

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: April 20, 2023

RE: Okanagan Valley Zoning Bylaw No. 2800, 2022 – 12-month Review (X2023.001-ZONE)

Administrative Recommendation:

THAT Bylaw No. 2800.25, 2023, a bylaw to amend the Okanagan Valley Zoning Bylaw to address various textual issues, be read a third time.

Purpose:

The purpose of the proposed zoning amendment bylaw is to address various textual issues which have accumulated over the past year since the adoption of the Okanagan Valley Zoning Bylaw No. 2800, 2022.

Background:

At its meeting of April 21, 2022, the Regional District Board adopted the Okanagan Valley Zoning Bylaw No. 2800, 2022, which repealed and replaced the zoning bylaws for Electoral Areas “A”, “C”, “D”, “E”, “F” & “I”.

At its meeting of June 6, 2022, the Board adopted Amendment Bylaw No. 2800.01, 2022, which addressed a number of mapping errors that had been identified immediately following the adoption of the new Okanagan Valley Zoning Bylaw.

At its meeting of March 16, 2023, the Planning & Development (P&D) Committee of the Regional District Board resolved that “the Okanagan Valley Zoning Amendment Bylaw No. 2800.25 be initiated.”

At its meeting of April 6, 2023, the Regional District Board resolved to approve first and second reading of the amendment bylaw and scheduled a public hearing ahead of its meeting of April 20, 2023.

Referrals:

Approval from the Ministry of Transportation and Infrastructure (MoTI) is required prior to adoption as the proposed amendments involve lands within 800 metres of a controlled access highway (i.e. Highway 97 & 3).

Public Process:

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

Analysis:

Through the day-to-day use of the Okanagan Valley Zoning Bylaw since its adoption in April of 2022, Administration has identified a number of textual references that could be amended in order to:

- address typographical errors that occurred during the drafting of the bylaw;
- make clarifications to improve interpretation and understanding of a regulation; and
- introduce new regulations that would address unintended consequences from the transition to the current zoning bylaw.

An additional textual amendment was identified at the March 16, 2023, meeting of the Planning and Development (P&D) Committee, being an update to an outdated reference to Nipit Lake at Section 24.3.2 of the Zoning Bylaw. The draft zoning amendment bylaw has been updated to address this.

Administration considers the proposed amendments to be minor in nature and as *generally* not adversely affecting the permitted use and density.

Alternatives:

1. THAT first and second readings of the Okanagan Valley Zoning Amendment Bylaw No. 2800.25, 2023, be rescinded and the bylaws abandoned.

Respectfully submitted:



Shannon Duong, Planner II

Endorsed By:



C. Garrish, Planning Manager