

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: December 17, 2020

RE: Official Community Plan (OCP) & Zoning Bylaw Amendments – Electoral Area “D” Residential Zone Update – Comprehensive Development (CD) Zones (Phase 3)

Administrative Recommendation:

THAT Bylaw No. 2603.20, 2020, Electoral Area “D” Official Community Plan Amendment Bylaw and Bylaw No. 2455.42, 2020, Electoral Area “D” Zoning Amendment Bylaw be read a third time.

Proposed Development:

It is being proposed that the Regional District Board initiate an amendment to the Electoral Area “D” Official Community Plan (OCP) Bylaw and Zoning Bylaw in order to update the Comprehensive Development (CD) Zone as part of on-going work related to the preparation of a single zoning bylaw for the South Okanagan Valley Electoral Areas.

Background:

At its meeting of November 19, 2020, 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 December 17.

Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required prior to adoption as the proposed amendments involve lands beyond 800 metres of a controlled access highway (i.e. Highway 97/3).

All comments received to date in relation to this application are included as a separate item on the Board Agenda.

Previous Phases of the Residential Zone Review have included the OCP Policies and RM1 Zone Review (Phase 1) that was adopted by the Board on February 6, 2020, and the Duplex Zone Review (Phase 2) adopted by the Board on June 4, 2020.

Analysis:

The amendments contained within the amendment bylaws will update the comprehensive development (CD) zones found in Electoral Area “D” and make it consistent with the approach applied in the other Electoral Areas.

Specifically, it is being proposed to have CD Zone(s) in Electoral Area “D” be specific to individual parcels as opposed to using the CD Zone as a “blanket zone” that is applied to multiple parcels.

It is further being proposed to replace the CD Zone on properties that have subsequently been developed since the introduction of this zoning in 1998 with other zones that exist within the Zoning Bylaw.

For instance, it is being proposed that the “Big Horn Mountain Estates” neighbourhood be transitioned from the CD Zone to the RS2 Zone. Similarly, a number of parcels that have been developed to a rural-residential density on Eastside Road are being proposed for transition into various Small Holdings (SH) zones.

Following consultation with affected property owners, it is being proposed that three different properties retain a new version of a CD Zone in order to facilitate their intended development.

Alternatives:

1. THAT third reading of Bylaw No. 2603.20, 2020, Electoral Area “D” Official Community Plan Amendment Bylaw and Bylaw No. 2455.42, 2020, Electoral Area “D” Zoning Amendment Bylaw be deferred; or
2. THAT first and second readings of Bylaw No. 2603.20, 2020, Electoral Area “D” Official Community Plan Amendment Bylaw and Bylaw No. 2455.42, 2020, Electoral Area “D” Zoning Amendment Bylaw be rescinded and the bylaws abandoned.

Respectfully submitted:



C. Garrish, Planning Manager