



OKANAGAN DEVELOPMENT CONSULTANTS INC.

PO Box 774, Summerland, BC. V0H 1Z0
Office at 13222 Kelly Ave. Summerland
Phone 250-494-0747

Office Email: odcinc@telus.net
Accounts Payable: odcaccts@telus.net
Website: www.odcinc.ca

Subject: Rezoning/ OCP amendment Application for SL1, Plan EPS8777, Section 14, Township 88, SDYD

OVERVIEW

- The property consists of 20.1 hectares and lies approximately 10 Kilometers northwest of Okanagan Falls. The property is located on Turtle Lake Road and is currently zoned RA (Resource Area, with a minimum parcel size of 20 hectares). This request is to rezone the property to LH1 (Large holding, with a minimum parcel size of 4.0 hectares) in order to accommodate subdivision of the existing lot into 4 parcels.
- We understand that the subject property does not lie within a designated growth area. However, we feel that the proposed rezoning and creation of four new lots that would allow for reasonable development of the property and provide four new home building properties in a rural area, reasonably close to the communities of OK Falls and Kaleden.

A three lot Bare Land Strata Subdivision (Plan EPS 8777) was completed in August 2022, which included the subject property that is identified in this rezoning application. This subdivision included the requirement of various reports and studies needed for approval, which we feel are beneficial to this rezoning application.

A) IMPACT ON AREA COMMUNITIES

There are currently few vacant lots of the proposed size in the area that provide for home building opportunities. The property is located approximately half way between OK Falls and Kaleden and is only a twenty minute drive from Penticton.

The property is served by Common Access Road and Turtle Lake Road, which is only a short drive to the junction of Highway 97. Turtle Lake Road and the Common Strata Road have been constructed to Ministry of Transportation and Infrastructure standards.

The proposed lots would offer easy access to amenities in Okanagan Falls as well as the Kaleden – Penticton area. As well, the lots would offer manageable acreage in a rural setting in keeping with a low density neighborhood, which we believe is desirable to many potential land owners. Local businesses would benefit from increased consumer use of their services as well.

B) AVAILABILITY OF CURRENT VACANT LAND ZONED AS EITHER LARGE HOLDINGS OR SMALL HOLDINGS

There is currently very limited availability of vacant land zoned as either LH or SH in the area although there are 6 lots due west of the proposed development. These lots are within 1.5 kilometers of the proposed subdivision. *Please see the attached key maps which show zoning and location of other properties in relation to the proposed development.

C) NATURAL ENVIRONMENT

The natural environment of the area would be largely unaffected by the development. Environmentally sensitive areas have been addressed in a previous study and new studies can be pursued if required. An Environmental Sensitivity Permit has been issued in the recent past for this area and is available for review.

D) PROVISION OF ON-SITE DOMESTIC WATER AND SEWERAGE DISPOSAL

It is anticipated that domestic water supply can be provided by wells and sewerage disposal areas should be accommodated without difficulty. Wells will be provided with required documentation and testing results as required in the Subdivision Servicing Bylaw.

Submission of an assessment from a qualified professional in accordance with the RDOS Subdivision Servicing Bylaw will be provided for sewerage disposal.

E) PROXIMITY TO ROADS AND ESSENTIAL COMMUNITY SERVICES AND ESSENTIAL SERVICES

As noted previously the subject property is serviced by a common access strata road, which is in close proximity to Highway 97 and will be maintained year-round. Access to Highway 97 is approximately half way between OK Falls and Kaleden. Both communities are within a twenty minute drive from the proposed subdivision.

F) SUSCEPTIBILITY TO NATURAL HAZARDS

Wildfire mitigation has been done in the past and the area is sparsely treed. No flooding has taken place and natural hazards such as slope instability has not been identified. The access road from Highway 97 was engineered, built and approved in accordance with MOTI requirements within the last two years.

G) COMPATIBILITY WITH ADJACENT LAND USES AND CHARACTER OF EXISTING AREA

There is very limited development to the north. The East & South areas are mainly farmland, West is higher density and includes some LH1, SH3 and SH4 zoning. *Please see attached key plans for details.

H) VISUAL IMPACTS

Potential building sites have been identified and would not pose any adverse visual impacts to other properties. Any proposed home sites would be subject to compatibility with environmental studies. Potential building sites situated on the north face of the hillside would not be visible from Highway 97.

H) TIMEFRAME FOR DEVELOPMENT

A one stage strata development is proposed at this time. Development would take place upon approvals from affected agencies, should the rezoning application be approved.

Thank you for considering our request for rezoning of the property and we would be happy to provide any other information that you may require.

Attachments

*Plan EPS8777
QEP Report, previous strata subdivision
Key plans (2) Area zoning, property location
Preliminary subdivision layout*

Signed:  _____ Date April 10/2024
Per: _____
Okanagan Development Consultants Inc.

Signed: _____ Date _____
Client(s)

