

Subdivision Application
Mark Mattes and Rhonda Bruce
5900 McKinney Rd
Oliver BC
V0H1T8

RDOS File: C2023.008-SUB
MoTI File: MoTI2023-01809

Supporting Rationale – the reason why you are seeking a rezoning must be included (i.e. what will the new zoning allow you to do and why is this a good idea?). Please use the space below to provide your rationale or attach as a separate sheet (as necessary). Please read the Official Community Plan Bylaw for your Electoral Area to see if the Regional District has adopted policies that may support, or speak against your proposed development.

The proposed rezoning is in conjunction with a subdivision application at the RDOS.

The subject property DL 858 will be divided into two portions. The portion relating to this amendment application refers only to the "Proposed Lot A" south of McKinney Road. The proposed zoning for this is lot Small Holding 4 (SH4). The remainder lot zoning north of McKinney Road will continue to be Agricultural 2 (AG2)

This application is supported by the Area C OCP in the following ways:

1. Improves farming buffers by eliminating the need and risk of farm vehicle road crossings of McKinney Road. McKinney Road is a busy year-round access road to Mount Baldy, logging, hunting and recreation areas. OCP section 1.4.9
2. Proposal is consistent with "support and encourage agricultural uses. Section 5.0.2
3. Consistent with maintaining rural character. Section 5.0.4
4. Accommodate residential growth that does not impede rural agricultural economy. Section 5.0.5
5. Consistent with OCP goal of creating larger and smaller agricultural properties. Section 9.3.12
6. Supported by OCP Section 9.3.12 (b) Will consider applications to subdivide parcels smaller than 4 hectares. Where the subdivision will allow for more efficient use of agricultural land.
7. Consistent with the OCP description of small holdings. Section 10.1
8. The application meets all the policies for Rural Holdings Section 10.3