



100 COVERT PLACE

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DEVELOPMENT

To: Regional District of Okanagan-Similkameen (RDOS)

VARIANCE PERMIT

APPLICATION

Contact

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1. Introduction

This rationale report supports a Development Variance Permit (DVP) to permit a hooked parcel that is less than the minimum parcel area requirement for the applicable zone. The AG2 zone requires a minimum parcel size of 10.0 ha, and the proposal involves a hooked parcel with a portion that is approximately 4.8 ha. It should be noted that there are no changes to the hooked parcel size itself and that this variance is an existing condition.

2. Location and Site Context

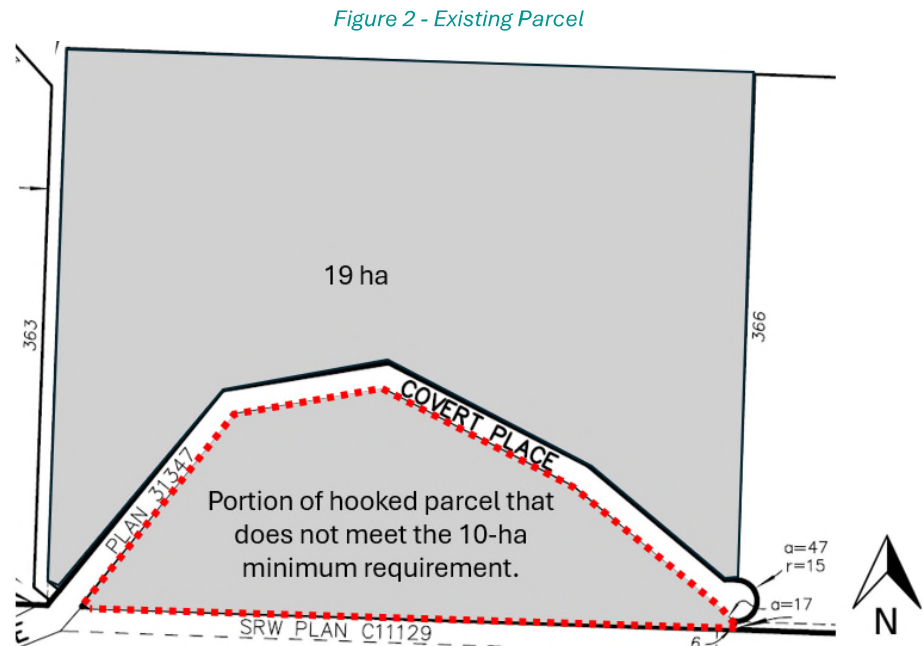
The subject property, known as a portion of Covert Farms, is located north of the Town of Oliver within Electoral Area “C” of the RDOS, as shown in [Figure 1](#). It comprises of a hooked parcel as shown in [Figure 2](#):

- **North Portion:** Approximately 14.2-ha in size; used for farming.
- **South Portion:** Approximately 4.8-ha in size; existing house/development on this portion.

The road separating the parcels causing them to be hooked—Covert Pl—is a local road only used to access private properties and operates more as a driveway or private road.

[Figure 1 Location Map](#)





3. Subdivision Application

The applicant is proposing a 4-lot boundary adjustment resulting in lots between approximately 19.0 ha to 112.0 ha. As such, the requirement for a DVP came out of the RDOS’ Subdivision Review Report (SRR) dated March 18, 2026. This DVP application is a direct response to the SRR Schedule B Item #4 Hooked Parcels which states:

Section 8.5.1 a of the Okanagan Valley Zoning Bylaw No. 2800, 2022, requires that where it is proposed to create a new parcel where one portion is physically separated from the other portion by a highway (except a Forest Service Road), or another parcel, that each portion satisfy the minimum parcel area requirements of the applicable zone.

Requirement: A variance to Section 8.5.1 a of the Okanagan Valley Zoning Bylaw No. 2800, 2022, is required in order for this subdivision proposal to proceed.

Notes: Each portion of a hooked parcel is required to satisfy the minimum parcel area requirements of the applicable zone. The AG2 zone requires a minimum parcel size of 10.0 ha, and the proposal involves a hooked parcel with a portion that is approximately 4.8 ha.

Table 1: 4-lot Boundary Adjustment Proposal Details

	Proposed Lot A	Proposed Lot B	Proposed Lot C	Proposed Lot D
Lot Area	81 ha	112 ha	19 ha *Lot requiring DVP	31 ha

4. Requested Variance

Section 8.5.1 a of the Okanagan Valley Zoning Bylaw No. 2800, 2022, requires that where it is proposed to create a new parcel where one portion is physically separated from the other portion by a highway (except a Forest Service Road), or another parcel, that each portion satisfy the minimum parcel area requirements of the applicable zone. The AG2 zone requires a minimum parcel size of 10.0 ha, and the southern portion of the hooked parcel is approximately 4.8 ha.

5. Rationale

The requested variance is supported for the following reasons:

- The variance addresses an existing parcel configuration and does not create a new hooked parcel condition.
- The southern portion of the hooked parcel, approximately 4.8 ha in size, will remain unchanged. No additional reduction in area is proposed through the subdivision.
- The variance is considered technical in nature, as it is only triggered by the subdivision process and the requirements of Section 8.5.1 a of the Okanagan Valley Zoning Bylaw No. 2800, 2022.
- The overall parcel requiring the variance will be approximately 19.0 ha in size, which significantly exceeds the AG2 Zone minimum parcel size requirement of 10.0 ha.
- The intent of Section 8.5.1 a is to prevent the creation of undersized and functionally separate portions of hooked parcels. In this case, the proposal does not create a new undersized parcel or further fragment agricultural land. The road, causing the parcel to be hooked, is an existing condition and the southern portion of the parcel, the one that is deficient in size, is the parcel that is already developed with a house and other structures.
- The hooked parcel is separated by Covert Place, a local access road serving adjacent properties, rather than a major transportation corridor that would create a meaningful separation between the two portions of the parcel.
- The northern portion of the parcel will continue to support agricultural use, while the southern portion will continue to accommodate existing residential development, maintaining the established land use pattern.
- The proposed subdivision maintains large agricultural parcels ranging from approximately 19.0 ha to 112.0 ha, which is consistent with the objectives of the AG2 Zone and the preservation of agricultural land.

- The variance will not adversely affect agricultural operations, servicing, transportation infrastructure, environmental resources, or neighbouring properties.
- Approval of the variance facilitates a boundary adjustment that improves overall parcel configurations while recognizing a longstanding and established parcel arrangement.
- The requested variance is minor, maintains the intent of the zoning bylaw, and represents good planning practice.

6. Conclusion

This Development Variance Permit application is required to address an existing hooked parcel configuration that is triggered through the proposed subdivision process. The variance does not create a new hooked parcel, does not reduce the size of the existing 4.8 ha portion of the parcel, and does not increase development potential on the lands.

The proposal maintains the intent of the AG2 Zone and Section 8.5.1 a of the Okanagan Valley Zoning Bylaw No. 2800, 2022, while facilitating a boundary adjustment that results in appropriately sized agricultural parcels. The variance recognizes a longstanding site condition and is considered minor and technical in nature.

Based on the analysis, the proposed variance is consistent with the intent of the zoning bylaw, represents good planning practice, and is supported from a land use planning perspective. Accordingly, we respectfully request that the RDOS approve the proposed Development Variance Permit.