

RDOS

OKANAGAN- SIMILKAMEEN

PUBLIC HEARING

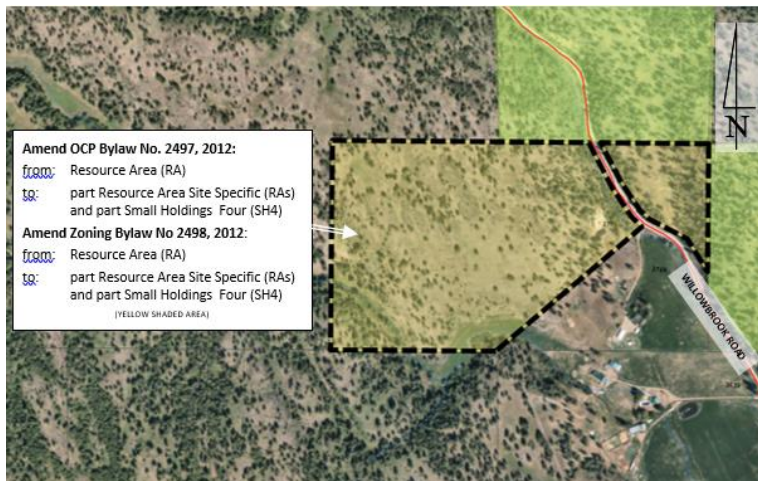
3775 Willowbrook Road, Electoral Area "C" OCP & Zoning Amendment Bylaws

Official Community Plan and zoning bylaw amendments are being sought in order to facilitate a two (2) lot subdivision.

Amendment Bylaw No. 2452.25, 2024, proposes to amend Schedule 'B' (OCP Map) of the Electoral Area "C" Official Community Plan Bylaw No. 2452, 2008, by changing the land use designation of a 2.76 hectare portion of the property from Resource Area (RA) to Small Holdings (SH).

Amendment Bylaw No. 2800.48, 2024, proposes the following amendments to the Okanagan Valley Zoning Bylaw No. 2800, 2022:

- introducing a new Small Holdings Four (SH4) Site Specific regulation at Section 12.1.8 to reduce the minimum parcel size for subdivision from 20 hectares to 19.1 hectares;
- changing the land use designation of the property from Resource Area (RA) to part Resource Area Site Specific Regulation (RAs) and part Small Holdings Four (SH4).



This public hearing will be conducted in a hybrid fashion by video conference using Webex and in-person. If you would like to attend, please refer to the following meeting information:

Date: Thursday, March 6, 2025
Time: 9:00 am
Location: 101 Martin St, Penticton, BC
Computer: <https://rdos.webex.com>
Phone: 1-833-311-4101
Meeting #: 2770 412 8138
Password: RD@S (7317 by phone)

Copies of the bylaw(s), along with other basic information, may be inspected at: www.rdos.bc.ca (Property & Development → Planning, Zoning & Subdivision → Current Applications → Electoral Area "C" → C2024.015-ZONE).

This bylaw may also be inspected at the Regional District of Okanagan-Similkameen office at 101 Martin Street, Penticton, BC, on weekdays (excluding statutory holidays) between the hours of 8:30 a.m. to 4:30 p.m. up until the close of the public hearing on Thursday, March 6, 2025.

Anyone who considers themselves affected by Amendment Bylaw No. 2452.25, 2024 or Amendment Bylaw No. 2800.48, 2024, can present written information to the Regional District prior to or at the public hearing and may also speak at the public hearing. No letter, report or representation from the public will be received after the conclusion of the public hearing.