

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: October 06, 2022

RE: Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “I” (I2022.013-ZONE)

Administrative Recommendation:

THAT Bylaw No. 2683.07, 2022, a bylaw to amend the Electoral Area “I” Official Community Plan; and, Bylaw No. 2800.17, 2022, a bylaw to amend the Okanagan Valley Zoning Bylaw to allow for the construction of a single detached dwelling at 236 Creekview Road at the Apex Mountain Resort be read a third time and adopted.

Folio: I-02807.831

Legal: Lot 4, District Lot 395S, SDYD, Plan KAP81773

OCP: Medium Density Residential (MR)

Zone: Medium Density Residential Apex (RM2)

Proposed Development:

The following land use bylaw amendments are being proposed by the applicant:

- amend the land use designation under Schedule ‘B’ (OCP Map) of the Electoral Area “I” Official Community Plan from Medium Density Residential (MR) to Low Density Residential (LR); and
- amend the zoning under Schedule ‘2’ (Zoning Map) of the Okanagan Valley Zoning Bylaw No. 2800, 2022, from Medium Density Residential Apex (RM2) to Low Density Residential Apex Duplex (RD2).

In support of the rezoning, the applicant has stated that:

- *the new zoning will allow us to build a single family home on the vacant lot at 236 Creekview Rd;*
- *the surrounding lots on Creekview Rd and above on Apex Mountain Rd are mainly single family homes;*
- *an apartment building or townhouse would be challenging to fit on the lot due to the lot’s size and steep topography;*

Site Context:

The subject property is approximately 1,005 m² in area and is situated on the west side of Creekview Rd. It is understood that the parcel is currently vacant.

The surrounding pattern of development is generally characterised by similarly sized low density residential lots zoned RD2, with the exception of the north-westerly adjacent parcel which is zoned RM2 and the north-easterly lands which are zoned Resource Area (RA).

Background:

On September 7, 2022, a Public Information Meeting (PIM) was held and was not attended by any members of the public.

At its meeting of August 17, 2022, the Electoral Area "I" Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject development application be approved.

All comments received to date in relation to this application are included with this report.

Analysis:

The Regional District completed the Apex Zone Review in 2020, which had resulted in the rezoning of various residential parcels throughout the Apex Mountain Village. The subject property was rezoned from Residential Multiple Unit Three (RM3) to Medium Density Residential Apex (RM2).

As it relates to this application, the former RM3 zone had previously allowed for "single detached dwellings" as a principal use, in addition to various multi-unit housing options and the rezoning of the property to RM2 had subsequently removed the allowance for the construction of a single detached dwelling on the subject property.

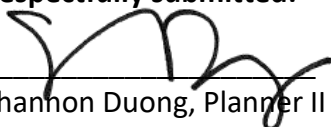
A majority of the surrounding parcels are currently zoned RD2 and are designated LR. As such, the proposed amendments would be in keeping with the existing development patterns and direction in the general vicinity of the subject property.

The intent of the current zone was to encourage larger multi-family dwelling units with the potential for achieving greater density as opposed to a single detached dwelling or duplex building and to encourage further densification in the village core.

Alternatives:

1. THAT first and second readings of Bylaw No. 2683.07, 2022, Electoral Area "I" Official Community Plan Amendment Bylaw and Bylaw No. 2800.17, 2022, Okanagan Valley Zoning Amendment Bylaw be rescinded and the bylaws abandoned.

Respectfully submitted:

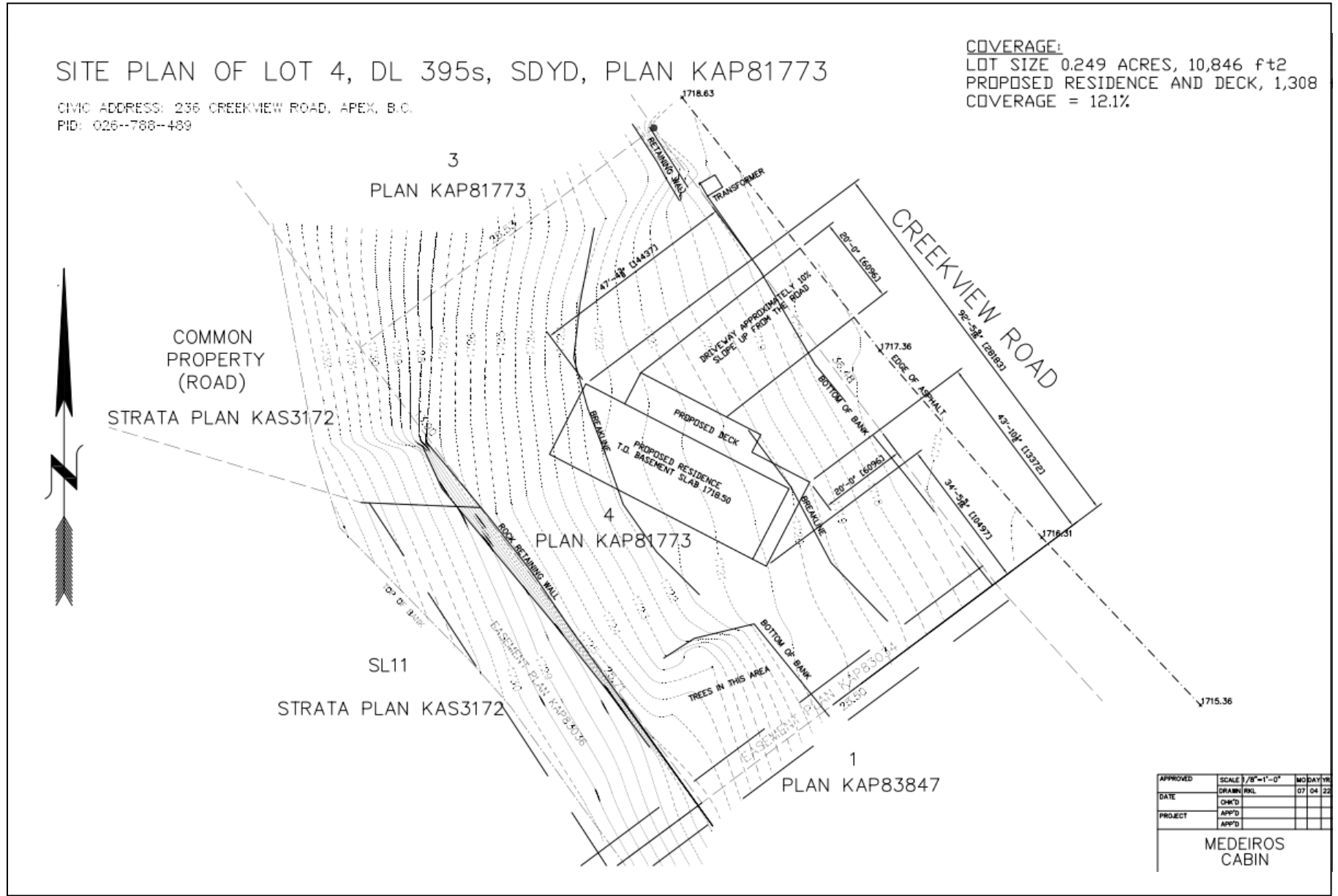

Shannon Duong, Planner II

Endorsed By:

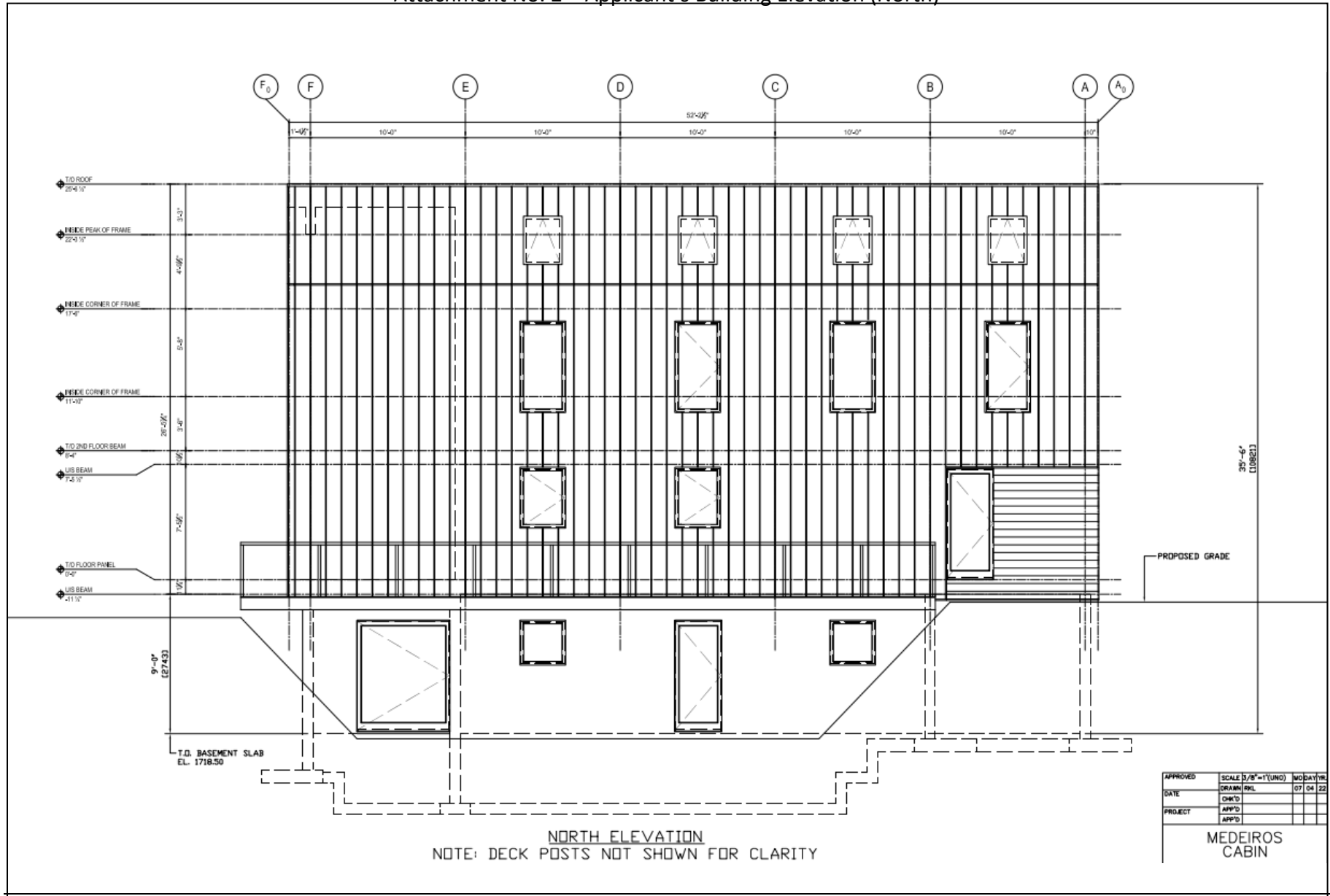

C. Garrish, Planning Manager

- Attachments: No. 1 – Applicant's Site Plan
No. 2 – Applicant's Building Elevations
No. 3 – Site Survey
No. 4 – Site Photo

Attachment No. 1 – Applicant's Site Plan



Attachment No. 2 – Applicant’s Building Elevation (North)

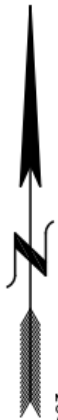


Attachment No. 3 – Site Survey

SITE PLAN OF LOT 4, DL 395s, SDYD, PLAN KAP81773

CIVIC ADDRESS: 236 CREEKVIEW ROAD, APEX, B.C.
PID: 026-788-489

SCALE 1:250



LEGEND

- STANDARD IRON POST FOUND
- 1720— CONTOUR ELEVATION
- ∇715.36 SPOT ELEVATION

NOTE: SUBJECT TO THE NON-FINANCIAL CHARGES AND INTERESTS WHICH MAY AFFECT THE PROPERTY SEE CERTIFICATE OF TITLE AND RELATED CHARGE DOCUMENTS FOR CONFIRMATION

THIS PLAN IS BASED ON LAND TITLE AND SURVEY AUTHORITY RECORDS AND A FIELD SURVEY. UNREGISTERED INTERESTS HAVE NOT BEEN CONSIDERED.

LAND SURVEYING COMPANY AND SURVEYOR ACCEPT NO RESPONSIBILITY FOR AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES INCLUDING, BUT NOT LIMITED TO, DIRECT, INDIRECT, SPECIAL, AND CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE

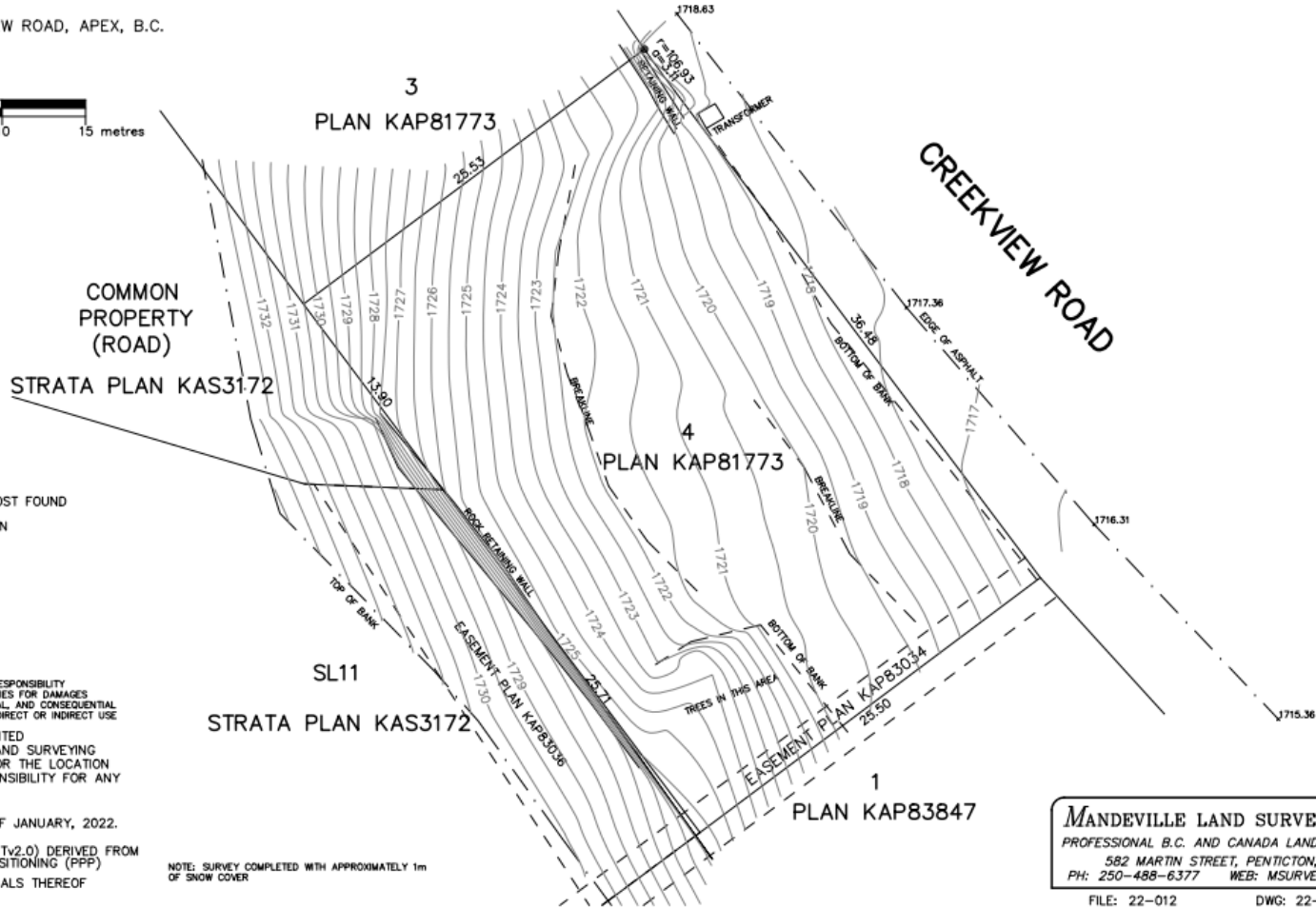
THIS PLAN IS PREPARED SOLELY FOR A LIMITED CONTRACTUAL USE BETWEEN MANDEVILLE LAND SURVEYING AND OUR CLIENT. IT IS NOT TO BE USED FOR THE LOCATION OF PROPERTY LINES. WE ACCEPT NO RESPONSIBILITY FOR ANY UNAUTHORIZED USE.

FIELD SURVEY COMPLETED THIS 21st DAY OF JANUARY, 2022.

ELEVATIONS ARE GEODETIC (ORTHOMETRIC HTV2.0) DERIVED FROM GNSS OBSERVATION AND PRECISE POINT POSITIONING (PPP)

ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE NOTED

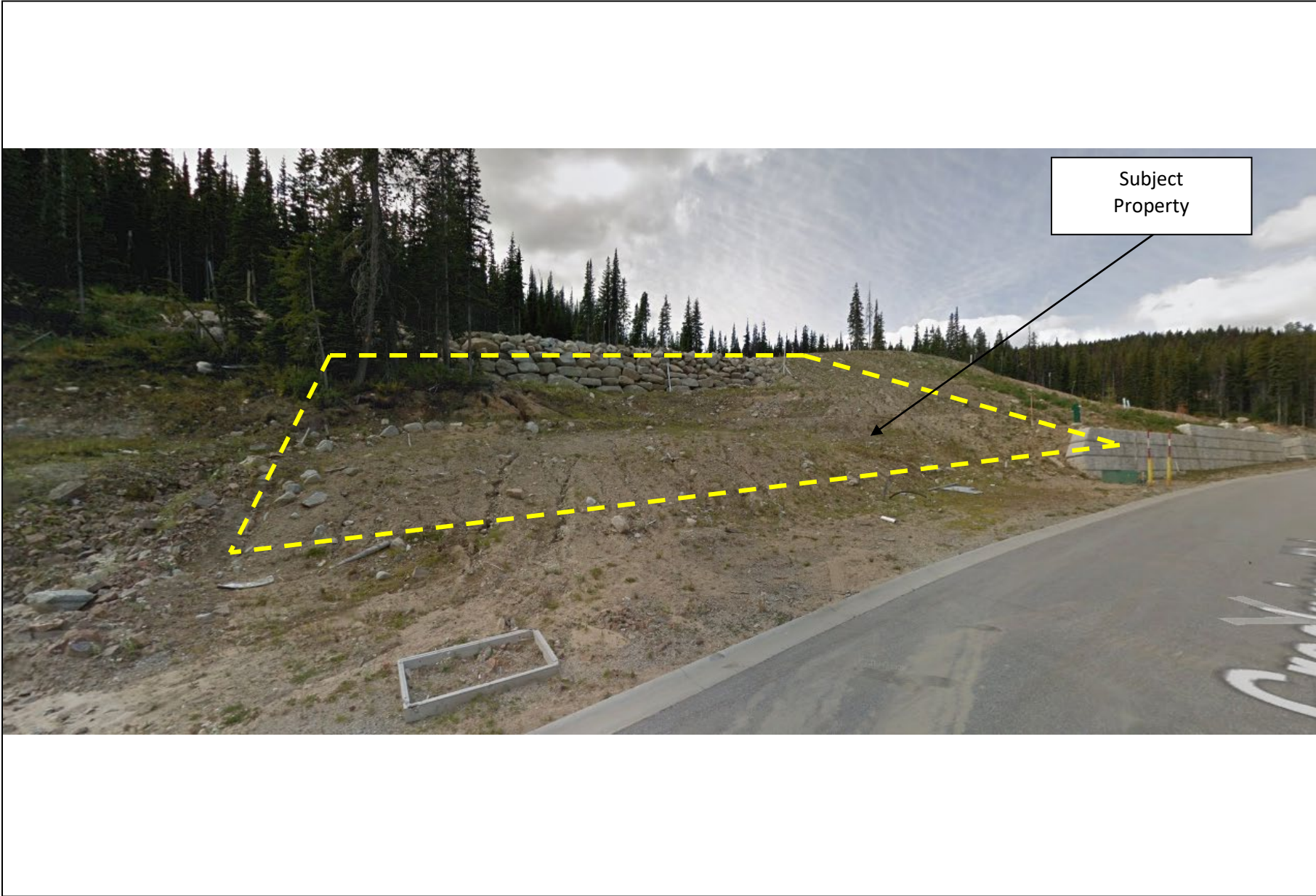
NOTE: SURVEY COMPLETED WITH APPROXIMATELY 1m OF SNOW COVER



MANDEVILLE LAND SURVEYING INC.
PROFESSIONAL B.C. AND CANADA LAND SURVEYORS
582 MARTIN STREET, PENTICTON, B.C.
PH: 250-488-6377 WEB: MSURVEYING.COM

FILE: 22-012 DWG: 22-012

Attachment No. 4 – Site Photo



Subject
Property