



August 21, 2023

RDOS Planning Technician
Via email: planning@rdos.bc.ca

**RE: Letter of Support Application to Amend Electoral Area “H” Zoning Bylaw No. 2498, 2012 and Electoral Area “H” Official Community Plan (OCP) Bylaw No. 2497, 2012
Associated RDOS File H2022.013-SUB**

AllTerra Land Surveying Ltd. has been retained by Passayton Developments to support a one- lot plus two remainder subdivision of District Lot 229 and Remainder District Lot 1195 YDYD, step one of a greater multi-year development plan for these lands. The RDOS has been referred on this subdivision application assigned H2022.013-SUB.

The property is located on Highway 3, 3km east of Eastgate. These two district lots are former mineral claims, District Lot 229 (Passayton MC), and District Lot 1195 (Roache MC), granted from the Crown in 1952 and bisected by Highway 3.

Proposed Lot 1 is zoned CT1, Remainder DL 229 is zoned LH2, these conform to the existing OCP and zoning bylaw. The RDOS SRR requires the remainder of DL 1195 be addressed, as it does not conform to the existing zoning bylaw and OCP. DL 1195 is currently a split zone- partially CT1, and the Rem DL 1195 is designated RA, with a minimum parcel size of 60ha. We seek this initial amendment to the zoning bylaw and OCP to allow the first stage of the subdivision to move forward.

The owner hopes to create Proposed Lot 1 for development, working within the guidelines of the CT1 zone, and is assembling a consultant team to advise on the future development capability of the parcels, including access considerations and servicing. This consultant team will inform the developer of the most appropriate use for these lands given the physical constraints of the property, and will work with the RDOS in the future to amend the OCP and zoning of the parcels as necessary to help achieve the development goals.

Development plans have not yet progressed to the stage where the ultimate use and zone for Rem DL 1195 are identified. Through discussions with Christopher Garrish, we are proposing an OCP and zoning amendment to take Rem DL 1195 to LH / LH2 respectively as a temporary measure until such time as preliminary planning is complete. Once in a position to prove suitability for single family residential or resort development, including suitable road grades, a subsequent OCP and zoning amendment will be proposed.

DL1195 has never met the area requirement of the Resource Area zone. It was likely classified in such a way at the time of the OCP update given the lack of access across the Similkameen River and the nature of the surrounding land use (forestry). A bridge across the river will be constructed as part of the development plan, providing access to the remainder parcel.

Please contact me with any questions or comments.

Sincerely,
Bronwyn D. Denton, BCLS