

# ADMINISTRATIVE REPORT



**TO:** Board of Directors

**FROM:** J. Zaffino, Chief Administrative Officer

**DATE:** December 5, 2024

**RE:** Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “A” (A2018.207-ZONE)

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## Administrative Recommendation:

**THAT the Electoral Area “A” Official Community Plan Amendment Bylaw No. 2905.01, 2023, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.23, 2023, be adopted.**

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<u>Purpose:</u> To allow a 6-lot subdivision (5 residential lots and 1 conservation lot)	<u>Folio:</u> A-06748.300
<u>Legal:</u> Lot 15, Plan KAP21789, Sublot 2, DL 2709, SDYD, Except Plan KAP90322	<u>Civic:</u> 1750 Highway 3
<u>OCP:</u> Large Holdings (LH)	<u>Zone:</u> Large Holdings One (LH1)

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## Proposed Development:

This application is seeking to amend the zoning of the subject property in order to in order to facilitate a 6-lot bare land strata subdivision.

## Background:

On February 22, 2021, a Public Information Meeting (PIM) was held electronically and was attended by approximately two (2) members of the public.

At its meeting of February 8, 2021, the Electoral Area “A” Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject development application be denied.

At its meeting of April 6, 2023, the Regional District Board resolved to approve first and second reading of the amendment bylaws and delegated the holding of a public hearing to Director Pendergraft, or their delegate.

The Board further resolved that, prior to the scheduling of a public hearing, a statutory covenant be prepared for registration on the title of the subject property, prior to the adoption of Amendment Bylaw No. 2800.23, 2023, stipulating that no building permit will be issued until the 5.6 ha conservation lot has been donated to the Southern Interior Land Trust (SILT) for conservation purposes.

On June 20, 2023, a public hearing was held at 8505 68<sup>th</sup> Avenue, Osoyoos (the Sonora Community Centre), and was attended by one of the property owners and six (6) members of the public.

At its meeting of July 6, 2023, the Regional District Board resolved to approved third reading of the amendment bylaw.

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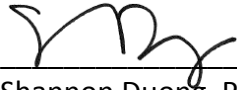
Following the Regional District Board’s approval of third reading of the amendment bylaws, the required statutory covenant was registered against the Certificate of Title of the subject property.

Approval from the Ministry of Transportation and Infrastructure (MoTI), due to the amendment applying to land within 800 metres of a controlled area, was obtained on August 29, 2024.

**Alternatives:**

1. THAT first, second and third readings of the Electoral Area “A” Official Community Plan Amendment Bylaw No. 2905.01, 2023, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.23, 2023, be rescinded and the bylaws abandoned.

**Respectfully submitted:**



Shannon Duong, Planner II

**Endorsed By:**



C. Garrish, Senior Manager of Planning

Attachments: No. 1 – Aerial Imagery (2024)

Attachment No. 1 – Aerial Imagery (2024)

