

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: J. Zaffino, Chief Administrative Officer

DATE: May 8, 2025

RE: Zoning Bylaw Amendment – Electoral Area “C” (C2024.016-ZONE)

Administrative Recommendation:

THAT the Okanagan Valley Zoning Amendment Bylaw No. 2800.49, 2025, be adopted.

Purpose: To allow for 10 agri-tourism accommodation units on a parcel under 8.0 ha. Folio: C-05878.000

Civic: 325 Road 20 Legal: Lot 393, Plan KAP1957, District Lot 2450S, SDYD

OCP: Agriculture (AG) Zone: Agriculture One (AG1)

Proposed Development:

This application is seeking to amend the zoning of the subject property in order to allow for ten (10) agri-tourism accommodation sleeping units.

Background:

At its meeting of March 20, 2025, the Regional District Board resolved to approve first and second reading of the amendment bylaw and directed that a public hearing occur at the Board meeting of April 3, 2025.

A Public Hearing was subsequently held on April 3, 2025, where no members of the public attended, followed by Board approval of third reading of the amendment bylaw.

Approval from the Ministry of Transportation and Transit (MoTT), due to the amendment applying to land within 800 metres of a controlled area, was obtained on April 22, 2025.

Alternatives:

1. THAT first, second and third readings of the Okanagan Valley Zoning Amendment Bylaw No. 2800.49, 2025, be rescinded and the bylaws abandoned.

Will a PowerPoint presentation be presented at the meeting? No

Respectfully submitted:

Colin Martin

Colin Martin
Planner I

Endorsed By:

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C. Garrish
Senior Manager of Planning

Endorsed By:

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A. Fillion
Managing Director, Dev. & Infrastructure

Attachments: No. 1 – Aerial Photo
No. 2 – Site Photo

Attachment No. 1 – Aerial Photo



Attachment No. 2 – Site Photo

