



Rezoning & Official Community Plan Amendments

What is the Zoning Bylaw?

The zoning bylaw implements land use planning visions expressed in Official Community Plans and the Regional Growth Strategy, and groups compatible land uses together. The Zoning Bylaw regulates how land, buildings and other structures may be used and divides Central Okanagan West Electoral Area and parts of Central Okanagan East Electoral Area (outside of Joe Rich) into zones.

The zoning bylaw is comprised of mapping and text. The mapping outlines the zone of properties and the text provides a list of permitted uses for each zone. Each zone also has a set of regulations (such as the number of residential units permitted, building height, or setbacks).

When a use or density is proposed on a specific property that does not meet the bylaw regulations a rezoning application may be submitted for consideration by the Regional Board.

What is an Official Community Plan (OCP)?

An OCP is a statement of goals, objectives, and policies to guide decisions on planning and land use management, which establishes a long-term vision for the future.

An OCP also contains maps that designate land use and where various uses may be considered appropriate.

The Regional District has the following OCPs:

- Rural Westside
- Ellison
- Brent Road/Trepanier
- South Slopes

How is an OCP Used?

An OCP is developed with considerable public input and policies in an OCP are used to help guide land use decisions. OCP policies are consulted when evaluating all rezoning and development applications.

If a development proposal (such as a rezoning application) does not conform to the OCP for the area, an OCP amendment application to change the future land use designation is required. Usually, both applications may proceed through the evaluation process concurrently.

Please note, an OCP reflects the objectives of the community and is the result of a long public process. An application to change a designation in the OCP will be carefully considered in light of the overall policies and objectives.

How are Rezoning/OCP Amendment Applications Made?

Community Services has application packages that outline required information, drawings and fees. It is important to make an appointment with staff before submitting a formal application to review submission requirements. Submitting an application does not guarantee approval.

What is Considered in a Rezoning Application?

- Official Community Plan
- Public Input
- Comments from referral agencies and Regional District departments

Application Costs

- Application fee(s)
- Documents/plans necessary to complete application requirements
- Sign requirements

Other costs may include:

- Offsite requirements such as road improvements or fire protection
- Professional reports
- Legal fees

How Long does the Application Process Take?

Applications typically take 8 to 12 months to proceed through the evaluation and approval process. More complex applications may take more than 12 months.

Additional information may be requested during the process, which may increase the application processing time.

Public Notification

- Notice of Application Sign(s) to be posted on subject property (Applicant)
- Written notices are mailed to surrounding owners and posted in the newspaper (Regional District)

Public Input

- Advisory Commissions
- Public Hearing
- Public Notice

Applications are referred to various Regional District Advisory Commissions for review and comment. These comments are considered by the Regional Board when making a decision.

What is the Role of the Ministry of Transportation & Infrastructure (MOTI)?

MOTI is responsible for all public roads within the Electoral Areas.

The Rezoning/OCP Amendment Process

Discuss Proposal with Staff

Submit Complete Application

Application Review

Relevant agencies, Regional District departments, and applicable public Advisory Commissions are asked to review the submission and provide comments. When comments have been compiled, staff will prepare a report to the Regional Board.

Public Notification

The applicant is required to place a notification sign on the property. Prior to Public Hearing the Regional District notifies the community through ads and letters.

Consideration of 1st Reading by the Regional Board

At first reading the Regional Board may:

- not approve the bylaw,
- defer and request more information, or
- give first reading to the bylaw. The Regional Board may require certain conditions be met before setting a date for the public hearing.

Public Hearing

A public hearing provides the opportunity for the public and the applicant to present their comments to the Regional Board.

Consideration of 2nd and 3rd Readings by the Regional Board

The Regional Board may:

- not approve the bylaw, or
- give further reading(s) to the bylaw. The Regional Board may require that certain conditions be met prior to further consideration.

Consideration of Adoption

This is the last step in the process. Adoption means that the amendment is officially changed.