

Costs

Applications:

Fee for a Zoning or OCP amendment is **\$1000**

Fee for Zoning and OCP amendment is **\$1500**

Title Search is **\$25**

Documentation needed from Title varies from \$20 to \$100 per document.

Additional costs:

May include required studies or reports as part of the proposal evaluation process. These could include engineering, surveying, architecture, environmental, hydrological, etc. The costs could range anywhere from **\$1000 to \$100,000+**.

If an Open House is required, it will be at the applicant's expense.

An applicant may also choose to hire a planning consultant to assist with facilitating the rezoning process.

All costs associated with a Subdivision are separate. All subdivision applications are to be submitted and paid to Ministry of Transportation and Infrastructure (MOTI). The RDOS receives application referrals from MOTI and will require additional charges for review and per lots created.



For further information please contact
RDOS Development Services

The contents of this brochure may be subject to changes at any time. Please contact the RDOS to confirm any requirements and costs.

For more information and to find mapping, Zoning Bylaws and Official Community Plans, check out the RDOS website

<http://www.rdos.bc.ca>

Regional District of Okanagan-Similkameen

101 Martin Street

Penticton, BC V2A 5J9

T: 250.492.0237 F: 250.492.0063

TF (BC/AB): 1.877.610.3737

E: info@rdos.bc.ca

www.rdos.bc.ca

Development Services

Rezoning Process



A guide to:

- Explain the Rezoning Process
- Provide timelines and costs



Start

Pre Application Meeting

Recommend discussing your proposal with staff. This is particularly important if you are at the 'idea' stage. There may be options to make it easier or constraints that may make the proposal more complicated.

Complete Application Submitted

Only complete applications will be accepted. A complete application will include:


- **Proof of Site Notification must be submitted**
- A recent Certificate of Title and all supporting documentation
- A proposal summary and rationale
- Site Plan and any other information to support your application

A complete list of application requirements can be found in Development Procedures Bylaw No. 2500, 2011:

http://www.rdosmaps.bc.ca/min_bylaws/bylaws/planning/consolidated/2500.pdf

Staff assessment and reports

Staff will evaluate the proposal and discuss with the applicant. Technical reports with planning recommendations are forwarded to the APC, and to the Board for each Reading.



Referrals

The application is referred to all applicable departments, government ministries and agencies, including the Advisory Planning Commission (APC).

Public Information Meeting

A meeting is normally held prior to the APC meeting to allow neighbours to understand what is being proposed.


Advisory Planning Commission (APC)

Applicants will be invited to attend the APC meeting. The APC is an appointed commission with local area residents as volunteer members and provide a recommendation to the Board.

A bylaw must receive four readings to be adopted.

1st and 2nd reading

The Regional Board gives consideration of 1st and 2nd reading. At 1st reading the Board may:

- Not approve the bylaw
 - Defer and request more information
 - Give 1st and 2nd reading to the bylaw and allow application to proceed to a Public Hearing
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Public Hearing

A public hearing is held after 2nd reading which provides an opportunity for the public and the applicant to present comments to the Board. The public hearing report summarizes the received comments. *No further information is allowed after the close of a public hearing.*

3rd reading

Regional Board considers a 3rd reading of the bylaw. At this time the Board may:

- Not approve the bylaw
- Give 3rd reading to the bylaw.

Ministry of Transportation and Infrastructure (MOTI) approval is required a zoning bylaw if it is within 800 m of a controlled Highway access.

Adopt

4th Reading is the final step, granting 4th reading means the bylaw is officially changed.



Finish

Application —APC Meeting: ~ 60 days

APC—1st/2nd: ~ 14 days

1st / 2nd—Public Hearing: ~ 30 days

Public Hearing—3rd: ~30 days

3rd—adopt: 14 days