

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: J. Zaffino, Chief Administrative Officer
DATE: June 13, 2024
RE: Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “A” (A06349.000)

Administrative Recommendation:

THAT the Electoral Area “A” Official Community Plan Amendment Bylaw No. 2905.06, 2024, and the [Okanagan Valley Zoning Amendment Bylaw No. 2800.35, 2006, be adopted.

Purpose: To facilitate a two (2) lot subdivision. Folio: A-06349.000

Civic: 601 6th Avenue Legal: Lot 639A, Plan KAP1950, District Lot 2450S, SDYD

OCP: part AG and part LR Zone: Agriculture One (AG1) and Low Density Residential Three (RS3)

Proposed Development:

This application is seeking to amend the zoning of the subject property in order to facilitate a two (2) lot subdivision.

Background:

On April 22, 2024, a Public Information Meeting (PIM) was held Online with a Zoom meeting and was attended by no members of the public.

At its meeting of May 9, 2024, the Regional District Board resolved to approve first and second reading of the amendment bylaws

On May 23, 2024, a public hearing was held at 101 Martin Street, Penticton (RDOS Board Room) and was attended by approximately Three (3) members of the public.

Approval from the Ministry of Transportation and Infrastructure (MoTI), due to the amendment applying to land within 800 metres of a controlled area, was obtained on May 30, 2024.

Alternatives:

1. THAT first, second and third readings of the Electoral Area “A” Official Community Plan Amendment Bylaw No. 2905.06, 2024, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.35, 2024, be rescinded and the bylaws abandoned.

Respectfully submitted:

Colin Martin

Colin Martin, Planner I

Endorsed By:

A handwritten signature in blue ink, appearing to be "CG", written over a horizontal line.

C. Garrish, Senior Manager of Planning

Attachments:

No. 1 – Aerial Photo

Attachment No. 1 – Aerial Photo

