

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: J. Zaffino, Chief Administrative Officer
DATE: March 6, 2025
RE: Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “C” (C2024.015-ZONE)

Administrative Recommendation:

THAT the Electoral Area “C” Official Community Plan Amendment Bylaw No. 2452.24, 2024, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.41, 2024, be read a third time and adopted.

<u>Purpose:</u> To allow for a two-lot subdivision	<u>Folio:</u> C-04981.020
<u>Civic:</u> 3775 Willowbrook Road	<u>Legal:</u> Lot A, Plan EPP88891, District Lot 1995, SDYD
<u>OCP:</u> Resource Area (RA)	<u>Zone:</u> Resource Area (RA)

Proposed Development:

This application is seeking to amend the zoning of the subject property in order to allow for a two-lot subdivision to ‘unhook’ a parcel divided by a highway.

In order to accomplish this, the following land use bylaw amendments are being proposed by the applicant:

- amend the land use designation under Schedule ‘B’ (OCP Map) of the Electoral Area “C” Official Community Plan (OCP) Bylaw No. 2452, 2008, from Resource Area (RA) to part Resource Area (RA) and part Small Holdings (SH); and
- amend the Okanagan Valley Zoning Bylaw No. 2800, 2022, by amending the zoning under Schedule ‘2’ (Zoning Map) from Resource Area (RA) to part Small Holdings Four (SH4) and part Resource Area Site Specific Regulation (RAs) with the site specific regulation allowing a minimum parcel size for subdivision of 19.1 hectares for the proposed remainder lot.

In support of the rezoning, the applicant has stated (amongst other things) that:

Due to the geographic location of both lot entrances, frequent entry from the main lot to the proposed secondary lot has proven to be difficult and in all honesty, unsafe. As an owner of both parcels, the required frequency of travel across both lanes of traffic in a double blind corner has become somewhat of a hazardous situation. Due to this, the development of the secondary home has been stalled and the lots intended use is no longer practical for both owners.

Site Context:

The subject property is approximately 21.98 ha in area and is situated on the east and west side of Willowbrook Road. It is understood that the parcel is comprised of a single detached dwelling and an accessory building, located on the western portion of the property.

The surrounding pattern of development is generally characterised by agriculture and Crown land to the south, and land retained for conservation purposes to the north, east and west.

Background:

On November 6, 2024, a Public Information Meeting (PIM) was held electronically via Webex and was not attended by any members of the public.

At its meeting of November 20, 2024, the Electoral Area “C” Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject development application be approved.

At its meeting of December 5, 2024, the Regional District Board resolved to approve first and second reading of the proposed amendment bylaws and delegated the holding of a public hearing to Director Knodel. The Board further directed staff to schedule the date, time and place of the public hearing in consultation with the Area Director.

At its meeting of February 20, 2025, the Board resolved that the holding of a public hearing be scheduled for the Regional District Board meeting of March 6, 2025, and that staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*.

All comments received to date in relation to this application are included with this report.

Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required prior to adoption as the proposed amendments involve lands beyond 800 metres of a controlled access highway (i.e. Highway 97 & 3).

Analysis:

Further to the direction provided by the Board at first reading, it is being recommended that the amendment bylaws be given third reading and adopted.

Alternate

Conversely, Administration maintains its concern that this proposal is representative of the type of “rural sprawl” that the Regional District’s land use bylaws seek to prevent from occurring within the electoral areas. Specifically:

- subdivision of large rural parcels into smaller residential parcels outside of designated growth areas may result in unplanned growth and inefficient use of land and resources;
- while the Area “C” OCP pre-dates the RGS, other Electoral Area OCPs have been updated to align with the RGS by discouraging the creation of new rural holdings parcels outside of the designated Rural Growth Areas; and
- the Area “C” OCP includes policies supporting a 20 ha minimum parcel size for lands designated RA, “in recognition that these areas will remain rural with limited community services and infrastructure”.

Financial Implications:

Financial implications have been considered and none were found.

Communication Strategy:

The proposed bylaw amendments have been notified in accordance with the requirements of the *Local Government Act* as well as the Regional District’s Development Procedures Bylaw No. 2500, 2011.

Alternatives:

1. THAT first and second readings of the Electoral Area “C” Official Community Plan Amendment Bylaw No. 2452.24, 2024, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.41, 2024, be rescinded and the bylaws abandoned.

Respectfully submitted:

Ben Kent

Ben Kent
Planner II

Endorsed By:



C. Garrish
Senior Manager of Planning

Endorsed By:



A. Fillion
Managing Director, Dev. & Infrastructure

Attachments: No. 1 – Applicant’s Site Plan

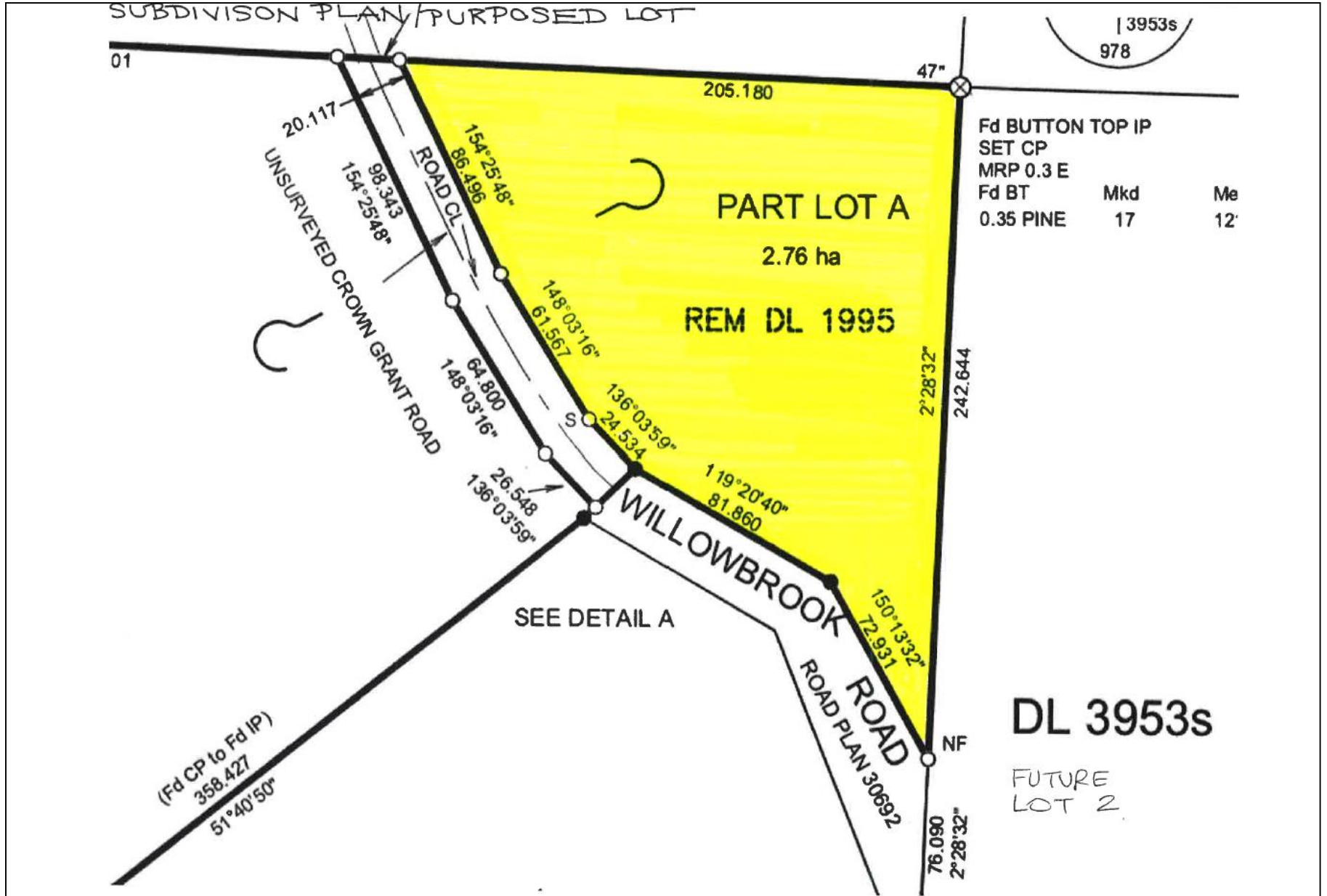
No. 2 – Proposed Lot

No. 3 – Aerial Photo

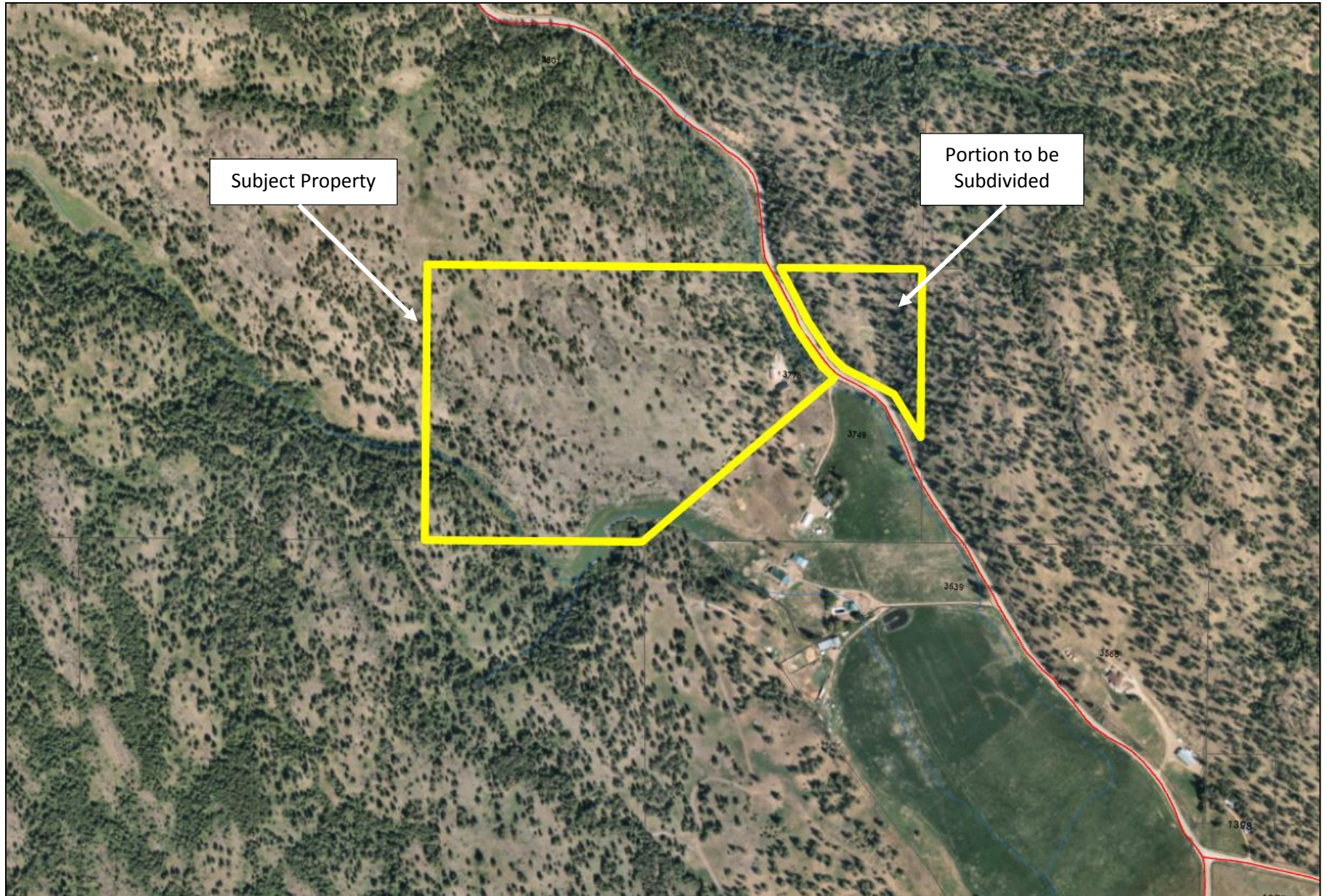
No. 4 – Site Photo

No. 5 – Site Photo

Attachment No. 2 – Proposed Lot



Attachment No. 3 – Aerial Photo



Attachment No. 4 – Site Photo



Attachment No. 5 – Site Photo



Portion to be Subdivided
East of Willowbrook Road
(Facing North)