

Official Community Plan Amendments

“Form & Character” Exemptions Planning & Development Committee

June 5, 2025

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Purpose:

- to provide an exemption for the temporary placement of metal storage containers in the Okanagan Falls Town Centre and Naramata Village Centre development permit area designations.
- Affected Bylaws:
 - Electoral Area “D”, and “E” OCP Bylaws

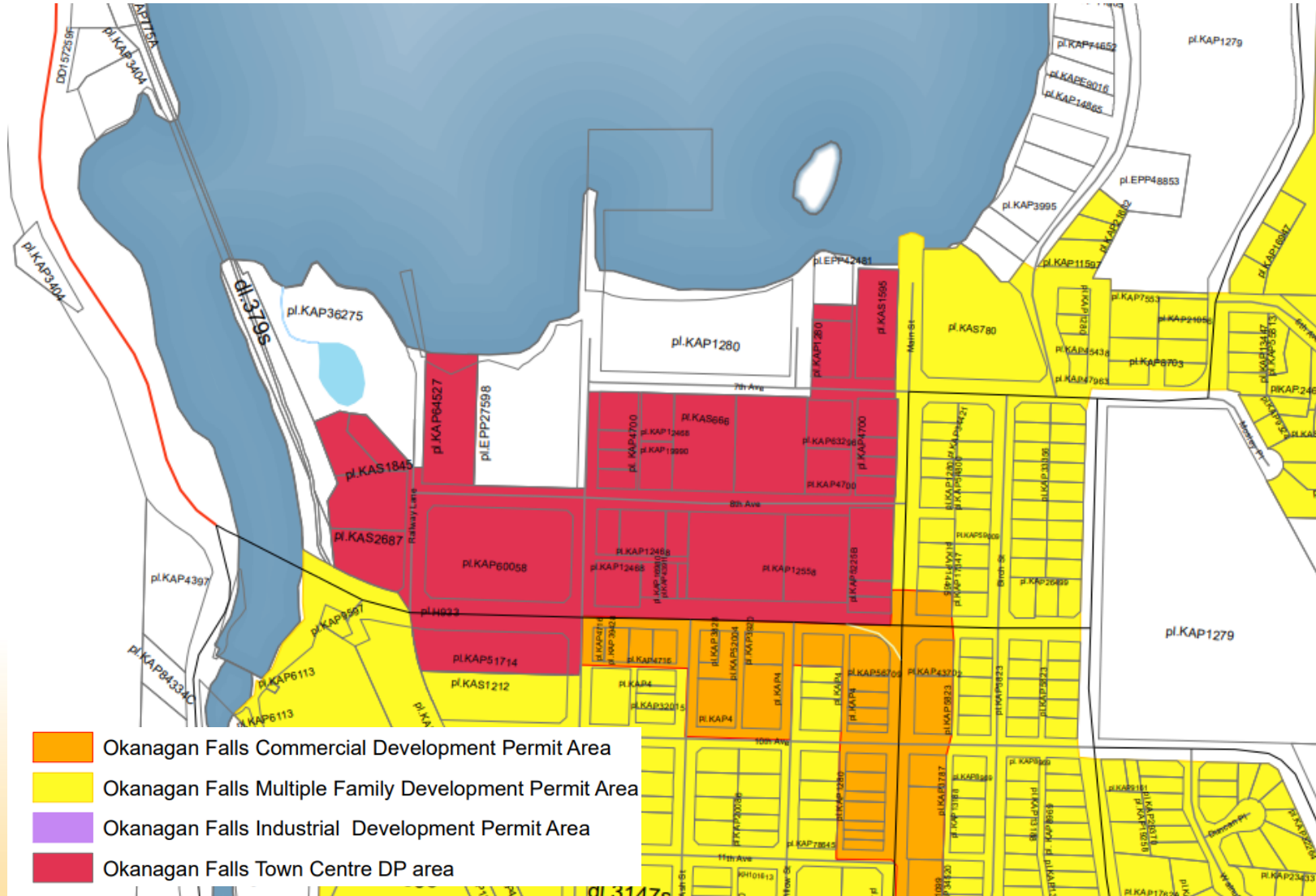
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Local Government Act:

- an official community plan (OCP) may designate a development permit area for a number of specified purposes, including:
 - the “establishment of objectives for the form and character of commercial, industrial or multi-family residential development”.

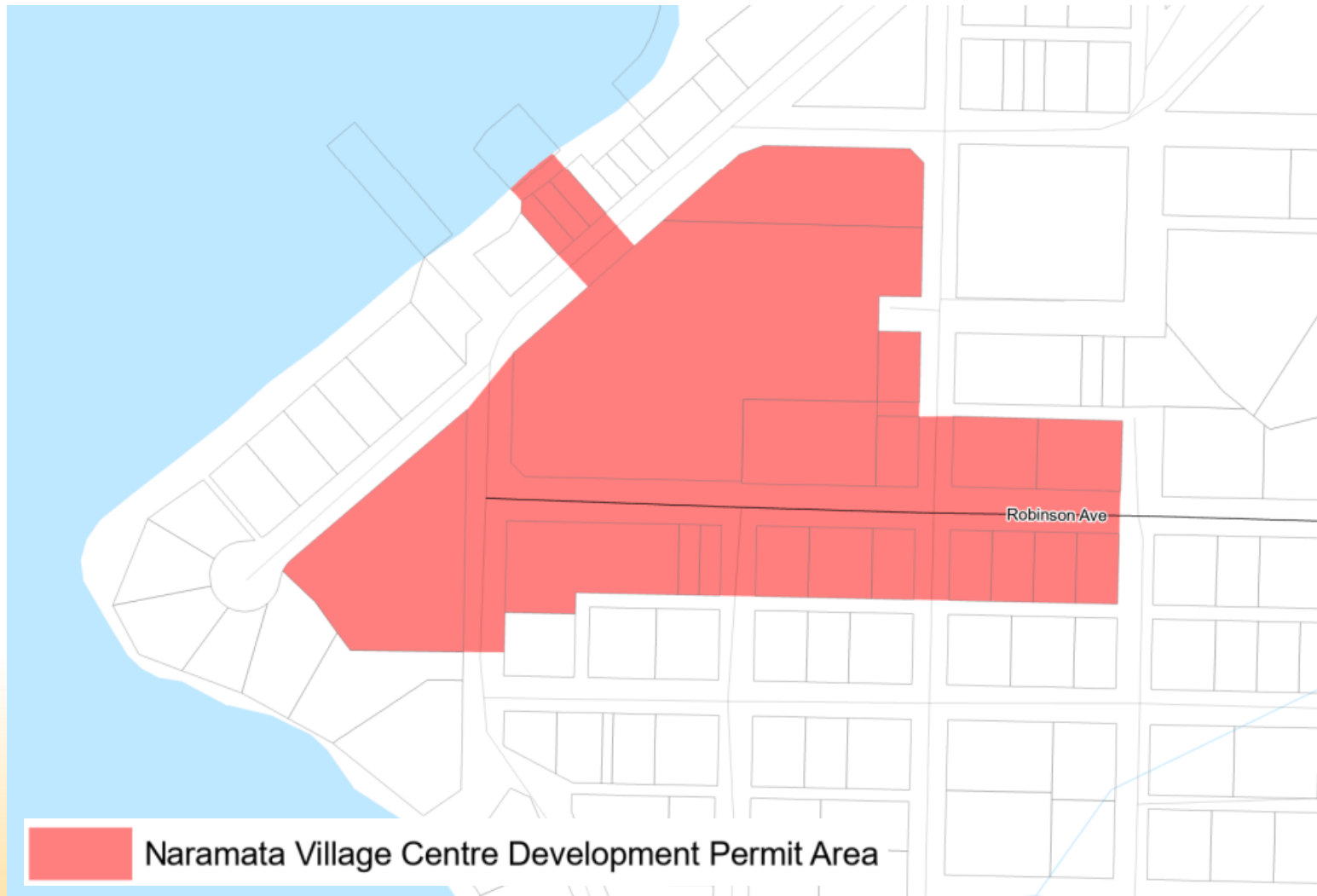


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**Okanagan Falls
Town Centre
Development
Permit Area**

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**Naramata Village
Centre Development
Permit Area**

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Purpose:

- “form and character” DP Areas recognise that buildings can have a significant impact on the overall image of a community, the pedestrian experience, and on the adjacent residential areas.
- Accordingly, the objective of these DP Areas is generally to create an environment of mixed land uses of high-quality design, which will contribute to the creation of a cohesive, identifiable, accessible town centre with a strong pedestrian orientation.

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Issue:

- Zoning Bylaw does not restrict the placement of metal storage containers in the Okanagan Falls Town Centre (OFTC) or Naramata Village Centre (NVC) zones.
 - must be in accordance with zoning regulations, such as parcel line setbacks, parcel coverage and building height.
- No similar provision exists in relation to the *temporary* placement of metal storage containers in the corresponding “Form & Character” development permit areas.

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Considerations:

- The temporary use of metal storage containers can support pop-up shops, seasonal markets, or small-scale entrepreneurial ventures.
- Exempting temporarily placed containers from formal development permit requirements can support creative short-term economic activity that adds vitality and diversity to the commercial areas of Okanagan Falls and Naramata.
- An exemption would also remove a regulatory burden.

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Considerations:

- a typical metal storage container is prefabricated, industrial in appearance, and difficult to modify extensively without significant cost.
- Requiring a metal storage container to meet the detailed design guidelines typical associated with a “form and character” DP Area (e.g., façade articulation, roof forms, materials, pedestrian experience) may be unrealistic.

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Options:

1. Direct staff to initiate the proposed amendments:
the placement of a metal storage container for a temporary period not exceeding 24 months [is exempt] where:
 - i) *the metal storage container is installed on a temporary foundation; and*
 - ii) *no variance(s) to a zoning regulation is required.*
1. Direct staff to initiate the following amendments: *TBD*
2. Do not initiate the proposed amendments.

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Questions?