

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: February 16, 2023
RE: Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “A”
(A2022.017-ZONE)

Administrative Recommendation:

THAT Bylaw No. 2905.04, 2023, a bylaw to amend the Electoral Area “A” Official Community Plan; and,

THAT Bylaw No. 2800.22, 2023, a bylaw to amend the Okanagan Valley Zoning Bylaw to formalize the principle residential use of 150 Peregrine Court on Anarchist Mountain

be read a third time.

Folio: A-06749.377

Legal: Lot B, Plan Kap87904, District Lot 2709, SDYD

OCP: Commercial (C)

Zone: General Commercial (C1)

Proposed Development:

- amend the land use designation from Commercial (C) to Small Holdings (SH); and
- amend the zoning from General Commercial (C1) to Small Holdings Three (SH3).

Site Context:

The property is 1.0 ha in area and is situated on the south side of Peregrine Court and approximately 5.5 km east of the boundary with Town of Osoyoos. The parcel is comprised of a single detached dwelling. The surrounding pattern of development is generally characterised by similarly sized residential parcels that have been developed with single detached dwellings.

Background:

January 11, 2023 – a Public Information Meeting (PIM) was held electronically and was attended by 1 member of the public.

February 2, 2023 –first and second reading of the amendment bylaws were approved and a public hearing scheduled ahead of the meeting of February 16, 2023.

February 16, 2023 – a public hearing was held electronically and in person at 101 Martin Street (RDOS Boardroom).

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

Approval from the Ministry of Transportation and Infrastructure (MoTI) is required prior to adoption as the proposed amendments involve lands within 800 metres of a controlled access highway (i.e. Highway 3).

Analysis:

The property was originally developed as a “show home” in support of the “Regal Ridge” development on Anarchist Mountain and also used as a sales office by the proponent of this development.

The existing commercial zoning dates to this period (2003) and was part of a plan to develop “convenience and lifestyle amenities” for residents in a “village” type setting – hence its inclusion in the Anarchist Mountain Rural Growth Area under the Regional Growth Strategy (RGS).

Development of the commercial area was halted around 2009 and the extent of development remains a single retail outlet (i.e. coffee shop) on a separate legal parcel that has subsequently been converted to a meeting space for local residents (i.e. “community hall”).

Formalization of the residential use through the introduction of a Small Holdings designation and zoning is consistent with the growth management objectives of the RGS and Electoral Area “A” OCP.

The proposal also satisfies the OCP criteria for creating additional land designated Small Holdings because:

- environmentally sensitive areas will not be impacted as no new development is proposed;
- the property is already serviced by on-site water and sewage disposal and has road access; and
- the designation is the same as is applied to other residential parcels in this area.

The requested SH3 zoning is appropriate for the subject property because similar sized adjacent properties within the Regal Ridge development are also zoned SH3. If the property is rezoned, the commercial area at Anarchist Mountain will still comprise approximately 19 ha. of land.

Alternatives:

1. THAT first and second readings of the Electoral Area “A” Official Community Plan Amendment Bylaw No. 2905.04, 2023, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.22, 2023, be rescinded and the bylaws abandoned.

Respectfully submitted:

Ben Kent

Ben Kent, Planner I

Endorsed By:



C. Garrish, Planning Manager

Attachments: No. 1 – Aerial Photos

No. 2 – Site Photo

Attachment No. 1 – Aerial Photo



Attachment No. 2 – Site Photo (Google Streetview – 2012)

