



REGIONAL DISTRICT OF NORTH OKANAGAN

BOARD of DIRECTORS MEETING

Wednesday, September 4, 2013

4:00 pm

PUBLIC HEARING AGENDA

A. CALL PUBLIC HEARING TO ORDER

B. INTRODUCTION OF BYLAW

1. Rezoning Bylaw No. 2591 (Guild)

- Staff report dated August 7, 2013

This Bylaw relates to an application which proposes to change the zoning of the property located at 49 Pine Road, Electoral Area "E" from the Non-Urban (N.U.) zone to the Country Residential (C.R.) zone. If successful, the applicant proposes to subdivide the 7.77 ha property into 2 lots.

C. PUBLIC PRESENTATIONS

D. CLOSE PUBLIC HEARING



**REGIONAL DISTRICT
of
NORTH OKANAGAN**

REPORT

File No.: 13-0104-E-RZ

TO: Board of Directors
FROM: Planning Department
DATE: August 7, 2013
SUBJECT: Rezoning Bylaw No. 2591, 2013 [Guild]

RECOMMENDATION:

That following consideration of comments received at the Public Hearing, Rezoning Bylaw No. 2591, 2013 which proposes to rezone the property legally described as Lot 3, Sec 24, Twp 57, ODYD, Plan 33142 and located at 49 Pine Road, Electoral Area "E" from the Non-Urban (N.U) zone to the Country Residential (C.R) zone be considered for Third Reading.

BACKGROUND:

This report relates to an application which proposes to change the zoning of the property located at 49 Pine Road, Electoral Area "E" from the Non-Urban (N.U) zone to the Country Residential (C.R) zone. If successful, the applicant proposes to subdivide the 7.77 ha property into 2 lots.

The application was considered by the Board of Directors at the Regular Meeting of June 19, 2013 at which time the Board gave First and Second Readings to Rezoning Bylaw No. 2591, 2013 and also resolved to forward the Bylaw to a Public Hearing.

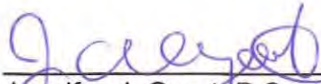
Notification of Public Hearing

The applicant has submitted a Development Notification Certificate which confirms that on July 29, 2013, a Development Notice was posted on the subject property in accordance with the *Regional District of North Okanagan Development Application Procedures and Administrative Fees Bylaw No. 2315, 2008*. The Public Hearing for the application and associated Bylaw has been advertised in the local newspapers and the adjacent land owners have been notified by letter of the Public Hearing, all in accordance with the Regional District Development Application Procedures and Administrative Fees Bylaw and the provisions of the *Local Government Act*.

SUMMARY:

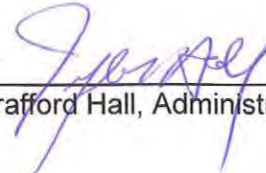
Aside from the above noted notification requirements associated with the Public Hearing, no conditions were required to be met prior to forwarding this application to a Public Hearing. The Planning Department therefore recommends that upon consideration of comments received at the Public Hearing, Rezoning Bylaw No. 2591, 2013 be considered for Third Reading. Following Third Reading, the Bylaw must be forwarded to the Ministry of Transportation and Infrastructure for approval. Once the Ministry endorses the bylaw, Bylaw 2591 can be considered for Adoption.

Submitted by:



Jennifer deGroot, B.Sc.
Executive Assistant (Temp.)

Approved For Inclusion:



Trafford Hall, Administrator

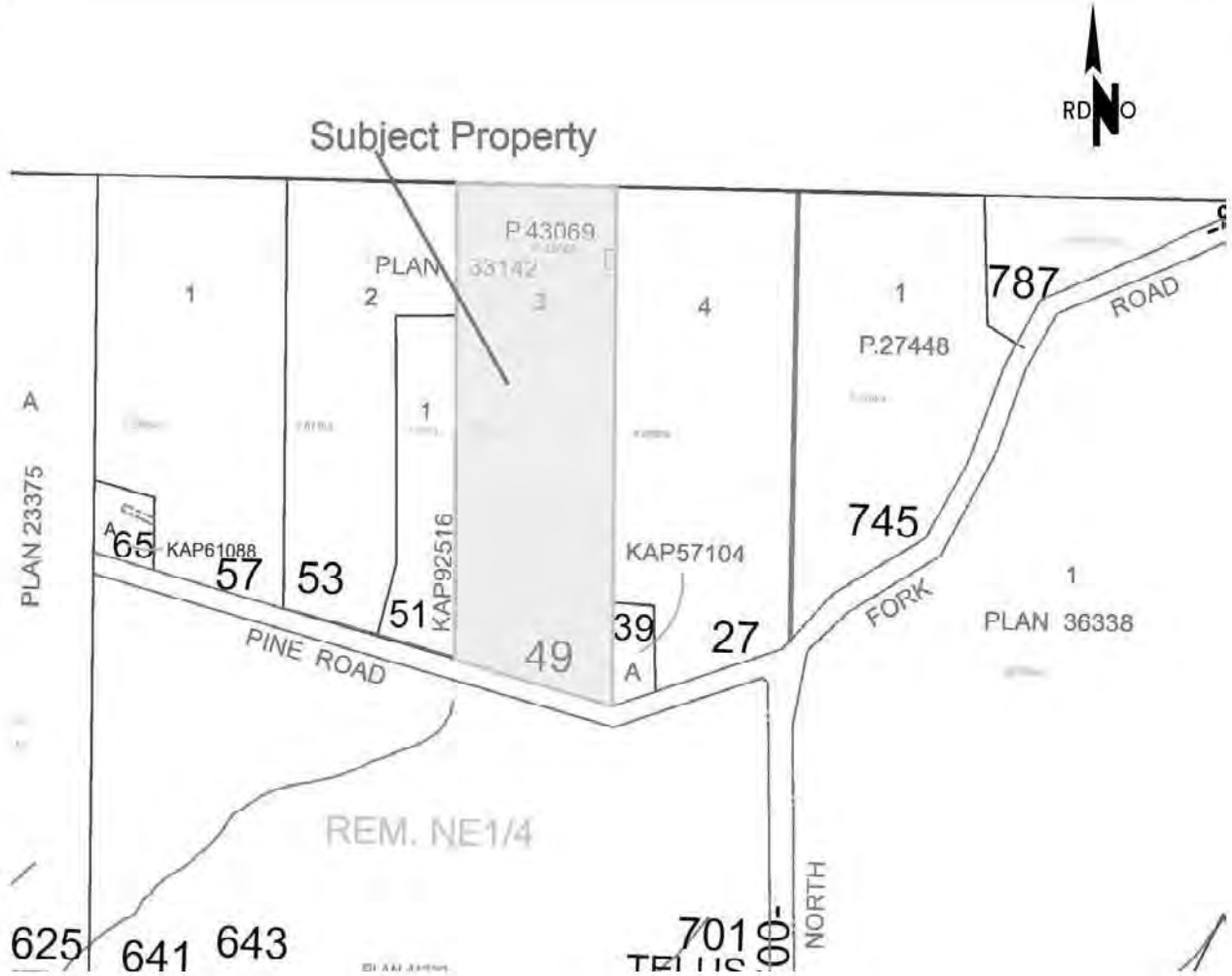
Endorsed by:



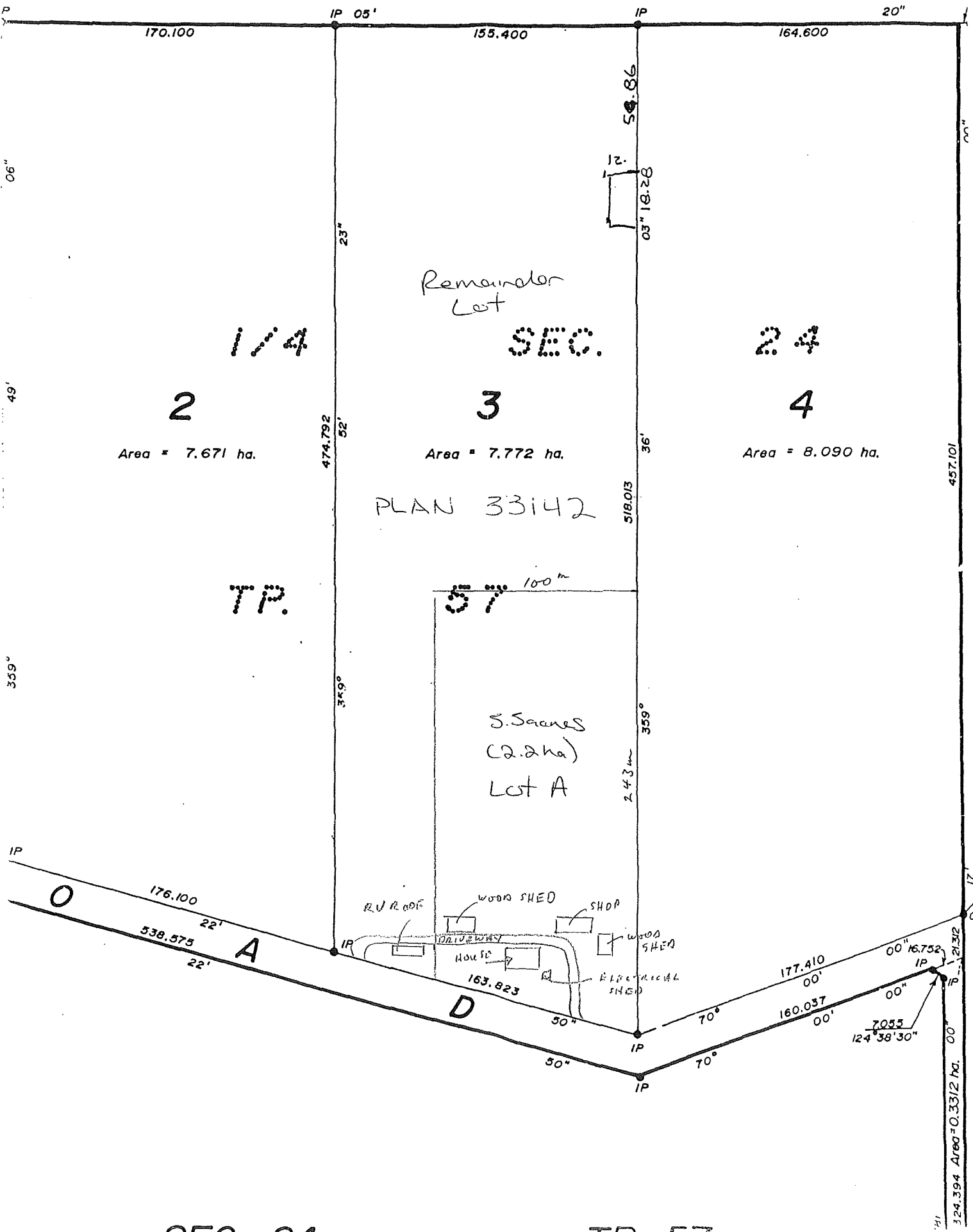
for Rob Smailes, MCIP, RPP
General Manager, Planning and Building

ELECTORAL AREA "E" REZONING APPLICATION SUBJECT PROPERTY MAP

File: 13-0104-E-RZ
Applicant: John and Lorna Guild
Location: 49 Pine Road



CROWN



Public Hearing held pursuant to the provisions of this day of , 2013
Section 890 of the *Local Government Act*

Read a Third Time this day of , 2013

Approved by Minister of Transportation and Infrastructure this day of , 2013
(Transportation Act s. 52(3))

ADOPTED this day of , 2013

Chair

Corporate Officer