

# ADMINISTRATIVE REPORT



**TO:** Board of Directors  
**FROM:** J. Zaffino, Chief Administrative Officer  
**DATE:** June 13, 2024  
**RE:** Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “A” (A2024.003-ZONE)

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## Administrative Recommendation:

**THAT the Electoral Area “A” Official Community Plan Amendment Bylaw No. 2905.05, 2024, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.36, 2024, be adopted.**

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Purpose: To facilitate a two lot subdivision. Folio: A-6350.000  
Civic: 401 2<sup>nd</sup> Avenue Legal: Lot 1, District Lot 2450S and 4104S, SDYD, Plan EPP134209  
OCP: part AG & part CT Zone: part Agriculture One (AG1) & part Campground Commercial (CT3)

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## Proposed Development:

This application is seeking to amend the zoning of the subject property in order to facilitate a two (2) lot subdivision

## Background:

On April 10, 2024, a Public Information Meeting (PIM) was held online with Webex and was attended by approximately 0 members of the public.

At its meeting of May 9, 2024, the Regional District Board resolved to approve first and second reading of the amendment bylaws.

On May 23, 2024, a public hearing was held at 101 Martin Street, Penticton (RDOS Board Room) and was attended by approximately three (3) members of the public.

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 May 30, 2024.

## Alternatives:

1. THAT first, second and third readings of the Electoral Area “A” Official Community Plan Amendment Bylaw No. 2905.05, 2024, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.36, 2024, be rescinded and the bylaws abandoned.

## Respectfully submitted:

Colin Martin

Colin Martin, Planner I

## Endorsed By:

A blue ink signature of C. Garrish, consisting of stylized initials and a surname.

C. Garrish, Senior Manager of Planning

## Attachments:

No. 1 – Aerial Photo

Attachment No. 1 – Aerial Photo

