



March 9, 2020

Regional District Okanagan Similkameen
Land Use Planning Division
101 Martin Street
Penticton, BC V2A 5J9
Via email info@rdos.bc.ca

RE: 2390 Coalmont Road- Re Zoning Application LH2 to LH1

AllTerra Land Surveying Ltd is acting as agent to undertake a Land Use Bylaw Amendment Application for Carolann Brewer and Madelaine McGrath who own the property at 2390 Coalmont Road, Coalmont, BC. This property is legally described as PID 025-101-901, Lot A, District Lots 101, 151 and 391 YDYD, Plan KAP69501. An Owner's Authorization of Agency is attached to this submission.

Background

Carolann and Madelaine have owned this property since 2006. The property is zoned LH2 which has a minimum parcel size of 8-hectares. They would like to subdivide the property into two 4-hectare parcels, which requires a zoning of LH1 to meet the minimum area requirements. The OCP designates this property and the adjacent parcels as Large Holdings (LH), so no changes to the OCP will be required. We are concurrently submitting an application to the MOTI for subdivision.

They have identified several potential building site locations at the top and bottom of the hill. There is an existing driveway that will service the proposed eastern parcel, and a new driveway will be constructed to service the proposed western lot. There are two wells on the property situated in such a way that each will service one of the proposed new parcels. They each intend to construct a home on the two new properties, and are hoping to run a bed and breakfast on one of them.



Goals

- Change the zoning from LH2 to LH1
- Subdivide the existing parcel into two 4-hectare parcels so that each sister can own a piece of land individually
- Build a home on each new parcel

Zoning Recommendation

As per AllTerra's email discussion with Chris Garrish at the RDOS, our recommendation is to change the zoning of the parcel from LH2 to LH1. Please contact us if you have any questions or comments.

The following information has been included in this rezoning application package for your convenience:

- Completed Land Use Bylaw Amendment Application
- Agent Authorization
- Context Orthophoto map
- Context Zoning map
- Development Plan
- Subdivision Plan
- Site Notification photos
- Certificate of Title
- Easement, Covenant and Right of Way Charge Documents

Regards,

Jesse Coster
Land Surveyor in Training
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