



REGIONAL DISTRICT NORTH OKANAGAN

MEMBER MUNICIPALITIES:

CITY OF ARMSTRONG VILLAGE OF LUMBY
CITY OF ENDERBY CITY OF VERNON
DISTRICT OF COLDSTREAM TOWNSHIP OF SPALLUMCHEEN

ELECTORAL AREAS:

"B" – SWAN LAKE "E" – CHERRYVILLE
"C" – BX DISTRICT "F" – ENDERBY (RURAL)
"D" – LUMBY (RURAL)

OFFICE OF : PLANNING DEPARTMENT

OUR FILE No.: 21-1055-B-OR
PID No.: 013-561-235

September 22, 2023

«Owner_Company» & «Add_Owner_Company»
«Address1»
«Address2»
«Address3»

Dear «Owner_Company» & «Add_Owner_Company»:

Re: OCP / Rezoning Application for the property legally described as The Fractional N ½ of Sec 36, Twp 14, ODYD, Except Plans B826, 37599, & H823 and located at Highway 97, Electoral Area "B"

This letter is your official notification that a Delegated Public Hearing covering Official Community Plan Amendment Bylaw No. 2926, 2022 and Zoning Amendment Bylaw No. 2927, 2022 will be held in the Board Room of the Regional District of North Okanagan at 9848 Aberdeen Road, Coldstream, BC on *Thursday, October 5, 2023 at 2:00 p.m.* The Public Hearing for Bylaw Nos. 2926 and 2927 has been delegated by the Board of Directors to the Electoral Area Advisory Committee under Section 231 of the *Local Government Act*.

Bylaw No. 2926 proposes to amend the Electoral Areas "B" and "C" Official Community Plan Bylaw No. 2626, 2014 by changing the land use designation of a 100.44 ha portion of the above described property from **Large Holding** to **Commercial**. Bylaw No. 2927 proposes to amend the Regional District of North Okanagan Zoning Bylaw No. 1888, 2003 by changing the zoning of the same portion of the property from the **Large Holding (L.H)** zone to the **Recreation Commercial (C.5)** zone. If approved, the applicant proposes to develop the property for a variety of uses including outdoor entertainment limited to outdoor light show areas, plazas, amphitheatres; amusement and recreation facilities limited to mountain biking and walking trails; tourist amusement facilities limited to gondolas, ziplines, mountain coasters, tree forts, playgrounds, souvenir shops; food services limited to the service of food and beverages that are prepared off-site; and accessory buildings and structures.

If you believe that your interest in property is affected by proposed Bylaw Nos. 2926 and 2927, you will be afforded an opportunity to be heard or to present a written submission respecting matters contained in the subject Bylaws. Verbal submissions may be submitted by attending the above noted Public Hearing. If you wish to attend the Public Hearing via Zoom, please contact our Corporate Services Department at corp@rdno.ca to be provided a link. Written submissions may be hand delivered or mailed to the address below or they may be emailed to publichearing@rdno.ca.

Regional District of North Okanagan
9848 Aberdeen Road
Coldstream, BC
V1B 2K9

Toll Free: 1-855-650-3700
Phone: 250.550.3700
Fax: 250.550.3701
Web: www.rdno.ca
E-Mail: info@rdno.ca

This may be your only opportunity to express comments or concerns regarding this application as the Electoral Area Advisory Committee and the Board of Directors are not permitted to receive further submissions after the close of the Delegated Public Hearing. In order to compile all written submissions prior to the start of the Delegated Public Hearing, all written submissions must be received by 11:00 am, Thursday, October 5, 2023. Please be advised that your name and residential address must be included with your submission. Written submissions are considered public information and will be included in the Public Hearing agenda package available on the RDNO Website.

Copies of Electoral Areas "B" and "C" Official Community Plan Amendment Bylaw No. 2926 and Zoning Amendment Bylaw No. 2927, and the RDNO Board of Directors resolution to delegate the Public Hearing, can be viewed on the Our Communities->RDNO News->Public Notice section of the RDNO website at www.rdno.ca. The Bylaws and Board resolution can also be viewed at the RDNO office (see address below) between 8:00 am to 4:30 pm, Monday through Friday, excluding statutory holidays. You may also request a copy of Bylaw No. 2926 and 2927 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,



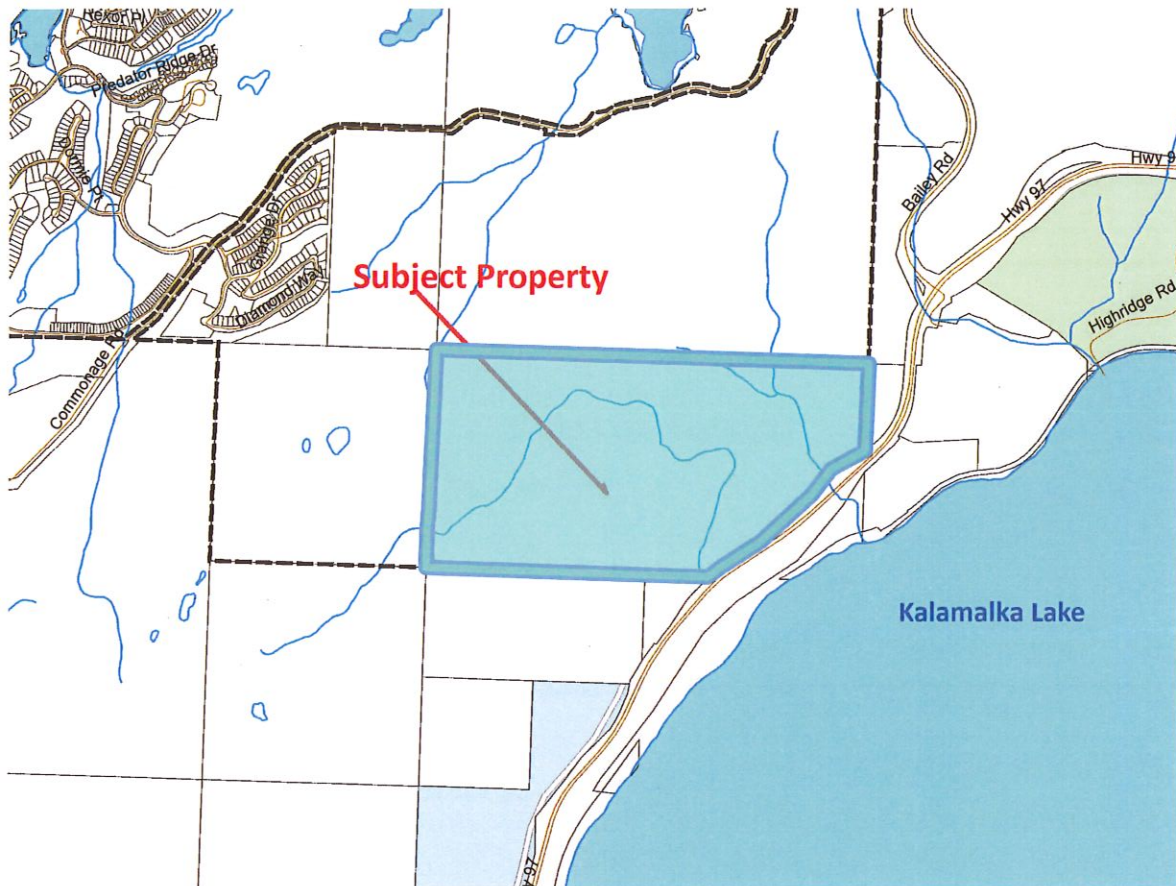
Jennifer Miles, RPP, MCIP
Planner II
/lf

Enc.

cc: Okanagan Gondola Ltd.
Director Fleming

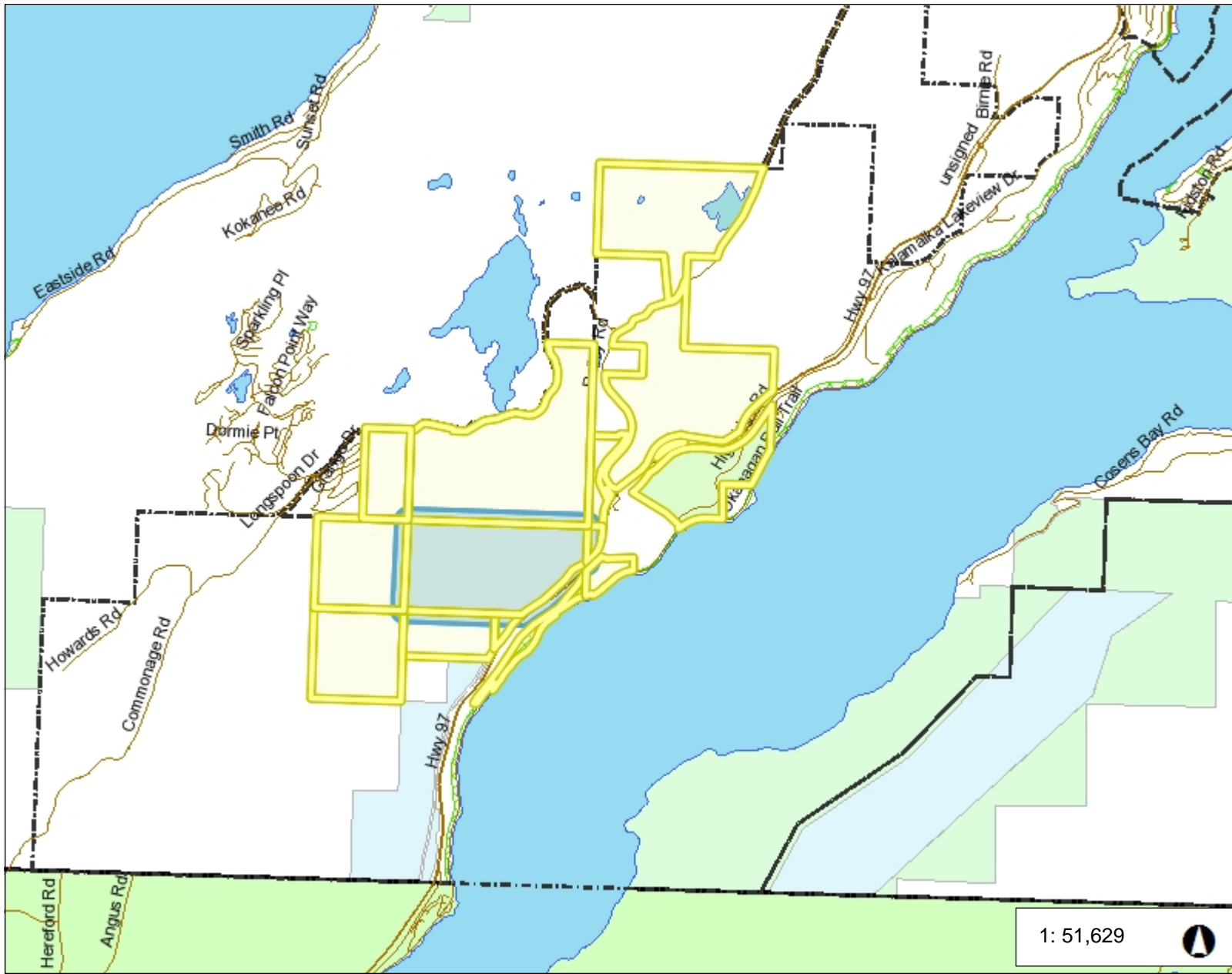
SUBJECT PROPERTY MAP OCP / REZONING

File: 21-1055-B-OR
Location: Highway 97





Regional District of North Okanagan Mapping Site



Legend

- Road Closures**
 - Road Closure
 - ▲ Traffic Control On Site
 - ◆ Detour
 - ⊕ Road Checkpoint
- Fire Location**
 - New
 - Active
- ★ ESS Reception Centre
- Fire Boundary
- Evacuation Areas**
 - Evacuation Alert
 - Evacuation Order
 - Evacuation Rescind
- EOC General Polygon
- Roads
- ⋯ Jurisdiction
- Lake Lines
- Creek Lines
- Parcels
- ▨ First Nations Reserves
- Lakes
- Regional Districts**
 - Regional District of North Okanagan
 - Other Regional Districts
- Parks_PAs_ERs**
 - ER

1: 51,629



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NAD_1983_UTM_Zone_11N

© Regional District of North Okanagan

Date and Time Printed: 9/8/2023 9:05 AM

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes