

Electoral Area “E”

Proposed OCP and Zoning Bylaw Amendments

RDOS File No. E2023.005-ZONE

Public Information Meeting

June 14, 2023

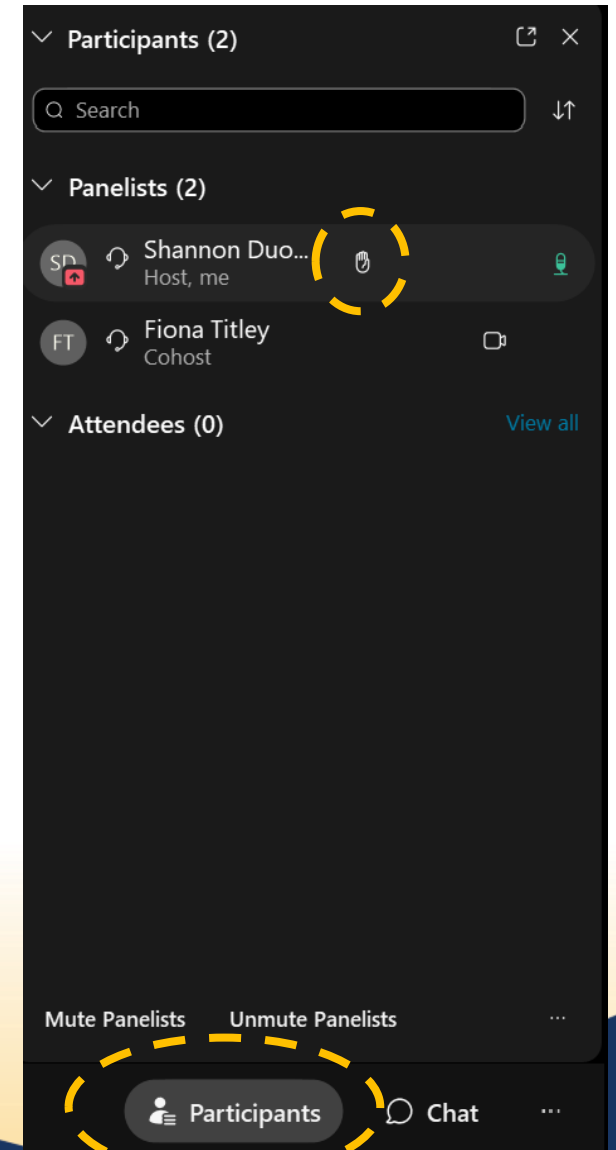
Public Information Meeting

What is a Public Information Meeting:

- It is informal:
 - no formal minutes will be taken but meeting is recorded;
 - comments for the RDOS Board to review at 1st/2nd reading should be submitted in writing (i.e. email, feedback form).
- Staff and the applicant are available to answer questions;
 - we may not be able to answer all questions tonight but can follow-up (contact details will be needed).

Webex Instructions

- Will take questions in turn;
- To indicate you want to speak:
 - **Computer:** click the “Participants” button at the bottom right corner of the screen, hover your mouse next to your name and click the “raise hand” button;
 - **Phone:** press *3 to “raise hand”;
- You will be unmuted when it is your turn to speak; and
- After you are done, click the “raise hand” button or press *3 to take your hand down.

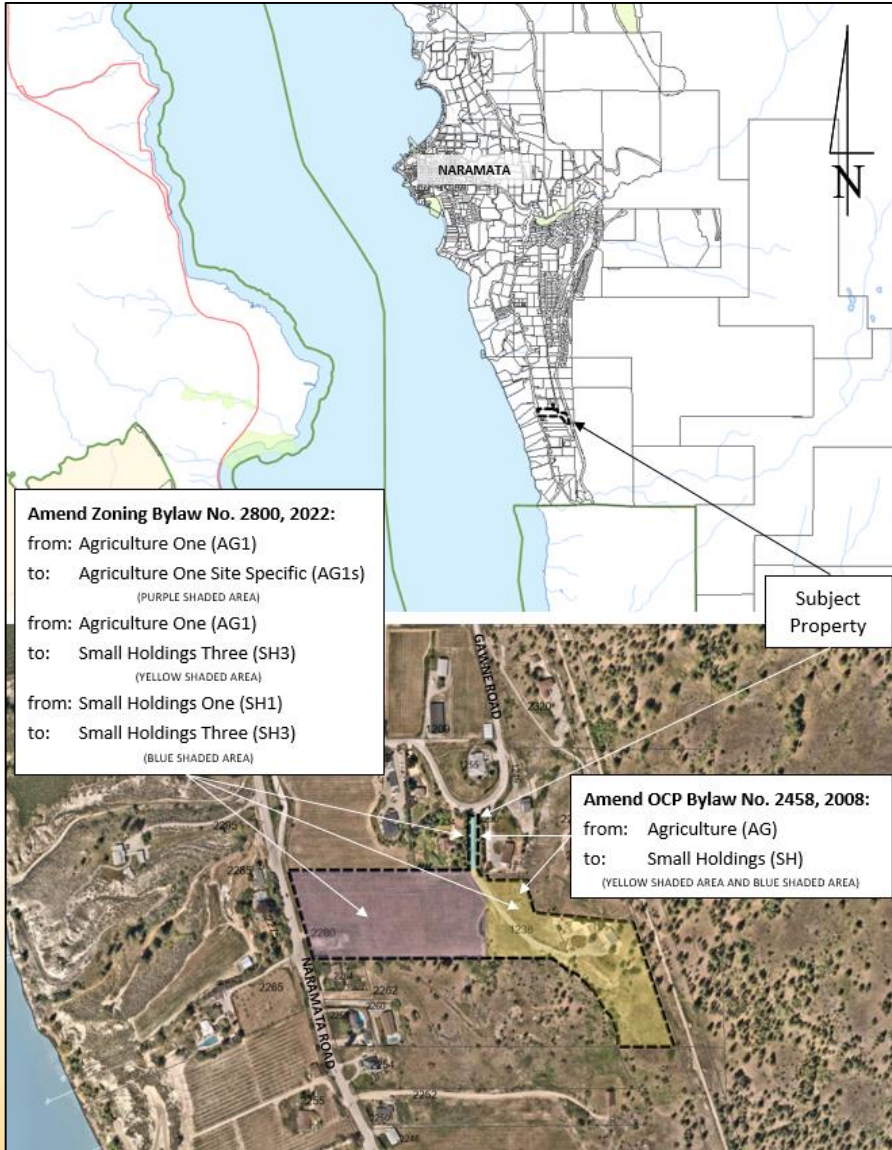


Application Status

Application Status:

- Submitted April 27, 2023;
- Agency Referrals (e.g., ALC, Interior Health, First Nations, etc.) sent May 17/31, 2023;
- Public Information Meeting on June 14, 2023;
- Advisory Planning Commission review June 19, 2023;
- RDOS Board consideration (i.e. 1st/2nd reading) July 6, 2023 (TBC);
- Public Hearing (dependent on 1st/2nd reading being approved).

Property Details



- **Location:** 1238 Gawne Road
- **OCP:** Agriculture
- **Zoning:** Agriculture One (AG1)/Small Holdings One (SH1)
- **Parcel Size:** 3.93 ha
- **ALR:** Partially within the ALR
- **Within a Growth Area?:** No
- Current configuration a result of consolidation/boundary adjustment

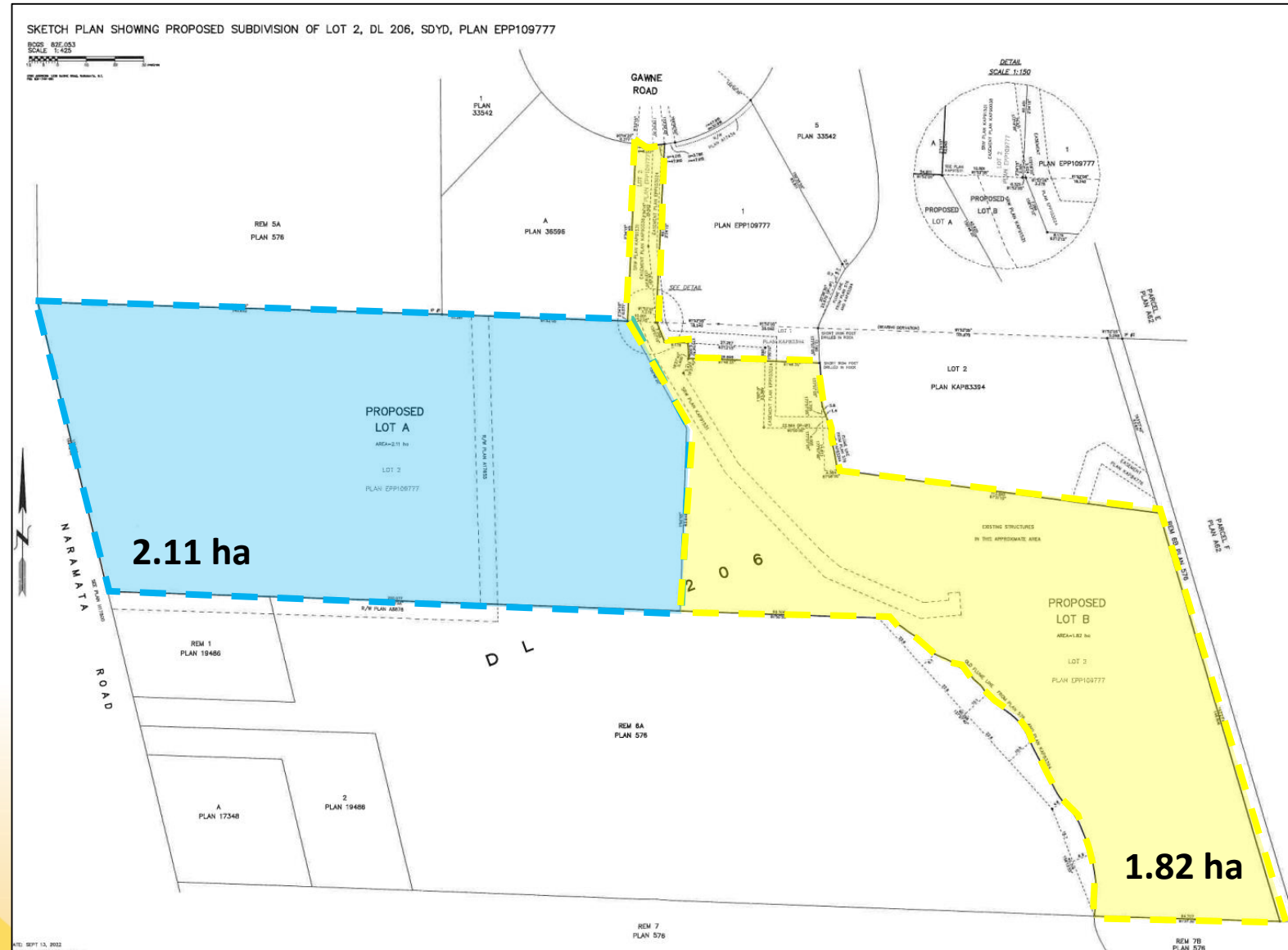
Subdivision Proposal

Proposal

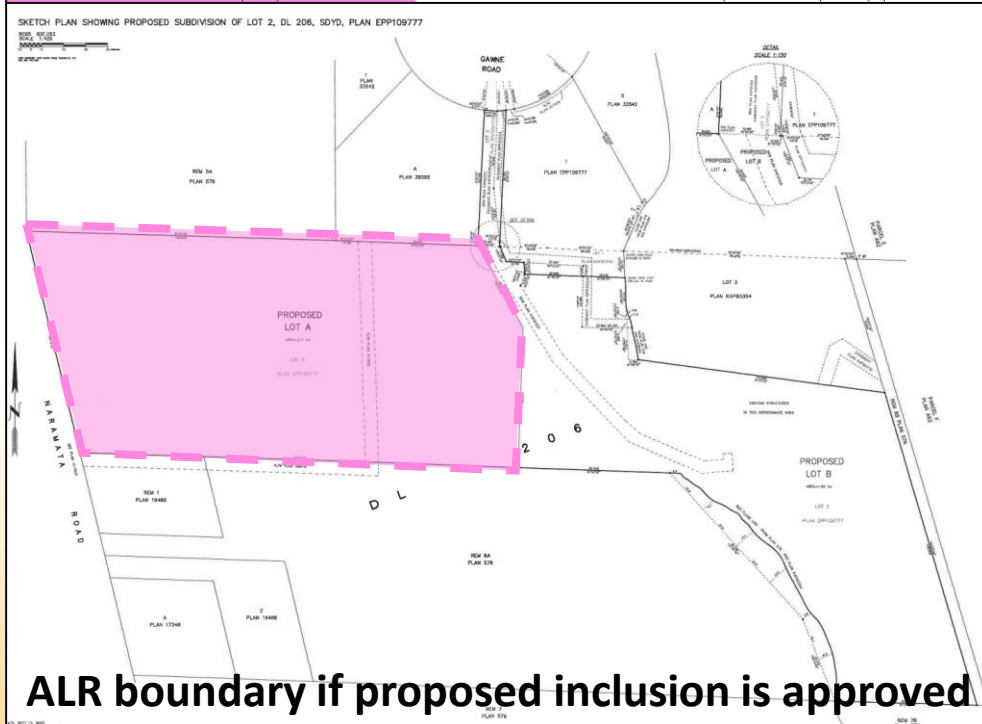
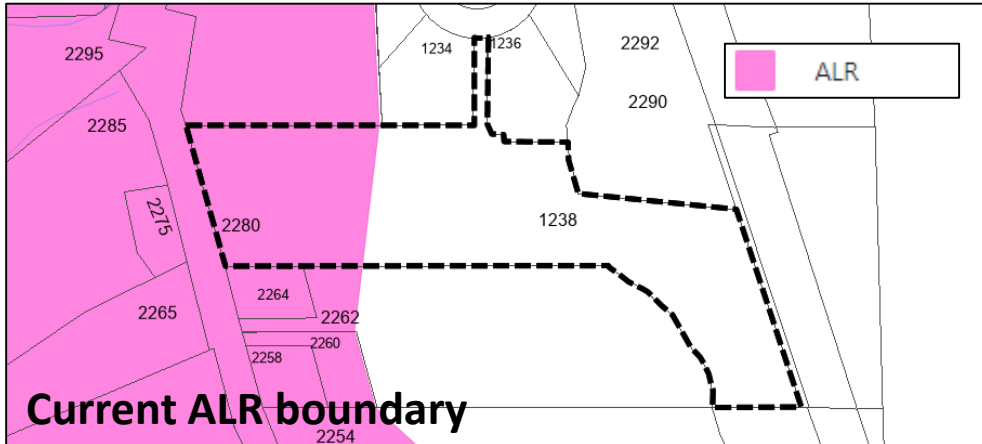
- To subdivide the parcel into two lots of 2.11 ha and 1.82 ha.

Relevant Zoning Provisions:

- Minimum parcel size for subdivision in the AG1 Zone: 4.0 ha

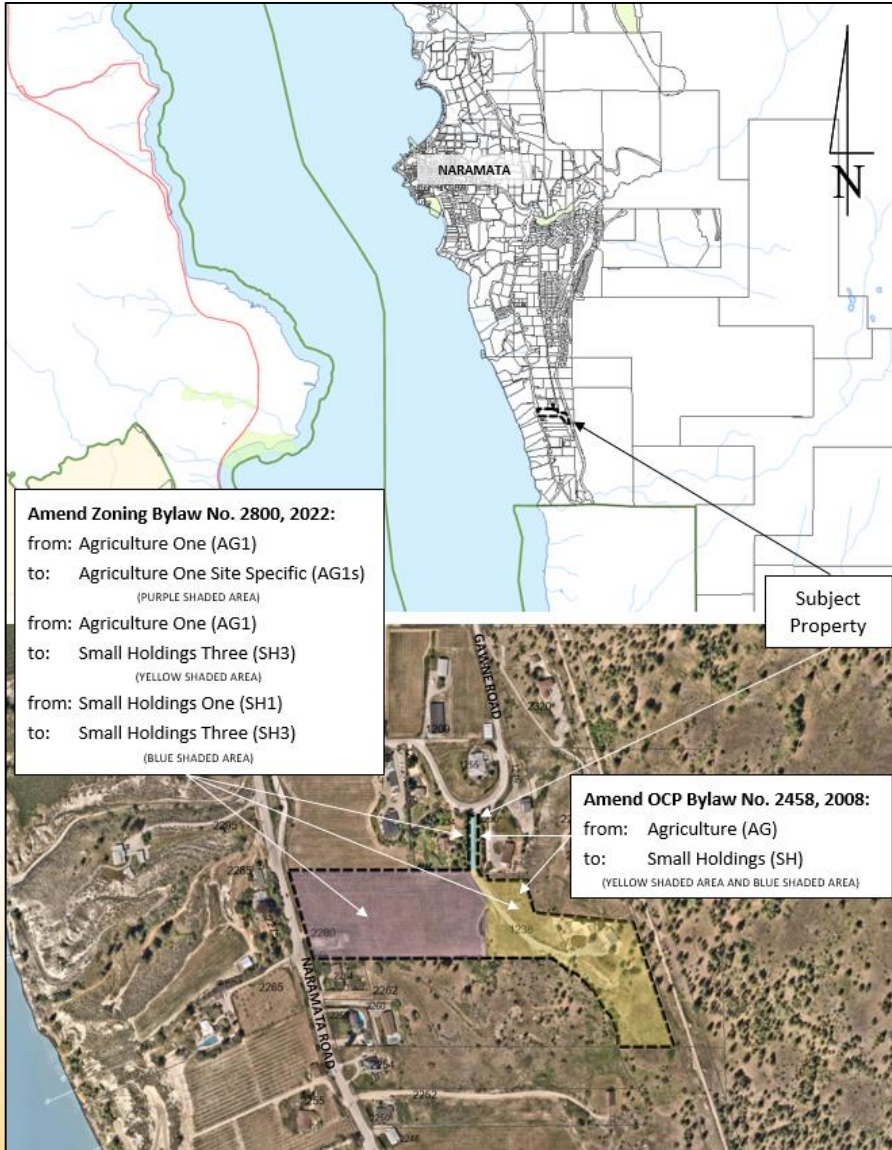


ALR Regulations



- The subject property is partially within the ALR
- ALC inclusion application to include ~0.9 ha of land into the ALR so that Proposed Lot A would be wholly in the ALR (decision pending)
- No ALC subdivision approval required

Proposal



- **Proposed Amendments:**

- to amend the zoning of the property under the Okanagan Valley Zoning Bylaw No. 2800, 2022:
 - From: Agriculture One (AG1)
 - To: part Agriculture One Site Specific (AG1s) and part Small Holdings Three (SH3)
 - From: Small Holdings One (SH1)
 - To: Small Holdings Three (SH3)
- to amend the OCP designation of a 1.82 ha portion of the property under the Electoral Area “E” OCP Bylaw No. 2458, 2008:
 - From: Agriculture (AG)
 - To: Small Holdings (SH)

QUESTIONS?

If you do not get the chance to speak tonight, have more questions, or would like to submit written comments, please contact me at:

sduong@rdos.bc.ca

(250) 490-4384