

OCP and Zoning Bylaw Amendments

Planning & Development Committee

October 3, 2024

OCP and Zoning Bylaw Amendments

Purpose:

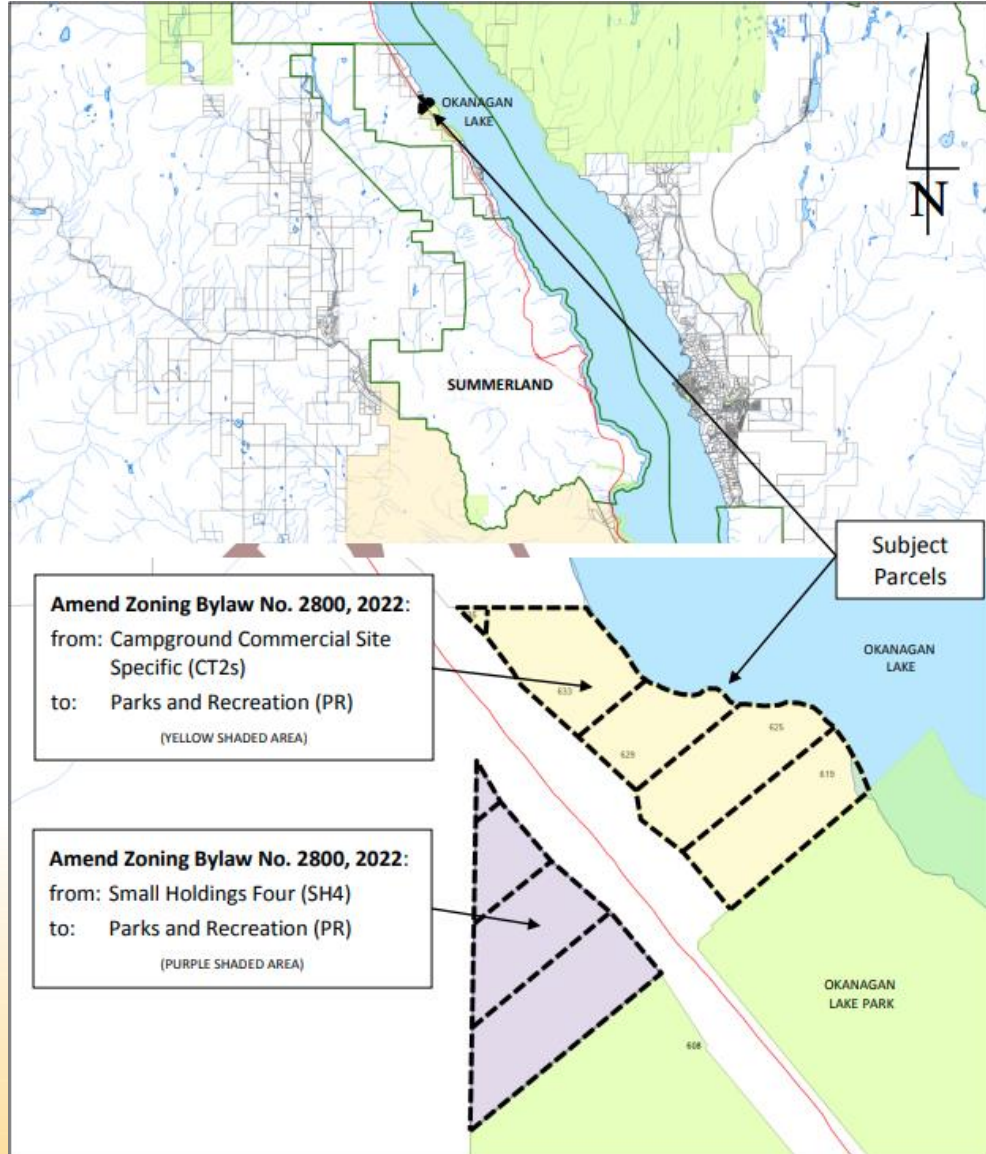
- Address miscellaneous typographical, mapping or other issues identified through day-to-day use of the Regional District's land use bylaws.
- Affected Bylaws:
 - Electoral Area "A", "D", and "F" OCP Bylaws
 - Okanagan Valley Zoning Bylaw No. 2800, 2022

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Mapping Issues Summary:

- In Area “A” and “E”, RDOS park land with rural holdings zoning.
- In Area “A” OCP, Town of Osoyoos municipal boundary does not reflect recent Provincial boundary adjustments.
- In Area “D”, Crown land with residential zoning and private land with park zoning.
- In Area “F”, properties acquired by Province to be added to Okanagan Provincial Park campground with tourist commercial/rural residential zoning.

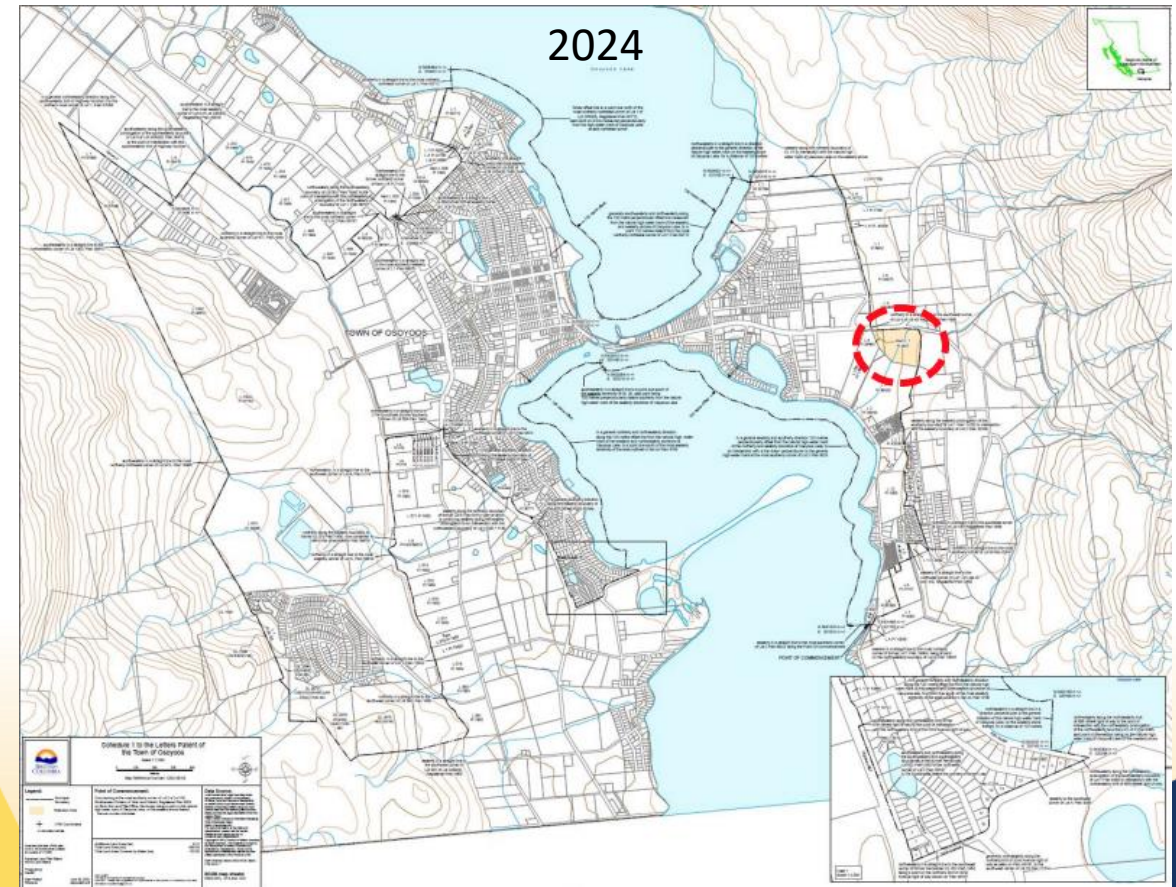
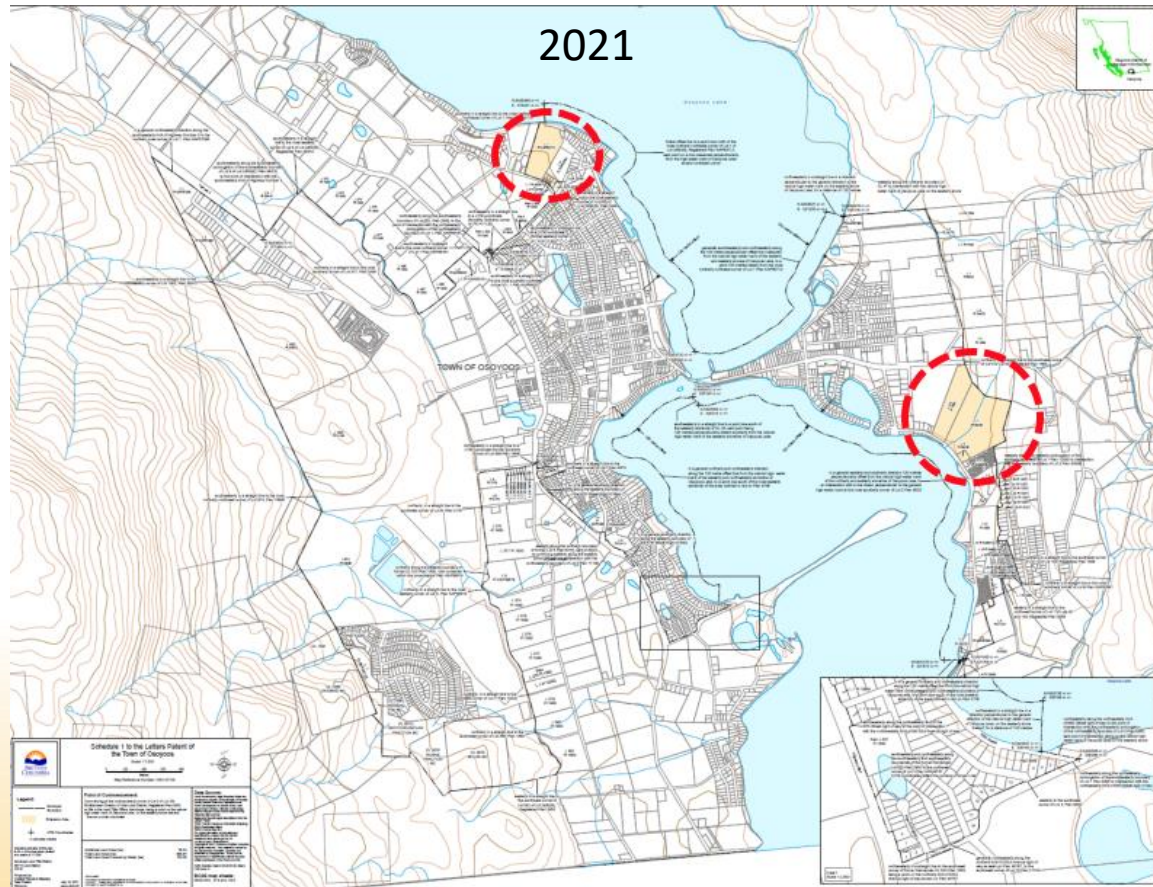
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Proposed Mapping Amendments:

- Rezone RDOS park land and Crown land to Parks and Recreation (PR) zone.
- Rezone portion of a private parcel in Area “D” to Low Density Residential Two (RS2) to reflect residential use.
- Update map schedules of Town of Osooyos Municipal Boundary.

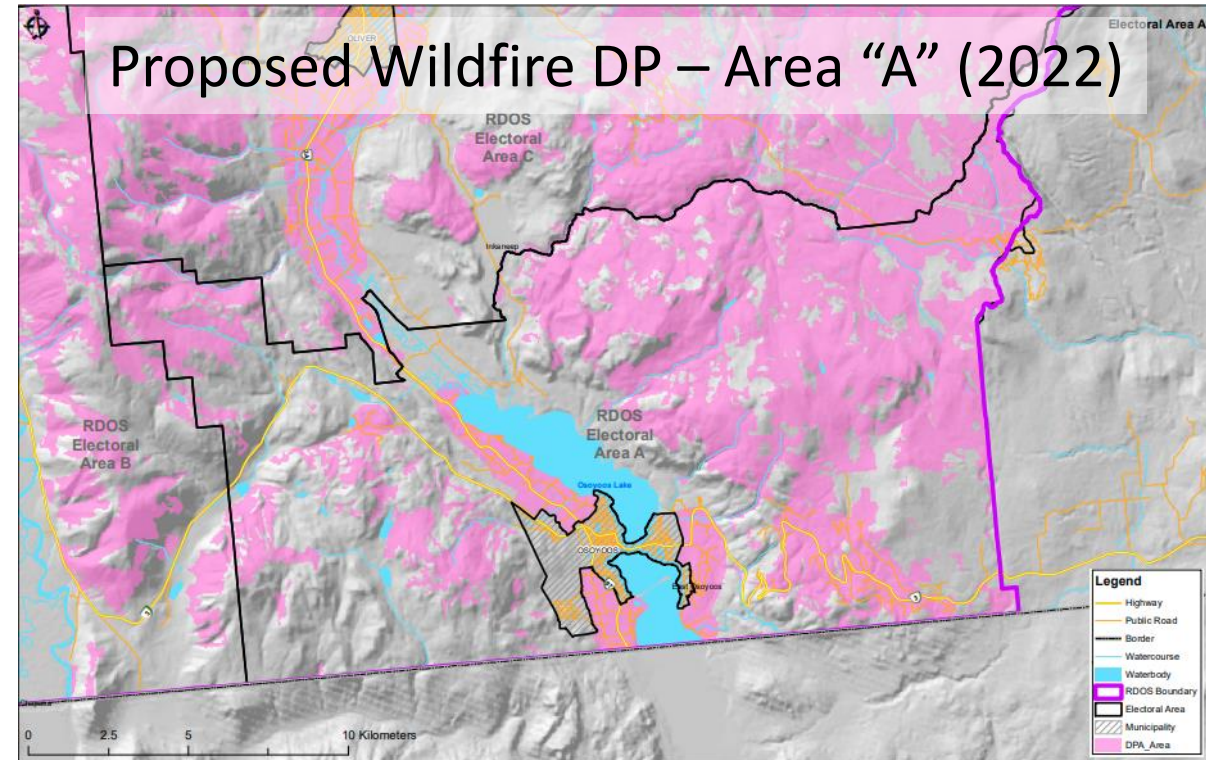
Osooyos Boundary Expansions



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Typographical Issues Summary:

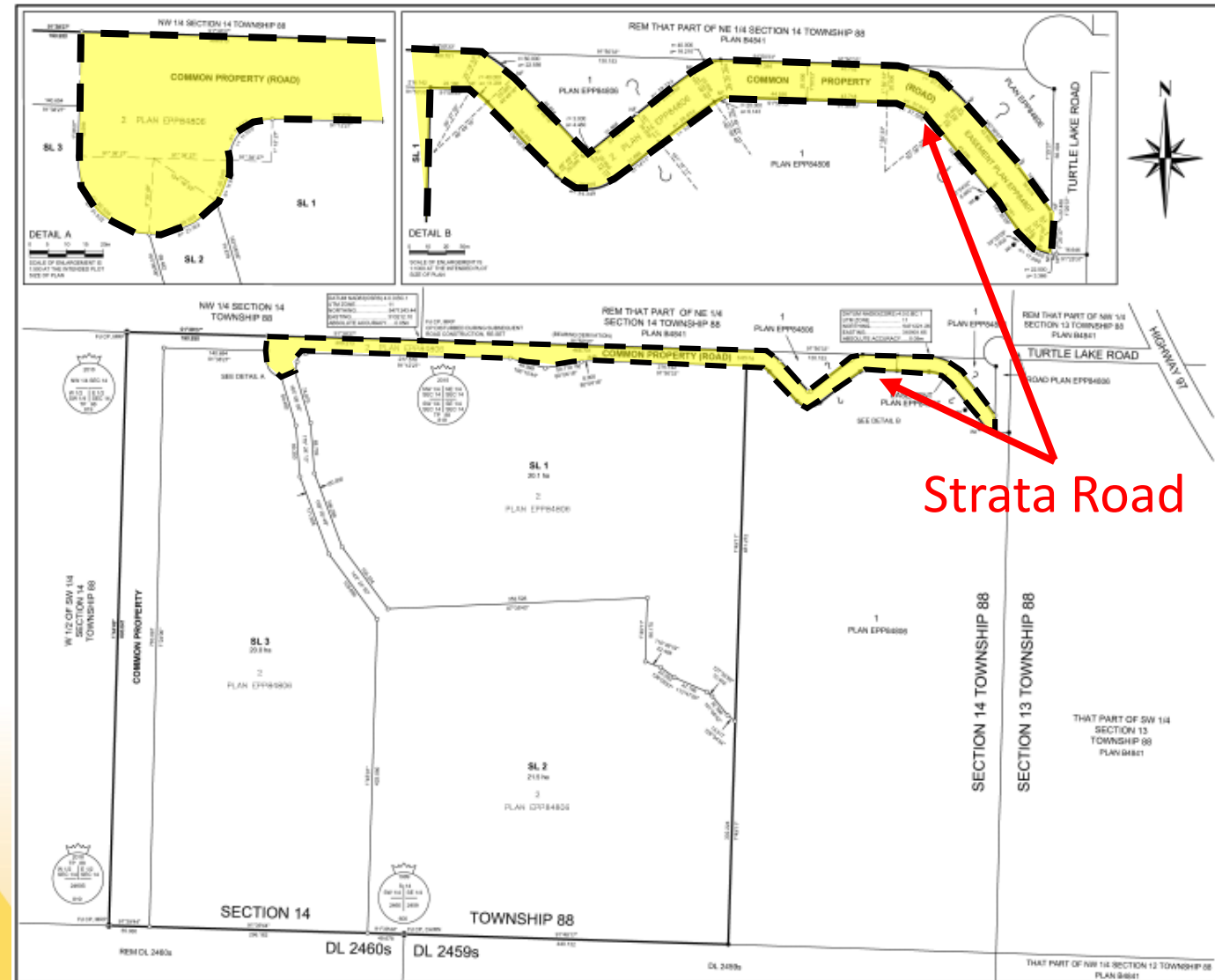
- Reference in Area “A” OCP to a “Wildfire Interface Development Permit Area” designation.
- The Board decided not to pursue this designation in 2022.
- It is proposed to remove all references to a Wildfire Development Permit Area in the Area “A” OCP.



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Other Issues Summary:

- Zoning Bylaw is unclear regarding parcel size and dimension requirements for private roads in bare land strata subdivisions.
- It is proposed to clarify that these regulations do not apply in such cases.



Regulating Private Utilities

Options:

1. Direct staff to initiate the proposed amendments.
2. Direct staff to initiate the following amendments: *TBD*
3. Do not initiate the proposed amendments.

Regulating Private Utilities

Questions?