

## ADMINISTRATIVE REPORT



**TO:** Planning & Development Committee

**FROM:** B. Newell, Chief Administrative Officer

**DATE:** July 21, 2022

**RE:** **Draft Electoral Area “G” OCP Bylaw No. 2975 – Summary of Significant Policy Changes  
FOR INFORMATION ONLY**

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### **Purpose:**

In accordance with the Regional District’s “Land Use Bylaw Transition Policy” (2016), the purpose of this report is to provide a summary of:

- “significant policy changes” contained within the Draft Electoral Area “G” Official Community Plan (OCP) Bylaw No. 2975; and
- “current subdivision proposals which may be affected by proposed changes to the regulations ... comprised within the Bylaw.”

### **Background:**

At its meeting of September 4, 1997, the Regional District resolved that a Disclosure Policy be established so that the Board would be apprised, in relation to all Official Community Plan, Zoning and Rural Land Use Bylaw Updates, of the following:

- (i) all significant policy changes, and*
- (ii) a list of subdivision applications in progress which may be adversely affected by proposed reductions in development rights (i.e. use and/or density).*

This policy has been carried forward, largely unchanged, since that time and is now known as the “Land Use Bylaw Transition Policy” (2016), a copy of which is included at Attachment No. 1 for reference purposes.

### **Electoral Area “G” OCP Bylaw:**

Currently, there is no Official Community Plan in place for Electoral Area “G” OCP. In October 2019, the Regional District reached out to the community to get feedback on developing an OCP for Electoral Area “G” in a campaign called ‘Let’s Talk Land Use’.

The results of that campaign showed residents were in favour of having a say in future land use in their communities through exploring the concept of developing an OCP. In response, the Regional District proceeded to obtain more input and understand the interests of the community.

The introduction of the Electoral Area “G” OCP Bylaw was a strategic priority noted in the Regional District’s 2020 Business Plan, and the contract for the project was awarded at the Board meeting of November 19, 2020, with completion tentatively scheduled for March, 2022.

### **Analysis:**

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In considering the requirements of the Land Use Bylaw Transition Policy to report on all “significant policy changes”, Administration considers the entire OCP to represent a “significant” change as this is the first OCP being introduced for Electoral area “G”.

**Subdivisions:**

With regard to the impact of the bylaw on active subdivisions, as the OCP Bylaw only comprises policy statements as opposed to prescriptive regulations generally found in a Zoning Bylaw, no active subdivisions in Electoral Area “G” will be affected by Draft OCP Bylaw No. 2975.

It is further noted that are no Development Permit area designations are being proposed as part of this OCP project and furthermore, it is not being proposed to expand the scope of the current Electoral Area “G” Zoning Bylaw No. 2781, 2017, beyond its current, limited geographic footprint.

**Respectfully submitted:**



C. Garrish, Planning Manager

**Attachments:**

No. 1 – “Land Use Bylaw Transition Policy” (2016)

No. 2 – Draft Electoral Area “G” OCP Bylaw No. 2975

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## Attachment No. 1 – “Land Use Bylaw Transition Policy” (2016)

### REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN BOARD POLICY

**POLICY:** Land Use Bylaw Transition Policy

**AUTHORITY:** Board Resolution dated February 11, 2016.

#### **POLICY STATEMENT**

The Regional District of Okanagan-Similkameen (RDOS) requires that, prior to first reading of a new Official Community Plan (OCP) Bylaw and/or Zoning Bylaw for an Electoral Area, the Board of Directors be apprised by Administration of the following:

- i) all significant policy changes comprised within the Bylaw(s); and
- ii) all current subdivision proposals which may be affected by proposed changes to the regulations (i.e. minimum parcel size requirements, development permit area designations, etc) comprised within the Bylaw(s).

#### **PURPOSE**

To ensure that the Board is properly apprised by Administration of all significant policy changes resulting from the preparation of a new OCP Bylaw and/or Zoning Bylaw for an Electoral Area prior to commencing the formal process to adoption.

#### **DEFINITIONS (IF REQUIRED)**

Not applicable

#### **RESPONSIBILITIES**

Development Services Department

#### **PROCEDURES**

Not applicable.