

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: February 7, 2019

RE: Official Community Plan (OCP) & Zoning Bylaw Amendments – Electoral Area “D-2”
Okanagan Falls Town Centre Plan Implementation

Administrative Recommendation:

THAT Bylaw No. 2455.39, 2018, Electoral Area “D” Zoning Amendment Bylaw be adopted.

Purpose:

The proposed amendments to the Electoral Area “D” Official Community Plan (OCP) Bylaw and Zoning Bylaw are related to the on-going implementation of the Okanagan Falls Town Centre Plan (2017).

Background:

On September 7, 2018, the Regional District sent letters to all registered property owners of land proposed to be included in the new OFTC Zone (approximately 135 owners) advising of the proposed changes.

At its meeting of September 11, 2018, Amendment Bylaw No. 2455.39, 2018, was considered by the Electoral Area “D” Advisory Planning Commission (APC), who resolved to recommend to the RDOS Board that it be supported.

On September 25, 2018, a public information meeting was held for property owners of land proposed to be included in the new OFTC Zone was attended by approximately seven (7) persons.

At its meeting of October 18, 2018, the Regional District Board resolved to approve first and second reading of the amendment bylaws and directed that a public hearing occur at the Board meeting of December 6, 2018.

On November 20, 2018, a public information meeting was held for residents and was attended by approximately 15 persons.

A public hearing was held on December 6, 2018, and was not attended by any members of the public.

At its meeting of December 6, 2018, the Regional District Board approved third reading, as amended, of the amendment bylaw.

Approval from the Ministry of Transportation and Infrastructure (MoTI), as the proposed amendments will affect lands situated within 800 metres of a controlled area, was obtained on December 14, 2018.

At its meeting of December 20, 2018, the Board resolved to postpone consideration of Amendment Bylaw 2455.39 “to the February 7, 2019, Board Meeting to allow for further review.”

Alternative:


THAT first, second and third reading of the Electoral Area "D" Zoning Amendment Bylaw No. 2455.39, 2018, be rescinded and the bylaws abandoned.

Respectfully submitted:



C. Garrish, Planning Supervisor

Endorsed by



B. Dollevoet, G.M. of Development Services