

SUPPLEMENTARY INFORMATION

REPORT - DVP

To Colin Martin, Planner I Regional District of Okanagan Similkameen	From Darcy Roszell, Planner McElhanney, Kelowna
Re Development Variance Permit	Date October 28, 2025

PID: 015-148-513

Part SE1/4, Section 3, Township 65, Similkameen Div of Yale Land District, EXC PT Lying N & W OF Highway Shown on PL H415

Purpose

The purpose of this supplementary report is to support a Development Variance Permit application for a minimum setback for gravel processing for a proposed two-lot subdivision on the subject property, legally defined as Part SE1/4, Section 3, Township 65, Similkameen Div of Yale Land District, EXC PT Lying N & W OF Highway Shown on PL H415 . A two-lot subdivision application has been submitted to MOTT, which was referred to the Regional District of Okanagan Similkameen (RDOS), whose staff has issued a Subdivision Review Report which states that a variance is required to the minimum 50.0 metres interior side parcel line setback for gravel processing as per Section 12.1.5(d)(iii) of the Okanagan Valley Zoning Bylaw No. 2800, 2022.

Background and Introduction

The subject property is 56.6 ha. (139.8 ac.) in area and is located on Anarchist Mountain, 20km east of Osoyoos, accessed from Highway 3, and is within Electoral Area A of the Regional District of Okanagan Similkameen. The property has an existing aggregate pit located in the centre of the lot and has a single access to Highway 3. The majority of the property is arid land, with some lightly forested areas on the eastern and western edges. A context map showing the location of the property and surrounding land uses is provided in Figure 1 below:

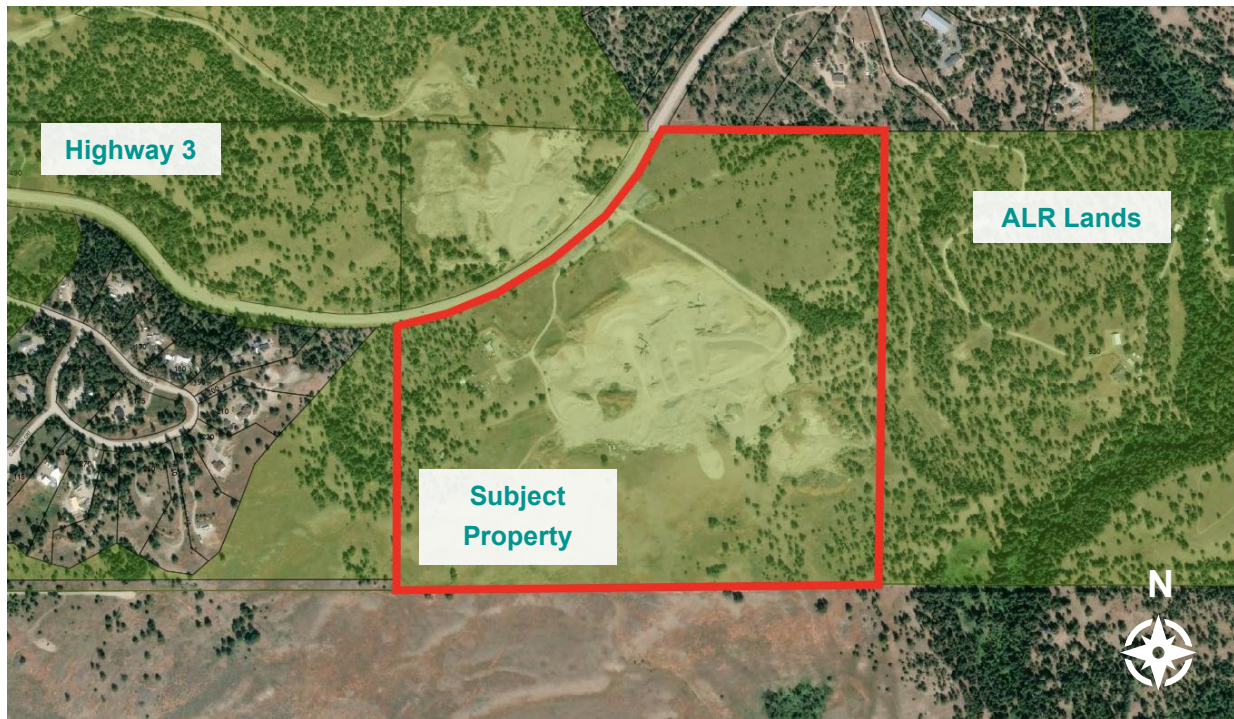


Figure 1: Site Context Map

The property is used by two businesses that are separately owned by two brothers, and the property is owned by one of the brothers. Subdivision is sought to provide each business owner with individual title to a portion of the land, enabling independent management, investment, and future planning for each of the independent businesses (Osoyoos Aggregates & Osoyoos Ready-Mix).

A subdivision application was submitted to the Ministry of Transportation & Transit (MOTT) by the property owners on August 26th, which was subsequently referred to the RDOS. RDOS Planning staff issued a Subdivision Review Report on September 12th outlining that a condition of subdivision approval would be the issuance of a Development Variance Permit to vary the minimum 50.0 metres interior side parcel line setback for gravel processing as per Section 12.1.5(d)(iii) of the Okanagan Valley Zoning Bylaw No. 2800, 2022.

Purpose of Proposal

The purpose of the Development Variance Permit application is to seek approval to vary the minimum 50.0 metres interior side parcel line setback for gravel processing as per Section 12.1.5(d)(iii) of the Okanagan Valley Zoning Bylaw No. 2800, 2022 to 0.0 metres to support two separate businesses which require aggregate resource extraction. As shown in Figure 2 and Figure 3, the property line of the



proposed subdivision bisects the existing aggregate extraction pit, with gravel processing operations within the 50.0 metre setback on both proposed properties.



Figure 2: Proposed Subdivision Orthophoto

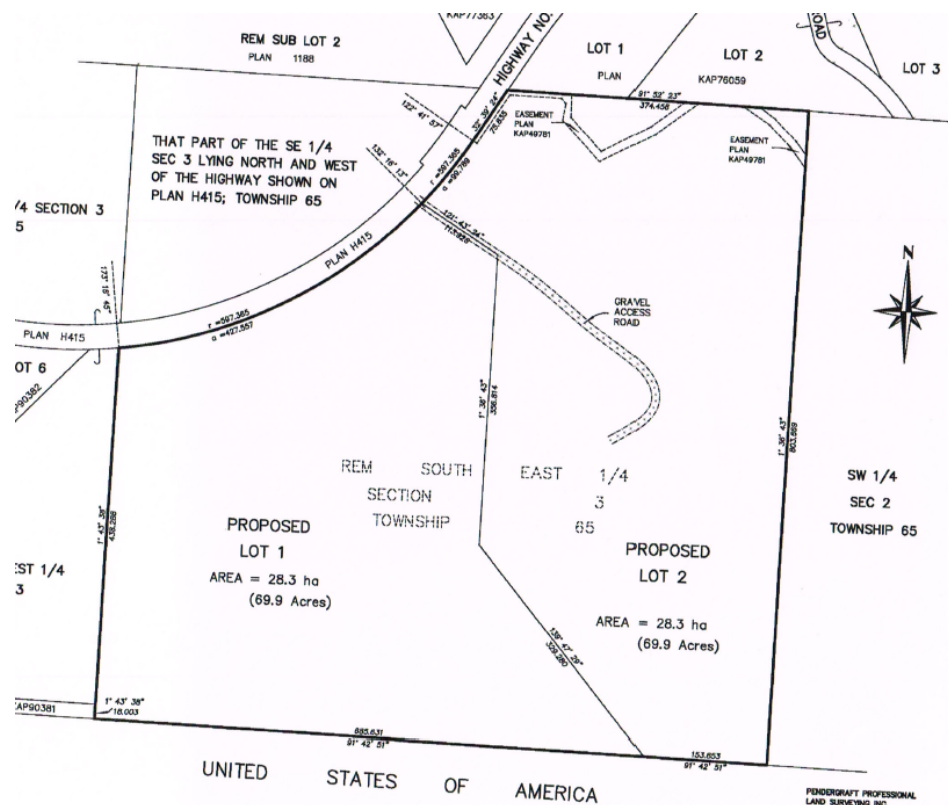


Figure 3: Proposed Subdivision Survey Drawings

Proposed Variance

This application seeks a variance to reduce the minimum interior lot line setback for gravel processing from 50.0 metres to 0.0 metres for proposed lots 1 and 2, only for the shared interior lot line as shown in red on Figure 4, following subdivision approval. Aggregate extraction operations are intended to continue on each proposed lot within the currently required 50.0 metre setback for the shared lot line. A variance is not being requested for any other lot lines of the proposed properties.

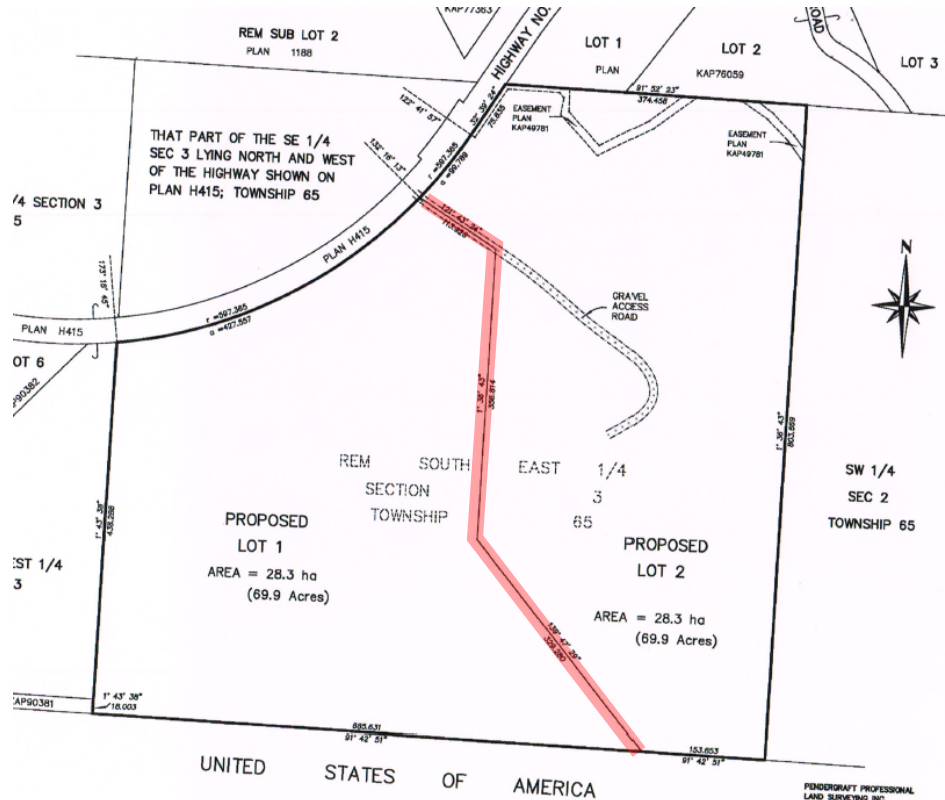


Figure 4: Variance Request for Shared Interior Lot Line (shown in red)

Rationale and Justification

Operational Continuity: The gravel pit has been in operation for close to 30 years and in operation across the area proposed to become the shared lot line. Requiring a 50.0 metre setback would render large portions of the existing aggregate pit unusable, effectively sterilizing aggregate resources and jeopardizing both businesses.

Subdivision as Family Business Support: The intent of the subdivision is to allow each business to function independently. Without the variance, subdivision could not proceed, forcing both owners to remain on a single title despite distinct operations.



No External Impacts: The requested variance applies only to the shared interior lot line. The standard 50.0 metre setback would continue to apply to all other parcel boundaries, thereby maintaining buffering from adjacent lands and ensuring no impact on surrounding properties.

Efficient Use of Resources: Allowing extraction and processing to continue up to the shared lot line ensures that the full resource value of the existing pit is realized, consistent with Official Community Plan policies that support resource extraction.

Summary

The variance request is site-specific, technical in nature, and necessary only as a result of the proposed subdivision. Approval will enable subdivision for family business succession while allowing gravel processing to continue without loss of existing resource capacity. As the variance applies only to the shared internal boundary and does not increase off-site impacts, it is reasonable, practical, and consistent with the intent of the zoning bylaw.

