



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 6 to 8 months to proceed through the evaluation and approval process. More complex applications may take up to 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

