

## ADMINISTRATIVE REPORT



**TO:** Board of Directors

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

**DATE:** July 22, 2021

**RE:** OCP & Zoning Bylaw Amendments – Okanagan Falls Commercial Zone Review  
(Okanagan Falls Town Centre Plan – Phase 3)

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### **Administrative Recommendation:**

**THAT Bylaw No. 2603.15, 2021, a bylaw to amend the Electoral Area D Official Community Plan land use map and “Form and Character Permit Areas” map to implement the Okanagan Falls Town Centre Plan – Phase 3, be adopted;**

**AND THAT Bylaw 2455.38, 2021, a bylaw to amend the Electoral Area D Zoning Bylaw be adopted.**

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### **Proposal:**

The amendment bylaws are proposing to update the Okanagan Falls Commercial Transition zone as part of the final phase of implementing the Okanagan Falls Town Centre Plan as well as on-going work related to the preparation of a single zoning bylaw for the Okanagan Electoral Areas.

### **Background:**

At its meeting of June 3, 2021, the Regional District Board resolved to approve first and second reading of the amendment bylaws and scheduled a public hearing ahead of its meeting of July 8, 2021.

A Public Hearing was subsequently held on July 8, 2021, where approximately one (1) member of the public attended, followed by Board approval of third reading of the amendment bylaw.

At its meeting of July 8, 2021, the Regional District Board resolved to approved third reading of the amendment bylaw.

Approval from the Ministry of Transportation and Infrastructure (MoTI), due to the amendment applying to land within 800 metres of a controlled area, was obtained on July 13, 2021.

### **Alternatives:**

1. THAT third reading of Official Community Plan (OCP) Amendment Bylaw No. 2603.15, 2021, and Zoning Amendment Bylaw 2455.38, 2021, be deferred;
2. THAT first and second reading of Official Community Plan (OCP) Amendment Bylaw No. 2603.15, 2021 and Zoning Amendment Bylaw No. 2455.38, 2021 be rescinded and the bylaws abandoned.

### **Respectfully submitted:**

A handwritten signature in blue ink, appearing to read "C. Garrish", is written over a horizontal line.

C. Garrish, Planning Manager

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