existing OCP Vision, and contextualize this against anticipated growth patterns and existing infrastructure planning.
- Land Use Designations: Distinguish and clarify land use designations using typologies and massing descriptions as opposed to units/hectare densities, resolve conflicts between Neighbourhood Profiles and Land Use Designations, remove unreferenced map designations.
- Design Guidelines: Reorganize and remove prescriptive and subjective language, provide more clarity based on building typology.
- Technical Content: Update population projections, incorporate historical mapping amendments, update implementation plan, remove outdated information.

Remaining tasks that are necessary to inform revisions to the OCP include completion of an Infrastructure Cost, Land Use and Taxation Revenue Analysis. This memo will be reviewed and discussed by USL and Peachland staff prior to moving towards Tasks in Phase 5 of the OCP Review – Technical and Policy Revisions – and completion of a revised draft OCP.

2.0 INTRODUCTION

The District of Peachland is undertaking a minor review of its 2018 Official Community Plan (OCP) to respond to key policy and legislative shifts, including updated population projections, recent provincial housing legislation, and findings from the 2023 Interim Housing Needs Report. The 2025 OCP Review focuses on clarifying and consolidating existing policies, updating design guidelines, and confirming growth-related directions with Council, and being done particularly in light of evolving infrastructure, financial, and housing considerations.

2.1 REPORT PURPOSE & STRUCTURE

This memo provides a technical review of the OCP along with feedback from Council, developers and the public to inform priority areas for the OCP review. It highlights gaps, inconsistencies, and emerging priorities to inform the upcoming OCP update and to fulfill requirements under the UBCM Development Approvals Procedures Review funding program. The sections that follow are structured as follows:

Section 3.0: Council Input and Priorities

Section 4.0: Public Engagement Summary

Section 5.0: Developer engagement results oriented towards Development Permit Area Design Guidelines

Section 6.0: Critical Observations and Contextual Factors

Section 7.0: Priority Areas for the OCP Update

3.0 COUNCIL ENGAGEMENT

Urban Systems provided Council with a presentation that provided the following context:

- Background information on OCPs including their content and relationship to other District plans
- An overview of the current OCP in the context of the minor review workplan
- A series of questions that invited engagement on Council perspectives on OCP content and potential ways to update the OCP

The underlying sentiment amongst Council was the need to carefully balance between provincial housing pressures with local values and geographic-based development constraints. Some key themes are as follows:

- **Preservation of Community Vision:** “Small-town character” and “responsible growth” is seen as central to Peachland’s identity and objectives, however the definition of these terms is elusive. Policies should reflect both current and future residents’ expectations.
- **Refinement of Land Use Mapping Designations:** There is a desire to scale back the geographic scope of the “Mixed Use” designation in the Buchanan neighbourhood. 13th Street was highlighted as appropriate for additional density due to existing infrastructure; 14th Street was also discussed for potential mixed use. Beyond this, Council does not see the balance of the Buchanan neighbourhood as being appropriate for intensification.
- **Concern with Building Massing:** There is long-standing concern with building height in Peachland, alongside using the term “storeys” to regulate and define height (as a ‘storey’ can vary in height considerably). There is preference for specific measurements in absolute numbers.
- **Gap Between Policy Direction and Community Need:** Existing policies and past plans (e.g., Lower Princeton Area Sector Plan, 2012) may no longer reflect practical realities or community priorities, creating a disconnect between planning intent and outcomes.
- **Realistic Growth and Infrastructure Planning:** There is unclear guidance on development outcomes and infrastructure limitations in the OCP. Policies in the OCP should acknowledge growth pressures while balancing geographic and infrastructure constraints. Infrastructure capacity and funding requirements must be clearly communicated to guide Council in decision-making.
- **Improve OCP Communication:** Council had strong interest in visuals to communicate policies especially related to density and form; Penticton’s OCP illustrations were brought forward as a best practice (based on examples provided) in this regard.

4.0 PUBLIC ENGAGEMENT

Public engagement was carried out in accordance with the Communication and Engagement Strategy. We used E-news, social media, news releases and StoryMap website to inform the public of the engagement events. The engagement sessions took place in the following formats:

- Public Survey from June 11 to August 7, 2025

- 2 Pop-Up Events (July 8th, 2025, at the corner of Beach Ave and 6th Street and July 10th, 2025, at the IGA)
- Mayor's BBQ on July 11th, 2025

Public input was sought around issues relating to the existing OCP vision and current scope of work, including: housing needs, downtown growth, jobs and economic development, diverse mobility considerations and environmental protection. Themes from public feedback are provided below, with italicized commentary in relation to the OCP review and associated changes after each theme area.

- **Housing Needs:** Emphasis on the need for housing that is affordable and financially accessible for a range of households. A need for a diverse range of housing options that accommodate different household sizes. Supportive of gentle densification through townhomes, duplexes or secondary suites to reduce sprawl. Considerations for character of neighbourhoods and scale when new developments advance.

The current OCP supports this priority but it is not well articulated. An improvement in the articulation of housing need, supported land uses associated typologies and heights, and alignment of neighbourhood priorities within a revised OCP will reinforce this community priority.

- **Downtown Growth:** Strong emphasis on preserving Peachland's small-town feel. Some feedback about concern surrounding building heights beyond two to three storeys, especially along Beach Avenue. Revitalization to create an attractive, vibrant and welcoming community space. Importance of maintaining and supporting local retail, restaurants and small shops to serve both residents and visitors. Need for welcoming, safe and accessible public spaces that foster community and connection.

The current OCP supports residential growth and revitalization of the Downtown Area but lacks a nuanced description of this. Integration of the results of DRIS will support a more clear articulation of the distinction and importance of Downtown.

- **Jobs and Economic Development:** Support for local business and a need to encourage new small businesses through a range of incentives. Designation of parcels near Highway 97 or Princeton Avenue for businesses to attract new employers and diversify the local economy. Addition of hotels and attractions to support year-round tourism and help the economy. Desire for year-round businesses and employment opportunities for locals.

The DRIS project incorporates considerations for this priority, in addition to policies within the existing OCP that are in alignment with this priority.

- **Diverse Mobility Considerations:** Strong demand for expanded and frequent bus routes to neighbouring municipalities along with more accessible transit options for seniors and youth. Concerns for safety for pedestrians, cyclists and drivers on Highway 97, Beach Avenue and Drought Hill with a need for traffic calming measures. Desire for measures to encourage active transportation. Frustrations surrounding high-traffic volume and lack of parking.

Integration of the recently completed Active Transportation Master Plan priorities into OCP policies will support this community priority. Existing OCP policy is in alignment with this priority.

- **Environmental Protections:** Attention to capacity issues related to sewer, fire, and waste. Protections for the watershed, waterfront, parks and greenspace, and the overall environment of Peachland.

Re-iterating Peachland's growth strategy alongside its Development Permit Area policies will reinforce this community priority. Existing OCP policies are in alignment with this priority.

The themes from public engagement will inform revised housing policies and any changes to the growth strategy. A separate and detailed What We Learned report has been prepared which provides more insight into engagement results.

5.0 DEVELOPER ENGAGEMENT

The following section summarizes insights on the OCP's Development Permit Area Design Guidelines gathered from interviews with six local development industry stakeholders who have undertaken development projects in the District of Peachland and in the surrounding Okanagan context. The virtually held interviews were an hour-long each and were conducted between August 2025 to September 2025.

Stakeholder input centred around the value of clear language and structure of the guidelines, the need for flexibility and intent-led guidelines (meaning a variety in interpretation), the importance of a predictable application of the guidelines (along with process), and integration (rather than conflict) with other regulations. Some key observations are as follows:

- **Clarity, Flexibility, and Intent of Guidelines:** Strong preference for flexible, intent-oriented guidelines, that allow for creativity and adaptation to market conditions. Design guidelines should avoid both prescriptive rules and subjective language to avoid limiting creativity and complicate interpretation.
- **Integration with Other Regulations:** Current District and provincial regulations (i.e. zoning bylaw and building code) conflict with the design guidelines which results in difficulty achieving the intent of the design guidelines. Design guidelines should avoid incorporation of standards that are dealt with in other District regulations.
- **Predictability and Feasibility:** A predictable development application process where the requirements are clear and staff interpretation is consistent helps the feasibility of the development. Long timelines and unclear requirements were seen as threats to project viability.
- **Guideline Structure and Usability:** To minimize confusion and improve project alignment the design guidelines should be intuitive, well-organized, and supported by visual aids.
 - Area maps and clear organization help reduce confusion and improve compliance.
 - Guidelines were most effective when they were succinct, clean, and achievable.
 - Desire to simplify and clean up guidelines to be clearer, graphic, engaging, and user friendly.

- **Design Guidelines are a Reference, Not Driver:** Design guidelines are regularly referenced throughout the development process, but are not the primary influence on decision-making. Zoning regulations, construction costs, structural requirements, and market demands typically drive design choices.

It is anticipated that the Comprehensive and Intensive Residential Design Guidelines will be consolidated, reorganized, streamlined, and aligned with land use designations as a component of the OCP Minor Review. It is further anticipated that a new set of Design Guidelines produced for the Downtown, via the DRIS project, will also be incorporated.

6.0 CONTEXTUAL FACTORS

The following comments relate to current and contextual considerations that will influence OCP content. It is important to take account of the 20 year time horizon of the OCP, while also incorporating the current context.

- Land and construction costs in Peachland likely require multi-unit development to provide housing at any level of attainability over the duration of the OCPs applicability. It will be important to account for this in a redefining of land use designations to ensure that land available for development is not constrained. Currently, available development land is limited within land use designations with that anticipate higher densities (that are not within single-owner large-lot CD Zones).
- Challenging economic conditions are anticipated to persist in the near future, combined with the lack of areas unlikely to experience SSMUH type infill developments, will likely mean that achieving sufficient net new housing units to meet identified HNR demand will largely come from redevelopment of low-density lands into higher density townhouse type development (rather than infill development), which has been the pattern of development in Peachland in recent years. Current OCP policies support this, however clarity around execution and implementation are needed.
- The OCPs timeframe will be adjusted to account for the Interim Housing Needs Report 20 year forecast, which is assumed to be to 2044.
- Current supporting plans, including the Transportation Master Plan, Infrastructure Master Plans are up to date and generally aligned with the OCP growth strategy. As of the time of writing of this memo, the DCC bylaw is undergoing a rewrite to align with these current plans. Updates to references to these newer plans will be made. Necessary mapping amendments to current OCP Schedules have not yet been evaluated.

7.0 PRIORITY AREAS FOR THE OCP UPDATE

The technical review of the current OCP revealed duplication of policy, inconsistencies and outdated information in the OCP, as well as opportunities for clearer mapping and policy structure. Combining the above feedback from Council, the public, and the development community leads to the following priority areas to be addressed in a revised OCP. These include:

DOCUMENT ORGANIZATION AND LEGIBILITY

- **General Document Organization:** The OCP is disorganized (graphics, page and section numbers, clear section breaks) creating issues in interpretation and document accessibility. A more organized OCP will improve legibility.
- **Lack of Clarity for a Common Audience:** The current OCP is a technical document and may not be accessible for those who do not have a deep familiarity or understanding of it or the legislative context. The breadth of goals, objectives and policies may not be fully understood or appreciated by all readers. Developer feedback suggests that the document can be difficult to navigate and find relevant policy direction. Simplified wording, more concise policy language, and deletion of overlapping policy would improve this.
- **Lack of Visual Cues:** The OCP relies heavily on text to communicate growth intentions and land use direction. There are no illustrations like composite maps or diagram illustrating densities, transitions, and constraints to improve public understanding. The design guidelines contain visuals, but they are not referenced to or leveraged appropriately, there is no tie between the content and the visuals.
- **Confusion in Location of Content:** The OCP incorporates best practice examples to communicate specific details related to materiality, architectural style, and views preservation. This topic matter is more commonly found in the design guidelines. In turn, the content of the Design Guidelines includes OCP objectives such as residents living in walkable areas or increased economic vitality. These OCP objectives inform what the design guidelines help accomplish. A reordering of content will greatly assist with implementation without impact the overall objectives that the document seeks to achieve.

POLICY LANGUAGE AND EFFECTIVENESS

- **Redundant Objectives and Policies:** There is considerable duplication and scattering of policies and objectives across sections. This trend is also reflected in the design guidelines. There are thematic commonalities between many sets of objectives and policies, with potential to be combined to better communicate the goals of the land use designations. A reordering of the document and consolidation of duplicate policies will address this issue.
- **Undifferentiated Policies and Action Items:** Policies in the OCP vary in tone and specificity, ranging from broad aspirations to prescriptive requirements. In some cases, action items are embedded in the policy section without distinction from other higher-level policies, blurring long-term vision with implementation steps. A reordering of the document and revised language in vague policies will address this issue.
- **OCP Overlap with other Regulatory Tools:** The content of some policies and guidelines include standards that are more appropriate for other regulatory tools such as the zoning bylaw, building bylaw, or subdivision and development servicing bylaw. The OCP has gaps in providing broader visions to coincide with prescriptive policies and guidelines in other regulations to advance the District's interests in a clear and articulate manner. Removal of unnecessary or unenforceable regulatory language will address this issue. (All items proposed to be removed from the OCP will be noted).

GROWTH MANAGEMENT DIRECTION

- **Growth Management:** The growth management (Section 3.0) and Land Use Strategy (Section 4.0) is the core of the OCP. However, it does not clearly reflect Peachland's collective vision for the future. The OCP has unclear articulation of Peachland's growth management priorities and information on where to direct desired land-use mix and density to support the desired outcomes of the OCP. Input from the Infrastructure Cost Analysis combined with the previously completed Zoning Capacity and updated housing unit projects from the Housing Needs Report will be used to clarify this section.

The breakdown of housing types does not reflect 20 year housing need, and does not appear to accommodate the volume of residential development that is desired to occur in the downtown. The Growth Management Section also does not appear to anticipate any growth in neighbourhoods outside of New Monaco, Ponderosa, and Lower Princeton (making no mention of the Downtown) despite identifying that future growth is expected to be 89% multi-unit residential. These numbers will be updated to reflect the recent Interim Housing Needs Report

- **Disconnect Between HNR and OCP:** The province mandates all governments to consider their most recent HNR and supporting data to ensure current housing needs and trends are addressed in the OCP. The District's OCP may meet the requirements set out by the province as it speaks to types of diverse housing in Section 3.2 (Managing Growth & Risk) and Section 5.3 (Affordable, Rental and Special Needs Housing) and identifies an anticipated growth in housing units that far exceeds 20 year population and housing projections. It does not however speak to how diverse housing would be accommodated within the growth strategy and is not organized in a fashion that reflects the discrete categories of housing identified in the recently completed 2024 Interim Housing Needs Report.

A rewording of the Growth Strategy to better articulate support and accommodation for growth in areas which support the community vision and have development potential under current OCP Designations and Zoning Regulations would also clarify and improve implementation of the OCP.

LAND USE DESIGNATIONS

- **Land Use Designations Lack Distinct Characterizations:** Land use designations in the existing OCP are not clear from each other in their intent with respect to use and building form. This lack of clarity impacts the interpretation and effectiveness of the designations. Designations will be updated based upon Council and staff feedback.
- **Lack of Clarity of Typology, Form, and Density** The land use designations make references to per-hectare unit thresholds that are generally not an effective way of understanding nor regulating growth and density given the diverse topography of Peachland. Further, outside of references to low, medium and high density, as well as single-detached and multi-unit, the OCP land use designations lack descriptions of expected building form, height, and typology within each land use designation.

An improvement in the clarity of land use designations, and better differentiation of expected building forms, typologies and heights will greatly improve the District's ability to implement the OCP through rezoning and Development Permit applications, and also help link the Land Use Designations to the

overall policy framework and growth strategy, while supporting Council priorities of better articulating community values. Land Use designations will be revised based on feedback from staff and Council.

- **Inconsistent Use of Land Use Designations:** The neighbourhood profiles include the Preferred Future Land Uses which highlight specific aspirations based on the neighbourhood. However, they differ from the Future Land Use Map Designations outlined in the OCP, creating room for varied interpretation. The details related to the specific uses within the broad designations are more suited for the permitted uses section of the zoning bylaw. Clarity of policy objectives, removal of zoning-level regulatory language, and an integration of land use priorities for specific neighbourhoods that aligns with Land Use Designations would improve this issue.
- **Missing Land Use Designation Descriptions:** Schedule 2 of the OCP Land Use Map includes descriptions of the High Density Residential designation, which is necessary to fully understand and define the District's Growth Strategy. It is anticipated that this designation will simply be removed from the map, and higher densities will be accommodated in the Downtown neighbourhood, and potentially in other locations depending on the outcome of the revised differentiation between other existing designations.

DESIGN GUIDELINES:

- **Disorganized Structure and Format:** The current design guidelines are difficult to navigate due to a lack of clear visual aids, intuitive structure, and clear organization. This creates confusion and reduces usability for applicants. A restructured and visually supported guideline document will improve clarity and compliance.

Lack of Differentiation by Development Type or Location: Guidelines do not currently reflect the varying needs of different development contexts (e.g., Downtown vs. Multi-Family). This results in uneven expectations and interpretation. Tailoring guideline depth and content to specific development types and locations will improve relevance and effectiveness.
- **Overly Prescriptive and Subjective Language:** The guidelines rely on rigid or vague language that limits design flexibility and complicates interpretation. This restricts creativity and makes it harder to adapt to market conditions. Revising the guidelines to emphasize design intent and flexibility will support more innovative outcomes while maintaining clarity. Specific feedback from stakeholders and staff, along with professional recommendations from USL, will be summarized in a separate memo to guide these revisions.
- **Necessary Mapping Revisions:** incorporate updated Development Permit Area mapping for ESA areas and Wildfire Management areas per staff direction.

TECHNICAL CONTENT:

- **Population Projections are likely too high:** Population projects in the current OCP suggest the District will grow at a rate of 3.6% annually, and achieve a population of 11,011 by 2036. In reality, the District achieved a growth rate of 1.33% from 2016 – 2021 based on the Census (5,428 and 5,789, respectively). Population projections prepared for the RDCO suggest a 2044 population of 7,780, and an updated

population projection undertaken for the Interim Housing Needs Report and DCC projects suggested a 2044 population of 7,546. As result, an annual growth rate of 1.5% is a more reasonable estimate.

- **Mapping is out of date:** OCP mapping has not been updated against historical mapping amendments approved by Council. A desktop geospatial exercise combining any OCP mapping amendments, with any other necessary changes (ie acquisition of parkland, housekeeping changes) would resolve this issue.
- **Technical Background without Context:** The OCP includes extensive background material like neighbourhood characteristics and technical descriptions. For example, Section 2.4 'Expectations for the Future' includes public engagement data that can otherwise be summarized or located in the Appendix of the OCP. These materials are not always clearly linked to policy implications or objectives and are likely to be subjectively interpreted. The volume of descriptive content obscures priorities and reduces focused direction. Removal of unnecessary and outdated technical information, and relocation of reference technical material to appendices will improve OCP legibility and ensure that all information within the OCP is relevant.
- **Outdated Community Background and Demographics:** Some demographic and neighbourhood background data no longer reflects current conditions and does not keep up with the evolving realities of the District. Removal of this data is necessary as more current census data is not available. Note that population projections will be updated as noted.
- **Outdated Implementation Strategy:** The implementation strategy in the OCP is not updated against the District's more current plans and policies like Master Plans, the Development Cost Charges Bylaw, Amenity Cost Charges Bylaw, Active Transportation Network Plan, Development Procedures Bylaw, Housing Needs Report, Downtown Revitalization Implementation Strategy, and the Area Sector Plans. Any references to outdated legislation or policies which need to be revised will also be captured by this activity.

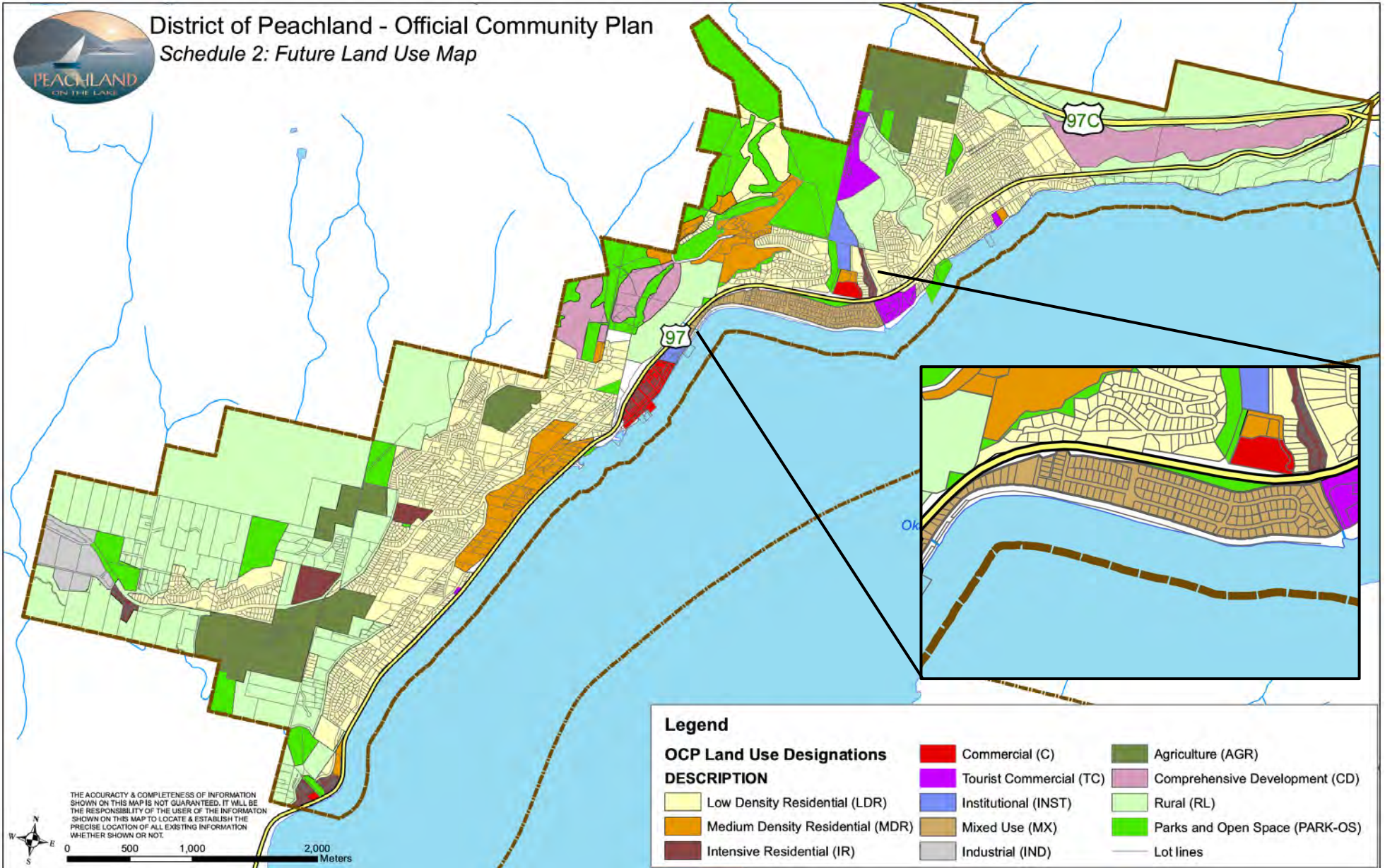
Sincerely,

URBAN SYSTEMS LTD.

Daniel Sturgeon
Community Planning Consultant

CC: Scott Shepherd, Project Manager; Joel Short, Community Planner

/AL/AG/JW/RR



Official Community Plan Bylaw No. 2466 – Attachment 4 Table of Concordance

NEW OCP SECTIONS (Bylaw #2466)	EXISTING 2018 OCP SECTIONS (Bylaw #2220)	SUMMARY OF MINOR UPDATES	FIGURE/IMAGE UPDATES
1. INTRODUCTION	1.0 INTRODUCTION & COMMUNITY VISION	<ul style="list-style-type: none"> • Community vision relocated to background and vision section • Mission statement relocated to background and vision section 	
1.1 WHAT IS AN OCP	1.1 WHAT IS AN OCP?	<ul style="list-style-type: none"> • Generally unchanged 	Figure 1.0 - Hierarchy of District Plans updated and relocated to Section 1.3 Relationship to Other Plans and Policies
1.2 LEGISLATIVE FRAMEWORK	1.2 SCOPE & CONTENT	<ul style="list-style-type: none"> • Removed scope and context as this section as outdated from previous OCP Renewal project. • Policy and Regulation Framework moved to new section 1.3 on “Relationship to other Plans and Policies” • Added section 1.2 and 1.2.1 on Legislative and Provincial Requirements 	Figure 1.1 - Cascading Policy Framework updated and relocated to Section 1.2 Legislative Framework
1.3 RELATIONSHIP TO OTHER PLANS AND POLICIES	1.3 COMMUNITY VISION - PEACHLAND IN 2040	<ul style="list-style-type: none"> • New section on relationship to other plans and policies • New content on area sector plans, financial plan, solid waste management plan • OCP Vision moved to Section 2. Background and Vision • Values, objectives, policies and guidelines moved to “Section 1.5 How to use this Plan” 	
1.4 2026 OCP UPDATE – WHY?	1.4 OCP PROCESS & ENGAGEMENT	<ul style="list-style-type: none"> • OCP process and engagement from 2018 OCP retained • New content on 2026 minor update “why” and “what’s changed” 	
1.5 HOW TO USE THIS PLAN	4.16 LAND USES THAT DO NOT CONFORM	<ul style="list-style-type: none"> • New section on “How to Use this Plan” with explanation of the vision, objectives, policies and schedules of the OCP • New content explaining the content of each of the key sections of the OCP 	
2. BACKGROUND AND VISION	2.0 COMMUNITY CONTEXT	<ul style="list-style-type: none"> • Section 2.0 Community Context moved to Section 2.3 in the new OCP • Community vision and values relocated from Section 1.3 in 2018 OCP • Mission statement relocated from Section 1.0 in 2018 OCP 	New Community Vision graphic
2.1 VISION		<ul style="list-style-type: none"> • Includes existing 2018 OCP vision, mission statement and values • New values added to Section 2.1.2: Downtown revitalization, environmental protection and sustainability, affordable and diverse housing. 	

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2.2 OCP PROCESS & ENGAGEMENT		<ul style="list-style-type: none"> Retained information on 2016 OCP engagement New information on Minor OCP Review (2026) engagement; Open House, Survey, Pop-up Events, Public Open House 	New graphic for OCP and DRIS project schedule
2.3 COMMUNITY CONTEXT	2.1 COMMUNITY CONTEXT 2.2 COMMUNITY PROFILE 3.3 POPULATION PROJECTIONS	<ul style="list-style-type: none"> Added introductory overview and history content Consolidated general opportunities and constraints from each neighbourhood section into section 2.3.1 New population projections section 2.3.2 with updated Census Data and BC Stats New housing need section and 5- and 20- year housing need table as required by legislation Updated demographic and growth trends section 2.3.3 with updated demographic figures that align with 2023 Housing Needs Assessment New housing profile and projections section 2.3.4 with updated housing figures and building permit data and historical housing unit starts from CMHC New economy section and related employment by industry figure Removed “facts” sections from 2018 OCP as they are dated Neighbourhood and character areas map and introductory text relocated to Neighbourhood Context and Character Areas Section 6 in updated OCP. 	New population growth estimate figures New table – summary of Peachland’s estimated housing needs (5 and 20 year) New table – existing housing capacity
3. REGIONAL CONTEXT STATEMENT	2.5 REGIONAL CONTEXT STATEMENT	<ul style="list-style-type: none"> Updated text in this section to reference new RDCO 2024- 2028 Priority Projects Plan and table graphic of regional priority projects Regional Growth Strategy Goals and OCP related section table updated 	Updated Graphic of Regional Priority Projects New District of Peachland OCP Comparison Table to RGS and links to related OCP Sections
4. GROWTH MANAGEMENT	3.0 GROWTH MANEGMENT	<ul style="list-style-type: none"> Growth management strategy retained Updated text to consider findings from the infrastructure life cycle analysis and future scenarios modelling 	
4.1 GUIDING PRINCIPLES	3.1 GUIDING PRINCIPLES	<ul style="list-style-type: none"> Retained growth management guiding principles 	New graphic for guiding principles
4.2 INFRASTRUTURE LIFECYCLE COST ANALYSIS AND FUTURE SCENARIOS		<ul style="list-style-type: none"> New infrastructure analysis and future scenarios modelling section with infrastructure modelling for current and two future scenarios 	New maps from infrastructure analysis (current, infill, dispersed)

Official Community Plan Bylaw No. 2466 – Attachment 4 Table of Concordance

<p>4.3 GROWTH STRATEGY</p>	<p>3.2 MANAGING GROWTH & RISK</p>	<ul style="list-style-type: none"> • Objectives and policies updated or reworded for clarity only • Population projections Table 2 from 2018 OCP removed as out of date • 3 of the following objectives from housing policy section of 2018 OCP relocated to 4.3 growth strategy section in updated OCP: • Support dense forms of new housing developments that cover the cost of the required infrastructure and services they require, including roads, water, sewer, storm water, and provision of parks, schools, and emergency services. • Prioritize residential development in proximity to existing or planned walking, cycling, public transit, and other alternative transportation infrastructure to improve equitable access to daily needs and reduce household transportation costs. • Make efficient use of infrastructure, and creating neighbourhoods that support transit and active transportation. 	
<p>5. FUTURE LAND USE FRAMEWORK</p> <p>5.1 AGRICULTURAL 5.2 RESIDENTIAL</p> <p>5.2.1 Rural Residential 5.2.2 Low Density Residential 5.2.3 Medium Density Residential 5.2.4 Residential Mixed Use</p> <p>5.3 DOWNTOWN AND COMMERCIAL</p> <p>5.3.1 Downtown 5.3.2 Commercial 5.3.3 Tourist Commercial</p> <p>5.4 INDUSTRIAL 5.5 INSTITUTIONAL 5.6 COMPREHENSIVE DEVELOPMENT 5.7 PARKS AND OPEN SPACE</p>	<p>4.0 LAND USE STRATEGY</p> <p>4.1 FUTURE LAND USE DESIGNATIONS 4.2 AGRICULTURE 4.3 COMMERCIAL 4.4 TOURIST COMMERCIAL 4.5 COMPREHENSIVE DEVELOPMENT 4.6 INDUSTRIAL 4.7 INSTITUTIONAL 4.8 MIXED USE 4.9 RECREATION, PARKS AND TRAILS 4.10 RESIDENTIAL (URBAN) 4.11 LOW DENSITY RESIDENTIAL 4.12 INTENSIVE RESIDENTIAL 4.13 MEDIUM DENSITY RESIDENTIAL 4.14 RURAL AREAS</p>	<ul style="list-style-type: none"> • New table 6 to organize future land use designations by description of land uses, allowable building typologies, supported uses, and building height • Generally, the land use designations have been reviewed in light of the provincial mandate to designate for 20 years of housing needs. • Relocated land use designations from original OCP section 4.2 - 4.15. Policies have been updated, reworded for clarity, or removed where out of date. Land use designations have been reordered in the document for ease of use. • 5.1 Agricultural – predominately unchanged with some updated policies to reflect public input on updated OCP. • 5.2 Residential – Updated section to reflect updated residential land use designations. Policies have been updated to respond to legislative requirements for meeting housing need. • 5.3 Downtown and Commercial – includes new leading text and policies and objectives polished. Updated downtown land use designation and content to align with the downtown revitalization implementation strategy. • 5.4 Industrial – predominately unchanged. • 5.5 Institutional – predominately unchanged. • 5.6 Comprehensive Development – predominately unchanged. • 5.7 Parks and Open Space - Relocated general policies to the Recreation, Parks and Trails standalone thematic policy section. 	<p>New land use designation graphics to depict density and form of land uses</p> <p>Land Use Map (Schedule 1) in new OCP has been updated to align with new land use designations</p>

Official Community Plan Bylaw No. 2466 – Attachment 4 Table of Concordance

	4.15 SAND AND GRAVEL RESOURCES		
6. NEIGHBOURHOOD CONTEXT AND CHARACTER AREAS	2.3 NEIGHBOURHOODS & CHARACTER AREAS	<ul style="list-style-type: none"> • Generally, all neighbourhood sections have been streamlined - important descriptions, values, preferred future land uses have been carried forward in the updated neighbourhood descriptions. • Preferred future land uses retained for each neighbourhood area with some minor wording adjustments to ensure alignment with land use framework. • Reworded and incorporated policies from this section into form and character design guidelines, some of the policies have been relocated to other sections as appropriate to improve clarity. • The objectives from Section 2.3 Neighborhood and character areas have been retained and relocated to Section 6.1 neighbourhood objectives. • Across all neighbourhoods, the “facts” sections have been removed, along with graphs of common land use designations, zone designations, slope etc., due to being out of date. 	Neighbourhood map unchanged but update to match new style of OCP Mapping.
6.1 NEIGHBOURHOOD OBJECTIVES		<ul style="list-style-type: none"> • The objectives from Section 2.3 Neighborhood and character areas have been retained and relocated to Section 6.1 neighbourhood objectives. 	
6.2 DOWNTOWN	2.3.4 DOWNTOWN	<ul style="list-style-type: none"> • New downtown revitalization implementation strategy (DRIS) vision statement has been incorporated into this section. • Introductory text has been updated to reflect DRIS • Objectives and policies have been updated to align with DRIS 	
6.3 BEACH AVENUE NEIGHBOURHOOD	2.3.1 BEACH AVENUE NEIGHBOURHOOD	<ul style="list-style-type: none"> • Introductory text has been updated to reflect DRIS • Objectives and policies have been updated to align with DRIS 	
6.4 CLEMENTS	2.3.3 CLEMENTS	<ul style="list-style-type: none"> • Generally unchanged, policies reworded for clarity. 	
6.5 PONDEROSA	2.3.8 PONDEROSA	<ul style="list-style-type: none"> • Generally unchanged, policies reworded for clarity. 	
6.6 TREPANIER	2.3.9 TREPANIER	<ul style="list-style-type: none"> • Generally unchanged, policies reworded for clarity. 	
6.7 BUCHANAN	2.3.2 BUCHANAN	<ul style="list-style-type: none"> • Generally unchanged, policies reworded for clarity. 	
6.8 NEW MONACO	2.3.7 NEW MONACO	<ul style="list-style-type: none"> • Generally unchanged, policies reworded for clarity. 	

Official Community Plan Bylaw No. 2466 – Attachment 4 Table of Concordance

6.9 LOWER PRINCETON	2.3.6 LOWER PRINCETON	<ul style="list-style-type: none"> Generally unchanged, policies reworded for clarity. 	
6.10 UPPER PRINCETON	2.3.10 UPPER PRINCETON	<ul style="list-style-type: none"> Generally unchanged, policies reworded for clarity. 	
6.11 HARDY FALLS	2.3.5 HARDY FALLS	<ul style="list-style-type: none"> Generally unchanged, policies reworded for clarity. 	
	2.4 EXPECTATIONS FOR THE FUTURE	<ul style="list-style-type: none"> Removed this section in its entirety due to being outdated and based on results from a citizen survey from 2016. 	
7. THEMATIC POLICY AREAS	5.0 OBJECTIVES & POLICIES OF COUNCIL	<ul style="list-style-type: none"> New introductory section for thematic policy areas. Entire section now aligns with new growth management approach 	
7.1 HOUSING	5.3 HOUSING 5.3.1 AFFORDABLE, RENTAL AND SPECIAL NEEDS HOUSING	<ul style="list-style-type: none"> New introductory text to the housing section to reflect Peachland's Interim Housing Needs Report. New Section on Defining Affordability as per the Interim Housing Needs Report. New housing objectives and policies with supporting subsections: housing diversity, rental housing, and special needs housing. Policies have been updated to ensure they're clear and strong and adequately address a wide enough range of housing types, e.g. affordable housing, rental housing, family housing, etc. 	
7.2 LOCAL ECONOMY, TOURISM & BUSINESS	5.2 ECONOMIC DEVELOPMENT	<ul style="list-style-type: none"> Information on regional economic context has been removed Peachland employment by industry removed as statistics were out of date. Some policies have been reworded to support home-based businesses across all land use types. 	
7.3 TRANSPORTATION & MOBILITY	5.7 TRANSPORTATION	<ul style="list-style-type: none"> Introductory text in this section has been updated with new references to the Peachland Active Transportation Network Plan Some policies have been relocated from general neighbourhood section to this section, where appropriate. 	
7.4 INFRASTRUCTURE AND SERVICING	5.4 INFRASTRUCTURE 5.4.1 ASSET MANAGEMENT 5.4.2 COMMUNITY WATER SYSTEM 5.4.3 WASTEWATER COLLECTION	<ul style="list-style-type: none"> Consolidated "Infrastructure and Servicing" section which includes: 5.4 Infrastructure; 5.4.1 Asset Management; 5.4.2 Community Water System; 5.4.3 Wastewater Collection (Sanitary Sewer) System; 5.4.4 Stormwater Management Generally unchanged, policies reworded for clarity. 	

Official Community Plan Bylaw No. 2466 – Attachment 4 Table of Concordance

	(SANITARY SEWER) SYSTEM 5.4.4 STORMWATER MANAGEMENT		
7.5 RECREATION, PARKS, AND TRAILS	4.9 RECREATION, PARKS, AND TRAILS	<ul style="list-style-type: none"> • New section using preamble and policies from the former Recreation, Parks and Trails land use policy section. • Objectives are new to align with the pre-existing policy. • Generally unchanged, policies reworded for clarity. 	
7.6 NATURAL ENVIRONMENT 7.6.1 Environmentally Sensitive Areas – Aquatic 7.6.2 Environmentally Sensitive Areas – Terrestrial 7.6.3 Natural Hazards 7.6.4 Shoreline Management 7.6.5 Sand and Gravel Resources	5.6.1 - 5.6.6 NATURAL ENVIRONMENT	<ul style="list-style-type: none"> • Duplicate natural hazards policies and objectives deleted. • Natural Hazards Development Permit Guidelines language removed as they already exist in Development Permit Guidelines Section. • Policies updated where necessary to align with provincial legislation. • All shoreline units relocated to Appendix B. 	
7.7 CLIMATE ACTION	5.6.7 CLIMATE ACTION	<ul style="list-style-type: none"> • New climate action section updated to align with Peachland’s Climate Sustainability and Resiliency Action Plan. • Greenhouse gas emission targets updated to align with District plans and policies. 	
7.8 CULTURE AND HERITAGE	5.1 ARTS, CULTURE & HERITAGE	<ul style="list-style-type: none"> • Generally unchanged, policies reworded for clarity and in alignment with DRIS. 	Additional imagery of Peachland’s historic buildings included in this section.
7.9 PARTNERSHIPS AND REGIONAL ALIGNMENT	5.5 INTER-JURISDICTIONAL RELATIONSHIPS	<ul style="list-style-type: none"> • Generally unchanged, policies reworded for clarity. 	
8. DEVELOPMENT PERMIT AREAS		<ul style="list-style-type: none"> • New policies incorporated and existing policies reworded for clarity where appropriate. 	Table 6 from Section 6.0 Development Permit Area Guidelines deleted as it is redundant
8.1 INTRODUCTION		<ul style="list-style-type: none"> • Introductory text updated for clarity. 	
8.2 ALL DEVELOPMENT PERMIT AREAS		<ul style="list-style-type: none"> • New policies incorporated and existing policies reworded for clarity where appropriate. 	

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8.3 GENERAL DPA EXEMPTIONS		<ul style="list-style-type: none"> • New policies incorporated and existing policies reworded for clarity where appropriate. 	
8.4 ENVIRONMENTALLY SENSITIVE AREAS		<ul style="list-style-type: none"> • New policies incorporated and existing policies reworded for clarity where appropriate. 	
8.5 NATURAL HAZARDS		<ul style="list-style-type: none"> • New policies incorporated and existing policies reworded for clarity where appropriate. 	
8.6 FORM & CHARACTER DEVELOPMENT PERMIT AREAS		<ul style="list-style-type: none"> • New form and character guidelines and supporting urban design graphics for the downtown and comprehensive development permit areas to reflect the DRIS. 	
9. TEMPORARY USE PERMIT AREAS		<ul style="list-style-type: none"> • Generally unchanged, policies reworded for clarity. 	
10. DEVELOPMENT APPROVAL INFORMATION		<ul style="list-style-type: none"> • Generally unchanged, policies reworded for clarity. 	
11. IMPLEMENTATION		<ul style="list-style-type: none"> • Implementation section policies have been removed where outdated or completed. 	
APPENDIX A – MAPS AND SCHEDULES		<ul style="list-style-type: none"> • All schedules and supporting maps have been modernized, updated to align with supporting District policies and plans, updated to reflect changes to OCP policy, or removed where unnecessary. 	
APPENDIX B – SHORELINE UNITS	5.6.1.1 Shoreline Unit 1 – 12	<ul style="list-style-type: none"> • Shoreline units 1-12 relocated to Appendix B 	



WHAT WE LEARNED REPORT

District of Peachland
Minor Official Community Plan Review and
Downtown Revitalization Implementation Strategy

Updated May 2026



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EXECUTIVE SUMMARY

The District of Peachland is undertaking a minor review of its Official Community Plan (OCP) alongside the development of a Downtown Revitalization Implementation Strategy (DRIS). These initiatives aim to align long-term growth, design and community priorities, with the OCP providing strategic direction and the DRIS outlining actionable steps to enhance downtown vibrancy and livability.

To help ensure these initiatives reflect the community's long-term needs, vision and priorities, the District carried out two phases of public engagement. The first phase, held from June to August 2026, gathered input on key OCP topics as well as the draft DRIS vision and focus areas. That feedback helped shape the draft OCP, which was then shared with the community for review and input during the second phase of engagement in June 2026. This report summarizes the key findings from the engagement process.

Key Findings

1.1.1 Housing

- Support and need for **affordable and diverse housing options**.
- Support for **gentle densification** balanced with concerns about unmanaged development and **preserving Peachland's small-town character**.
- Preference for **low-rise buildings**, particularly downtown and along Beach Avenue.

1.1.2 Downtown Revitalization

- Emphasis on **preserving Peachland's existing character** and **limiting building heights** to ensure new development complements the existing scale.
- Desire for **thoughtful design guidelines** and beautification efforts.
- Support for **local businesses and more attractions, events and amenities**.

1.1.3 Jobs and Economic Development

- Calls for **increased supports and incentives** for local businesses.
- Interest in establishing more tourism-related businesses and amenities to **attract visitors year-round**.
- Desire for **more local businesses and shops**, with suggestions to develop business hubs to **attract new employers and increase employment opportunities**.

1.1.4 Transportation

- Calls for **improved public transit**.
- Desire for **safe, well-connected** pedestrian and cyclist infrastructure.
- Concerns about **traffic congestion and parking**.



1.1.5 Environment

- Prioritize **watershed protection, sewer upgrades, wildfire mitigation and sustainable development.**
- Desire for **cleaner waterfronts, expanded green spaces and improved waste management.**

1.1.6 DRIS Vision

- **Seventy-four percent (74%)** of respondents **agree** that the DRIS focus areas support the vision, though some would like to see more clarity and detail included.

1.1.7 DRIS Focus Areas

- **Forty-seven percent (47%)** of respondents believe that the DRIS focus areas **mostly align with their vision for downtown** Peachland, with some adjustments. Thirty-eight percent (38%) believe they align well.

2.0 INTRODUCTION

The District of Peachland is undertaking a minor review to the Official Community Plan (OCP) and the development of the Downtown Revitalization Implementation Strategy (DRIS). Together, these two planning initiatives work together to create a unified vision for Peachland, where growth, design and community priorities are aligned.

The OCP is a comprehensive long-term planning document that directs the growth and development of our community. It helps guide staff and Council decision-making on matters such as housing, transportation, economic development, parks and recreation, land use, arts, culture and more. The minor OCP review aims to improve the clarity of Peachland's existing OCP, adopted in 2018, rather than drafting a new one. The update will focus on refreshing development permit area guidelines, reviewing long-term land use goals and ensuring that the policies and design guidelines align with the strategy for the revitalization of downtown.

While the OCP sets the overall direction for how Peachland grows, the DRIS is an action plan to bring the vision for Peachland to life. The DRIS focuses on practical actions to enhance vibrancy, economic development, public spaces and livability in the downtown area. It is intended to support responsible growth in the downtown in line with the vision and objectives of the OCP.

The DRIS project launched in June 2023 and included community engagement in the summer/fall of 2024 to gather feedback from the community on their vision and priorities



for downtown revitalization. The input collected during this phase informed the development of the strategy’s draft vision and focus areas. A second phase of engagement was held in June 2026 to share key elements of the draft OCP for community review and input. Feedback from this phase will help refine and finalize the OCP.

This report summarizes the feedback received throughout this engagement process.

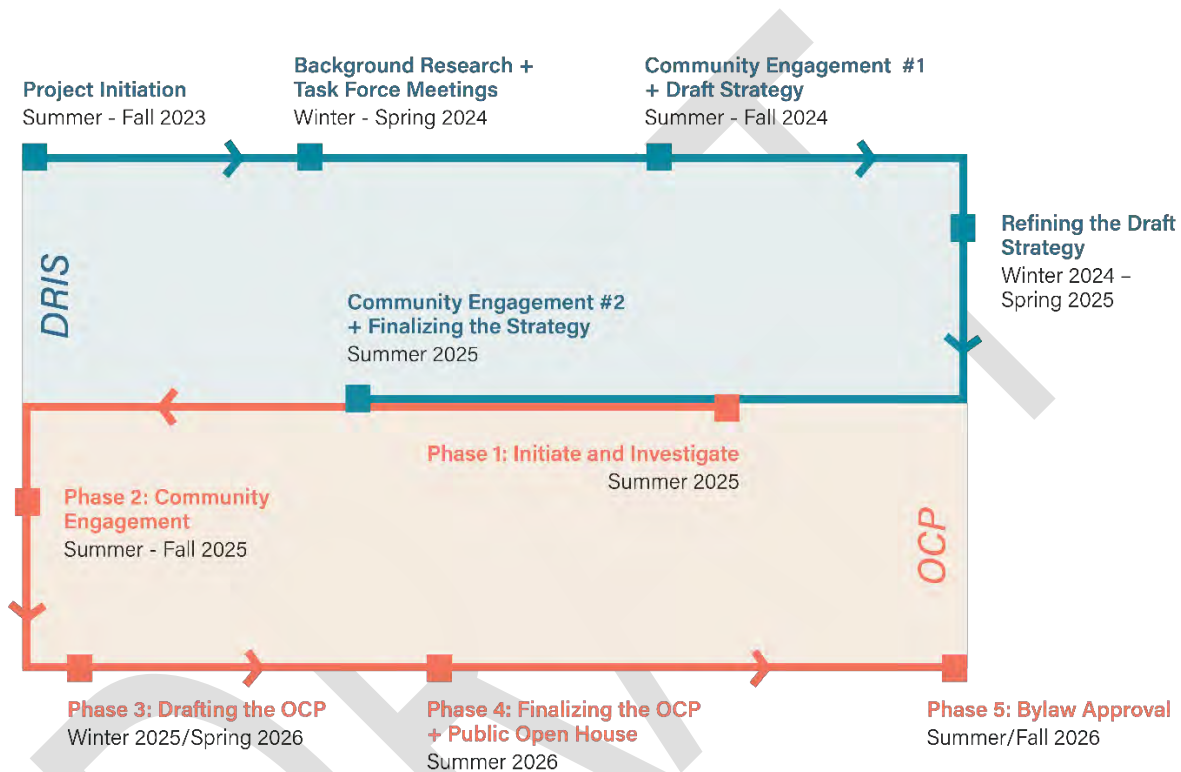


Figure 1. OCP and DRIS project timeline

3.0 HOW WE ENGAGED

3.1 Phase One

In June 2025, the District launched the first round of engagement for the OCP update alongside the second round of DRIS engagement. This process collected input on the key OCP policy areas and the draft DRIS vision and focus areas. The feedback received helped to shape the updated OCP and refine the final DRIS. Engagement during this phase included both in-person and online opportunities for community members to learn more and share feedback.

3.1.1 Engagement Opportunities

Mayor’s BBQ Community Event

The project team hosted a pop-up booth at the Mayor’s BBQ event on June 11, 2025, at the Peachland Community Centre. The booth included several poster boards that shared information on the OCP and DRIS project and gathered feedback on the community’s key priorities.

Survey

An online survey was open from June 11 to August 7, 2025, to gather feedback on the minor OCP update and the DRIS. The survey focused on collecting input on what is most important to residents when it comes to housing, transportation, downtown revitalization, economic development, transportation and environment. It also presented the DRIS Vision and Focus Areas for review and feedback.

The survey received a total of 252 responses.

Pop-up Events

Two pop-up events were held in the community to raise awareness of the projects and survey and gather feedback. Hard copies of the survey were also available at the events.

Locations and dates:

- July 8 from 11:00 AM to 1:30 PM at the corner of Beach Ave and 6th St
- July 10 from 11:00 AM to 1:30 PM at the IGA



Figure 2. Pop-up events

3.2 Phase Two

The second phase of engagement took place in June 2026 and shared the draft OCP updates with the community. Information about the draft updates was available in-person at an open house and online through the project webpage. Residents were invited to provide feedback at the open house or through an online form. The input from this phase will help refine and finalize the OCP.

3.2.1 Engagement Opportunities

Open House

An open house was held on May 20, 2026, between 5 and 7 PM. The event featured panel boards to provide an overview of the project and to present an overview of the draft OCP updates. Approximately 25 people attended the open house.

Online Feedback Form

An online feedback form was open between May 20 and 27 for residents to share their input. One response was received.



Figure 3. June 2026 Open House

4.0 HOW WE INFORMED

Project information and engagement opportunities were communicated to the public through the following communication channels:

- Project website at tinyurl.com/peachlandocp
- District of Peachland eNews updates
- District of Peachland Facebook page
- News releases

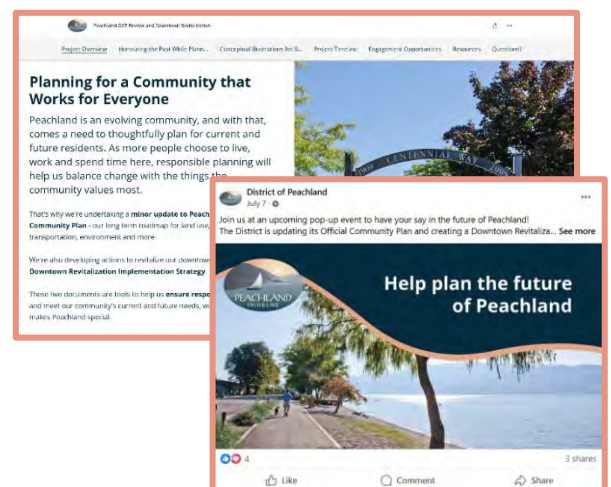


Figure 4. Project website (top) and Facebook post (bottom)



5.0 WHAT WE LEARNED: PHASE ONE ENGAGEMENT

The following section presents the key findings that emerged through the OCP and DRIS engagement. It compiles and summarizes the feedback gathered through the survey and in-person engagement events.

5.1 Housing

5.1.1 Affordable housing

Respondents emphasized the need for housing that is affordable and financially accessible, particularly for families, younger generations and seniors. It is important to residents that Peachland offers affordable housing to attract and retain families, as well as provide opportunities for seniors to age in place.

5.1.2 Variety of housing options

Many emphasized the need for a diverse range of housing options that accommodate different demographics. Respondents would like to see a variety of housing types, from single-family homes to multi-unit housing such as apartments, townhomes and duplexes. Several comments highlighted the importance of creating communities and neighbourhoods that are inclusive and supportive of all ages and needs. There was also support for more multi-use buildings.

5.1.3 Density and growth

Perspectives on densification varied, with some expressing strong opposition while others supported gentle densification (e.g. townhomes, duplexes, secondary suites) to limit urban sprawl and support affordability. Concerns were also raised regarding overdevelopment, loss of Peachland's small-town character and the possible strain on existing infrastructure to support new development.

Respondents noted the importance of growth that is strategic, coordinated with existing infrastructure and consistent with Peachland's established character. Some indicated a preference for development that accommodates a variety of demographic groups, such as families, seniors and working individuals. Feedback also frequently mentioned the desire for a balanced range of housing densities, with an emphasis on maintaining single-family homes.



5.1.4 Building height and design

Overall, respondents emphasized the need for thoughtful building heights and architectural design that complement Peachland's character and the scale of existing neighbourhoods. There was strong support for maintaining low-rise buildings in the downtown area to preserve the lakefront views and small-town feel.

Some participants preferred limiting buildings to three to four storeys. Others suggested that taller buildings (four to six storeys) could be considered in locations away from the waterfront and downtown core, such as near Highway 97. There were also comments in support of some additional density to help accommodate growth and maintain community viability.

5.2 Downtown Revitalization

5.2.1 Preserving Peachland's character

There was strong emphasis on preserving Peachland's quaint, small-town feel and historic character. Many expressed concern that overdevelopment, especially high-rise buildings, could erode this charm.

5.2.2 Building height

Respondents oppose high-rise buildings and dense development in the downtown core and would prefer to limit building height in this area, especially along Beach Avenue. It was emphasized that this helps to preserve views of the lake, preserve Peachland's small-town charm and avoid a "big city" feel. Some suggested that taller buildings could be acceptable if they are set back from the waterfront or located closer to the highway.

5.2.3 Design and beautification

Revitalizing Peachland's downtown to create an attractive, vibrant and welcoming community space is a priority for residents. However, it is important that Peachland's character is maintained and preserved. There were calls for design guidelines and zoning restrictions to ensure that new buildings fit the existing scale and aesthetic of Peachland, with a general opposition to high-rise or overly modern developments.

Suggestions included the use of step-back designs for upper floors and matching facades with historic or traditional styles. Several comments referenced Fort Langley as an example of a community that successfully preserved its charm through height restrictions and thoughtful planning.



5.2.4 Support for local businesses

Many emphasized the importance of maintaining and supporting local retail, restaurants and small shops that serve both residents and tourists. There is a desire to encourage more commercial businesses, including restaurants, cafes and local shops. Some called for incentives, grants and tax breaks to help small businesses thrive and revitalize their storefronts.

5.2.5 Amenities and activities

Comments highlighted the need for welcoming, safe and accessible spaces that foster community and connection. Respondents would like to see accessible beach access, family-friendly amenities, community events and year-round attractions.

There was a strong desire to enhance Peachland's amenities and recreational offerings with inclusive, family-friendly options. Suggestions included more parks, playgrounds and sports facilities. Additionally, some noted they would like to see arts and culture promoted through events and music in the park.

5.3 Jobs and Economic Development

5.3.1 Support for local businesses

Many emphasized the importance of supporting local businesses and encouraging new small commercial businesses in Peachland. Suggestions included lowering fees, offering incentives, easing zoning restrictions, streamlining permitting processes and increasing the economic development budget.

5.3.2 Commercial and industrial development

There was an interest in attracting more businesses and tourists through unique offerings (e.g., wine villages, waterfront restaurants), while maintaining Peachland's charm. Respondents proposed designating specific areas, such as near Highway 97 or Princeton Avenue, for business hubs that could attract new employers and diversify the local economy. Additionally, many would like to see more restaurants, retail storefronts and service-based businesses. Some also expressed support for growing the technology sector.

5.3.3 Tourism-related businesses

Tourism-related businesses were frequently mentioned as essential to Peachland's economy. Respondents suggested building hotels and seasonal attractions to support year-round tourism and to help local businesses thrive during quieter months.



5.3.4 Job opportunities

While many highlighted the importance of tourism-related businesses, comments also expressed a desire for more year-round businesses and employment opportunities for locals and young people. Some noted that there should be greater support for entrepreneurs and home-based businesses.

5.4 Transportation

5.4.1 Public transit

There is a strong demand for expanded and more frequent bus routes, with suggestions for shuttles, on-demand services and better connections to West Kelowna, Kelowna and Summerland. Additionally, some noted that there needs to be better accessible transit options for seniors and youth.

5.4.2 Traffic safety

Many expressed traffic safety concerns for pedestrians, cyclists and drivers, particularly on Highway 97 due to speeding. There were calls for traffic-calming measures, such as more traffic lights, speed bumps, radar enforcement and greater police presence. Additionally, respondents would like to see lower speed limits, especially on Beach Avenue and Drought Hill.

5.4.3 Active transportation infrastructure

Respondents highlighted the need for enhanced pedestrian infrastructure, emphasizing the importance of making Peachland more walkable for all ages and abilities. Suggestions included more sidewalks, multi-use paths and walkways to improve connectivity and safety.

Better cycling facilities were also noted, with a desire for more bike corridors, lanes and trails.

5.4.4 Traffic flow and congestion

Respondents expressed concerns and frustrations with high-traffic volumes, noise pollution and congestion, particularly along Beach Avenue and Highway 97. There is support to bypass Highway 97 around Peachland to relieve reduce congestion, noise and safety risks.

5.4.5 Parking

Parking challenges in the downtown area were commonly noted, as well as boat launch areas. Some commented that parking needs to be increased, with suggestions for more



parking stalls, multi-storey parkades and park-and-ride systems to relieve parking congestion on the streets. While there was strong support to maintain free parking, some suggested implementing paid parking for tourists/visitors.

5.5 Environment

5.5.1 Watershed protection

There was a strong emphasis on ensuring sustainable water access, protecting the watershed and preserving water quality.

5.5.2 Sewer infrastructure

Many comments called for better sewer infrastructure, including expanded sewer connections and better sewage treatment.

5.5.3 Environmental preservation and sustainability

Respondents emphasized the importance of sustainable development, protecting natural resources and reducing environmental impact.

5.5.4 Fire prevention

Wildfire mitigation and fire safety were recurring concerns, with calls for proactive planning and community education to help reduce wildfire risk.

5.5.5 Waterfront maintenance

Comments highlighted the need to ensure the lake, beaches and shoreline areas are clean and well-maintained, including concerns about weeds.

5.5.6 Parks and greenspace

Respondents expressed a desire to preserve and expand parks, trails and public green spaces. Some commented that they would like to see more greenery planted.

5.5.7 Waste management

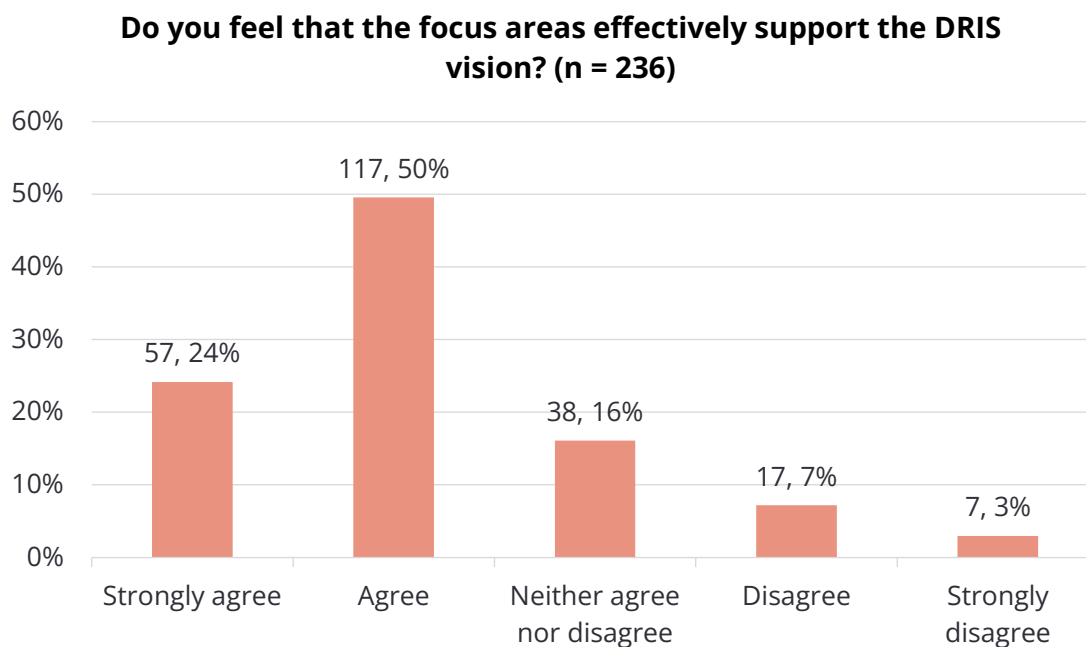
There were suggestions for improving waste management, such as ensuring litter cleanup, improving recycling services and adding composting options.



5.6 DRIS Vision

Participants were presented with the DRIS focus areas and vision and were asked if they feel that the focus areas effectively support the vision.

Nearly three quarters of respondents (74%) strongly agree or agree that the focus areas effectively support the DRIS vision. Ten percent (10%) disagree or strongly disagree and 16% are neutral.



Participants were asked if they believe anything else should be included in the focus areas. Overall, most comments reflected themes previously mentioned in the sections above and have been incorporated into those sections. Below is a summary of feedback regarding the DRIS focus areas.

5.6.1 Preserving Peachland’s character

There is a desire to ensure that new growth is balanced and done responsibly to maintain Peachland’s identity. Some commented that the phrase “keeping downtown Peachland looking and feeling like Peachland” is unclear.

5.6.2 Development and design

Respondents emphasized the importance of clear, strong design guidelines that reflect the community’s vision and maintain views of Peachland’s scenic landscape. It was noted that community engagement should be prioritized and the guidelines should be informed by local perspectives.



There were mixed opinions on building height, with some commenting that the height should be restricted to three storeys on Beach Avenue, while others believe it should be higher to allow for more modern development.

Some disagreed that incentives should be provided to developers and would like the incentives to be more specific. Additionally, concerns were expressed regarding developers' long timelines and projects left unfinished.

5.6.3 Local businesses

Some expressed that businesses should be the primary focus downtown, with concerns that the first focus area focuses too much on residential.

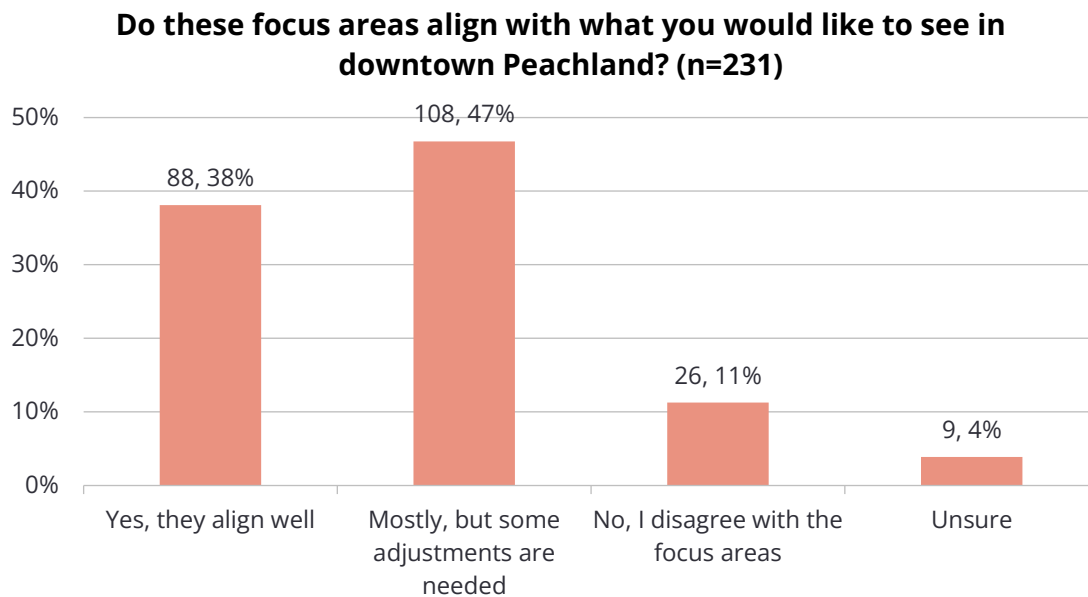
5.6.4 Peachland as a whole

Many expressed that attention should be given to all areas of Peachland, not just the downtown. It was noted that tax dollars should be invested equally across the entire community.

5.7 DRIS Focus Areas

Survey respondents and in-person participants were presented with the DRIS focus areas and asked if they feel that the focus areas align with what they would like to see downtown Peachland.

Nearly half (47%) of respondents think that the focus areas generally align with their vision with some adjustments. Thirty-eight percent (38%) believe they align well, 11% disagree with the focus areas and 4% are unsure.



Participants were asked to explain their response to the question above. A summary of the key themes received is presented below.

5.7.1 Additional details

Overall, there are concerns that the focus areas are vague and lack detail. Respondents expressed that they would like to see specific examples and details included, particularly around growth, building rules, developer incentives, how to achieve year-round vibrancy and housing diversity.

5.7.2 Economic development

Residents expressed interest in attracting more businesses and tourists through more amenities and attractions (e.g., restaurants, cafes, wine villages), while maintaining Peachland’s charm. Additionally, it was noted that the focus areas lack direction on how small businesses, tourism and hospitality will be supported.

5.7.3 Building height and design

Many comments focused on limiting building heights (especially along Beach Avenue) and preserving heritage aesthetics. There was resistance to high-rise or overly modern developments.

Feedback on Focus Area 1 noted that it is too vague and subjective, and that it should focus on more development and the revitalization of buildings to attract people to the community.



5.7.4 Parking and traffic

Respondents highlighted the need to address parking challenges, especially during peak seasons and major events. Suggestions such as shuttle services and designated lots were noted to alleviate congestion.

5.7.5 Public spaces and recreation

Suggestions included creating more parks, enhancing recreational offerings and developing community hubs or event venues to support year-round vibrancy.

Some would like to see the focus areas include greater detail on how public spaces and experiences will be made welcoming and inclusive experiences for all ages and abilities.

5.7.6 Growth and density

While some expressed support for responsible growth, others worry about overdevelopment and its impact on Peachland's small-town feel and infrastructure.

5.7.7 Affordability

Some respondents raised concerns about who will fund revitalization efforts, emphasizing the need for cost transparency and avoiding tax burdens on residents.

5.7.8 Developer incentives and regulations

There was skepticism about offering financial incentives to developers, with calls for stricter rules and better oversight to protect community interests.

5.7.9 Environmental

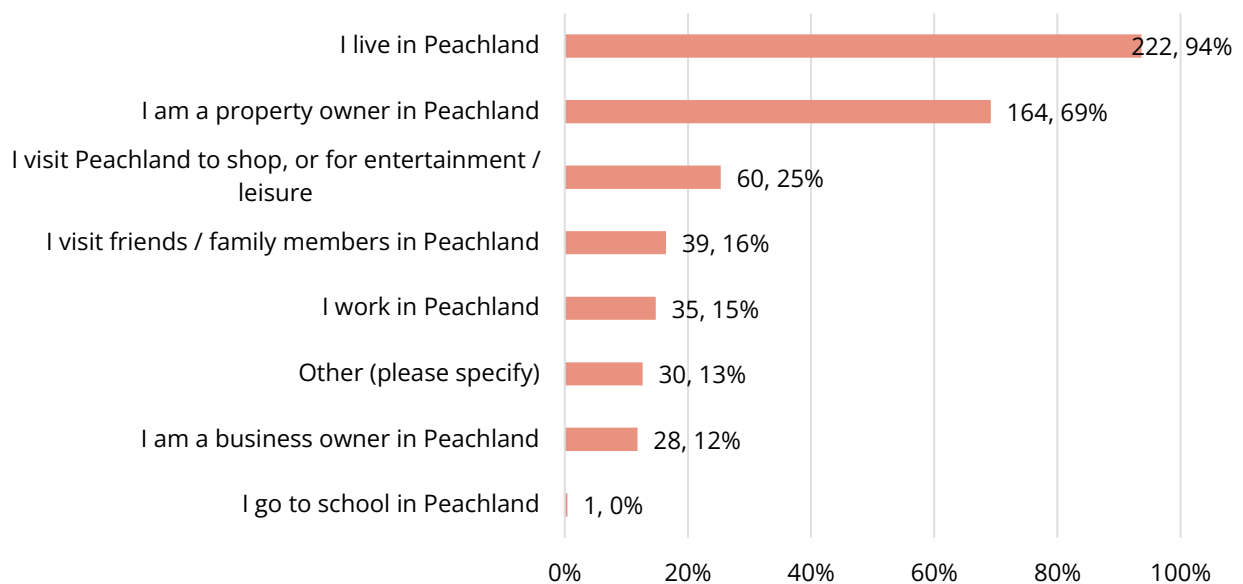
Respondents voiced concerns about watercraft pollution, garbage disposal and beach maintenance. Some emphasized the need for cleaner public spaces and stronger enforcement.



6.0 WHO WE HEARD: PHASE ONE ENGAGEMENT

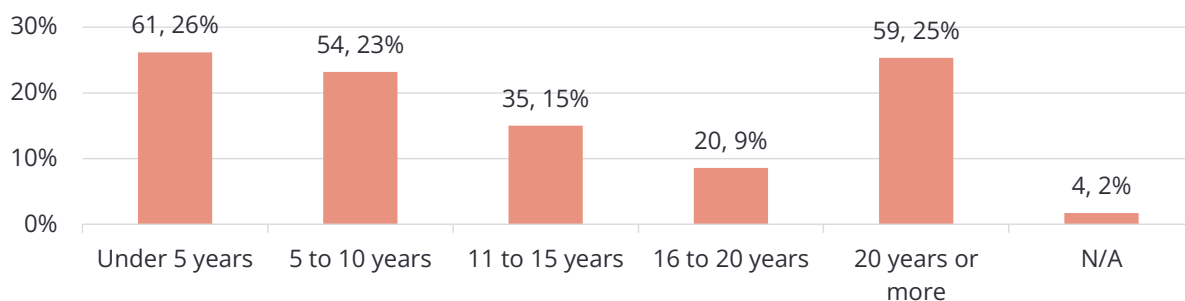
Survey respondents were asked a series of demographic questions to gain a sense of who we were hearing from. This section presents the results of these questions.

What is your connection to Peachland? (n=237)



The majority of survey respondents are Peachland residents (94%) and nearly 70% are property owners. One quarter of respondents (25%) visit Peachland for shopping, entertainment or leisure, while 16% visit Peachland to visit friends or family. Fifteen percent (15%) work and 12% are business owners. “Other” comments commonly specified that they are retirees, volunteers or long-time residents or visitors of Peachland.

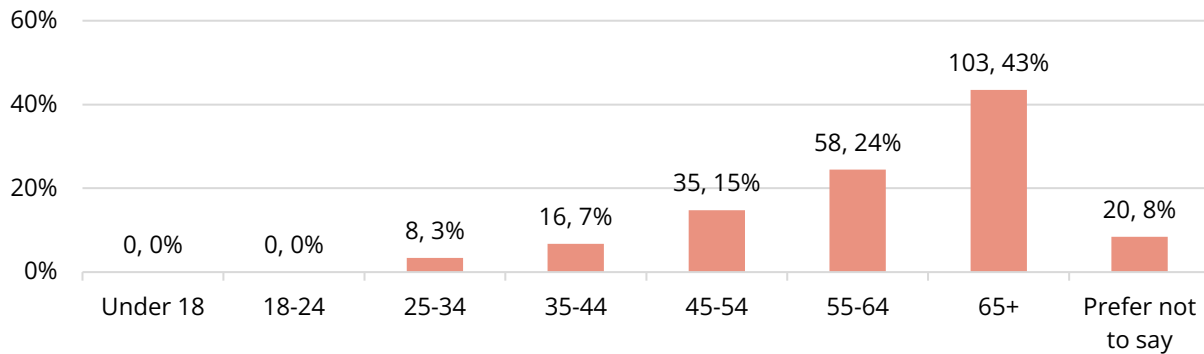
If you are a Peachland resident, how long have you lived in Peachland? (n=233)





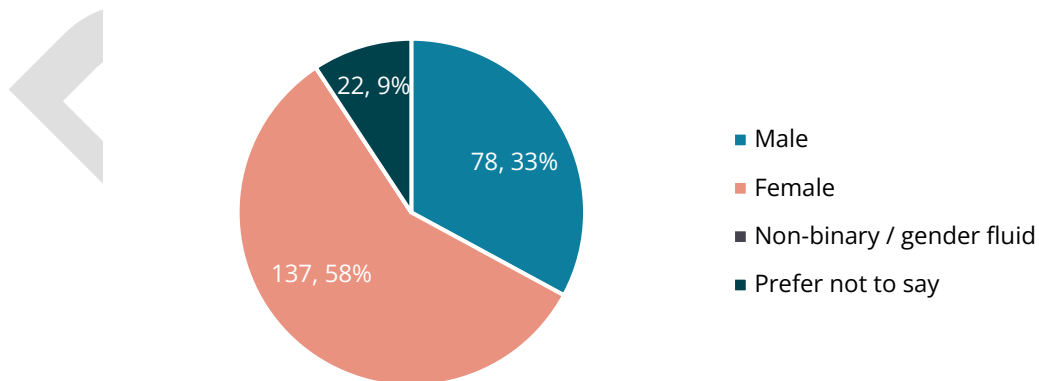
Approximately fifty percent of respondents (49%) have been residents of Peachland for 10 years or less. Twenty four percent (24%) have lived in Peachland for 11 to 20 years, and one quarter (25%) have been residents for over 20 years.

Which of the following age groups are you in? (n=237)



Overall, roughly one-third of respondents are over the age of 55 (67%), with 24% indicating they are between 55 and 64 years old, and 43% above 65. Fifteen percent (15%) are between the ages of 45 and 54, and 10% are between 25 and 44 years old.

What is your gender? (n=237)



The majority of respondents are female (58%), 33% are male and 9% prefer not to say.



7.0 WHAT WE LEARNED: PHASE TWO ENGAGEMENT

7.1.1 Infrastructure planning

While there was general support for the proposed updates, some participants expressed concerns about infrastructure capacity to support increased density and development in the downtown, particularly related to water and sewer capacity.

7.1.2 Downtown revitalization

Participants emphasized the importance of leveraging Peachland's downtown core to support higher density development that contributes to revitalization and strengthens local businesses. Some participants noted that the DRIS actions and OCP could take a more ambitious approach to attracting development and investment, and that Peachland should position itself as competitive with other municipalities.

Additional comments highlighted the importance of prioritizing parking and improving walkability in the downtown.

7.1.3 Growth management

Feedback on growth management was mixed. Some participants suggested that the population growth projections may be too conservative and that the OCP should plan for higher growth to avoid being underprepared. Others expressed concerns that the projected population and housing need did not align with their perception of how the community is growing today. There were also concerns that the proposed growth management language may be too restrictive, with some noting that infill alone may not be sufficient to meet housing targets.

7.1.4 Environment and climate change

Participants identified a desire for additional climate adaptation measures, including sustainable landscaping, natural water filtration approaches, and the use of native plant species to reduce pressure on water infrastructure. One participant also called for stronger fire-resilient measures.

7.1.5 Agri-tourism

Some participants identified opportunities to strengthen support for agri-tourism. Suggestions included policies to enable farms and wineries to expand farm-gate sales, host events, and incorporate small-scale accommodations.