

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: J. Zaffino, Chief Administrative Officer
DATE: August 15, 2024
RE: Official Community Plan (OCP) & Zoning Bylaw Amendments (X2024.013-ZONE)

Administrative Recommendation:

THAT the Official Community Plan Amendment Bylaw No. 3089, 2024, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.45, 2024, be initiated.

Purpose:

The purpose of this report is to provide options in relation to a number of amendments being proposed to the Electoral Area “A”, “D” & “F” Official Community Plan (OCP) Bylaws and the Okanagan Valley Zoning Bylaw No. 2800, 2022.

Background:

Through day-to-day use of the Regional District’s OCP and Zoning Bylaws, Administration has identified a number of possible amendments related to mapping, typographical or other issues.

Analysis:

Mapping:

In preparing mapping updates in support of Small-Scale Multi-Unit Housing (SSMUH) Implementation, a number of mapping issues were identified in Electoral Area “D” wherein some privately held lands were designated and zoned for park purposes, while some Crown land was designated and zoned for residential purposes.

Similarly, two parcels in Electoral Area “E” and one parcel in Electoral Area “A” that have previously been acquired by the Regional District for park purposes were identified as retaining rural-residential (SH) zoning.

In response, it is being proposed to apply a PR Zone to the Crown and RDOS park lands, and to remove the PR Zone from privately held lands. With regard to the park land in Electoral Area “A”, it is further being proposed to remove this land from the Environmentally Sensitive Development Permit (ESDP) Area designation.

Separately, recent boundary adjustment proposals by the Town of Osoyoos have been approved by the province, resulting in seven (7) parcels being removed from Electoral Area “A”. In response, it is being proposed to update all applicable OCP and Zoning Bylaw map schedules to reflect Osoyoos’ new municipal boundaries.

In Electoral Area “F”, the provincial government recently announced the acquisition of approximately 11 ha of land to be added to the Okanagan Provincial Park campground near Greata Ranch. This land is currently split-zoned tourist commercial (CT2s) and rural-residential (SH4) and it is being proposed

to replace these zones with the same PR Zone that currently applies to the provincial campground. While local government zoning cannot regulate provincial uses of Crown land, Administration considers it good practice to apply zoning that reflects the intended use of Crown land.

Typographical:

A typographical error in the Electoral Area “A” OCP Bylaw, wherein references to a Wildfire Interface Development Permit Area designation retained in the bylaw, despite the Board resolving not to pursue such a designation in 2022. To address this, it is proposed to deleted all such references to a wildfire DP area.

Strata Subdivisions:

Finally, it is proposed to clarify that parcel size and dimension rules in the Okanagan Valley Zoning Bylaw do not apply to designated access routes in a bare land strata plan.

Alternative:

Conversely, the option to pursue only some of the proposed amendments outlined above, or none of the proposed amendments is available to the Board.

Next Steps:

Should the Board support some or all of the proposed amendments, Administration will commence public engagement in the form of external agency referrals and notification in accordance with the Regional District’s Public Notice Bylaw and Development Procedures Bylaw.

Alternatives:

1. THAT the Official Community Plan Amendment Bylaw No. 3089, 2024, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.45, 2024, not be initiated.

Respectfully submitted:

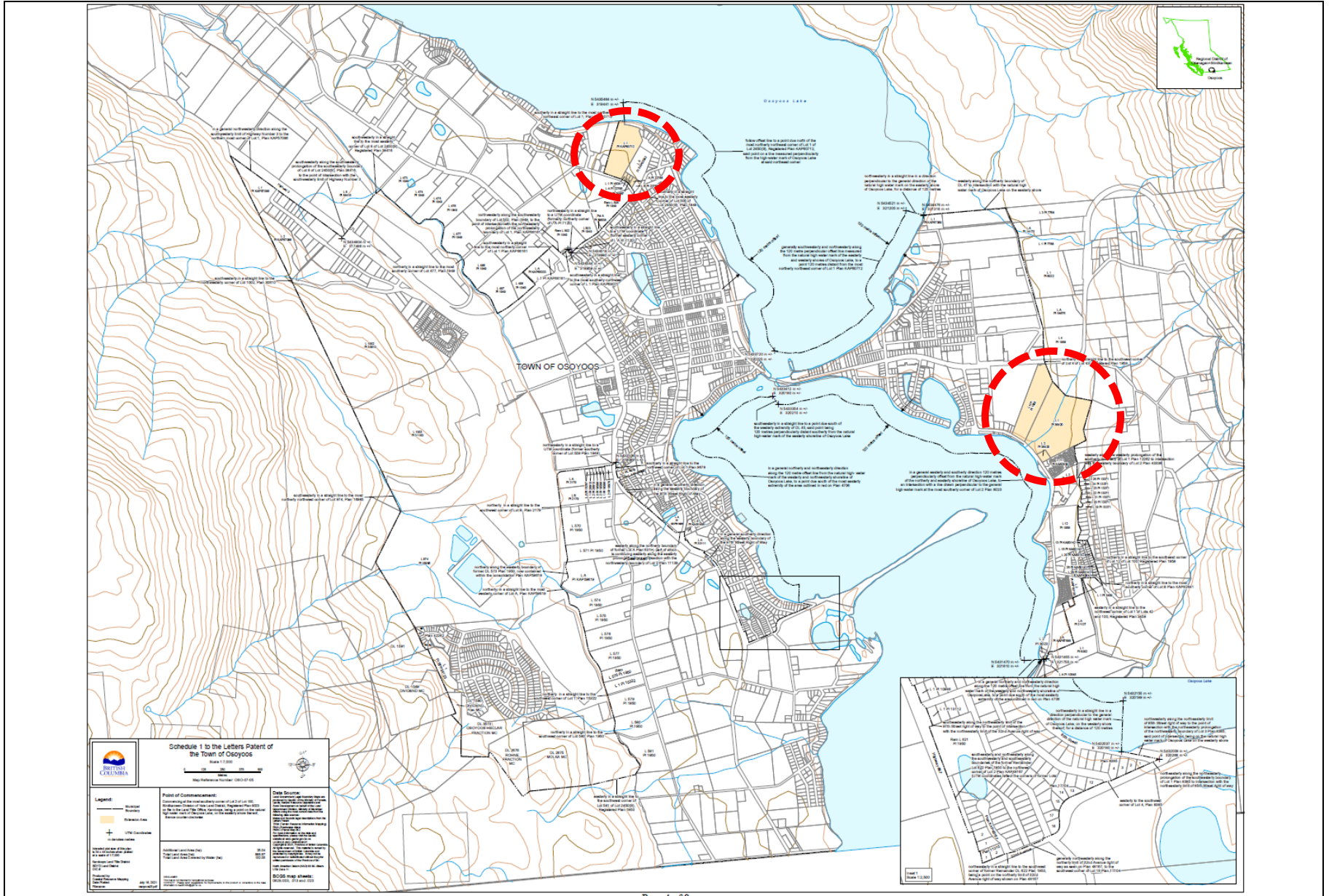


C. Garrish, Senior Manager of Planning

Attachments: No. 1 – Town of Osoyoos Boundary Expansion (2021)

No. 2 – Town of Osoyoos Boundary Expansion (2024)

Attachment No. 1 – Town of Osoyoos Boundary Expansion (2021)



Attachment No. 2 – Town of Osoyoos Boundary Expansion (2024)

