

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: J. Zaffino, Chief Administrative Officer

DATE: July 3, 2025

RE: Official Community Plan (OCP) & Zoning Bylaw Amendments – Heritage Hills, Lakeshore Highlands, and Vintage Views, Electoral Area “D” (D2024.011-ZONE)

Administrative Recommendation:

THAT first and second readings of the Electoral Area “D” Official Community Plan Amendment Bylaw No. 2603.27, 2025, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.43, 2025, be rescinded and the bylaws abandoned.

Proposal:

The amendments to the land use bylaws are proposing to reduce permitted densities within the communities of Heritage Hills, Lakeshore Highlands and Vintage Views by prohibiting secondary suites and accessory dwellings and further requiring new dwellings with the Vintage Views sewer service area be connected to the sewer system.

Background:

At its meeting of May 8, 2025, 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 June 5, 2025.

A public hearing was subsequently held on June 5, 2025, where approximately 14 members of the public attended.

Following the public hearing, and during its Regular Meeting, the Regional District Board did not make a resolution in relation to consideration of 3rd reading and adoption; as such, the amendment bylaws remain at 2nd reading.

At its meeting of June 19, 2025, the Planning & Development Committee of the Board resolved that the amendment bylaws be brought forward for consideration of rescinding 1st and 2nd reading and abandonment.

Analysis:

In accordance with recent direction from the Board, Administration is recommending that first and second readings of the subject amendment bylaws be rescinded, and the bylaws be abandoned.

Should the Board choose to proceed with abandoning the bylaws, Administration notes that this would retain the existing zoning in the project area and no changes would be made to the OCP.

Despite this, Provincial Pollution Prevention Order No. 110871 would remain in place for those properties within the Vintage Views Wastewater System Service Area, prohibiting new connections to the system.

Financial Implications:

Financial implications have been considered and none were found.

Communication Strategy:

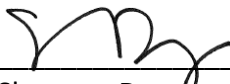
The proposed bylaw amendments have been notified in accordance with the requirements of the *Local Government Act* as well as the Regional District's Development Procedures Bylaw No. 2500, 2011.

Alternatives:

1. THAT Electoral Area "D" Official Community Plan Amendment Bylaw No. 2603.27, 2025, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.43, 2025, be read a third time and adopted.

Will a PowerPoint presentation be presented at the meeting? No

Respectfully submitted:



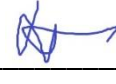
Shannon Duong
Planner II

Endorsed By:



C. Garrish
Senior Manager of Planning

Endorsed By:



A. Fillion
Managing Director, Dev. & Infrastructure

Attachments: No. 1 – Lakeshore Waterworks System & Vintage Views Wastewater System

Attachment No. 1 – Lakeshore Waterworks System & Vintage Views Wastewater System

