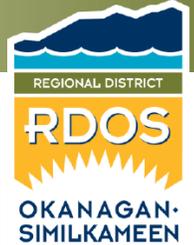


ADMINISTRATIVE REPORT



TO: Planning & Development Committee

FROM: J. Zaffino, Chief Administrative Officer

DATE: June 5, 2025

RE: Official Community Plan (OCP) Bylaw Amendments – Development Permit Exemptions (X2025.005-ZONE)

Administrative Recommendation:

THAT the Electoral Area “D” and “E” Official Community Plan Bylaws be amended in order to provide an exemption for the temporary placement of metal storage containers in the Okanagan Falls Town Centre and Naramata Village Centre development permit area designations.

Purpose:

The purpose of this report is to provide options in relation to a proposed amendment to the Okanagan Falls Town Centre Development Permit Area in the Electoral Area “D” Official Community Plan (OCP) and the Naramata Village Centre Development Permit Area in the Electoral Area “E” Official Community Plan (OCP) bylaws.

Background:

Under Section 488 of the *Local Government Act*, an official community plan may designate a development permit area for a number of specified purposes, including the “establishment of objectives for the form and character of commercial, industrial or multi-family residential development”.

The Regional District has designated a number of “form and character” development permit areas within the Electoral Areas, including the Okanagan Falls Town Centre Development Permit Area and Naramata Village Centre Development Permit Area.

The justification for these “form and character” DP Areas is that buildings can have a significant impact on the overall image of a community, the pedestrian experience, and on the adjacent residential areas.

Accordingly, the objective of these DP Areas is generally to create an environment of mixed land uses of high quality design, which will contribute to the creation of a cohesive, identifiable, accessible town centre with a strong pedestrian orientation.

Through day-to-day use of the Regional District’s OCP bylaws, Administration has identified a possible amendment that could be made in order to provide an exemption for the temporary placement of metal storage containers on parcels within the Town and Village Centre development permit area designations in Okanagan Falls and Naramata.

Under Section 6.7 (Metal Storage Containers) of the Okanagan Valley Zoning Bylaw No. 2800, 2022, there are currently no restrictions on the placement of metal storage containers in the Okanagan Falls

Town Centre (OFTC) or Naramata Village Centre (NVC) zones, provided the placement is accordance with other zoning regulations, such as parcel line setbacks, parcel coverage and building height.

Analysis:

In considering this issue, Administration notes that the temporary use of metal storage containers can support pop-up shops, seasonal markets, or small-scale entrepreneurial ventures. By exempting these types of containers from formal development permit requirements, creative short-term economic activity that adds vitality and diversity to commercial areas of Okanagan Falls and Naramata *may* be encouraged.

Administration also considers that requiring a DP for a short-term, commercial use that is likely to utilize a metal storage container *may* be disproportionate to the scale and impact of the activity and that an exemption *may* streamline administrative processes (e.g. for property owners and staff).

Importantly, the temporary nature of a metal storage container's use coupled with its removability, means the long-term impact on community aesthetics in the Okanagan Falls and Naramata town and village centres zoned *should* be minimal.

This is contingent, however, on conditions such as duration and location mitigating visual impacts and ensuring that the land on which the container is to be placed remains available for more permanent development in future and in accordance with the uses and densities contemplated by the OFTC and NVC zones.

Accordingly, Administration favours the following exemption being introduced into the Okanagan Falls Town Centre and Naramata Village Centre development permit areas:

- .5 the placement of a metal storage container for a temporary period not exceeding 24 months where:*
 - i) the metal storage container is installed on a temporary foundation; and*
 - ii) no variance(s) to a zoning regulation is required.*

Alternative:

Conversely, the option to maintain the status quo is available to the Board and this would require that any proposal to temporarily place a metal storage container within either the Okanagan Falls Town Centre and Naramata Village Centre development permit areas obtain a permit.

Based upon previous experience, a typical metal shipping container is prefabricated, industrial in appearance, and difficult to modify extensively without significant cost and expecting them to meet the detailed design guidelines typical associated with a "form and character" DP Area (e.g., façade articulation, roof forms, materials, pedestrian experience) is often unrealistic.

Alternately, there is an argument to be made that a "form and character" development permit adds costs and delays for applicants (e.g., needing to hire consultants or prepare plans), and consumes limited staff resources for minimal public benefit and that the Okanagan Falls Town Centre and Naramata Village Centre development permit area designation should be repealed.

Administration notes that, in the past 25 years, approximately six (6) "form and character" development permits have been issued in the Naramata Village Centre area, while approximately 10 have been issued in the past 5 years in the OK Falls Town Centre area.

Removing this permitting process would be consistent with the general intent of the province’s direction on Small-Scale Multi-Unit Housing (SSMUH) implementation and removing barriers to development.

However, it is recognised that “form and character” development permits are generally seen to be a safeguard encouraging higher quality urban design.

Next Steps:

Should the Board support some or all of the proposed amendments, Administration will commence public engagement in the form of external agency referrals and notification in accordance with the Regional District’s Public Notice Bylaw and Development Procedures Bylaw.

Alternatives:

1. THAT the Electoral Area “D” and “E” Official Community Plan Bylaws be amended in order to repeal the Okanagan Falls Town Centre and Naramata Village Centre development permit area designations.
2. Status quo.

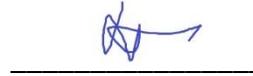
Will a PowerPoint presentation be presented at the meeting? Yes

Respectfully submitted:



C. Garrish
Senior Manager of Planning

Endorsed by:



A. Fillion
Managing Director, Dev. & Infrastructure

Attachments: No. 1 – Okanagan Falls Town Centre Development Permit Area Designation Map
 No. 2 – Naramata Village Centre Development Permit Area Designation Map

No. 2 – Naramata Village Centre Development Permit Area Designation Map

