

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: J. Zaffino, Chief Administrative Officer

DATE: February 8, 2024

RE: Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “D” (E2023.010-ZONE)

Administrative Recommendation:

THAT the Electoral Area “D” Official Community Plan Amendment Bylaw No. 2603.24, 2023, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.30, 2023, be adopted.

Purpose: To allow for a 1-lot subdivision. Folio: D-03459.030

Civic: Lot 3, Plan 14822, District Lot 551, SDYD OCP: Part Industrial (I); Part Agriculture (AG)

Legal: 1631 Maple Street Zone: Part Site Specific Industrial One (I1s); Part Agriculture One (AG1)

Proposed Development:

This application is seeking to amend the zoning of the subject property in order to facilitate a 1-lot subdivision.

In order to accomplish this, 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 “D” Official Community Plan (OCP) Bylaw No. 2603, 2013, from Part Industrial (I) and part Agriculture (AG) to part Industrial (I) and part Small Holdings (SH); and
- amend the zoning under Schedule ‘2’ (Zoning Map) of the Okanagan Valley Zoning Bylaw No. 2800, 2022, from part Site Specific Industrial One (I1s) and part Agriculture One (AG1) to part Site Specific Industrial Once (I1S) and part Small Holdings Two (SH2).

In support of the rezoning, the applicant has stated that “the owner’s goal is to subdivide the portion of the property in the ALR from the remainder of the parcel to create a farm parcel and parcel for industrial use. Creating a separate parcel offers the best opportunity for the ALR lands to be used for farm purposes.”

Background:

On December 13, 2023, a Public Information Meeting (PIM) was held online via Webex and was attended by approximately one member of the public.

At its meeting of November 14, 2023, the Electoral Area “D” Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject development application be approved.

At its meeting of December 21, 2023, the Regional District Board resolved to approve first and second reading of the amendment bylaws and scheduled a public hearing ahead of its meeting of January 18, 2024.

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

On January 18, 2024, a public hearing was held at 101 Martin Street, Penticton and online via webex and was attended by zero (0) members of the public.

At its meeting of January 18, 2024, the Regional District Board resolved to approve third reading of the amendment bylaw.

Alternatives:

1. THAT first, second and third readings of the Electoral Area "D" Official Community Plan Amendment Bylaw No. 2603.24, 2023, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.30, 2023, be rescinded and the bylaws abandoned.

Respectfully submitted:

Ben Kent

Ben Kent, Planner II

Endorsed By:

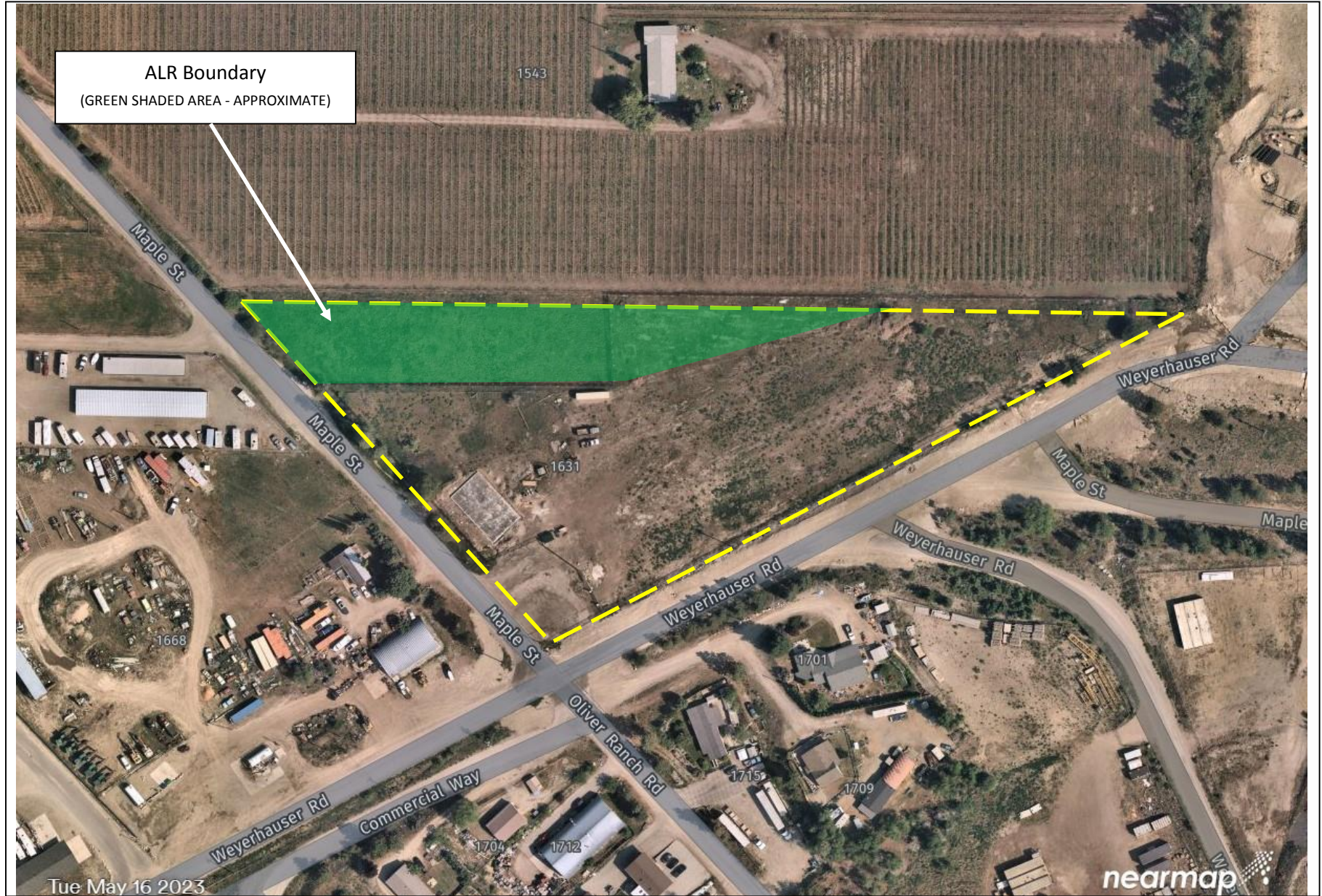


C. Garrish, Senior Manager of Planning

Attachments: No. 1 – Aerial Photo

No. 2 – Site Photo

Attachment No. 1 – Aerial Photo



Attachment No. 2 – Site Photo (Google Streetview)

