



Proposed Rezoning 9330 202nd Avenue ("Willow Beach")

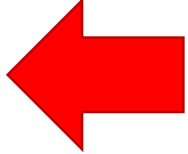
“Willow Beach” Rezoning

What is a Public Information Meeting:

- It is informal:
 - no formal minutes will be taken but meeting is recorded;
 - comments for the RDOS Board to review at 1st reading should be submitted in writing (i.e. email, feedback form).
- Staff and the applicant are available to answer questions;
 - we may not be able to answer all questions tonight but can follow-up (contact details will be needed).

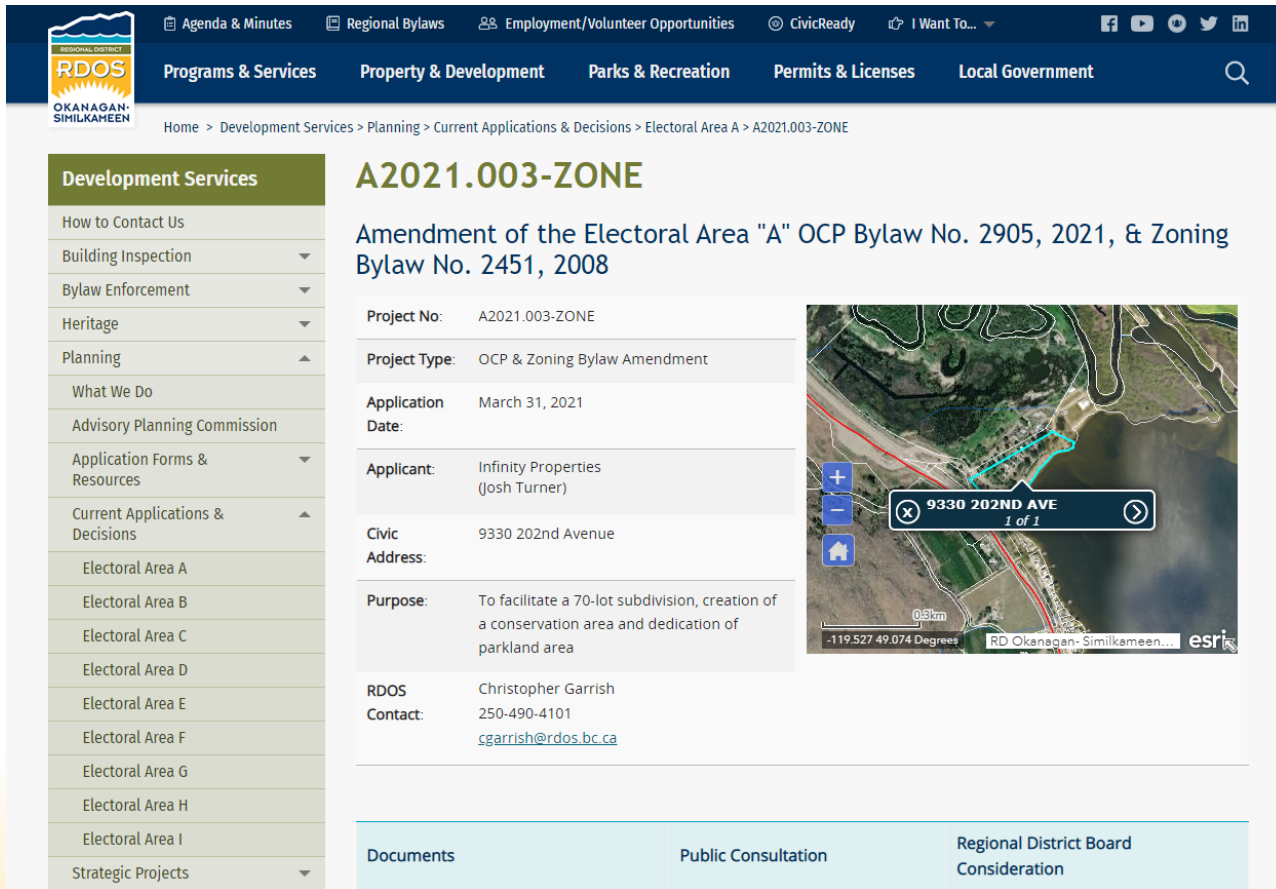
“Willow Beach” Rezoning

Rezoning Application Status:

- Submitted March 31, 2021;
- Agency Referrals (i.e. MoTI, ALR, OIB) sent April 29, 2021;
- Advisory Planning Commission review on June 14, 2021;
- Public Information Meeting on June 16, 2021; 
- RDOS Board consideration (i.e. 1st reading) in July 2021*;
- Public Hearing (dependent on 1st reading being approved).

* TENTATIVE

“Willow Beach” Rezoning



Agenda & Minutes | Regional Bylaws | Employment/Volunteer Opportunities | CivicReady | I Want To... | f | y | v | t | i

Programs & Services | Property & Development | Parks & Recreation | Permits & Licenses | Local Government

Home > Development Services > Planning > Current Applications & Decisions > Electoral Area A > A2021.003-ZONE

Development Services

- How to Contact Us
- Building Inspection
- Bylaw Enforcement
- Heritage
- Planning
- What We Do
- Advisory Planning Commission
- Application Forms & Resources
- Current Applications & Decisions
- Electoral Area A
- Electoral Area B
- Electoral Area C
- Electoral Area D
- Electoral Area E
- Electoral Area F
- Electoral Area G
- Electoral Area H
- Electoral Area I
- Strategic Projects

A2021.003-ZONE

Amendment of the Electoral Area "A" OCP Bylaw No. 2905, 2021, & Zoning Bylaw No. 2451, 2008

Project No: A2021.003-ZONE

Project Type: OCP & Zoning Bylaw Amendment


Application Date: March 31, 2021

Applicant: Infinity Properties (Josh Turner)

Civic Address: 9330 202nd Avenue

Purpose: To facilitate a 70-lot subdivision, creation of a conservation area and dedication of parkland area

RDOS Contact: Christopher Garrish
250-490-4101
cgarrish@rdos.bc.ca



9330 202ND AVE
1 of 1

0.5km
-119.527 49.074 Degrees
RD Okanagan-Similkameen... esri

Documents | **Public Consultation** | **Regional District Board Consideration**

Status Updates:

www.rdos.bc.ca:

- Property & Development →
- Planning, Zoning & Subdivision →
- Current Applications & Decisions →
- Electoral Area “A” →
- A2021.013-ZONE.

“Willow Beach” Rezoning

Status Updates:

“CivicReady” delivers email and text message updates on the following:

- Land Use Applications:
 - Rezoning, Permits, etc.
 - APC, PH & PIM meetings
- Land Use Projects:
 - OCP Reviews, etc.

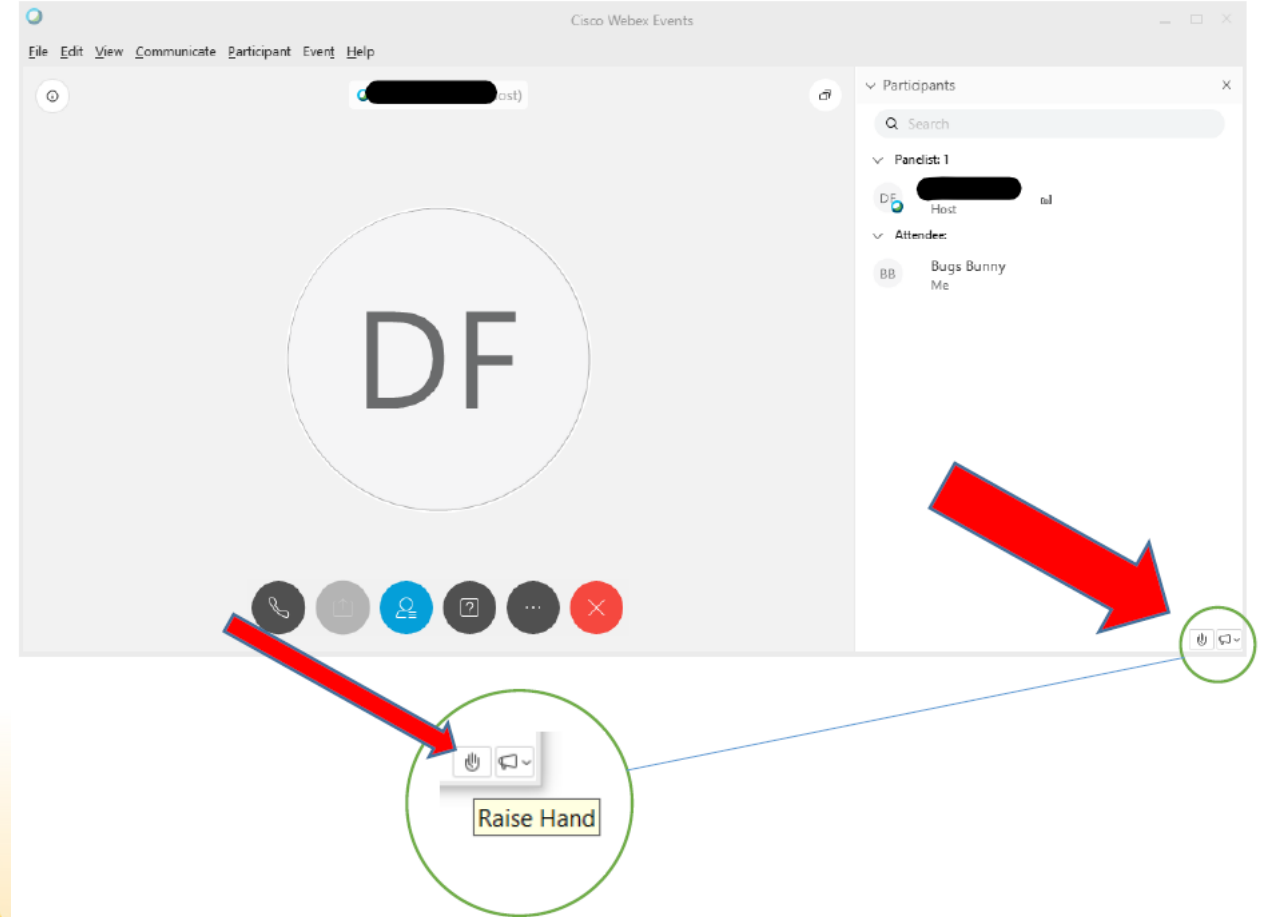


The screenshot shows the CivicPlus website interface. At the top left is the CivicPlus logo. The navigation menu includes 'PRODUCTS', 'SOLUTIONS', 'ABOUT', 'CASE STUDIES', and 'PRICING'. An 'ONLINE DEMO' button is located in the top right. A prominent orange button labeled 'CIVICREADY' is positioned above the main headline. The headline reads: 'Mass Notification Software To Help You Keep Your Community Informed & Safe'. Below this, a sub-headline states: 'Reach Citizens Faster • Communicate In Different Languages • Get 24/7/365 Support'. A white button with the text 'Tour the Software' is located below the sub-headline. In the bottom left corner, a chatbot window is visible with the text: 'Hi. We're CivicPlus. How can we help you today?'. The background of the website features a man in a blue denim shirt and glasses looking at his smartphone.

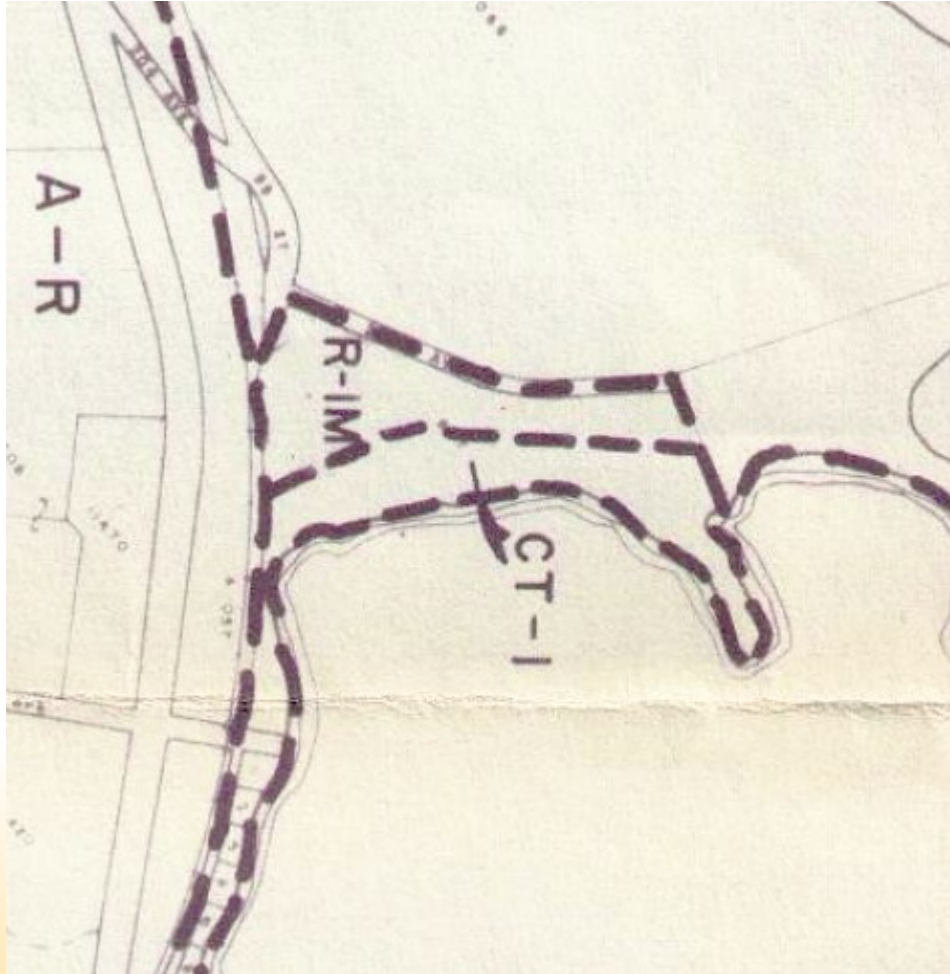
“Willow Beach” Rezoning

- Will take questions in turn;
- To indicate you want to speak, raise your hand;
- If you called in, press *3 to “raise hand”;
- If using a computer, press the “raise hand” button on the right hand side of your screen in Webex;
- You will be unmuted when it is your turn to speak; and
- After you are done, press *3 or the raise hand button to take your hand down.

In order to speak, click the “Hand” button in the Participants panel on the right hand side of your computer screen.



“Willow Beach” Rezoning



1972 Area “A” Zoning Map

Background:

- Created by subdivision in 1926;
- Channelization of the river in the 1950s reduced flooding;
- Campground and MHP on the site is thought to date to late 1960s;
- Current zoning is estimated to allow for 240 units.

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**1,088 unit
Development
(2008)**

Note: Number of units and area shown in legend will be regulated by Zoning Bylaw

“Willow Beach” Rezoning



**Regional Growth Strategy (RGS)
Primary & Rural Growth Areas**

Background:

- In 2010, the Willow Beach site was designated as a “Rural Growth Area” under the South Okanagan Regional Growth Strategy (RGS) Bylaw.
- This is based on existing zoning (200+ units) as well as provision of community water and sewer from the Town of Osoyoos.

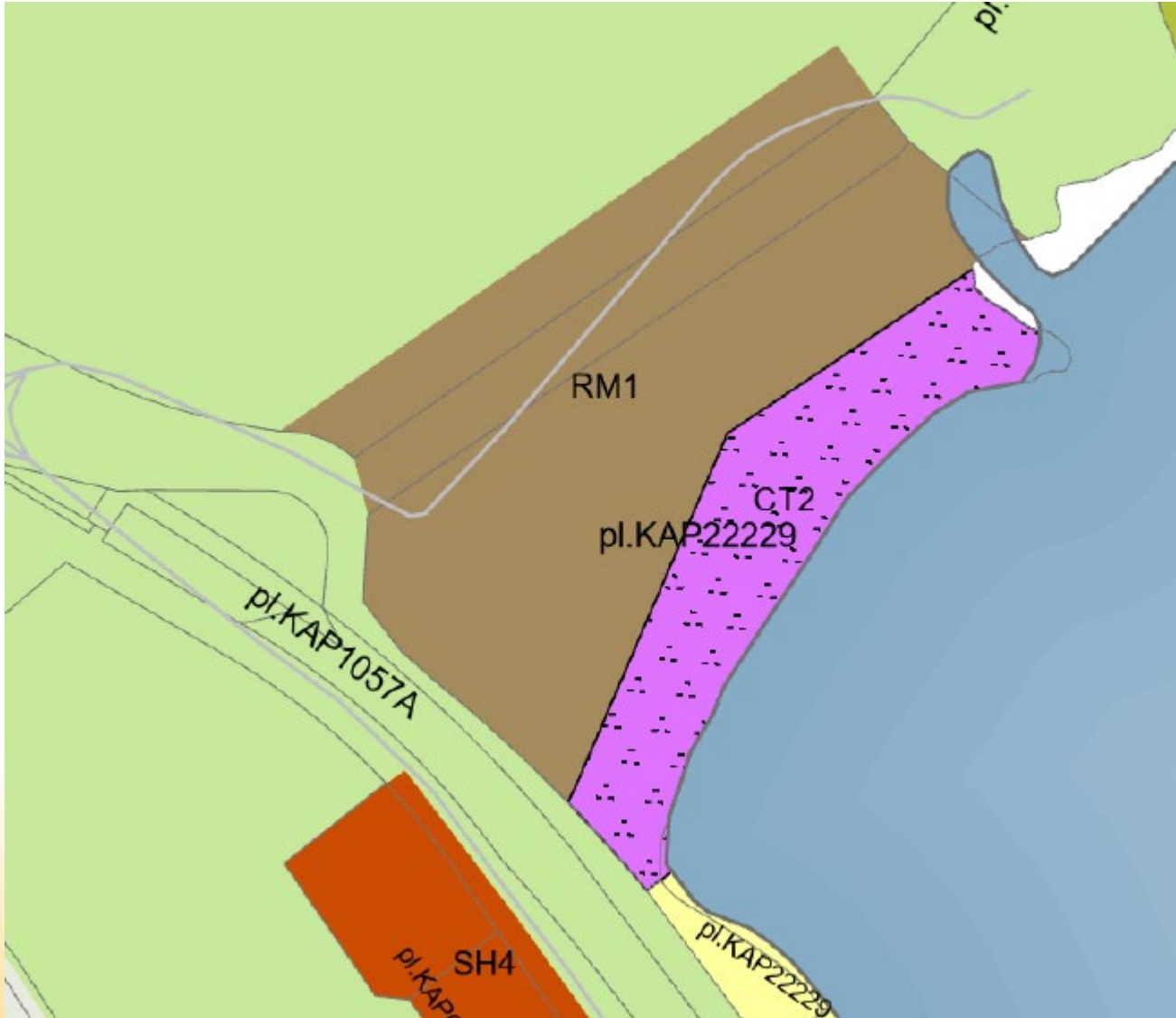
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Background:

- 2021 Electoral Area “A” OCP Bylaw established the Willow Beach Rural Growth Area Containment Boundary.
- This area *generally* corresponds to the existing Residential and Campground zoning.

“Willow Beach” Rezoning



Current Zoning:

- part Agriculture One (AG1);
- part Medium Density Residential One (RM1); and
- part Tourist Commercial (CT1).

“Willow Beach” Rezoning



Development Proposal:

- 70-unit strata/fee simple subdivision;
- Park land dedication by Osoyoos Lake;
- Creation of Conservation Area (CA) zoning over remainder parcel.