

## ADMINISTRATIVE REPORT



**TO:** Board of Directors

**FROM:** B. Newell, Chief Administrative Officer

**DATE:** April 7, 2022

**RE:** Okanagan Valley Zoning Bylaw No. 2800 – Electoral Areas “A”, “C”, “D”, “E”, “F” & “I” (X2021.013-ZONE)

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### **Administrative Recommendation:**

**THAT Bylaw No. 2954, 2022, a bylaw to amend Official Community Plans; and,**

**THAT Bylaw No. 2800, 2022, a bylaw to consolidate Okanagan Valley Zoning; and,**

**THAT Bylaw No. 2507.15, 2022, a bylaw to amend the Bylaw Notice Enforcement Bylaw;**

**be read a third time.**

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### **Purpose:**

The Okanagan Valley Zoning Bylaw No. 2800 represents the culmination of a multi-year project to review, update and consolidate the zoning bylaws for Electoral Areas “A”, “C”, “D”, “E”, “F” and “I”.

In support of the new zoning bylaw, a series of amendments are being proposed to the Okanagan Valley electoral area official community plans (OCP) bylaws to address text references within the bylaws, or supporting mapping amendments.

The proposed amendments to the Bylaw Notice Enforcement Bylaw No. 2507, 2010, are intended to ensure that this bylaw accurately reflects the new section numbers in Zoning Bylaw No. 2800.

### **Background:**

On March 1, 2022, an electronic Public Information Meeting (PIM) was held via the Webex platform and was attended by approximately eight (8) members of the public.

At its meeting of March 17, 2022, the Regional District Board resolved to approve first and second reading of the Okanagan Valley Zoning Bylaw No. 2800, 2022, and OCP amendment bylaw and scheduled a public hearing ahead of its meeting of April 7, 2022.

On April 7, 2022, an electronic public hearing is scheduled to held via the Webex platform and prior to the Board’s regular meeting.

All comments received to date in relation to this application are included in the Board Agenda.

Approval from the Ministry of Transportation and Infrastructure (MoTI) is required prior to adoption as Zoning Bylaw No. 2800 involves lands within 800 metres of a controlled access highway (i.e. Highways 97 & 3).

### **Analysis:**

The benefits of a single zoning bylaw for the Okanagan electoral areas is seen to be multitude and include, amongst other things, reduced inefficiencies, duplication and overlap between electoral areas.

This has included the rationalization and reduction in total number of definitions, regulations and zones applied to the Electoral Areas, which will improve ease of use of the zoning bylaw by the public as well as staff, particularly where a property owner or contractor is holding or developing land in multiple electoral areas.

The introduction of a new zoning bylaw is an opportune time to address internal inconsistencies and conflicts that may have arisen within a bylaw following its initial adoption and can result from the adoption of multiple amendments over a long period time.

It is for these reasons that Administration is very supportive of the Okanagan Valley Zoning Bylaw No. 2800, and recommends in favour of the bylaws.

**Alternatives:**

1. THAT third reading of Official Community Plan Amendment Bylaw No. 2954, 2022, Okanagan Valley Zoning Bylaw No. 2800, 2022, and Bylaw Notice Enforcement Amendment Bylaw No. 2507.15, 2022, be deferred, pending the following:
  - a) *TBD*
2. THAT first and second readings of Official Community Plan Amendment Bylaw No. 2954, 2022, Okanagan Valley Zoning Bylaw No. 2800, 2022, and Bylaw Notice Enforcement Amendment Bylaw No. 2507.15, 2022, be rescinded and the bylaws abandoned.

**Respectfully submitted:**



C. Garrish, Planning Manager