

This bulletin is for information only and can change at any time.

OVERVIEW

The Official Community Plan is built on seven community-defined values that inform the objectives and policies of the plan.



Objective 4.4.1 seeks to enhance public access to the waterfront and to natural areas through the following policies.

SCENARIO 1: NEW DUPLEX

Question

I want to develop a new duplex on my waterfront property by Okanagan Lake. I have checked OCP Maps 1.2 and 4.4, and my property is **outside** the Urban Containment Boundary and **does not intersect** with any trails. Do I need to make a dedication?

Answer

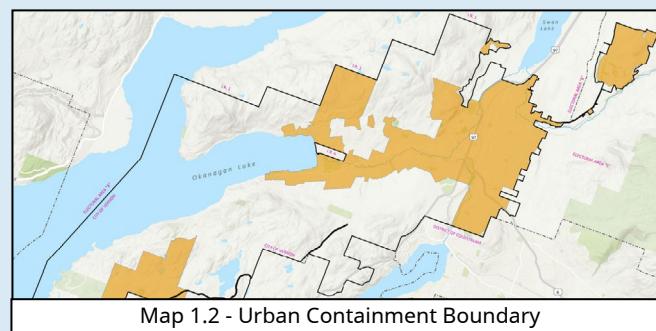
No. Since the proposal is outside the Urban Containment Boundary and for less than three residential units, a riparian dedication (Policy 4.4.1.1) **would not apply**.

Additionally, since no trails intersect with the property, a trail dedication (Policy 4.4.2.2) **would not apply**.

4.4.1.1. Within the **Urban Containment Boundary**, require a 15 m to 30 m wide dedication of **riparian areas** along Okanagan Lake, Vernon Creek, and BX Creek, measured from the high water mark or top of bank as determined by a Qualified Environmental Professional, at the time of application for the development of three or more residential units per site, or an application for a change in land use.

4.4.1.2. Where a trail is identified on Map 4.4., require an up-to-10 m wide dedication at time of development, to facilitate trails situated outside riparian and **environmentally sensitive areas**.

The following scenarios demonstrate how these policies will be put into practice while supporting housing and development in the community.



SCENARIO 2: ADDITION TO HOUSE

Question

I want to add a suite to my house that fronts Vernon Creek, resulting in two residential units on the property.

I have checked OCP Maps 1.2 and 4.4, and my property is **inside** the Urban Containment Boundary and **intersects** with a trail. Do I need to make a dedication?

Answer

No. Since the property will have two residential units, which is less than the three units threshold, a riparian dedication (Policy 4.4.1.1) **would not** apply.

Additionally, since you are only looking to modify an existing dwelling, a trail dedication (Policy 4.4.1.2) **would not** apply.

SCENARIO 3: NEW TOWNHOUSE

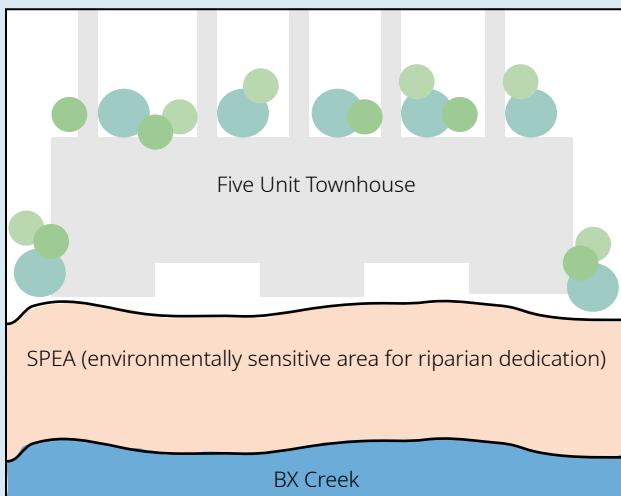
Question

I want to develop a new five unit townhouse on my property along BX Creek. I have checked OCP Maps 1.2 and 4.4, and my property is located **inside** the Urban Containment Boundary but **does not intersect** with any trails. Do I need to make a dedication?

Answer

Yes. Since you are proposing to develop more than three residential units, a riparian dedication (Policy 4.4.1.1) **would** apply. However, since no proposed trails intersect with the property, a trail dedication (Policy 4.4.2.2) **would not** apply.

Staff will work with you and your Qualified Environmental Professional to determine the appropriate dedication.



Sample Site Plan: Riparian Dedication Only

SCENARIO 4: NEW APARTMENT

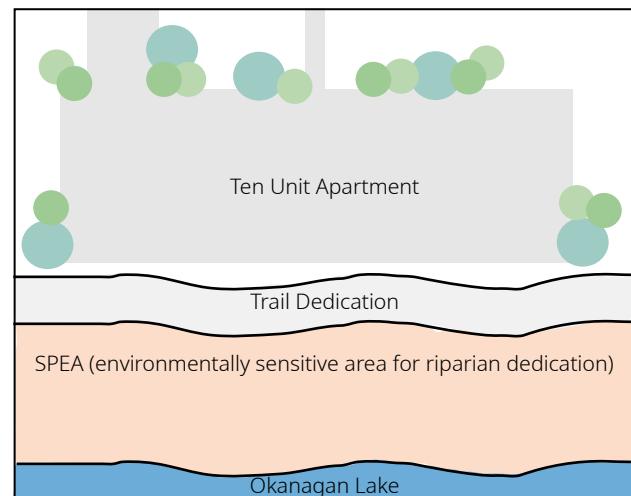
Question

I want to develop a new ten unit apartment building on my property beside Okanagan Lake. I have checked OCP Maps 1.2 and 4.4, and my property is located **inside** the Urban Containment Boundary and **intersects** with a trail. Do I need to make a dedication?

Answer

Yes. Since you are proposing to develop more than three residential units, a riparian dedication (Policy 4.4.1.1) **would** apply. Further, since a proposed trail intersects with the property, a trail dedication (Policy 4.4.2.2) **would** also apply.

Staff will work with you and your Qualified Environmental Professional to determine the appropriate dedication.



Sample Site Plan: Riparian and Trail Dedication