

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: J. Zaffino, Chief Administrative Officer

DATE: November 20, 2025

RE: Zoning Bylaw Amendment – Electoral Area “I” (I2025.010-ZONE)

Administrative Recommendation:

THAT the Okanagan Valley Zoning Amendment Bylaw No. 2800.58, 2025, be adopted.

Purpose: To allow for a home industry with a maximum floor area over 200m² Folio: I-02009.150

Civic: 149 Bobcat Road Legal: Lot 3, Plan KAP32106, District Lot 191, SDYD

OCP: Agriculture (AG) Zone: Agriculture Three (AG3)

Purpose:

This application is seeking to amend the zoning of the subject property in order to allow for a home industry with a maximum floor area over 200 m² in the form of a welding and fabrication business.

Strategic Priorities: Operational

Background & Analysis:

On September 3, 2025, a Public Information Meeting (PIM) was held online through Webex and was not attended by any members of the public.

At its meeting of September 2, 2025, the Electoral Area “I” Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject development application be approved.

At its meeting of September 18, 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 October 2, 2025.

A Public Hearing was subsequently held on October 2, 2025, where approximately two (2) 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 October 27, 2025.

Alternatives:

1. THAT first, second and third readings of the Okanagan Valley Zoning Amendment Bylaw No. 2800.58, 2025, be rescinded and the bylaws abandoned.

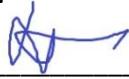
Will a PowerPoint presentation be presented at the meeting? No

Respectfully submitted:

Colin Martin

Colin Martin
Planner I

Endorsed By:

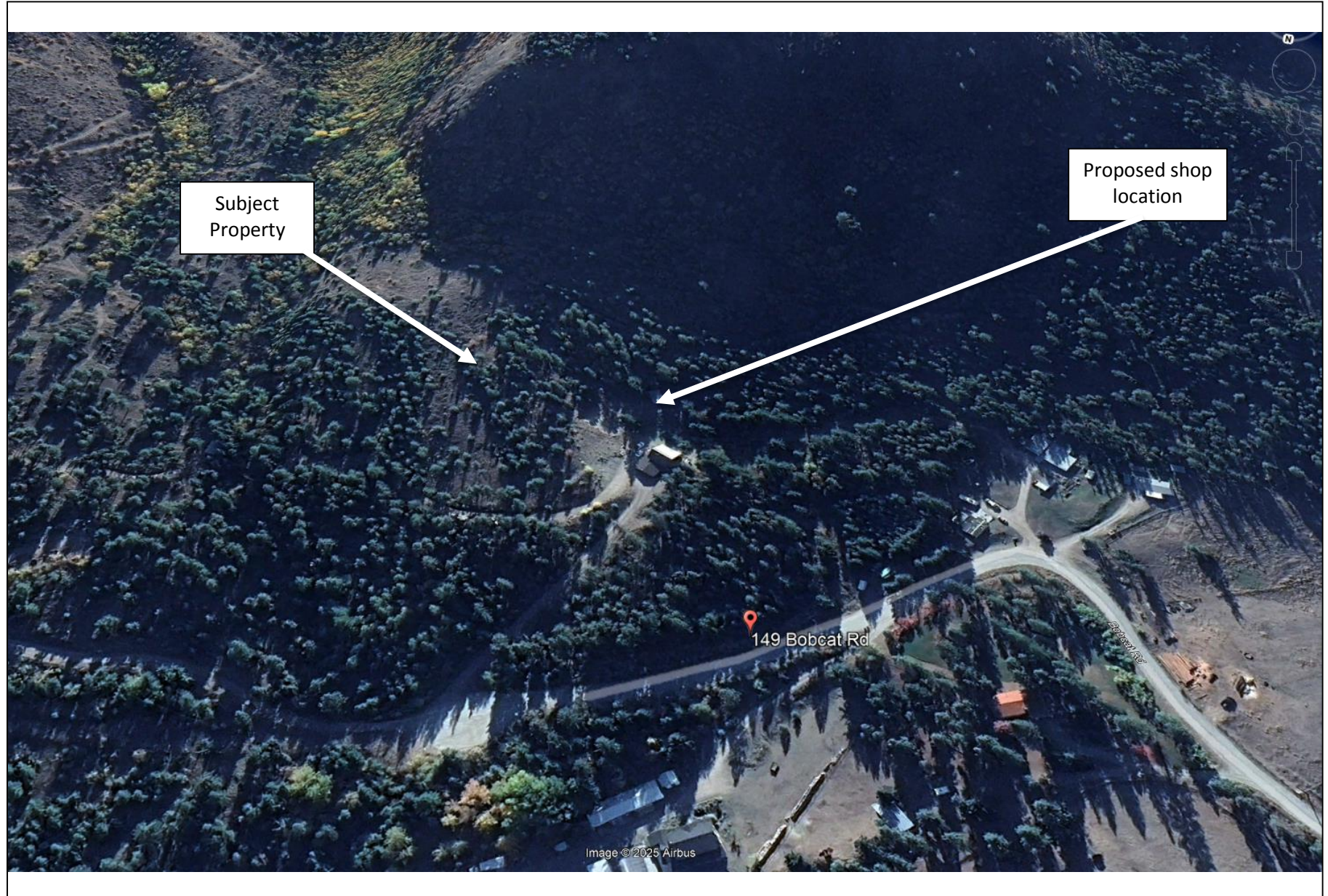


A. Fillion
Managing Director, Dev. & Infrastructure

Attachments: No. 1 – Site Photo

No. 2 – Applicant's Site Plan

Attachment No. 1 – Site Photo



Attachment No. 2 – Applicant's Site Plan

