



# REGIONAL DISTRICT OF NORTH OKANAGAN

BOARD of DIRECTORS MEETING

Wednesday, May 18, 2016

4:00 p.m.

Boardroom - 9848 Aberdeen Road, Coldstream, BC

## PUBLIC HEARING AGENDA

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### A. CALL PUBLIC HEARING TO ORDER

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### B. INTRODUCTION OF BYLAW

#### 1. **Bylaw 2711 - Zoning Amendment Bylaw No. 2711, 2016**

**Purpose:** A bylaw to rezone the property legally described as Lot 1, Sec 23, Twp 8, ODYD, Plan 22047 and located at 7687 Pleasant Valley Road, Electoral Area "B" from the Residential Manufactured Home Subdivision (R.4) zone the Residential Single Family (R.1) zone to permit construction of a single family dwelling.

- Staff report dated April 27, 2016

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### C. PUBLIC PRESENTATIONS

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### D. CLOSE OF PUBLIC HEARING





**REGIONAL DISTRICT  
of  
NORTH OKANAGAN**

# REPORT

File No.: 15-0554-B-RZ

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**TO: Board of Directors**  
**FROM: Planning Department**  
**DATE: April 27, 2016**  
**SUBJECT: Zoning Amendment Bylaw No. 2711, 2016 [East]**

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**RECOMMENDATION:**

That following consideration of comments received at the Public Hearing, Zoning Amendment Bylaw No. 2711, 2016 which proposes to rezone the property legally described as Lot 1, Sec 23, Twp 8, ODYD, Plan 22047 and located at 7687 Pleasant Valley Road, Electoral Area "B" from the Residential Manufactured Home Subdivision (R.4) zone to the Residential Single Family (R.1) zone to permit construction of a single family dwelling be considered for Third Reading.

**BACKGROUND:**

This report relates to Zoning Amendment Bylaw No. 2711, 2016 which proposes to rezone the property located at 7687 Pleasant Valley Road from the Residential Manufactured Home Subdivision (R.4) zone to the Residential Single Family (R.1) zone. If successful in rezoning the property, the owner proposes to construct a single family dwelling on the property. Zoning Amendment Bylaw No. 2711 was considered by the Board of Directors at the Regular Meeting of April 18, 2016 at which time the Board gave First and Second Readings to the Bylaw and resolved to forward it to a Public Hearing.

Notification of Public Hearing

The applicant has submitted a Development Notification Certificate which confirms that on April 20, 2016, 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*.

Procedure After Public Hearing

As there are no conditions that are required to be met prior to Third Reading of Zoning Amendment Bylaw No. 2711, it is recommended that upon consideration of comments received at the Public Hearing, Bylaw No. 2711 be considered for Third Reading.

Final Adoption of Bylaw No. 2711 must be withheld until it has been endorsed by the Ministry of Transportation and Infrastructure.

Zoning Amendment Bylaw No. 2711 [East]  
Report to Board of Directors – April 27, 2016

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**SUMMARY:**

Zoning Amendment Bylaw No. 2711, 2016 proposes to rezone the property located at 7687 Pleasant Valley Road from the Residential Manufactured Home Subdivision (R.4) zone to the Residential Single Family (R.1) zone. The Bylaw was considered by the Board of Directors at the Regular Meeting of April 18, 2016 at which time the Board gave First and Second Readings to the Bylaw and resolved to forward it to a Public Hearing.

As there are no conditions that are required to be met prior to Third Reading of Zoning Amendment Bylaw No. 2711, it is recommended that upon consideration of comments received at the Public Hearing, Bylaw No. 2711 be considered for Third Reading. Final Adoption of Bylaw No. 2711 must be withheld until it has been endorsed by the Ministry of Transportation and Infrastructure.

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Submitted by:

  
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Jennifer A. Miles, B.Sc.  
Planning Assistant

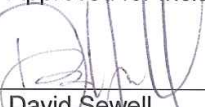
Reviewed by:

  
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Greg Routley  
Deputy Planning Manager

Endorsed by:

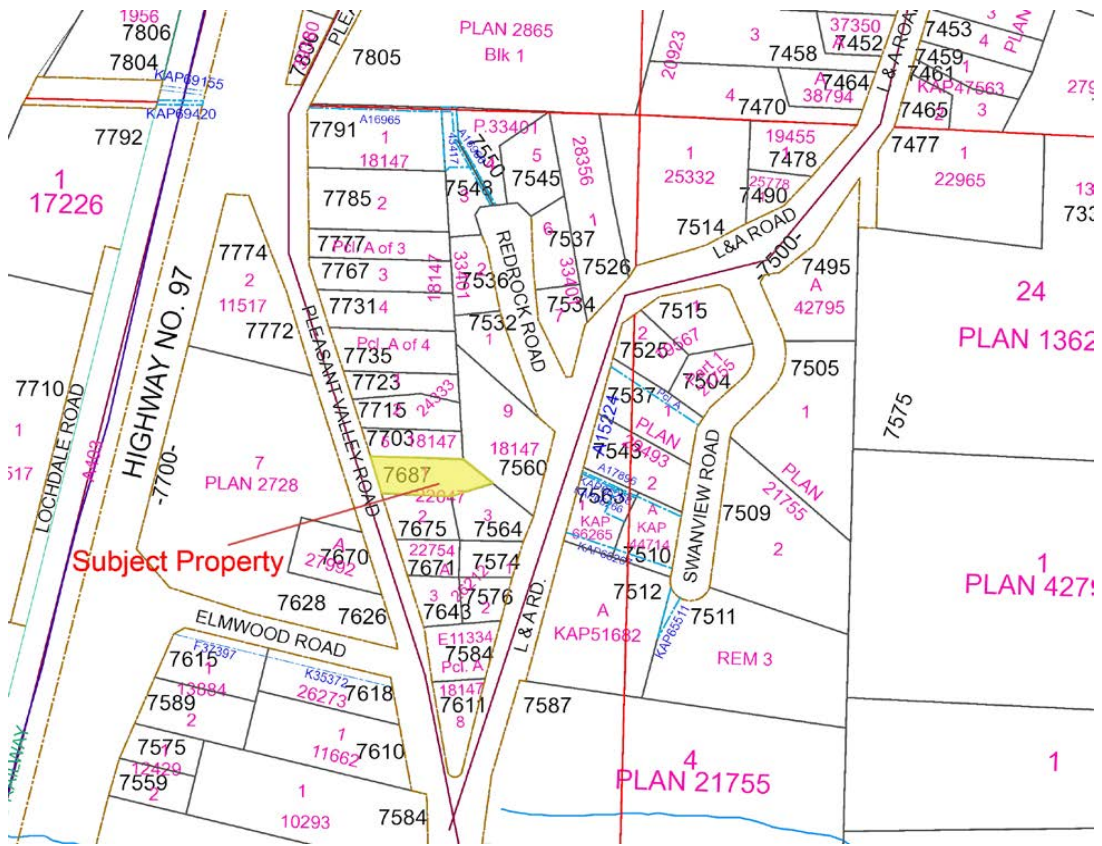
  
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Rob Smailes, MCIP, RPP  
General Manager, Planning and Building

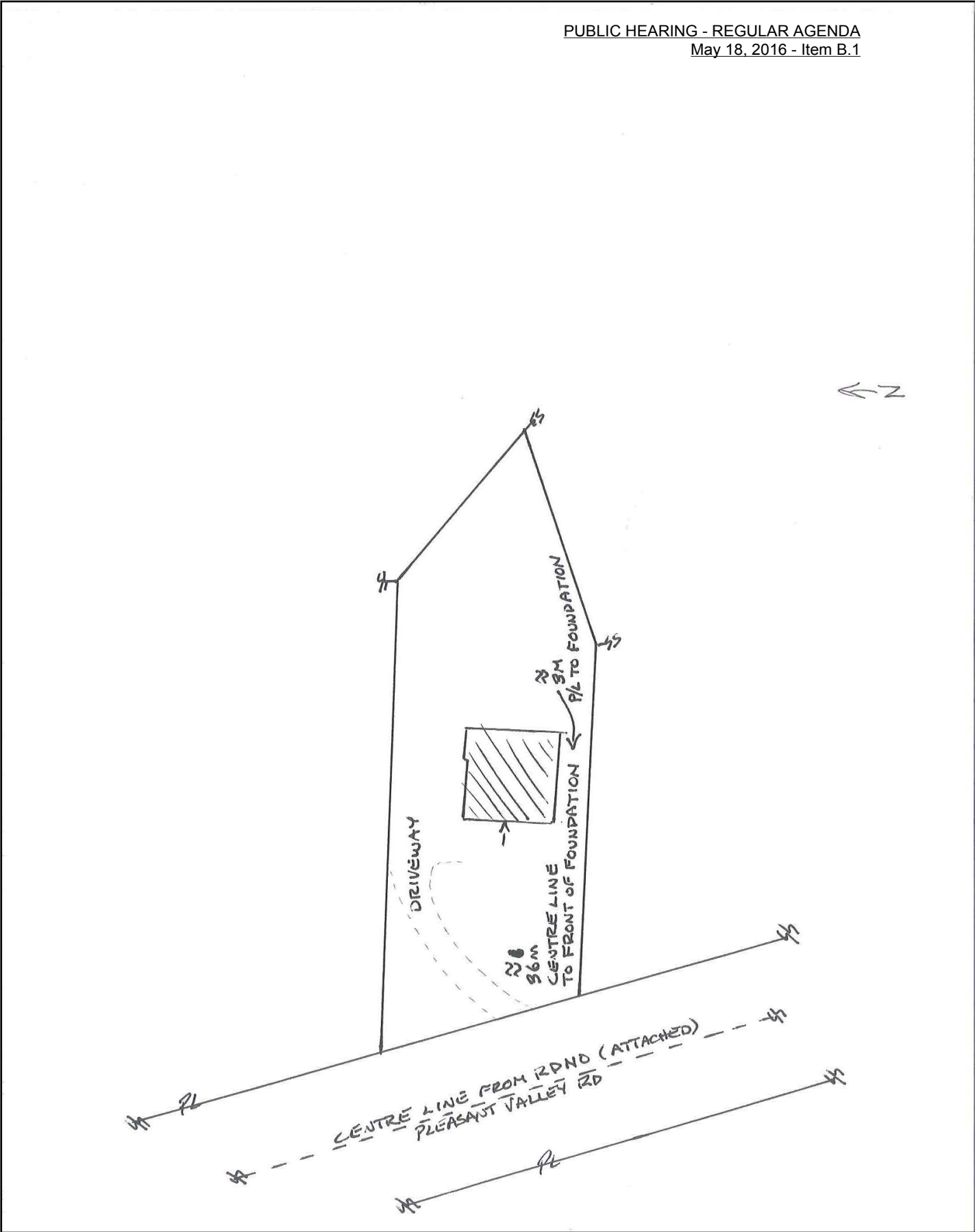
Approved for Inclusion:

  
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David Sewell  
Chief Administrative Officer

### ELECTORAL AREA "B" REZONING APPLICATION SUBJECT PROPERTY MAP

**File:** 15-0554-B-RZ  
**Applicant:** Kenneth East  
**Location:** #1 – 7687 Pleasant Valley Road





## REGIONAL DISTRICT OF NORTH OKANAGAN

### BYLAW No. 2711

A bylaw to rezone lands and amend the Zoning Map attached to the Regional District of North Okanagan Zoning Bylaw No. 1888, 2003 to change a zone designation

**WHEREAS** pursuant to Section 479 [Zoning bylaws] of the *Local Government Act*, the Board of the Regional District of North Okanagan may, by Bylaw, divide the whole or part of the Regional District into zones, name each zone, establish boundaries for the zones and regulate uses within those zones;

**AND WHEREAS** the Board has created zones, named each zone, established boundaries for these zones and regulated uses within those zones by Bylaw No. 1888, being the *“Regional District of North Okanagan Zoning Bylaw No. 1888, 2003”* as amended;

**AND WHEREAS**, pursuant to Section 460 [*Development approval procedures*] of the *Local Government Act*, the Board must, by bylaw, define procedures under which an owner of land may apply for an amendment to a Zoning Bylaw and must consider every application for an amendment to the bylaw;

**AND WHEREAS** the Board has enacted the *“Regional District of North Okanagan Development Application Procedures and Administrative Fees Bylaw No. 2315, 2008”* as amended to establish procedures to amend an Official Community Plan, a Zoning Bylaw, or a Rural Land Use Bylaw, or to issue a Permit:

**AND WHEREAS** the Board has received an application to rezone property;

**NOW THEREFORE**, the Board of the Regional District of North Okanagan in open meeting assembled, hereby **ENACTS AS FOLLOWS**:

#### CITATION

1. This Bylaw may be cited as **“Zoning Amendment Bylaw No. 2711, 2016”**.

#### AMENDMENTS

2. That the property legally described as Lot 1, Sec 23, Twp 8, ODYD, Plan 22047 and located at 7687 Pleasant Valley Road, Electoral Area “B” be rezoned the **Residential Manufactured Home Subdivision [R.4] Zone** to the **Residential Single Family [R.1] Zone**.
3. That the Zoning Map, being Schedule “A” to *Zoning Bylaw No. 1888, 2003* be amended accordingly.

<b>Read a First and Second Time</b>	this	18th	day of	April, 2016
Advertised on	this	11th	day of	May, 2016
	this	13th	day of	May, 2016
Public Hearing held	this	18th	day of	May, 2016
<b>Read a Third Time</b>	this		day of	, 2016

Bylaw No. 2711

**Approved by Minister of Transportation and  
Infrastructure**  
*(Transportation Act s. 52(3))*

this                      day of                      , 2016

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**ADOPTED**

this                      day of                      , 2016

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Chair

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Deputy Corporate Officer