



**REGIONAL  
DISTRICT  
NORTH  
OKANAGAN**

# STAFF REPORT

**TO: Board of Directors**

**FROM: Planning Department**

**SUBJECT: Zoning Amendment Bylaw No. 3045, 2025**

**File No: 25-0437-F-RZ**

**Date: October 28, 2025**

## **RECOMMENDATION:**

That Zoning Amendment Bylaw No. 3045, which proposes to rezone the property legally described as Lot 1, Sec. 27, Twp. 18, R8, W6M, KDYD, Plan EPP124935 and located at 50 Willchris Road, Electoral Area "F" from the Country Residential (C.R) and Non-Urban (N.U) zones to the Small Holding (S.H) zone, be given First, Second and Third Readings.

## **BACKGROUND:**

This report relates to an application to rezone the property located at 50 Willchris Road from the Country Residential (C.R) and Non-Urban (N.U) zones to the Small Holding (S.H) zone. If successful in rezoning the property, the applicant is proposing to subdivide the property into three lots.

The application was considered by the Board of Directors at the Regular Meeting held on July 16, 2025. After considering the application, the Board resolved to consider the associated Zoning Amendment Bylaw No. 3045 for First Reading at a future meeting date. The Board further resolved that Second Reading of Bylaw No. 3045 be withheld until the applicant has submitted a report provided by a professional engineer verifying that water of sufficient quantity and quality is available year-round to service the permitted uses associated with the full build-out potential (three lots) of the subject property and that the extraction of water from the water supplies will not deplete the supply of neighbouring wells.

The Board also resolved that Final Adoption of Zoning Amendment Bylaw No. 3045 be withheld until a covenant has been registered on the title of the property to establish and protect a landscaped buffer along the ALR boundary. At minimum and where existing mature trees do not exist, buffering should be in substantial compliance with the "Agricultural Land Commission Landscaped Buffer Specifications".

## **DISCUSSION:**

On October 6, 2025, the applicant provided a report from Western Water Associates Ltd. dated October 2, 2025. The report was submitted to address the above noted condition of giving Second Reading to Zoning Amendment Bylaw No. 3045. The report concludes that there is very high potential to establish three wells on the property that would meet the quantity requirements (6,550 L/day) of the RDNO's Subdivision Servicing Bylaw 2600, and that the use of the wells would not be expected to negatively interfere with the productivity in any neighbouring wells when operated at the Bylaw rate. The report also concludes that treatment systems are available that could be installed to achieve water quality requirements.

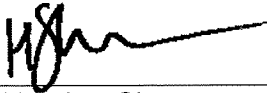
On October 24, 2025, the applicant submitted a Development Notification Certificate to confirm that a Development Notice Sign has been installed on the property in accordance with the requirements of the Development Applications Procedures and Administrative Fees Bylaw No. 2677.

As the conditions of First and Second Readings have now been met, Zoning Amendment Bylaw No. 3045 can be given First, Second and Third Reading.

Bylaw No. 3045 can be adopted at a future meeting once the applicant has resolved the condition of adoption, being the registration of a Covenant to provide for a landscaped buffer to the adjoining property to the south and west within the ALR. The Ministry of Transportation and Transit does not need to sign the Bylaw.

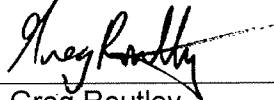
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Submitted by:



Heather Shannon  
Planner

Reviewed by:



Greg Routley  
Deputy Planning Manager

Endorsed by:



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

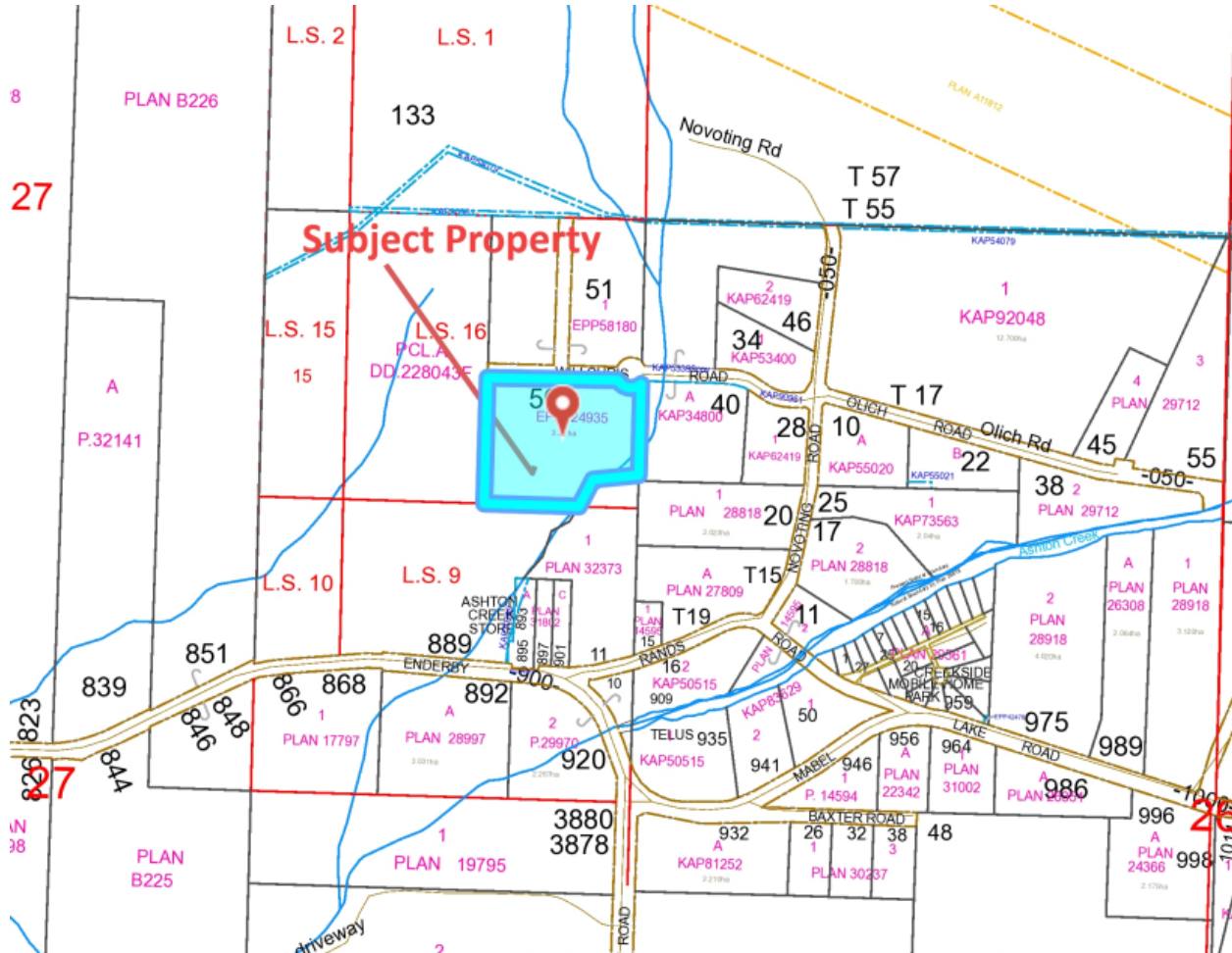
Approved for Inclusion:



David Sewell  
Chief Administrative Officer

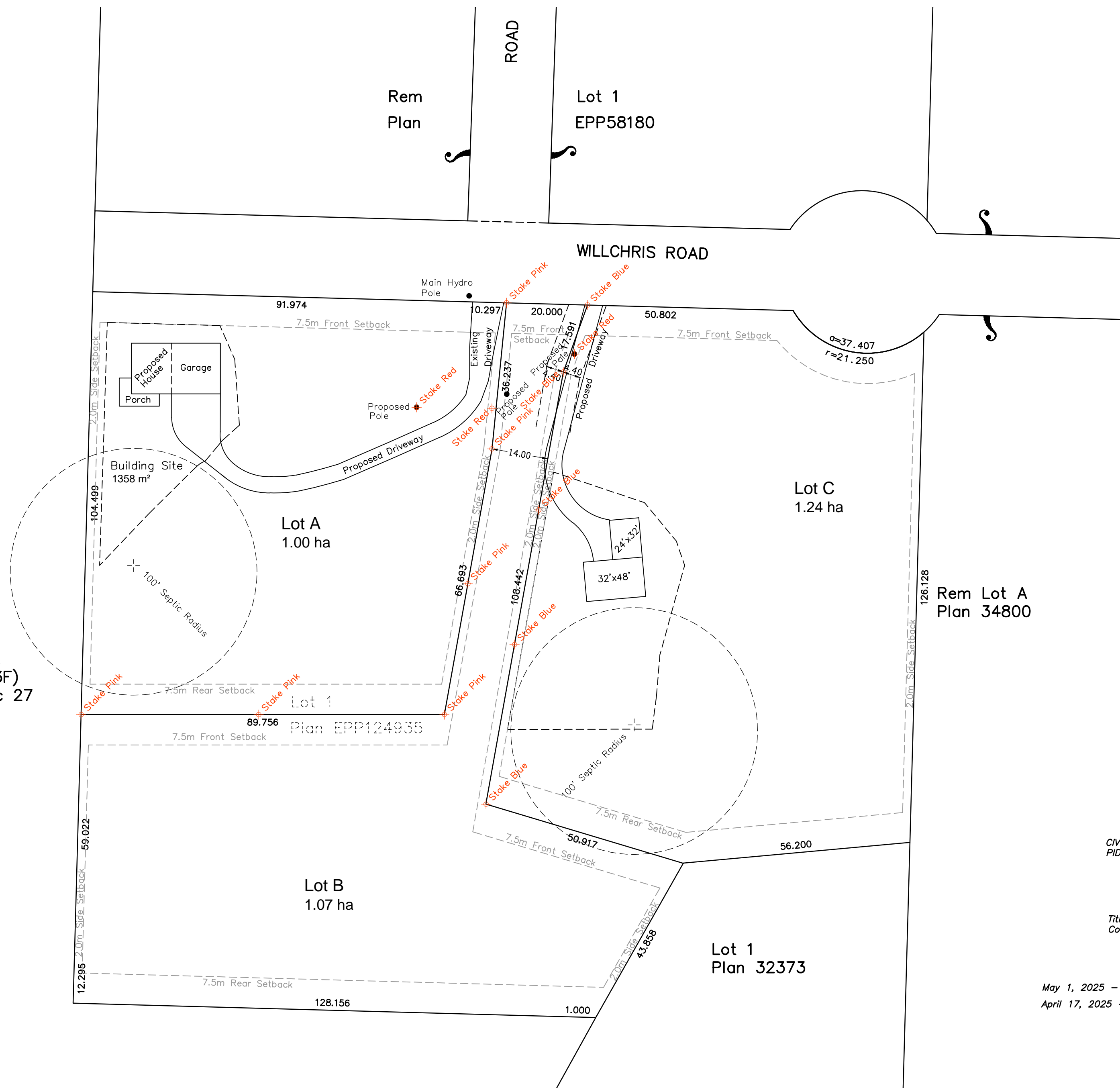
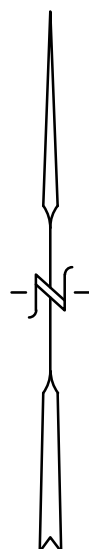
# SUBJECT PROPERTY MAP REZONING

File: 25-0437-F-RZ  
Location: 50 Willchris Road



Plan Showing Staking on Lot 1, Sec 27,  
Tp 18, Rg 8, W6M, KDYD, Plan EPP124935.

SCALE 1:750 ( ALL DISTANCES IN METRES )



Rem PCL A  
(CT 228043F)  
NE 1/4 Sec 27

CIVIC ADDRESS: 50 Willchris Road, Ashton Creek  
PID: 032-051-646

Title is subject to the following non-financial charges:  
Covenants - S71534, CA5189259, CB856447, CB856448

May 1, 2025 - moved proposed pole onto Lot B  
April 17, 2025 - set flagged stakes on proposed poles and lot corners

THIS PLAN IS PREPARED FOR THE USE OF:  
Driven Construction Ltd.

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**russell shortt**

land SURVEYORS

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FILE: 30849  
F.B. 1383 Pg. 30

# REGIONAL DISTRICT OF NORTH OKANAGAN

## BYLAW No. 3045

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.

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**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. 3045, 2025**”.

### AMENDMENTS

2. The zoning of the property legally described as Lot 1, Sec. 27, Twp. 18, R8, W6M, KDYD, Plan EPP124935 and located at 50 Willchris 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)** and **Country Residential (C.R)** zones to the **Small Holding (S.H)** zone.

Advertised on	this	7th	day of	November, 2025
	this	10th	day of	November, 2025
<b>Read a First Time</b>	this		day of	, 2025
<b>Read a Second and Third Time</b>	this		day of	, 2025
<b>ADOPTED</b>	this		day of	, 2025

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Chair

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Deputy Corporate Officer