

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: J. Zaffino, Chief Administrative Officer

DATE: February 20, 2025

RE: Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “C”
(C2024.015-ZONE)

Administrative Recommendation:

THAT the holding of a public hearing in relation to Electoral Area “C” Official Community Plan Amendment Bylaw No. 2452.25, 2024, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.48, 2024, be scheduled for the Regional District Board meeting of March 6, 2025;

AND THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*.

Purpose: To allow for a two-lot subdivision Folio: C-04981.020

Civic: 3775 Willowbrook Road Legal: Lot A, Plan EPP88891, District Lot 1995, SDYD

OCP: Resource Area (RA) Zone: Resource Area (RA)

Purpose:

The purpose of this report is to seek direction from the Board regarding the scheduling of a public hearing for proposed OCP and Zoning bylaw amendments to be applied to the property at 3775 Willowbrook Road.

Background:

At its meeting of December 5, 2024, the Regional District Board resolved to approve first and second reading of the proposed amendment bylaws and delegated the holding of a public hearing to Director Knodel. The Board further directed staff to schedule the date, time and place of the public hearing in consultation with the Area Director.

This was intended to prevent delays associated with providing required statutory notice of the public hearing (i.e. letters to adjacent property owners), which was impacted by the Canada Post strike at the time.

In light of recent events, staff have been unable to schedule a date, time and place for the public hearing.

Analysis:

Administration considers that the original impetus for delegating the public hearing to the Area Director (i.e. the Canada Post Strike) no longer applies.

Accordingly, Administration considers that re-scheduling the public hearing to the next available Board meeting (i.e. March 6th) to be the preferred option, as it will allow for processing of this application with minimal further delay.

Alternative:

Conversely, the option of maintaining the delegation of the holding of a public hearing to the Electoral Area "C" Director remains available to the Board.

Summary:

In order to ensure the timely processing of Bylaw Amendment Application No. C2024.015-ZONE, Administration is recommending that the public hearing be scheduled for the Board meeting of March 6, 2025.

Financial Implications:

Financial implications have been considered and none were found.

Communication Strategy:

The public hearing for the proposed bylaw amendments will be 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 the delegation, to the Electoral Area "C" Director, of a public hearing in relation to Electoral Area "C" Official Community Plan Amendment Bylaw No. 2452.25, 2024, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.48, 2024, not be rescinded.

Respectfully submitted:

Ben Kent

Ben Kent
Planner II

Endorsed By:

C. Garrish

C. Garrish
Senior Manager of Planning

Endorsed By:

A. Fillion

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