

# ADMINISTRATIVE REPORT



**TO:** Board of Directors

**FROM:** J. Zaffino, Chief Administrative Officer

**DATE:** March 6, 2025

**RE:** Official Community Plan (OCP) & Zoning Bylaw Amendments (X2024.013-ZONE)

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## Administrative Recommendation:

**THAT the Official Community Plan Amendment Bylaw No. 3089, 2025, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.45, 2025, be read a third time.**

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## Proposal:

That the Electoral Area “A”, “D” & “F” Official Community Plan (OCP) Bylaws and the Okanagan Valley Zoning Bylaw No. 2800, 2022, be amended in order to address a number of mapping, typographical or other issues identified through day-to-day use of the bylaws.

## Background:

At its meeting of October 3, 2024, the Planning and Development Committee of the Regional District Board considered the draft bylaws and moved to initiate the proposed amendments.

At its meeting of February 20, 2025, the Board resolved to approve first and second reading of the amendment bylaws and scheduled a public hearing ahead of its meeting of March 6, 2025.

Approval from the Ministry of Transportation and Transit (MoTT) is required prior to adoption as the proposed amendments involve lands within 800 metres of a controlled access highway (i.e. Highway 97/3).

## Analysis:

The following amendments are being proposed in relation to the applicable OCP Bylaws and Okanagan Valley Zoning Bylaw:

- applying a PR Zone to Crown land and RDOS park lands in Electoral Areas “A”, “D” & “E”;
- removing the PR Zone from privately held lands in Electoral Area “D”;
- removing an Environmentally Sensitive Development Permit (ESDP) Area designation from RDOS park land in Electoral Area “A”;
- removing ten (10) parcels from Electoral Area “A” that were recently incorporated within the municipal boundaries of the Town of Osoyoos;
- replacing the tourist commercial (CT2s) and rural-residential (SH4) zoning with a PR Zone on an approximately 11 ha area of land to be added to the Okanagan Provincial Park campground;
- replacing the CT2s Zone that applies to a remnant 560 m<sup>2</sup> parcel adjacent Okanagan Provincial Park campground, and that was not acquired by the province, with an RS2 Zone;

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- deleting all references in the Electoral Area “A” OCP Bylaw to a Wildfire Development Permit Area designation that was abandoned by the Board during the drafting of the OC in 2022; and
  - introducing a new regulation to clarify that minimum parcel size and dimension rules 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.

**Financial Implications:**

Financial implications have been considered and none were found.

**Communication Strategy:**

The proposed bylaw amendment(s) have been notified in accordance with the requirements of the *Local Government Act* as well as the Regional District’s Development Procedures Bylaw No. 2500, 2011.

**Alternatives:**

1. THAT first and second readings of Official Community Plan Amendment Bylaw No. 3089, 2025, and Okanagan Valley Zoning Amendment Bylaw No. 2800.45 be rescinded and the bylaws abandoned.

**Respectfully submitted:**

*Ben Kent*

Ben Kent,  
Planner II

**Endorsed By:**



C. Garrish  
Senior Manager of Planning

**Endorsed By:**

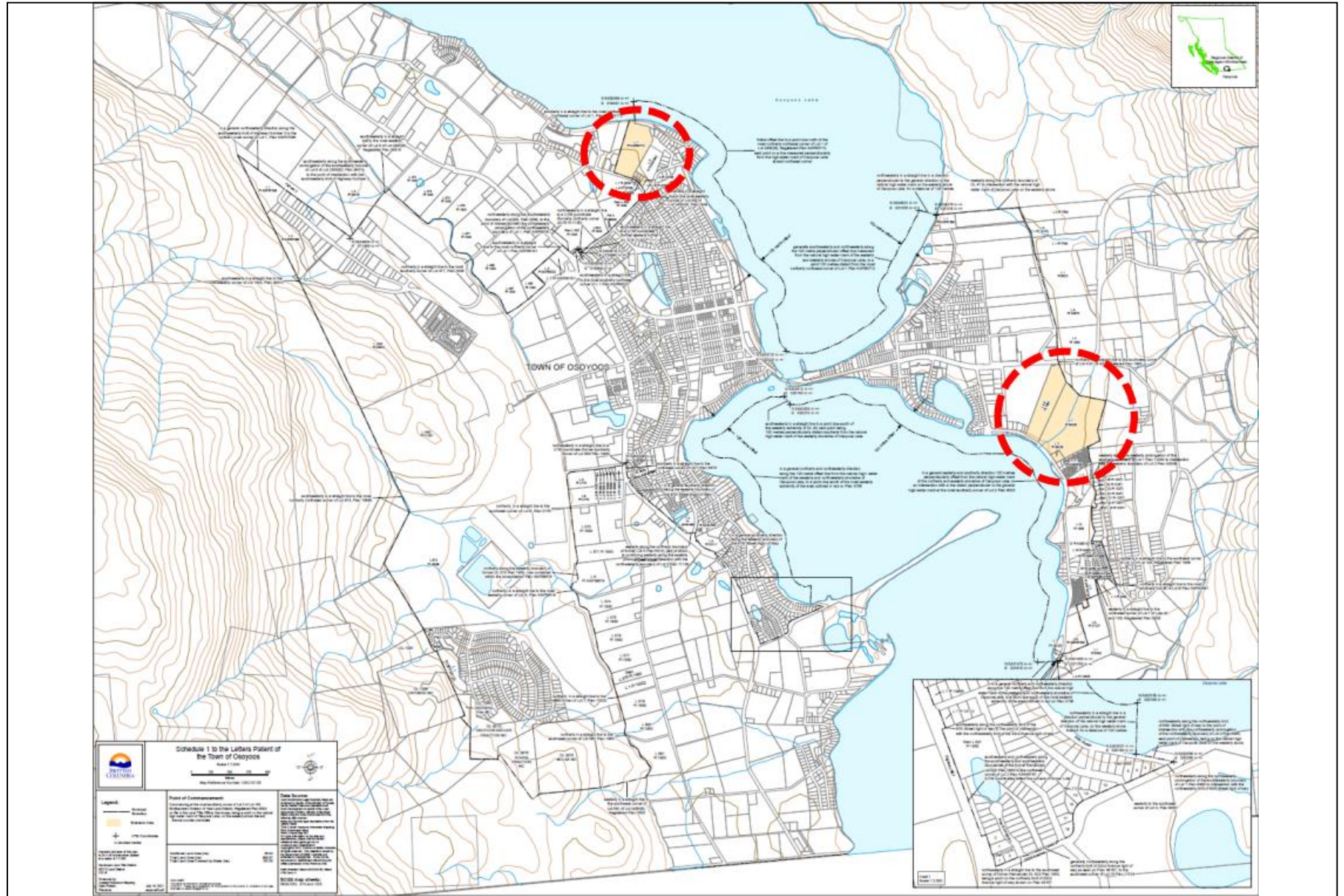


A. Fillion  
Managing Director, Dev. & Infrastructure

**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)

