

## ADMINISTRATIVE REPORT



**TO:** Board of Directors  
**FROM:** B. Newell, Chief Administrative Officer  
**DATE:** August 20, 2020  
**RE:** Zoning Bylaw Amendment – Electoral Area “A”

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### **Administrative Recommendation:**

**THAT Bylaw No. 2451.30, 2020, Electoral Area “A” Zoning Amendment Bylaw be adopted.**

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Purpose: To amend minimum setbacks to expand the building envelope on the subject property.

Owners: Lual Orchards Ltd. Agent: Brad Elenko, McElhanney Ltd. Civic: 10210 81<sup>st</sup> Street

Legal: Lot 3, Plan EPP87173, District Lot 2450S, SDYD Folio: A-06047.060

OCP: Low Density Residential (LR) Proposed OCP: Low Density Residential (LR)

Zone: Residential Single Family One (RS1) Proposed Zoning: Residential Single Family One Site Specific (RS1s)

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### **Proposed Development:**

This application is seeking to amend the zoning of the subject property in order to expand the building envelope.

In order to accomplish this, the applicant is proposed to amend the zoning of the property under the Electoral Area “A” Zoning Bylaw No. 2451, 2008, from Residential Single Family One Zone (RS1) to Site Specific Single Family One Zone (RS1s) with the site specific regulation to reduce the rear parcel line setback (southern property line) from 7.5 metres to 2.0 metres and to increase the interior parcel line setback for the eastern property line from 1.5 metres to 7.5 metres.

### **Background:**

On February 10, 2020, a Public Information Meeting (PIM) was held at the Sonora Community Centre at 8505 68<sup>th</sup> Avenue in Osoyoos and was attended by approximately 3-4 members of the public.

This item was referred to the Electoral Area “A” Advisory Planning Commission (APC) in the February 10, 2020 agenda; however, the meeting was cancelled due to lack of quorum.

At its meeting of July 2, 2020, the Regional District Board resolved to approve first and second reading of the amendment bylaws and to waive the holding of a public hearing. Notice of waiving of a public hearing has subsequently been provided, pursuant to sub-section 467 of the *Local Government Act*.

At its meeting of August 6, 2020, the Regional District Board resolved to approve third reading of the amendment bylaw.

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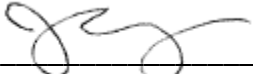
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Approval from the Ministry of Transportation and Infrastructure (MoTI) due to the amendment applying to land within 800 metres of a controlled area, was obtained on August 6, 2020.

**Alternatives:**

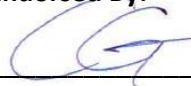
1. THAT adoption of Bylaw No. 2451.30, 2020, Electoral Area "A" Zoning Amendment Bylaw be deferred; or
2. THAT first, second and third readings of Bylaw No. 2451.30, 2020, Electoral Area "A" Zoning Amendment, be rescinded and the bylaws abandoned.

**Respectfully submitted:**



JoAnn Peachey, Planner I

**Endorsed By:**



C. Garrish, Planning Manager

Attachments: No. 1 – Site Photo (Google Earth)

Attachment No. 1 – Site Photo (Google Earth)

