

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: J. Zaffino, Chief Administrative Officer
DATE: October 3, 2024
RE: Zoning Bylaw Amendment – Electoral Area “D” (D2024.007-ZONE)

Administrative Recommendation:

THAT the Okanagan Valley Zoning Amendment Bylaw No. 2800.40, 2024, be adopted.

Purpose: To allow for an 18-unit townhouse development. Folio: D-01001.000

Legal: Plan KAP434A, SDYD, Part of Osoyoos IR (Dog Lake) Except: Parcel A, Plan B12862, Parcel 1, Plan B12863 & Except Plan 29119, KAP56993 & KAP65845 Civic: 5300 Hawthorne Crescent

Proposed Development:

This application is seeking to amend the zoning of the subject property in order to allow for an 18-unit townhouse development.

Background:

At its meeting of October 3, 2024, the Regional District Board resolved to approve first, second and third reading of the amendment bylaws.

In accordance with Section 464 of the *Local Government Act*, the Regional District must not hold a public hearing for a proposed zoning bylaw if the bylaw is consistent with the Official Community Plan and the sole purpose of the bylaw is to permit residential development.

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 September 16, 2024.

Alternatives:

1. THAT first, second and third readings of the Okanagan Valley Zoning Amendment Bylaw No. 2800.40, 2024, be rescinded and the bylaws abandoned.

Respectfully submitted:

Ben Kent

Ben Kent, Planner II

Endorsed By:

C. Garrish

C. Garrish, Senior Manager of Planning

Attachments: No. 1 – Aerial Photo
No. 2 – Site Photo
No. 3 – Conceptual Site Plan

Attachment No. 1 – Aerial Photo



Attachment No. 2 – Site Photo (Street View – 2023)



