

REGIONAL DISTRICT OF NORTH OKANAGAN

Extract from the Minutes of a Meeting of the

Board of Directors

Held on

Wednesday, February 21, 2024

Bylaw 3004 - Zoning Amendment

**OKANAGAN GONDOLA LTD. c/o JAMES DIALOG DESIGN [File No. 21-1055-B-OR]
Highway 97, Electoral Area "B"**

Moved and seconded

That notice be given in accordance with Section 467 of the *Local Government Act* that Zoning Amendment Bylaw No. 3004, 2024, which proposes to change the zoning of a 100.44 ha portion of the property legally described as The Fractional N 1/2 of Sec 36, Twp 14, ODYD, Except Plans B826, 37599 & H823 and located at Highway 97, Electoral Area "B" from the Large Holding (L.H) zone to the Recreation Commercial (C.5) zone, will be considered for First Reading at a future meeting; and further,

That Final Adoption of Zoning Amendment Bylaw No. 3004, 2024 be withheld until:

1. a Commercial, Environmentally Sensitive Lands, and Riparian and Swan Lake Development Permit associated with the proposed development has been approved for issuance; and
2. the applicant has obtained approval from the Agricultural Land Commission for any proposed non-farm use of those portions of the subject property within the Agricultural Land Reserve (ALR), any non-farm use of private roads in the ALR, and road construction in the ALR if applicable.

CARRIED

REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 3004

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. 3004, 2024**”.

AMENDMENTS

2. The zoning of a 100.44 ha portion of the property legally described as The Fractional North 1/2 of Section 36 Township 14 ODYD Except Plans B826, 37599 And H823 and located at Highway 97, Electoral Area “B” is hereby changed on Schedule “A” of the *Regional District of North Okanagan Zoning Bylaw No. 3000, 2023* from the **Large Holding [L.H]** zone to the **Recreation Commercial [C.5]** zone as shown on the attached Schedule “A” attached to and forming part of the this Bylaw.

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

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

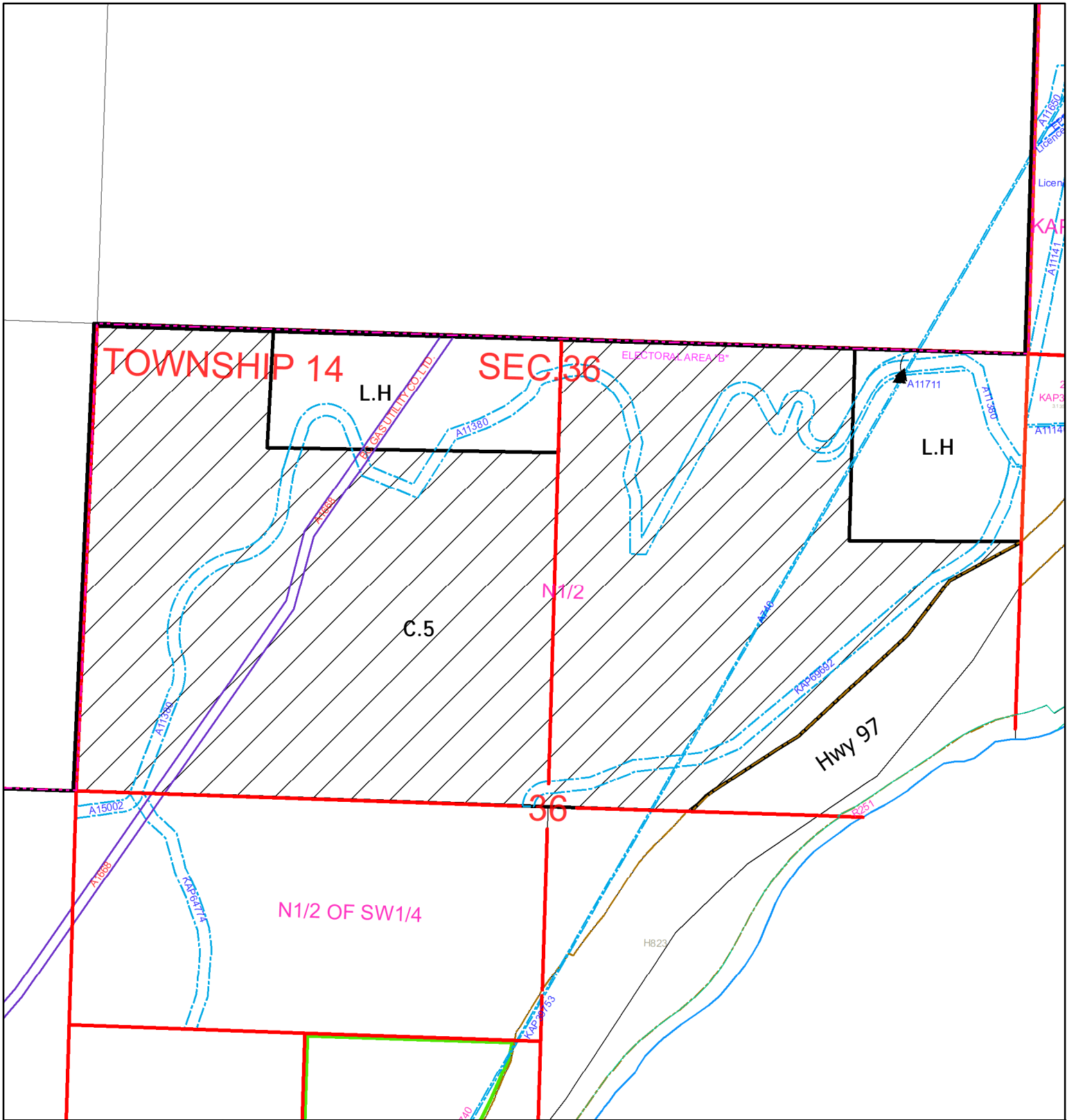
this day of , 2024

ADOPTED

this day of , 2024

Chair

Deputy Corporate Officer



SCHEDULE "A" to accompany the Regional District North Okanagan Zoning Amendment Bylaw No. 3004, 2024.

Area rezoned from the Large Holding (L.H) zone to the Recreation Commercial (C.5) zone shown as



I hereby certify this to be a true and correct copy of SCHEDULE "A" attached to and forming part of Regional District North Okanagan Zoning Amendment Bylaw No. 3004, 2024.

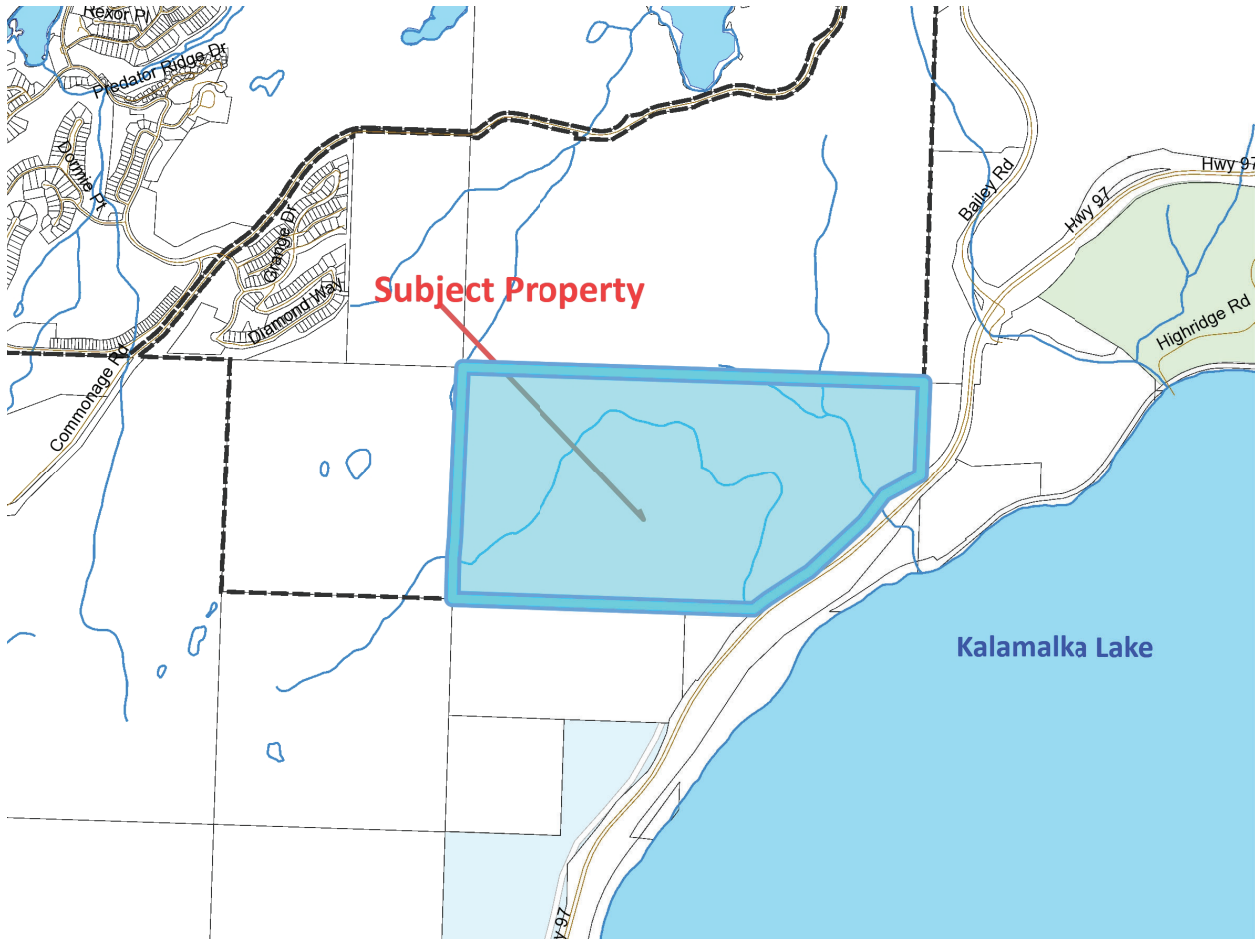
Dated at Coldstream, BC this _____ day of _____, 2024

Corporate Officer

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1:9,000

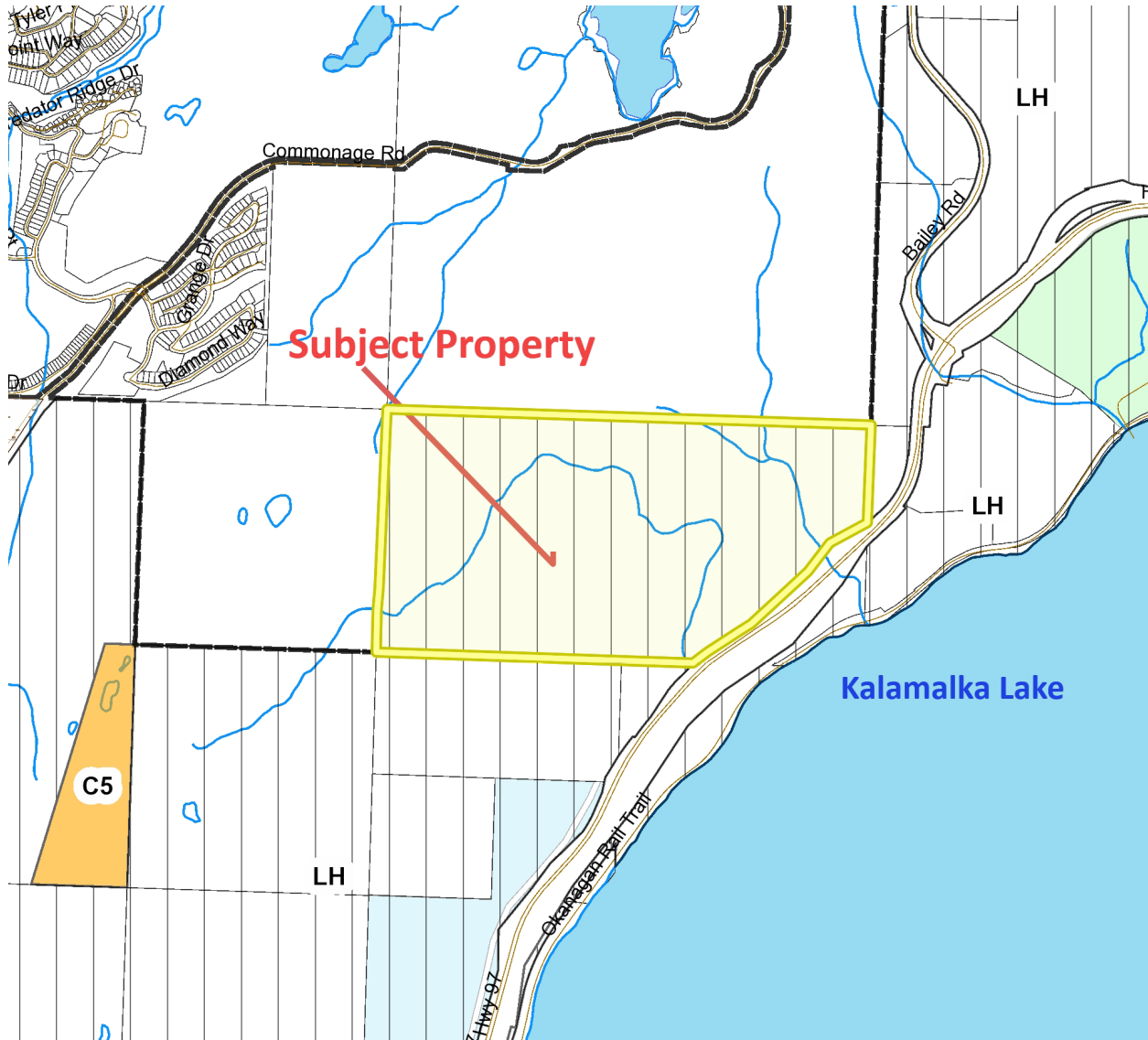
SUBJECT PROPERTY MAP OCP / REZONING

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



SUBJECT PROPERTY MAP OCP / REZONING – ZONING BOUNDARIES

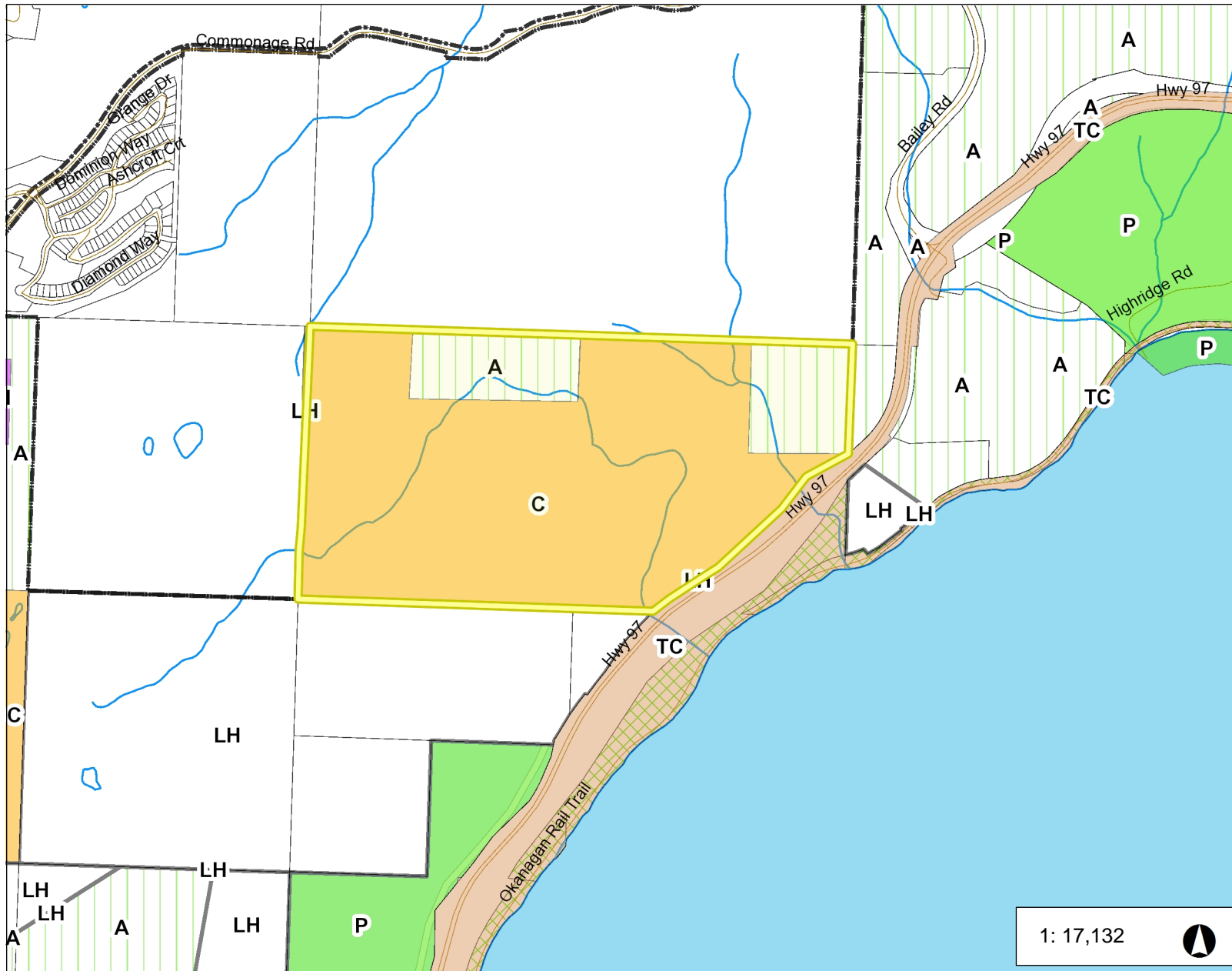
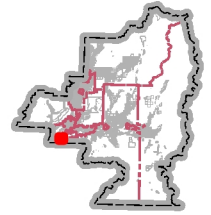
File: 21-1055-B-OR
Location: Highway 97



C.5 – Recreation Commercial
L.H – Large Holding



Official Community Plan Designations



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
- OCP Data**
 - Residential-R Residential-
 - In ALR Residential-RHD
 - Residential-RLD
 - Residential-RM
 - Residential-RMC
 - Residential-RMD
 - Residential-MF
 - Rural Residential-SH
 - Rural Residential-FSH
 - Future Residential-FR
 - Seasonal Residential-SRR

Notes

- Senior Residential-SR
- Rural Residential-CR
- Rural Residential-FCR
- Rural Low Density-NU
- Rural Low Density-LH
- Rural-RU2

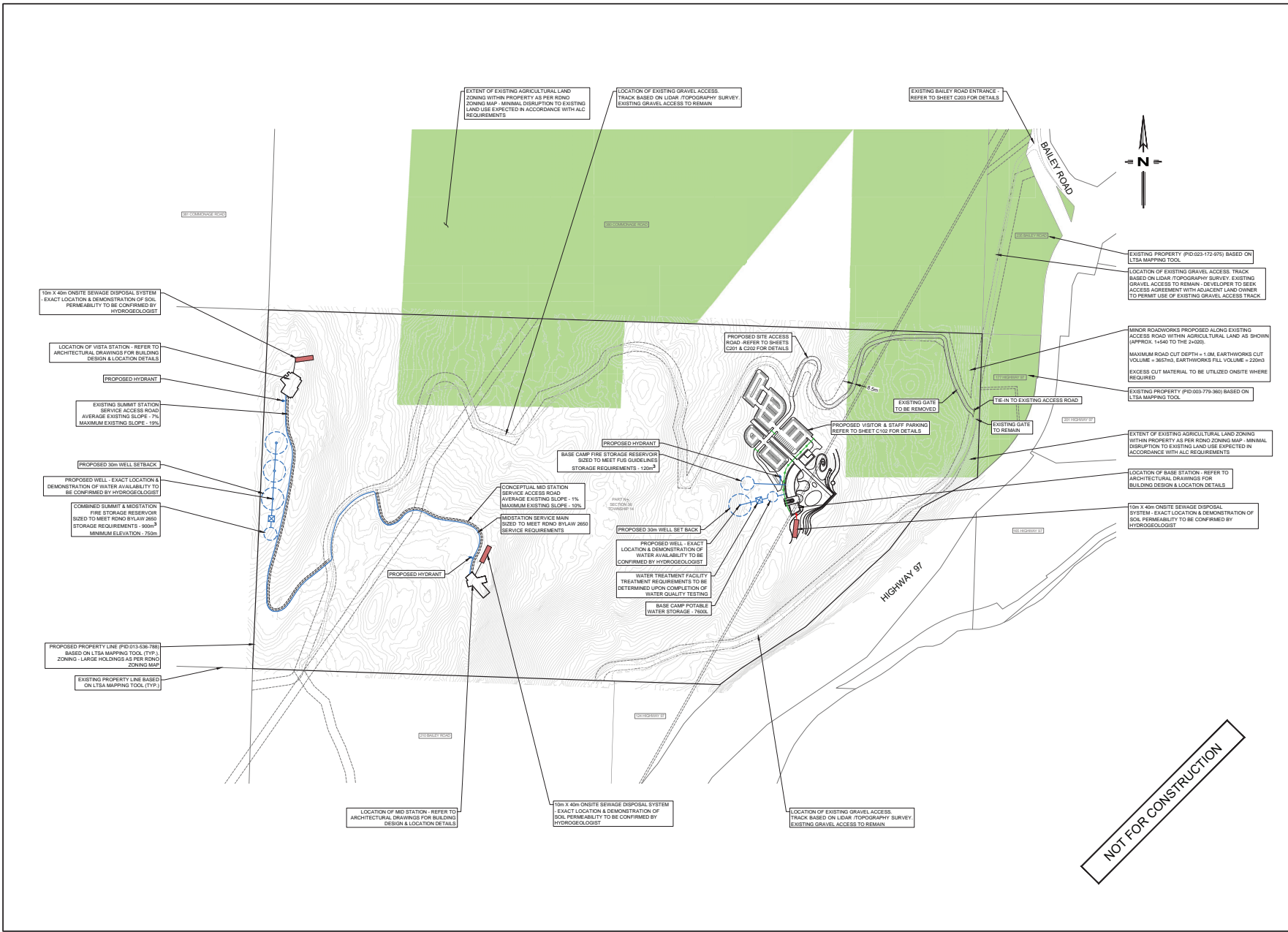
870.3 0 435.15 870.3 Meters

NAD_1983_UTM_Zone_11N
© Regional District of North Okanagan

Date and Time Printed: 2/21/2024 9:57 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



LEGEND

- HYDROTELEPHONE POLE
- HYDROTELEPHONE POLE ON OUTLET
- TELEPHONE POLE
- HYDRO POLE
- HYDRO POLE ON TRAIL
- POST TOP STREET LIGHT
- GSF
- SANITARY MANHOLE
- STORM MANHOLE
- CATCHBAG
- GATE VALVE
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- GAS
- STICH
- ECOLOGOUS/VEGETER
- HEDGE
- SANITARY MANHOLE
- STORM MANHOLE
- CATCHBAG
- GATE VALVE
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- BRINE
- WELL/OUTLET HEADWALL
- END CAP
- WHEEL CHAIR RAMP
- DRIVEWAY LITTOON

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THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK.

DRAWINGS ARE NOT TO BE SCALED

NO.	DATE	DESCRIPTION	BY	APP'D
A	2023/01/13	ISSUED FOR REVIEW	PAH	STL

REVISIONS

DESIGN	FDS
DRAWN	PAH
DATE	2023/01/13
CHECKED	FDS

PERMIT No.: 1001279

SCALES: 1:40, 1:80, 1:160, 1:320, 1:640, 1:1280

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Ridge north america

**OKANAGAN GONDOLA
BAILEY ROAD
VERNON, BC**

**CONCEPTUAL WATER
SERVICING PLAN**

PROJECT No.: 234-3

SHEET 1 OF 1

CONTRACTOR: C101 REV. No.: A

NOT FOR CONSTRUCTION