

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: April 5, 2018

RE: Official Community Plan & Zoning Bylaw Amendments – Electoral Areas “D-2”
Large Holdings Three (LH3) Zone Review

Administrative Recommendation:

THAT Bylaw No. 2603.12, 2018, Electoral Area “D-2” Official Community Plan Amendment Bylaw, be read a third time and adopted.

AND THAT Bylaw No. 2603.13, 2018, Electoral Area “D-2” Official Community Plan Amendment Bylaw and Bylaw No. 2455.30, 2018, Electoral Area “D-2” Zoning Amendment Bylaw be read a third time.

Purpose:

The proposed amendment bylaws seek to amend the Electoral Area “D-2” Official Community Plan and Zoning Bylaws in order to generally consolidate the Large Holdings Three (LH3) Zone with the Resource Area (RA) Zone, however, there are instances where other zonings such as Large Holdings One (LH1), Large Holdings Two (LH2) and Small Holdings Three (SH3) are being proposed. This amendment relates to the work being undertaken on the preparation of a single Okanagan Valley Electoral Area Zoning Bylaw.

Background:

At its meeting of November 16, 2017, the Planning and Development (P&D) Committee of the Board resolved that staff initiate the Electoral Area “D-2” Large Holdings Update Official Community Plan Amendment Bylaw No. 2603.12 and Zoning Amendment Bylaw No. 2455.30.

On January 18, 2018, the Regional District sent letters to all registered property owners with land zoned LH3 advising of the proposed changes to the land use bylaws and seeking feedback.

At its meeting of March 15, 2018, the Regional District Board resolved to approve first and second reading of the amendment bylaw and directed that a public hearing occur on April 5, 2018, at the Regional District office in Penticton.

All comments received through the public process have been compiled and included as a separate item on the Board Agenda.

Approval from the Ministry of Transportation and Infrastructure (MoTI) is required as the proposed amendments will affect lands situated within 800 metres of a controlled area.

Analysis:

In light of the substantial similarities that exist between the LH3 and RA Zones in Electoral Area “D-2” as well as the similar objectives and policy statements that seek to keep such lands in a generally

“undeveloped” state, Administration is recommending that the LH3 Zone be consolidated into the RA Zone.

To facilitate this, Administration is proposing to re-draft the Large Holdings section of the OCP Bylaw to be consistent with the other Okanagan Electoral Areas.

It is noted that, due to the origins of the Large Holdings designation/zone in the “Openland and Farmland” designation (1982) — which appears to have been a “catchall” type of zoning — amending the zoning of a number of properties to RA would not be appropriate.

For example, there are a number of LH3 zoned properties significantly less than 1.0 ha in area, including within the Okanagan Falls townsite, which would be more appropriately zoned either Residential Single Family One (RS1) or Small Holdings Three (SH3). A number of other properties would also be more appropriately zoned Small Holdings Four (SH4), Large Holdings One (LH1), Large Holdings Two (LH2) or Parks and Recreation (PR).

In addition, The Nature’s Trust of British Columbia (TNTBC) also has extensive land holdings within the Electoral Area, some of which is currently zoned Conservation Area (CA), LH3 and Comprehensive Development (CD).

To bring consistency to the designation and zoning of these TNTBC parcels, Administration is proposing the introduction of a Conservation Area Site Specific (CAs) Zone with the site specific allowing “agriculture” as a permitted use in recognition that some of these lands are in the Agricultural Land Reserve (ALR) and are leased by TNTBC for farm purposes.

Alternatives:

1. THAT the Board of Directors defer consideration of third reading of Amendment Bylaw No. 2603.12, 2018, Electoral Area “D-2” Official Community Plan Amendment Bylaw and Bylaw No. 2455.30, 2018, Electoral Area “D-2” Zoning Amendment Bylaw; OR
2. THAT the Board of Directors rescind first and second reading of Amendment Bylaw No. 2603.12, 2018, Electoral Area “D-2” Official Community Plan Amendment Bylaw and Bylaw No. 2455.30, 2018, Electoral Area “D-2” Zoning Amendment Bylaw and abandon the bylaws.

Respectfully submitted:



C. Garrish, Planning Supervisor

Endorsed by:



B. Dollevoet, Dev. Services Manager