

REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 3003

A bylaw to rezone lands and amend the Zoning Map attached to the Regional District of North Okanagan Zoning Bylaw No. 3000, 2023 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. 3000, being the “*Regional District of North Okanagan Zoning Bylaw No. 3000, 2023*” 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. 2677, 2018*” 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. 3003, 2024**”.

AMENDMENTS

2. The zoning of the property legally described as The E ½ of the SE ¼ of Sec 10, Twp 19, R9, W6M, KDYD and located at 150 Crossridge Road, Electoral Area “F” is hereby changed on Schedule “A” of the *Regional District of North Okanagan Zoning Bylaw No. 3000, 2023* from the **Non-Urban (N.U) zone** to the **Country Residential (C.R) zone**.

Advertised on	this	8th	day of	March, 2024
	this	12th	day of	March, 2024

Read a First, Second and Third Time	this		day of	, 2024
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Approved by Minister of Transportation and Infrastructure (<i>Transportation Act s. 52(3)</i>)	this		day of	, 2024
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ADOPTED

this

day of

, 2024

Chair

Deputy Corporate Officer

REGIONAL DISTRICT OF NORTH OKANAGAN

Extract from the Minutes of a Meeting of the

Board of Directors

Held on

Wednesday, February 21, 2024

Bylaw 3003 - Zoning Amendment

**LAND FIRST ADAPTIVE DEVELOPMENT c/o LI, RUIBIN [File No. 22-0199-F-OR]
150 Crossridge Road, Electoral Area "F"**

Moved and seconded

That notice be given in accordance with Section 467 of the *Local Government Act*, that Zoning Amendment Bylaw No. 3003, 2024, which proposes to change the zoning of the property legally described as the E ½ of the SE ¼ of Sec 10, Twp 19, R9, W6M, KDYD and located at 150 Crossridge Road, Electoral Area "F" from the Non-Urban (N.U) zone to the Country Residential (C.R) zone, will be considered for First Reading at a future meeting; and further,

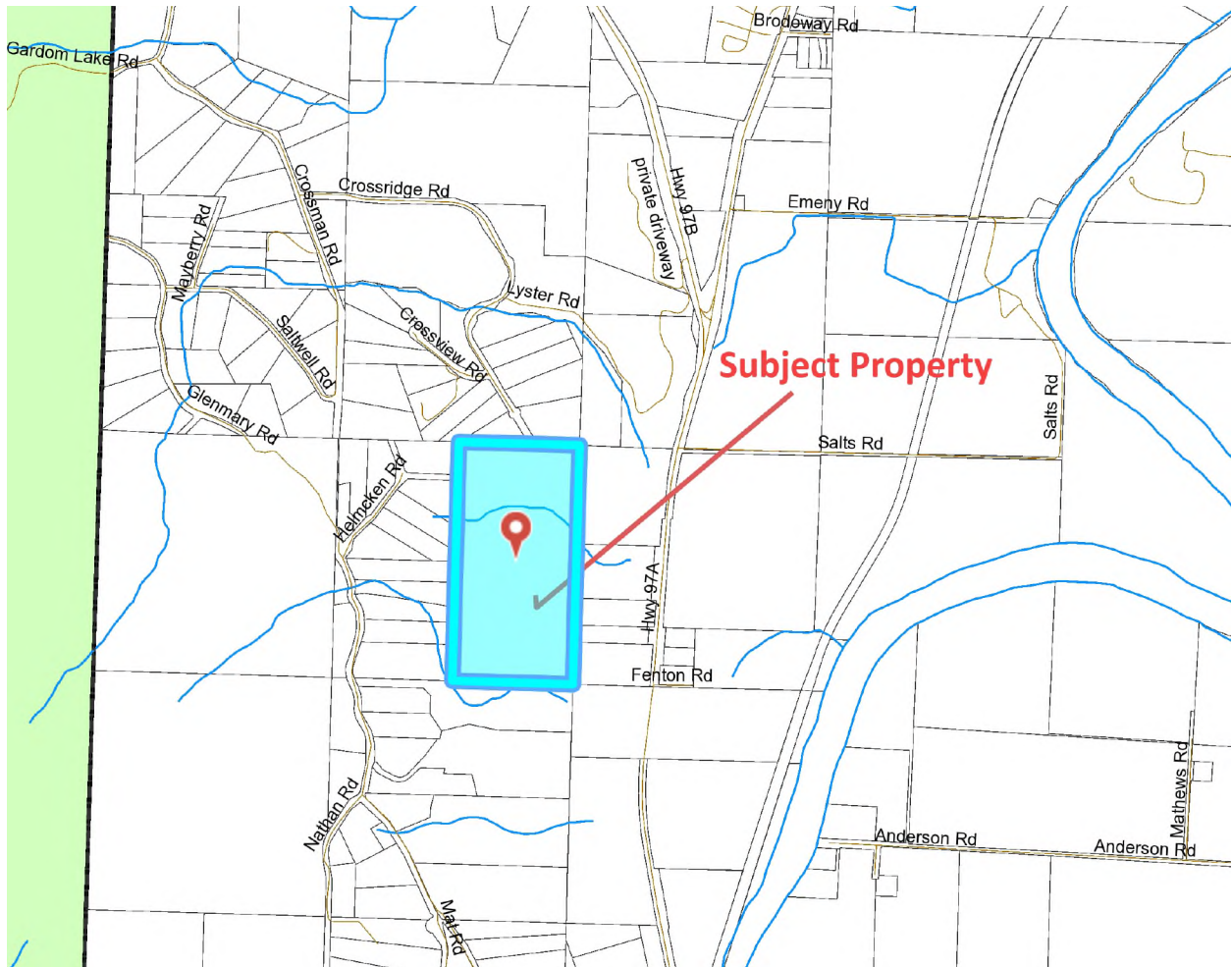
That Final Adoption of Zoning Amendment Bylaw No. 3003, 2024 be withheld until a covenant has been registered on the title of the subject property which:

1. requires a phased approach to development commencing with an initial phase of 8 lots while groundwater levels in multiple wells onsite continue to be monitored to develop a better understanding of seasonal groundwater fluctuations and aquifer recharge. The monitoring data would be used as the basis for a decision to allow future phases of development to proceed;
2. states that the property may not be subdivided until a professional hydrologist has verified that all wells proposed to service all new lots are proven to meet the quantity and quality standards of the Regional District Subdivision Servicing Bylaw and that the extraction of water from the wells will not negatively impact the water supply of neighbouring wells;
3. states that the observed drainages on the property must be maintained and protected as they may provide valuable recharge to the underlying bedrock Aquifer 107;
4. requires the property to be developed in accordance with the recommendations in the report from Landmark Solutions Ltd. dated March 15, 2023, including the requirement to dedicate and construct a secondary emergency access route at the time of subdivision which connects to Helmcken Road, and which saves harmless the Regional District in the event that damage to property may occur as a result of a wildfire; and
5. states that the property may not be subdivided unless a road reserve is registered on the title of the property in a location and alignment that would connect the future extension of Crossridge Road with the property located to the south in accordance with Ministry of Transportation and Infrastructure (MOTI) standards and to the satisfaction of the Regional District and the MOTI.

CARRIED

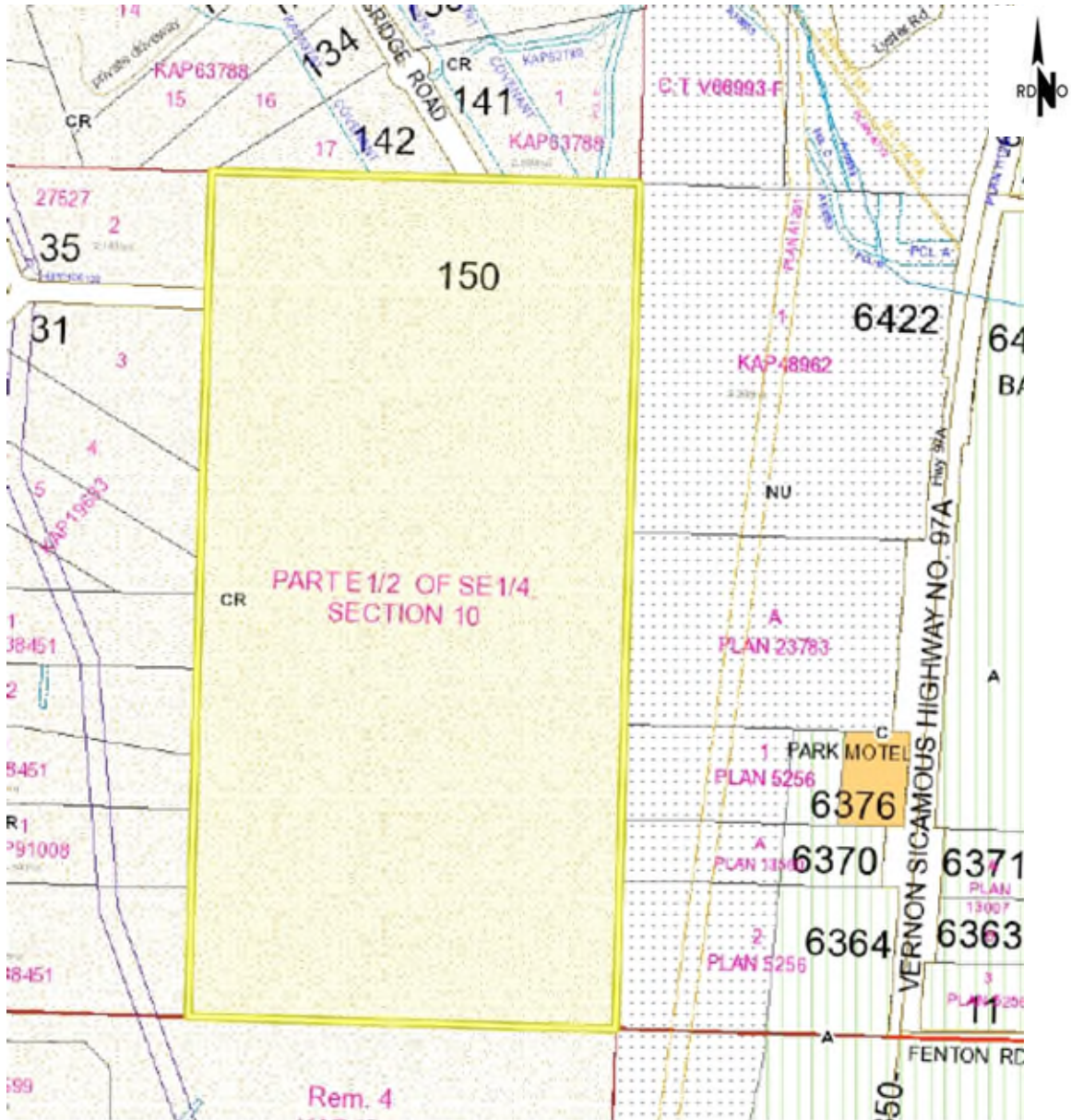
SUBJECT PROPERTY MAP OCP / REZONING

File: 22-0199-F-OR
Location: 150 Crossridge Road



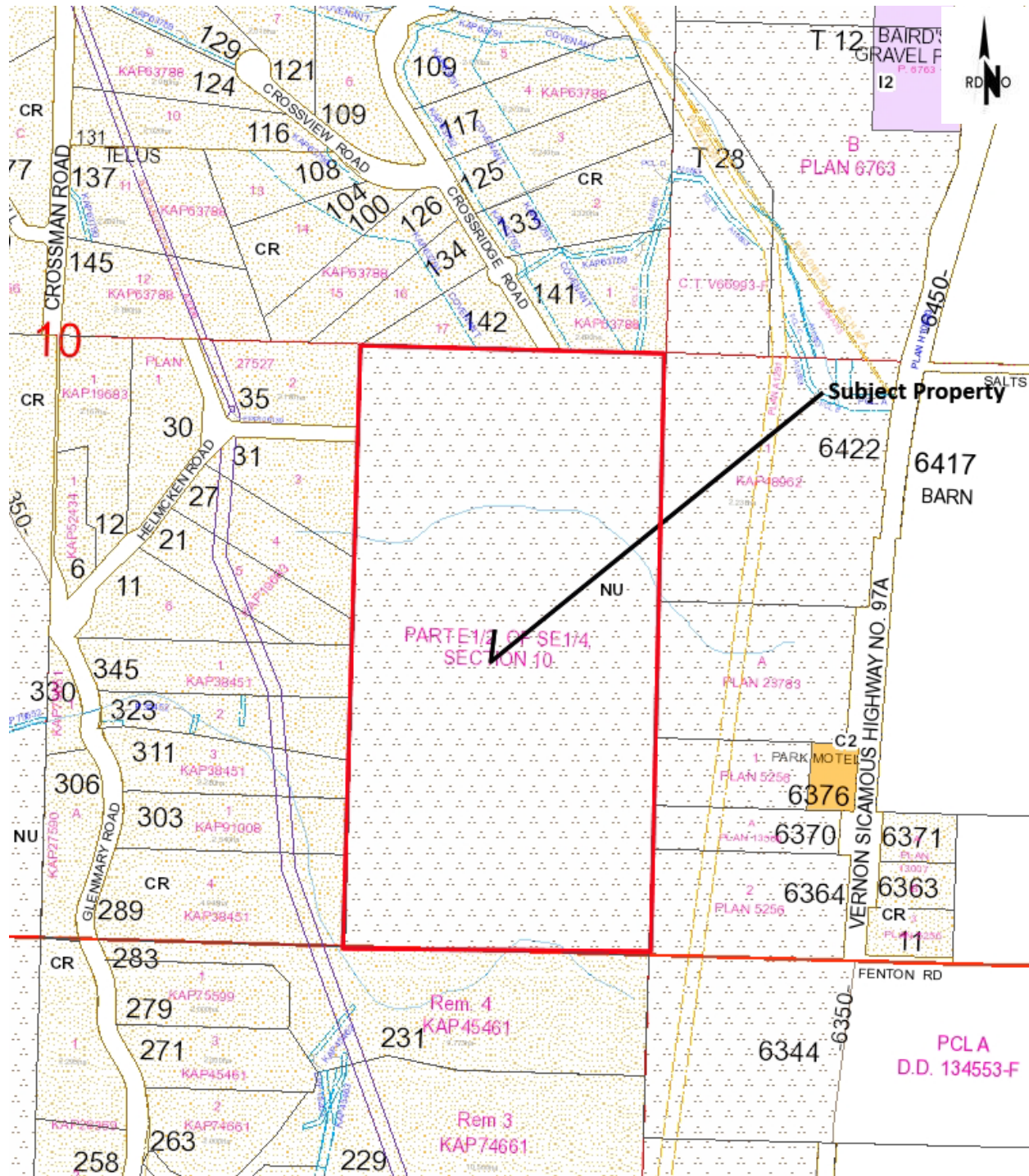
SUBJECT PROPERTY MAP OCP DESIGNATION (2024) OCP / REZONING

File: 22-0199-F-OR
Location: 150 Crossridge Road



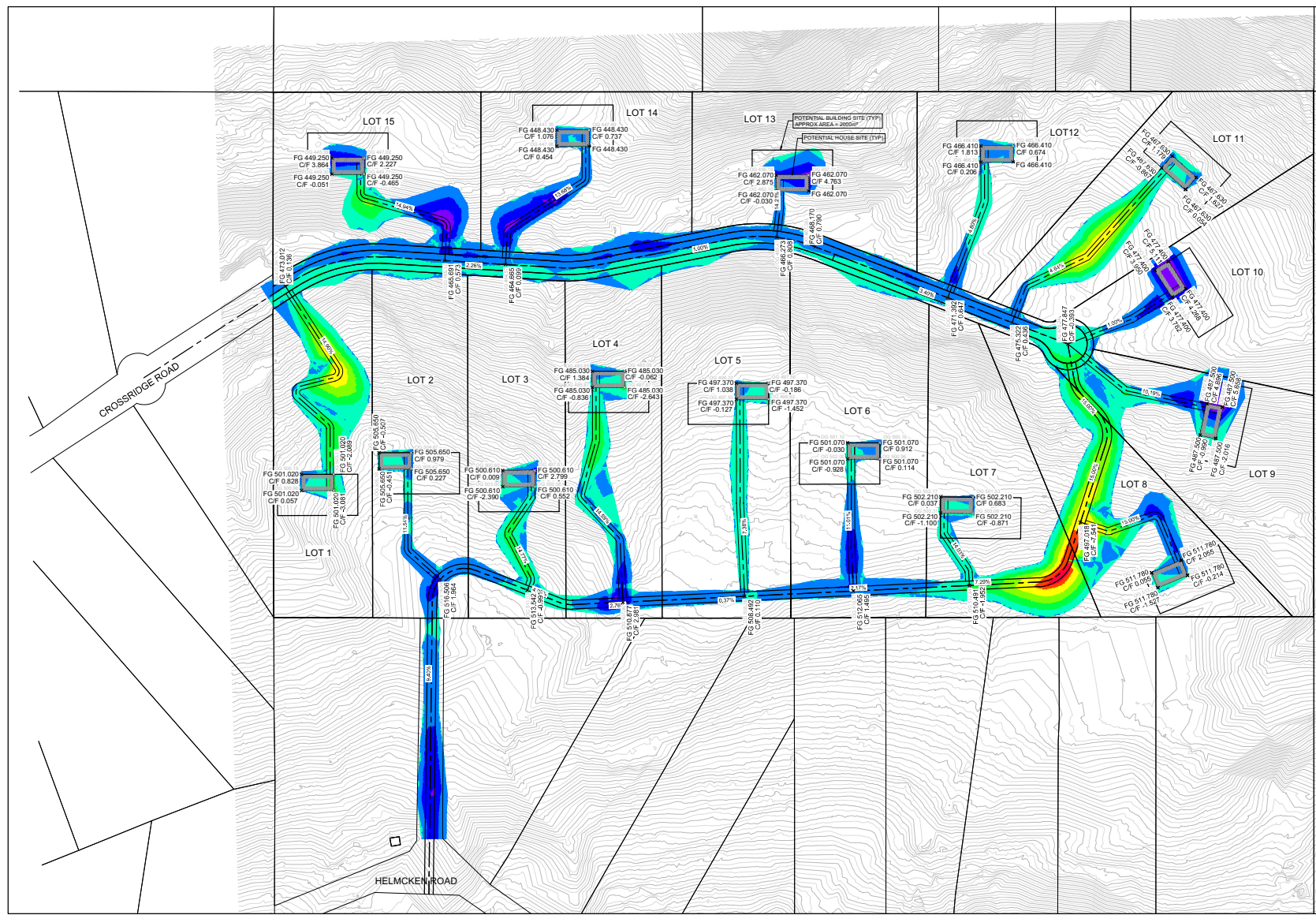
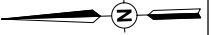
SUBJECT PROPERTY MAP ZONING OCP / REZONING

File: 22-0199-F-OR
 Location: 150 Crossridge Road



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DATE: 2023-05-23 12:11 FILE: C:\CLIENTS\2451\2451-1150 - Crossridge Road - Enderby\2451-1150-01-01-RE-ZONING.dwg



LEGEND:

PROPOSED SPOT ELEVATION	FG 448.241
EXISTING SPOT ELEVATION	CG 447.91
PROPOSED CUT MEASUREMENT	C/F -0.327
PROPOSED FILL MEASUREMENT	C/F 0.327
PROPOSED SLOPE	1:100

ELEVATIONS TABLE

NUMBER	MINIMUM ELEVATION	MAXIMUM ELEVATION	COLOUR
1	-9.752	-9.000	Red
2	-9.000	-8.000	Orange
3	-8.000	-6.000	Yellow
4	-6.000	-4.000	Light Green
5	-4.000	-2.000	Green
6	-2.000	0.000	Cyan
7	0.000	2.000	Blue
8	2.000	4.000	Dark Blue
9	4.000	5.658	Purple

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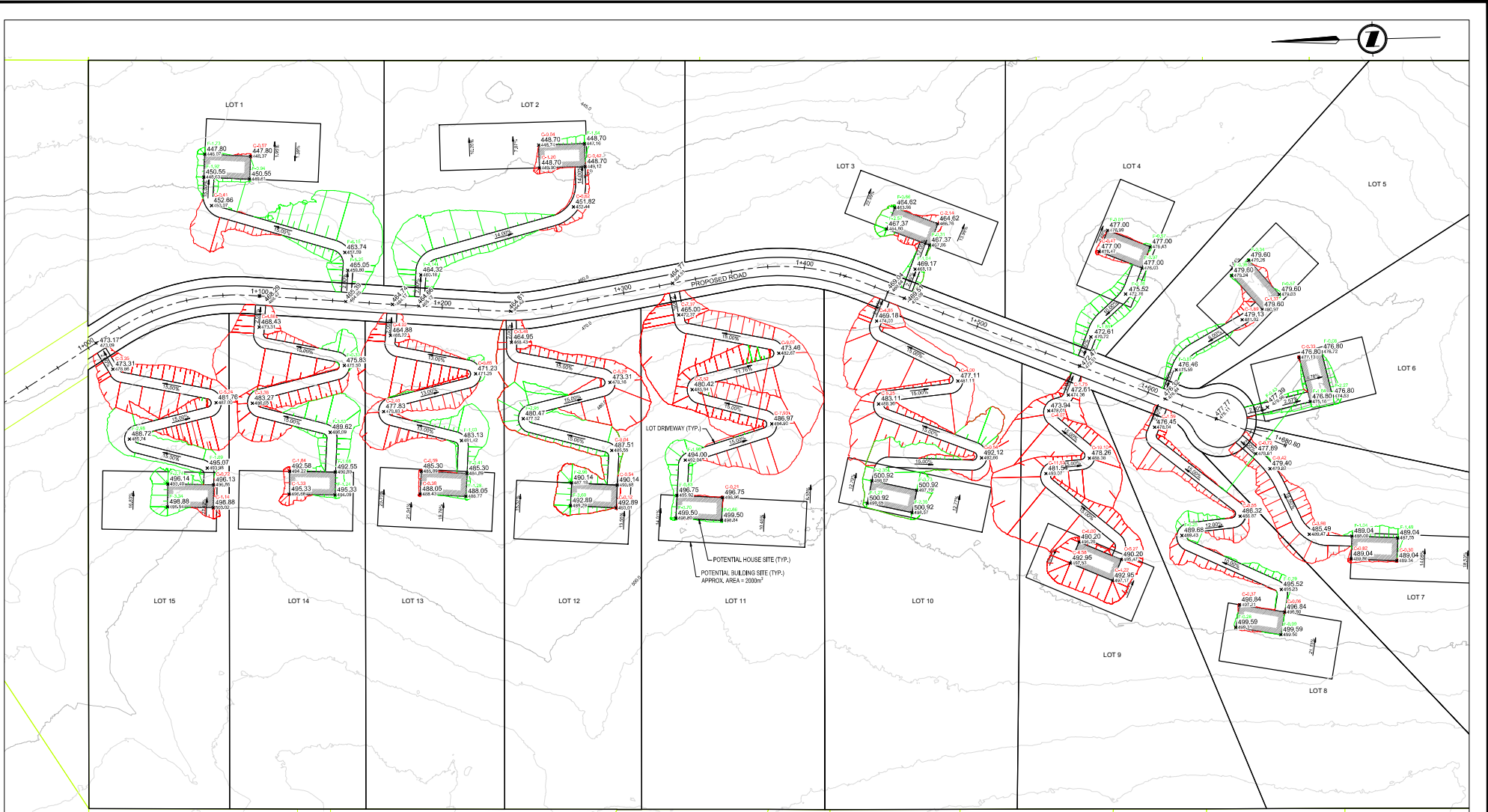
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CONSTRUCTION**

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MARK LEWIS
49 EAST POIRER ROAD, MARA BC
150 CROSSRIDGE ROAD, ENDERBY BC
RE-ZONING / SUBDIVISION
DRIVEWAY GRADING PLAN

Drawing No. **C-003**
Project Number 2451-2061-011 Rev. 2

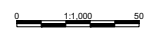
McElhannay AHS 15 - 2023.04.14



- LEGEND:**
- PROPOSED SPOT ELEVATION
 - EXISTING SPOT ELEVATION
 - PROPOSED SLOPE
 - EXISTING SLOPE
 - PROPOSED DRIVEWAY
 - POTENTIAL BUILDING SITE BOUNDARY
 - PROPOSED 2(H):1(V) FILL SLOPE
 - PROPOSED 2(H):1(V) CUT SLOPE
 - POTENTIAL HOUSE SITE
 - PROPOSED CUT MEASUREMENT
 - PROPOSED FILL MEASUREMENT

Rev.	Date	Description	Drawn	Checked	Appr'd
1	2023-03-28	UPDATED GRADES C/W CUT / FILL	CLS	CLS	RL
0	2023-01-11	ISSUED FOR DISCUSSION	CLS	CLS	RL

I, the undersigned, being a duly qualified Professional Engineer under the Engineering Act, do hereby certify that I am the author of the design and/or drawings hereon, and I am a duly registered member of the Professional Engineers Society of British Columbia. I certify that the design and/or drawings hereon are the work of me or of persons under my direct supervision and control, and that I am a duly registered member of the Professional Engineers Society of British Columbia.



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PRELIMINARY
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MARK LEWIS
 49 EAST POIRER ROAD, MARA BC
150 CROSSRIDGE ROAD, ENDERBY BC
RE-ZONING / SUBDIVISION
DRIVEWAY GRADING PLAN

Drawing No. **C-003**
 Project Number 2061-011
 Rev. 0