



Rezoning & Official Community Plan Amendments

The Rezoning and OCP Amendment Process

Discuss Proposal with Staff



Submit Complete Application



Application Reviewed

Comments are requested from RDCO staff, relevant agencies, and Regional District Advisory Committees. Staff will advise if the public hearing can be waived.



Public hearing waived.



Public Notification



1st, 2nd, and 3rd Readings by Regional Board

The Regional Board may still choose to still hold a public hearing, delaying the 2nd and 3rd readings.



Consideration of Adoption

Public hearing not waived.



1st Reading by Regional Board



Public Notification



Public Hearing



Consideration of Public Hearing, 2nd, and 3rd Readings by 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 depict where various uses may be considered appropriate. The Regional District has OCP's for the Rural Westside; Ellison; Brent Road/Trepanier and South Slopes communities.

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.

What is the Zoning Bylaw?

The Zoning Bylaw implements the 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. All properties in the RDCO's electoral areas are governed by either Zoning Bylaw #871, or the Joe Rich Rural Land Use Bylaw No. 1195.

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 (e.g. the number of residential units permitted, building height, or setbacks). When a use or density that does not meet the bylaw regulations is proposed on a specific property, a rezoning application may be submitted for consideration by the Regional Board.

How are Rezoning or 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 policies
- Public input
- Comments from referral agencies and advisory committees.

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 Take?

Applications requiring public hearings 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 Input

Community feedback is sought on all Rezoning & OCP Amendments, to ensure that changes to existing land uses are in-line with the public interest. All applications require:

- Notice of Application sign(s) to be posted at the property
- Written notices to be sent to surrounding owners
- Written notices posted in the newspaper
- Circulation to affected governance agencies
- Input from RDCO Advisory Committees

Will My Application Require a Public Hearing?

Zoning Amendment applications which are consistent with the OCP may not require a public hearing.

However, proposals that are not consistent with the OCP, or that have a high degree of public interest, require a public hearing to be held after 1st reading of proposed bylaw. Notice of the hearing's date, time, location and the opportunity for the public input will be published in the newspaper.



For more info contact RDCO Community Services:

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