ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 7, 2022

RE: Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area "I"

(I2019.023-ZONE)

Administrative Recommendation:

THAT Bylaw No. 2683,05, 2022, a bylaw to amend the Electoral Area "I" Official Community Plan to allow for a three-lot subdivision at 1609 Green Lake Road; and,

THAT Bylaw No. 2800.12, 2022, a bylaw to amend the Okanagan Valley Zoning Bylaw;

be read a third time; and,

THAT prior to adoption, a statutory covenant be prepared for the property located at 1609 Green Lake Road, and legally described as DL 30S, SDYD, Except Plans B4130, 21048, 27512 and KAP75356, in order that no building permit will be issued until the area identified as "~13.0 ha land donation" and shown on attachment No. 1 in the Administrative Report from the Chief Administrative Officer date July 7, 2022, has been donated to the province for inclusion in the White Lakes Grasslands Protected Area in fee simple title.

Folio: I-01154.000

Legal: DL 30S, SDYD, Except Plans B4130, 21048, 27512 and KAP75356

OCP: Resource Area (RA) Zone: Resource Area (RA)

Proposed Development:

This application is seeking to amend the zoning of the subject property in order to facilitate a three-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 "I" Official Community Plan (OCP) Bylaw No. 2883, 2016, Resource Area (RA) to Part Large Holdings (LH); part Conservation Area (CA), and Part Small Holdings (SH).
- amend the zoning under Schedule '2' (Zoning Map) of the Okanagan Valley Zoning Bylaw No. 2800, 2022, from Resource Area (RA) to Part Large Holdings Two Site Specific (LH2s); part Conservation Area (CA), Part Small Holdings Four (SH4)

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SIMILKAMEEN

The proposed "lot for a single-family dwelling is consistent with the adjacent south single-family residential node" while the proposed unhooking of the parcel along Green Lake Road will allow for the creation of a parcel that will allow farming to continue."

Site Context:

The subject property is approximately 26.2 ha in area (Currently Green Lake road measures approximately 0.5 ha, approximately 3.2 ha of the property is on the east side of Green Lake Road and 22.5 ha are on the west side of Green Lake Road). The subject property is situated approximately 1km west of OK Falls. It is understood that the parcel is comprised of a single family dwelling and pasture used for farm operations on the east side of Green Lake Road and vacant land on the west side of Green Lake Road.

Background:

On February 9, 2021, a Public Information Meeting (PIM) was held electronically via WebEx and was attended by approximately no members of the public.

At its meeting of February 16, 2021, the Electoral Area "I" Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject development application be refused.

At its meeting of June 2, 2022, 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 July 7, 2022.

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 not required prior to adoption as the proposed amendments involve lands beyond 800 metres of a controlled access highway (i.e. Highway 97).

Analysis:

Should the Board resolve to give 3rd reading and adoption to the subject amendment bylaw, a donation of land to the White Lakes Grasslands Protected Area should be made a condition of approval.

Alternatives:

1. THAT first and second readings of the Electoral Area "I" Official Community Plan Amendment Bylaw No. 2683.05, 2021, and the [Okanagan Valley Zoning Amendment Bylaw No. 2800.12, 2021, be rescinded and the bylaws abandoned.

Respectfully submitted:

Fiona Titley

Fiona Titley, Planner II

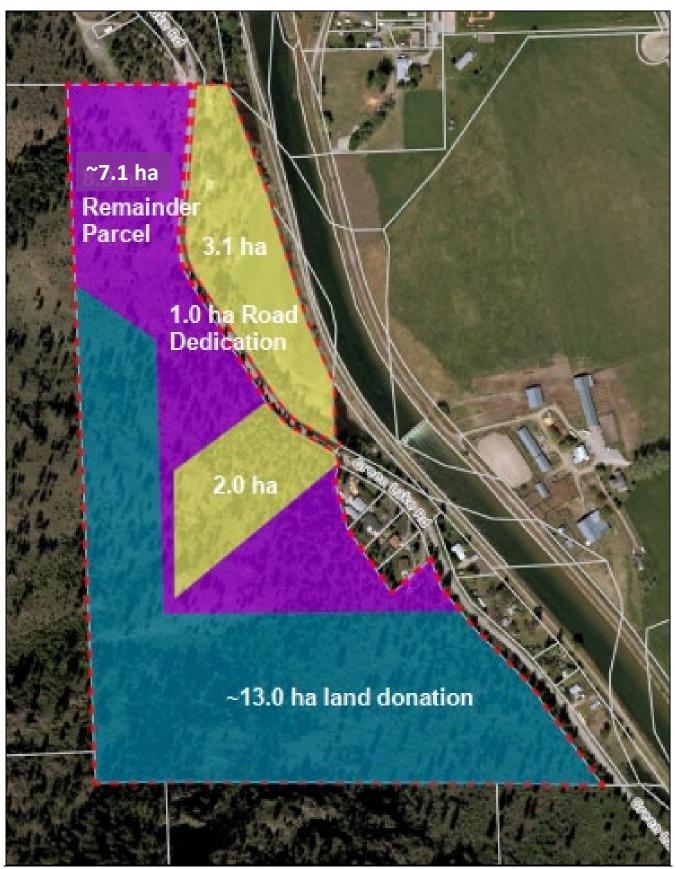
Endorsed By:

C. Garrish, Planning Manager

Attachments: No. 1 – Applicant's Site Plan

File No: I2019.023-ZONE

Attachment No. 1 – Applicant's Site Plan



File No: I2019.023-ZONE

Attachment No. 2 – Site Photo

