



REGIONAL DISTRICT NORTH OKANAGAN

MEMBER MUNICIPALITIES:

CITY OF ARMSTRONG

CITY OF ENDERBY

DISTRICT OF COLDSTREAM

VILLAGE OF LUMBY

CITY OF VERNON

TOWNSHIP OF SPALLUMCHEEN

ELECTORAL AREAS:

"B" – SWAN LAKE

"C" – BX DISTRICT

"D" – LUMBY (RURAL)

"E" – CHERRYVILLE

"F" – ENDERBY (RURAL)

OFFICE OF : PLANNING DEPARTMENT

OUR FILE No.: 22-0659-B-RZ

PID No.: 007-220-103

June 9, 2023

«Owner_Company»&«Add_Owner_Company»

«Address1»

«Address2»

«Address3»

Dear «Owner_Company»&«Add_Owner_Company»:

Re: Zoning Amendment Bylaw No. 2944, 2022 for the property legally described as Lot 3, Secs 25 & 26, Twp 8, ODYD, Plan 21873 and located at 7710 Baker Hogg Road, Electoral Area "B"

Notice is hereby given that the Board of Directors of the Regional District of North Okanagan, pursuant to Sections 464.2 and 467 of the Local Government Act, will consider giving First Reading to Zoning Amendment Bylaw No. 2944 at their Regular Meeting to be held on Wednesday, June 21, 2023 at 4:00 pm. A Public Hearing for this Bylaw is not required as the Bylaw is consistent with the Electoral Areas "B" & "C" Official Community Plan Bylaw No. 2626. Second and Third Readings will also be considered at this meeting.

Zoning Amendment Bylaw No. 2944, 2022 proposes to rezone the above described property from the Country Residential (C.R) zone to the Residential Two Family (R.2) zone. If successful in rezoning the property as proposed, the owners plan to subdivide the property into 2 lots (Phase I). The owners have indicated that they wish to subdivide the 2 lots into 10 lots (Phase II) when a connection to community sewer becomes available in the future. The Board of Directors resolved that Final Adoption of Bylaw No. 2944 be withheld until:

1. the applicant registers a covenant against the title of the property that would:
 - a. require the property to be connected to a community sewer system once the sewer lines associated with the system have been extended to the subject property;
 - b. require a buffer strip be established on the property consistent with the "Landscaped Buffer Specifications" established by the Agricultural Land Commission;
 - c. require the lots in the proposed Phase II subdivision to be less than 1 ha when subdivided and to generally conform with the proposed Phase II subdivision plan; and
 - d. state that subdivision approval of the proposed Phase II subdivision will not be granted until community water and sewer services are extended to the subject property; and
2. water servicing issues associated with the proposed development have been addressed to the satisfaction of the Regional District.

Copies of Zoning Amendment Bylaw No. 2944 can be viewed on the News/Public Notice section of the RDNO website at www.rdno.ca. The Bylaw can also be viewed at the RDNO office (see address below) between 8:00 am and 4:30 pm, Monday through Friday, excluding statutory holidays. You may also request a copy of Bylaw No. 2944 by calling 250-550-3700 or by emailing planning@rdno.ca.

If you have any questions or require any further information, please contact Jennifer Miles of the Planning Department at (250) 550-3746 or by email at jennifer.miles@rdno.ca. If you are currently renting or leasing your property, please provide your tenants with a copy of this letter and attachments.

Sincerely,



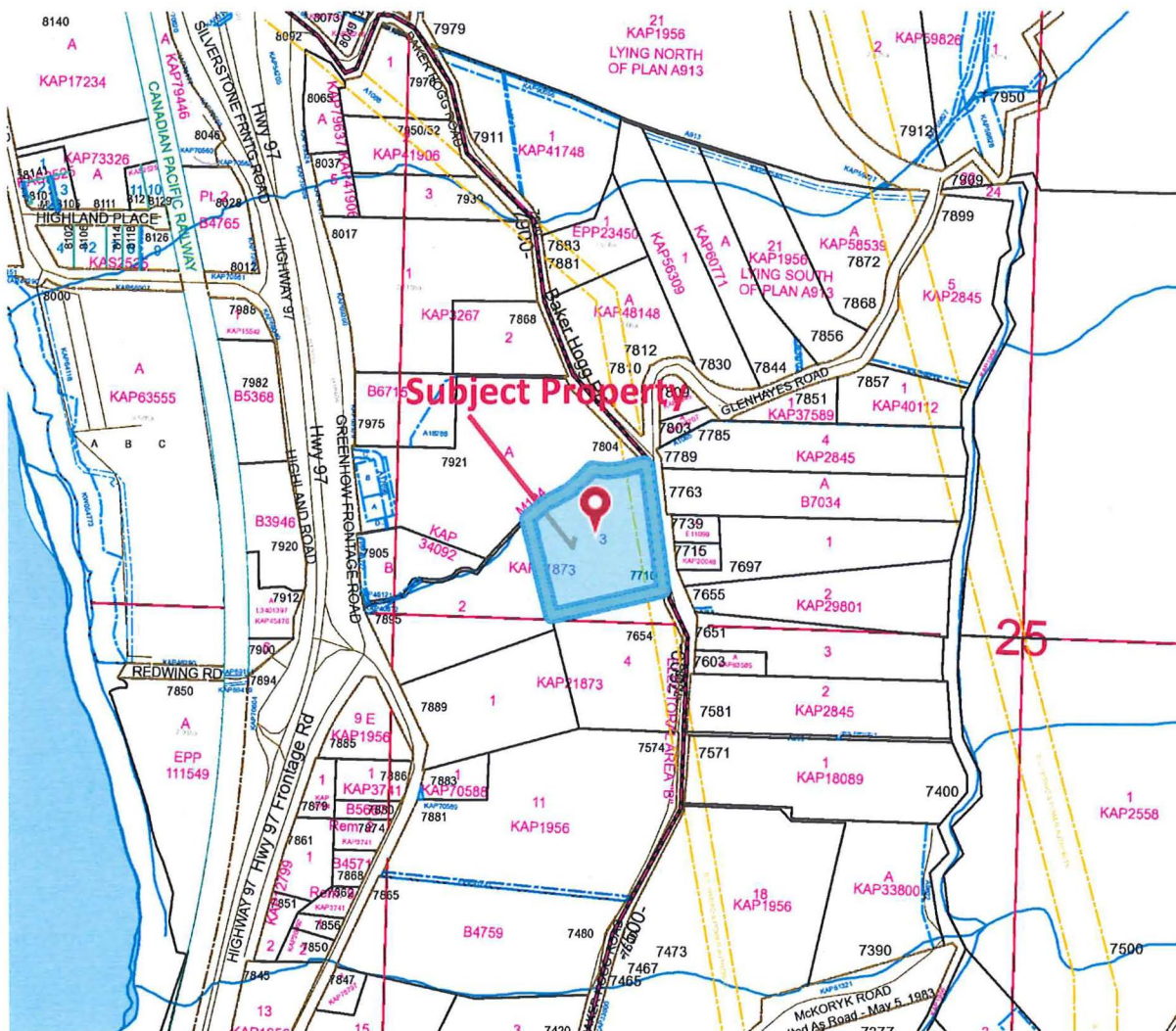
Greg Routley
Deputy Planning Manager
/lf

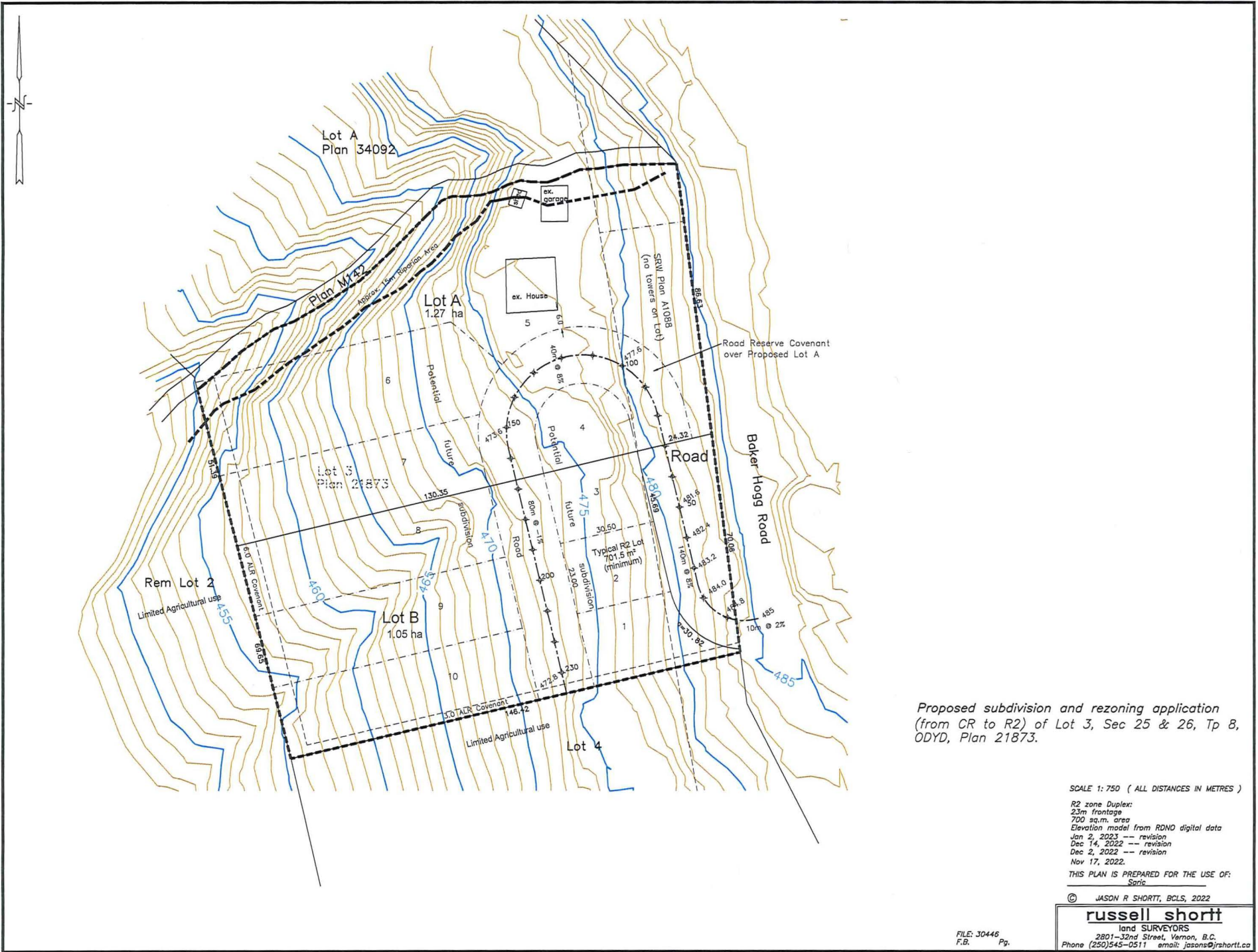
Attach.

cc: Ilija & Angela Saric
Director, Electoral Area "B"

SUBJECT PROPERTY MAP REZONING

File: 22-0659-B-RZ
Location: 7710 Baker Hogg Road





Proposed subdivision and rezoning application
 (from CR to R2) of Lot 3, Sec 25 & 26, Tp 8,
 ODYD, Plan 21873.

SCALE 1: 750 (ALL DISTANCES IN METRES)

R2 zone Duplex:
 23m frontage
 700 sqm. area
 Elevation model from RDNO digital data
 Jan 2, 2023 -- revision
 Dec 14, 2022 -- revision
 Dec 2, 2022 -- revision
 Nov 17, 2022

THIS PLAN IS PREPARED FOR THE USE OF:
 Satic

© JASON R SHORTT, BCLS, 2022

russell shortt
 land SURVEYORS
 2801-32nd Street, Vernon, B.C.
 Phone (250)545-0511 email: jasons@rshortt.ca