

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: J. Zaffino, Chief Administrative Officer

DATE: August 7, 2025

RE: Zoning Bylaw Amendment – Electoral Area “C” (C2025.003-ZONE)

Administrative Recommendation:

THAT The Okanagan Valley Zoning Amendment Bylaw No. 2800.54, 2025, be adopted.

Purpose: To allow agri-tourism units with a maximum floor area of 42.0m². Folio: C-05681.000

Civic: 5154 Highway 97 Legal: Lot 260, Plan KAP1790, District Lot 2450S, SDYD

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

Purpose:

This application is seeking to amend the zoning of the subject property in order to construction of agritourism accommodation.

Strategic Priorities:

Operational

Background & Analysis:

On May 7, 2025, a Public Information Meeting (PIM) was held online through Webex and was attended by approximately four (4) members of the public.

At its meeting of May 20, 2025, the Electoral Area “C” Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject development application be approved, subject to the following conditions;

- 1. That the RDOS Building inspector approves the building permit for this development.*

At its meeting of June 5, 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 June 19, 2025.

At its meeting of July 3, 2025, the Regional District Board resolved to reschedule the public hearing from June 19, 2025, to July 17, 2025.

A Public Hearing was subsequently held on July 17, 2025, where approximately four (4) 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 July 17, 2025.

Financial Implications:

Financial implications have been considered and none were found.

Communication Strategy:

The proposed bylaw amendment has been notified in accordance with the requirements of the *Local Government Act* and the Regional District's Development Procedures Bylaw No. 2500, 2011. Information will be posted on the RDOS website. Interested or affected parties will be contacted directly via email, regular mail, or Voyent Alert! notifications.

Alternatives:

1. THAT first, second and third readings of the Okanagan Valley Zoning Amendment Bylaw No. 2800.54, 2025, be rescinded and the bylaws abandoned.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:

C. Garrish
Senior Manager of Planning

Endorsed By:

A. Fillion
Managing Director, Dev. & Infrastructure

Attachments: No. 1 – Site Photo

Attachment No. 1 – Site Photo

