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**INFORMATION TO SUPPLEMENT OCP / REZONING APPLICATION – REVISED JULY 21, 2021**

**District Lot 30S, SDYD Except:**

**(1) Plans B4130, 21048, 27512 and KAP75356**

**(2) Parcels D, 15 and 17 of Plan A1266**

**1609 Green Lake Road, Okanagan Falls**

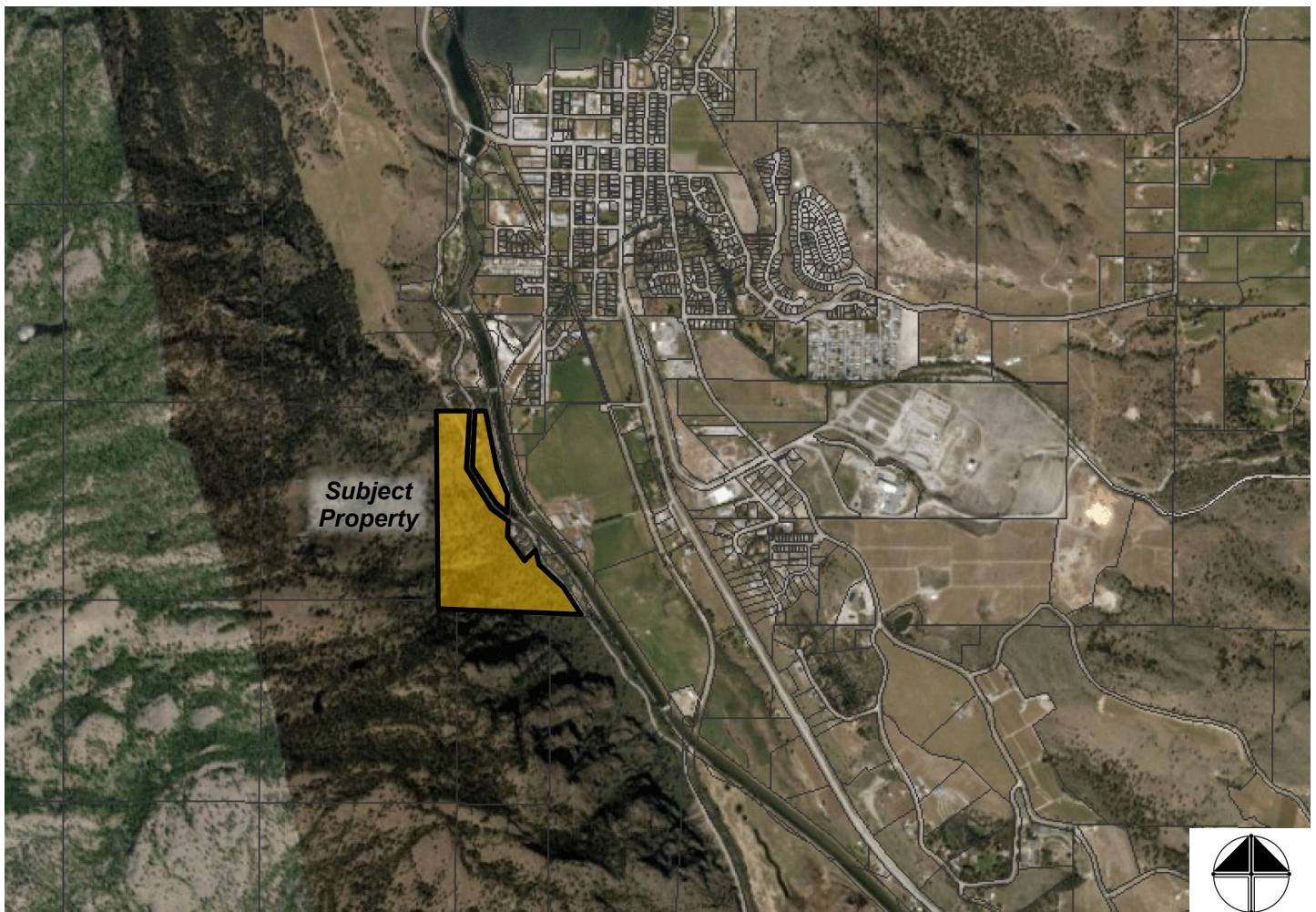
**Owner: Kent and Signe Percevault**

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**1. LOCATION OF SUBJECT PROPERTY**

The subject property is located on both sides of Green Lake Road approximately 1 km south of Highway 97 at the bridge over the Okanagan River at Okanagan Falls. The property is within Electoral Area 'I' of the Regional District of Okanagan Similkameen and its location is noted below in Illustration 1.

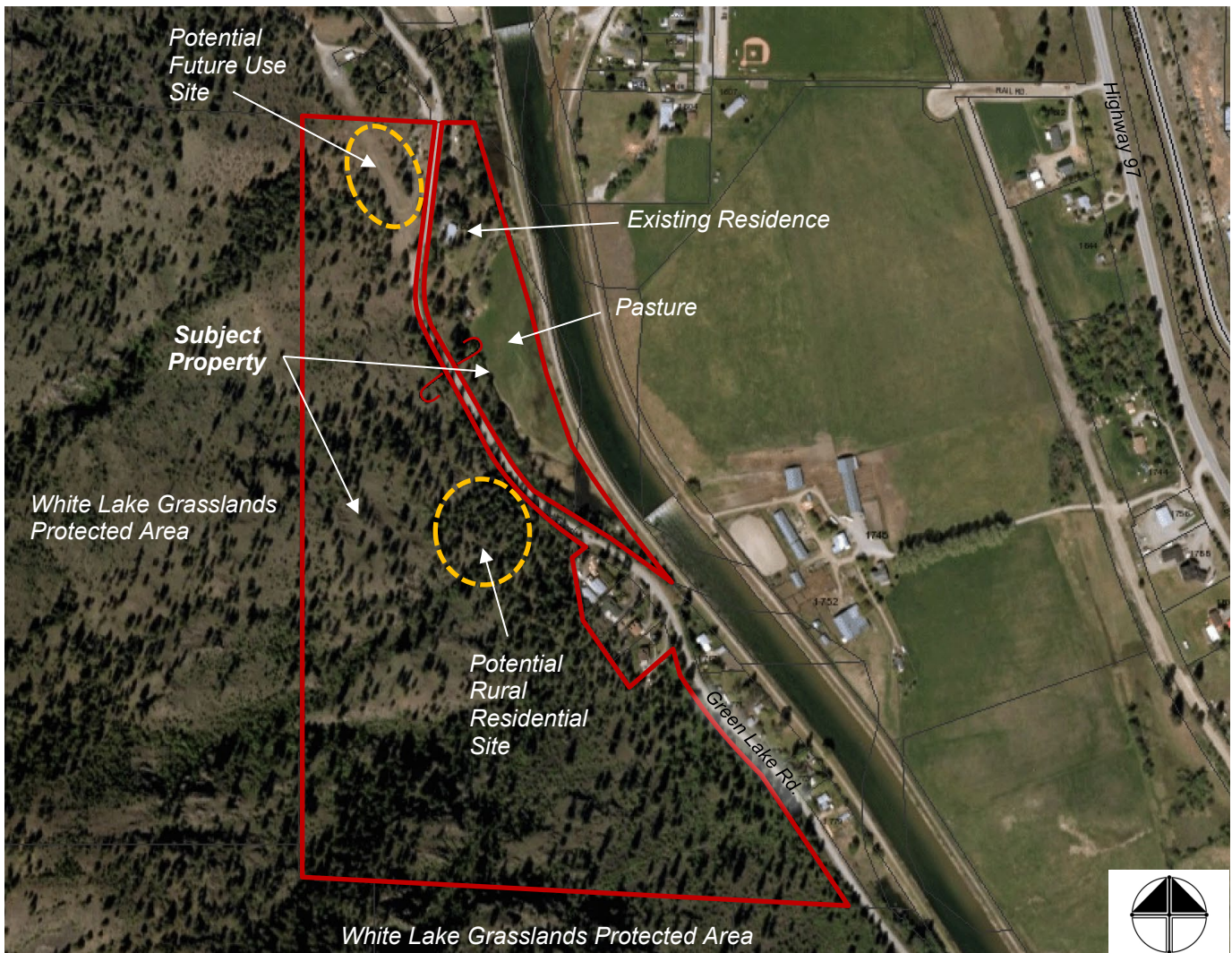
***Illustration 1: Location***



## 2. SITE FEATURES

The subject property is bisected by Green Lake Road with approximately 3.1 ha. of land on the east side of Green Lake Road and 23.9 ha. on the west side of Green Lake Road. The land on the east side of the road contains a dwelling and pasture which is used for a farm operation, while the land on the west side of the road is vacant. The Okanagan River Channel is adjacent to the east side of the property and the property slopes up from the river to the west. The north portion of the west side of the property contains a bench which has potential for future uses and there is an area on the west portion of the property adjacent to Green Lake Road that has a building site and is suitable for a rural residential lot. The west edge of the property and the south half of the property is relatively steep and has limited future use potential. The west and south sides of the property are adjacent to the White Lake Grasslands Protected Area. The property's site features and potential development areas is noted on Illustration 2.

**Illustration 2: Site Plan / Site Features**



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The property is zoned RA in the Area '1' Zoning Bylaw. There was historically a Land Use Contract (LUC) which governed land use on the property, but the LUC was terminated by the RDOS Board on June 7, 2018, and the RA zone replaced the former LUC as the instrument to regulate land use. A one year "grace" period was provided to the property allowing the LUC to remain in effect until June 8, 2019, after which time the RA zone took effect.

### **3. PROPOSED OCP AND ZONING CHANGES**

Although a portion of the west and south sides of the property may be unusable due to the steep topography on the property, there are portions of the property which have potential for addition land uses.

#### **Rural Residential Lot**

**OCP: from Resource Area to Small Holdings**

**Zoning: from Resource Area to Small Holdings Two (SH2)**

There is an area on the subject property that is adjacent to the north side of the 4 single family residential lots that has a building site that would provide a good location for an additional single-family dwelling. The south portion of the property has very limited opportunity for any land use due to adverse topography, so making use the very small amount of land that isn't topographically challenged seems appropriate and consistent with the adjacent residential use.

The owner proposes to rezone a portion of the property adjacent to the north side of the existing SH5 zoned single family residential lots to Small Holdings Two (SH2) to accommodate one rural residential lot that would be a minimum of two hectares in area.

#### **Small Holdings Lot for Agricultural Purposes**

**OCP: from Resource Area to Small Holdings**

**Zoning: from Resource Area to Small Holdings Two (SH2)**

If a subdivision is allowed to create the SH2 parcel, the portion of Green Lake Road that bisects the property will have to be dedicated as road, creating a hooked parcel. The owners would like to be able to subdivide the lower elevation agricultural land from the balance of the parcel to legally separate the farm parcel from the non-farm parcel. The area of the land that will be east of the new dedicated Green Lake Road will be less than the minimum 4 ha., and as such it won't meet the minimum parcel size requirement in the AG1 zone. We are requesting to rezone the portion of the property that is east of Green Lake Road to Small Holdings Two (SH2) to allow for a separate parcel to be created east of Green Lake Road.

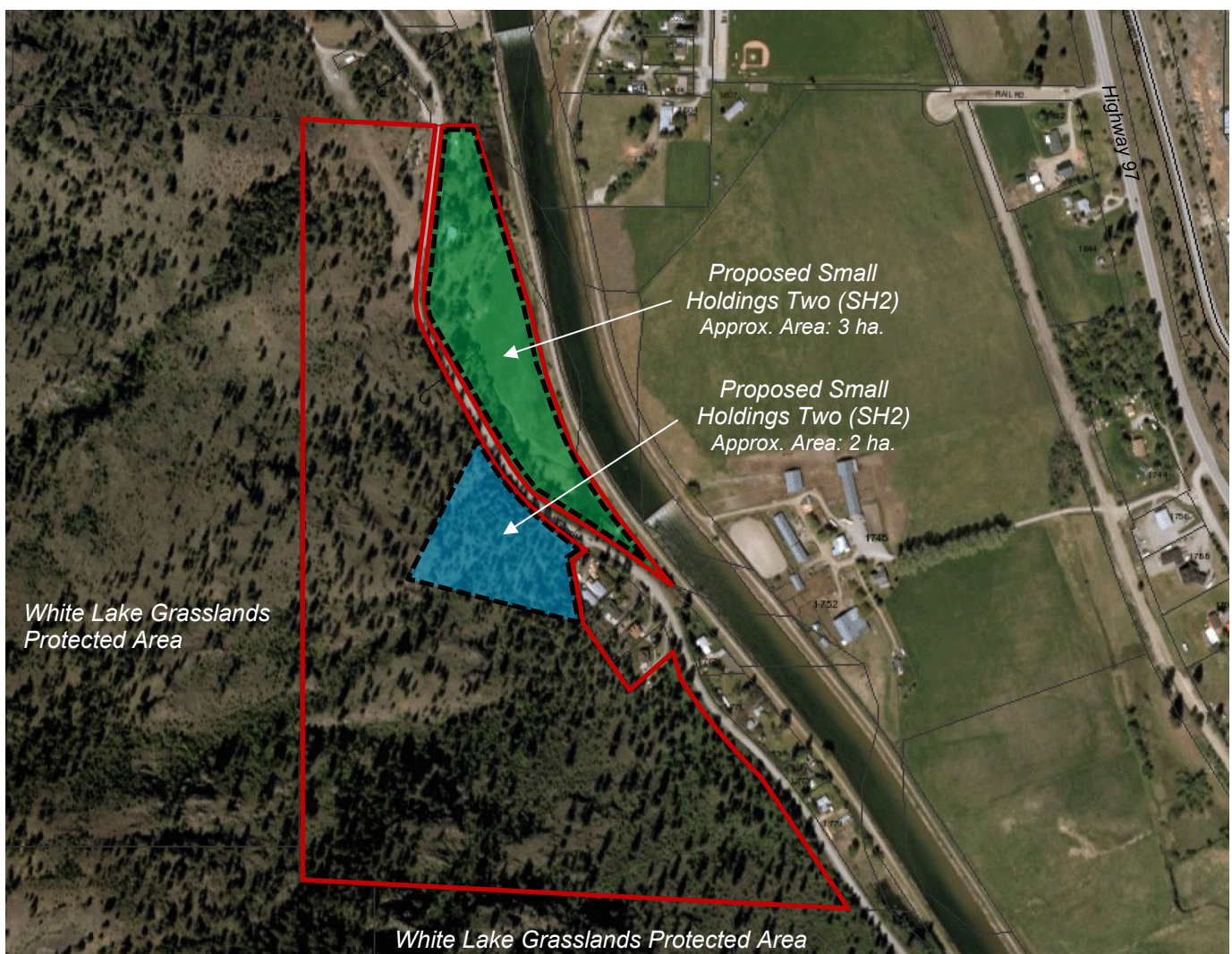
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## Additional Considerations

As the subject property is surrounded on its west and south sides by the provincial White Lake Grasslands Protected Area and the zoning of those lands is Parks and Recreation (PR), the owner of the subject property may consider providing some land to the provincial White Lake Grasslands Protected Area to expand the land base of this protected ecosystem.

The approximate location of the two proposed SH2 zones on the subject property is noted on Illustration 3.

### ***Illustration 3: Proposed Zoning***



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#### 4. RATIONALE FOR REQUESTED ZONING CHANGES

The following rationale is provided in support of the zoning changes proposed for the subject property.

- The area proposed to be zoned Small Holdings Two to accommodate one lot for a single-family dwelling is consistent with the adjacent south single-family residential node, with the important positive distinction that the proposed lot will be at least 2 ha. in area which is 10 times larger than the adjacent single-family residential lots. The proposed single-family lot will not have a negative impact on the use or enjoyment of the adjacent or surrounding properties but will add to the residential land base and contribute to the commerce in OK Falls, helping to keep commercial businesses open.
- The area of land east of Green Lake Road proposed to be zoned Small Holdings 2 is really a bi-product of the potential subdivision of the proposed SH2 two parcel which will precipitate the requirement to dedicate that portion of Green Lake road which is presently not dedicated. The dedication of the road will create a hooked parcel scenario for the balance of the property and the goal is to avoid the hooked parcel by allowing the lower elevation east portion of the property which is presently farmed, to be subdivided from the balance of the parcel to create a separate parcel that will continue to be farmed. The proposed use of the parcel will not have a negative impact on the use or enjoyment of the adjacent or surrounding properties and the farm uses permitted in the SH2 zone will solidify its existence as a valuable agricultural parcel.
- An opportunity may exist to expand the provincial White Lake Grasslands Protected Area.
- The proposed OCP and Zoning amendment represent good land use planning and can be supported from a planning policy perspective.