

Willow Beach Properties OCP and Rezoning Amendment Application

Public Information Meeting

Wednesday June 16, 2021, 7:00 p.m.



McElhanney

INFINITY

PROPERTIES

Willow Beach Properties



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Project Timeline

2014

Infinity Properties purchased the property at 3rd reading of zoning for 80 lots.

2020

Resubmits application for 80 lots due to time lapsed, and submits all required technical reports to support 80 lot subdivision

Pre-2014

Previous owner purchased the property in 2007/2008. Several concepts were submitted ranging from 80 to over 800 multi-family units. Rezoning for 80 lots with internal pond was provided 3rd reading by the RDOS. Final adoption required considerable dedication of waterfront land to the RDOS

2016

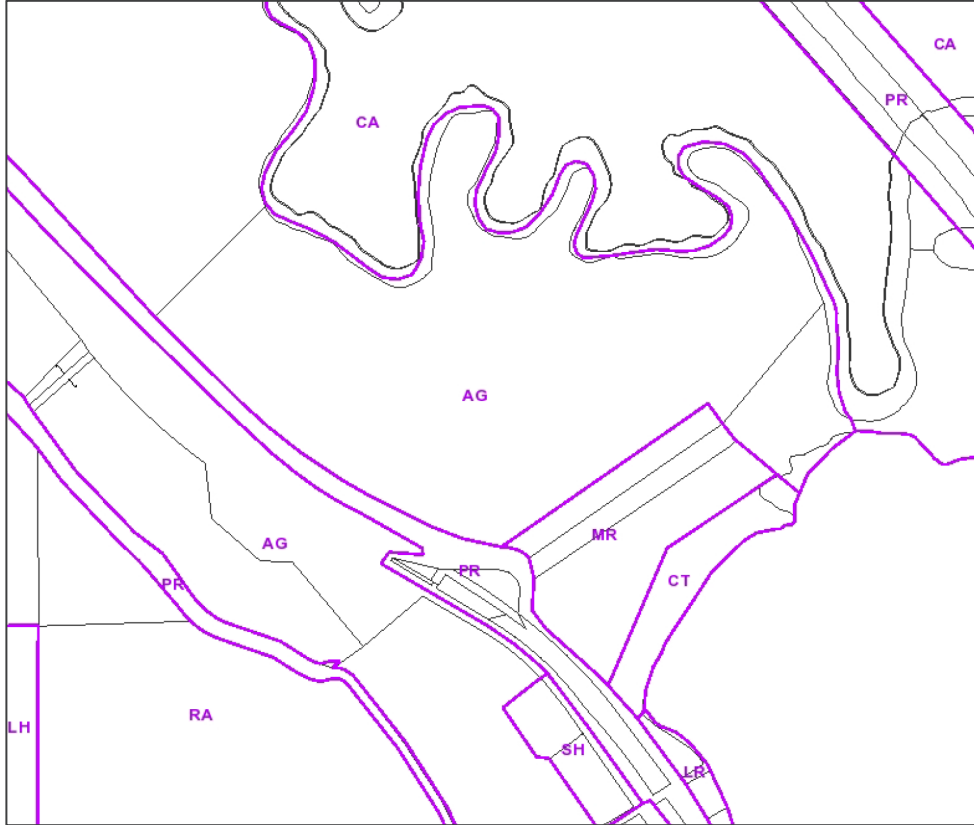
Infinity agrees to have 3rd reading rescinded and submits a new rezoning application for 80 lots with some different features. Retains several consultants to prepare technical reports to evaluate development proposal

2021

RDOS recommends APC support the rezoning and OCP amendment applications

Existing Zoning and OCP Designations

Official Community Plan Land Use Designation



AG – Agriculture
MR – Medium Density Residential
CT – Tourist Commercial

Zoning Designation



AG1 – Agriculture 1
RM1 – Medium Density Residential
CT2 – Tourist Commercial

Supporting Studies Completed

Environmental Impact Assessment

Study prepared by Envirowest Consultants Inc. and dated July 14, 2020

Species at Risk Inventory

Study prepared by Ecoscape and incorporated into EIA and dated July 14, 2020

Hydrogeological Assessment

Study prepared by Active Earth Engineering Ltd and dated February 2021

Geotechnical Report

Study prepared by Interior Testing was completed in 2017

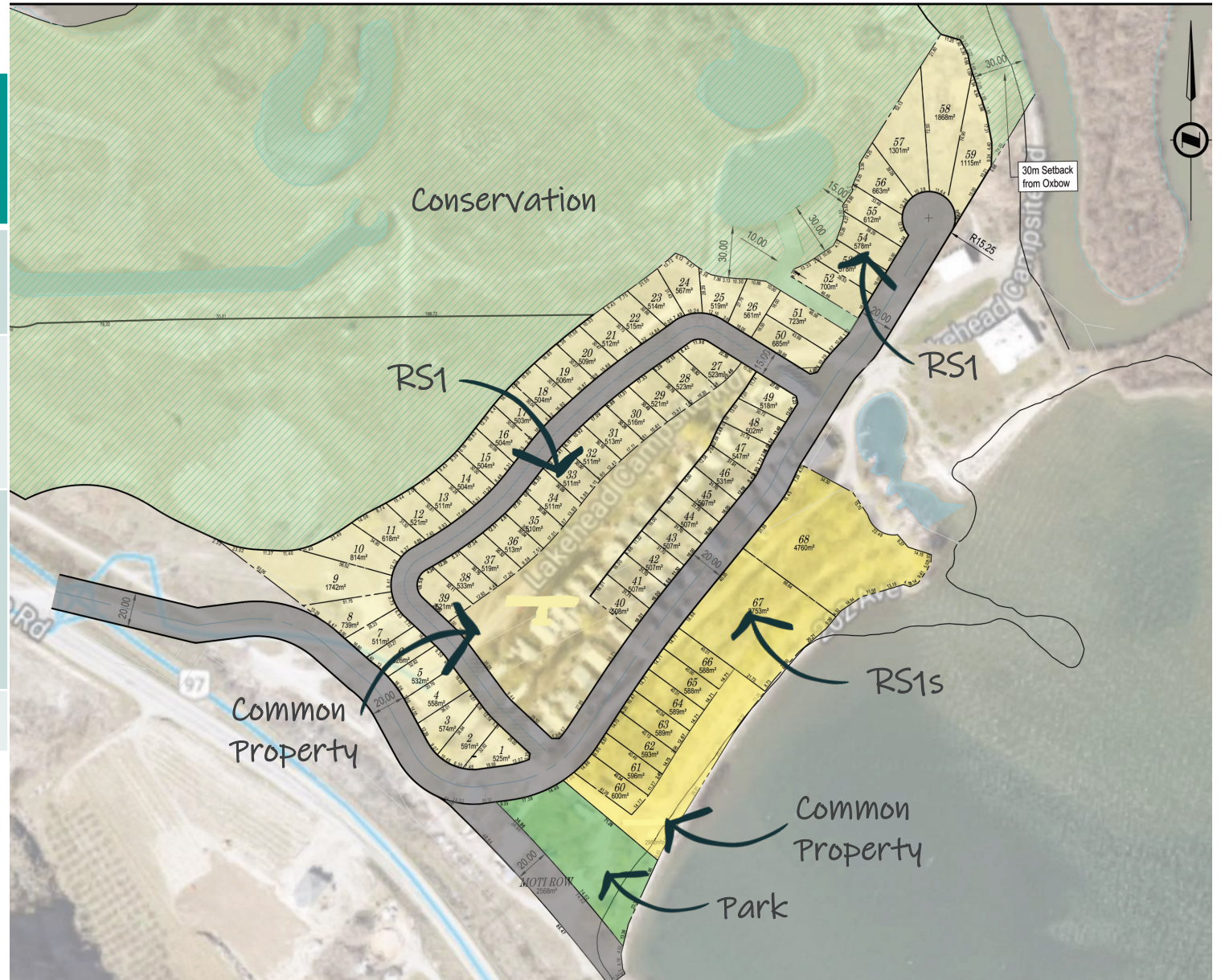
Archaeological Impact Assessment

Study prepared by Stantec and dated April 2020.

Proposed Zoning Amendments

Proposed Zone	Area in hectares (ha.)	Percent of Site of Area (%)
RS1 – Single Family	6.36	24%
RS1s – Single Family site-specific	0.85	3%
Park	0.36	1% of total area or 5% of developable lands.
Conservation	19.07	72%

RS1 zone includes 1.75 ha. of common strata property and 0.89 ha. of private and public roads. Actual amount of RS1 zoned which will be developed is as RS1 is 3.72 ha. or 14%



Development Features

- Conservation Land – 19.07 ha. (72%)
- Proposed Park = 0.36 ha.
- Common Strata property includes two areas totaling 1.75 ha (7%)
- 10.0-metre-wide environmental corridor connecting pond and Osoyoos Lake.
- Two new 20-metre-wide public roads to existing site and Osoyoos Lake.
- Spadefoot migration route designed and approved by Professional Biologist.



Thank-you

Questions?



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