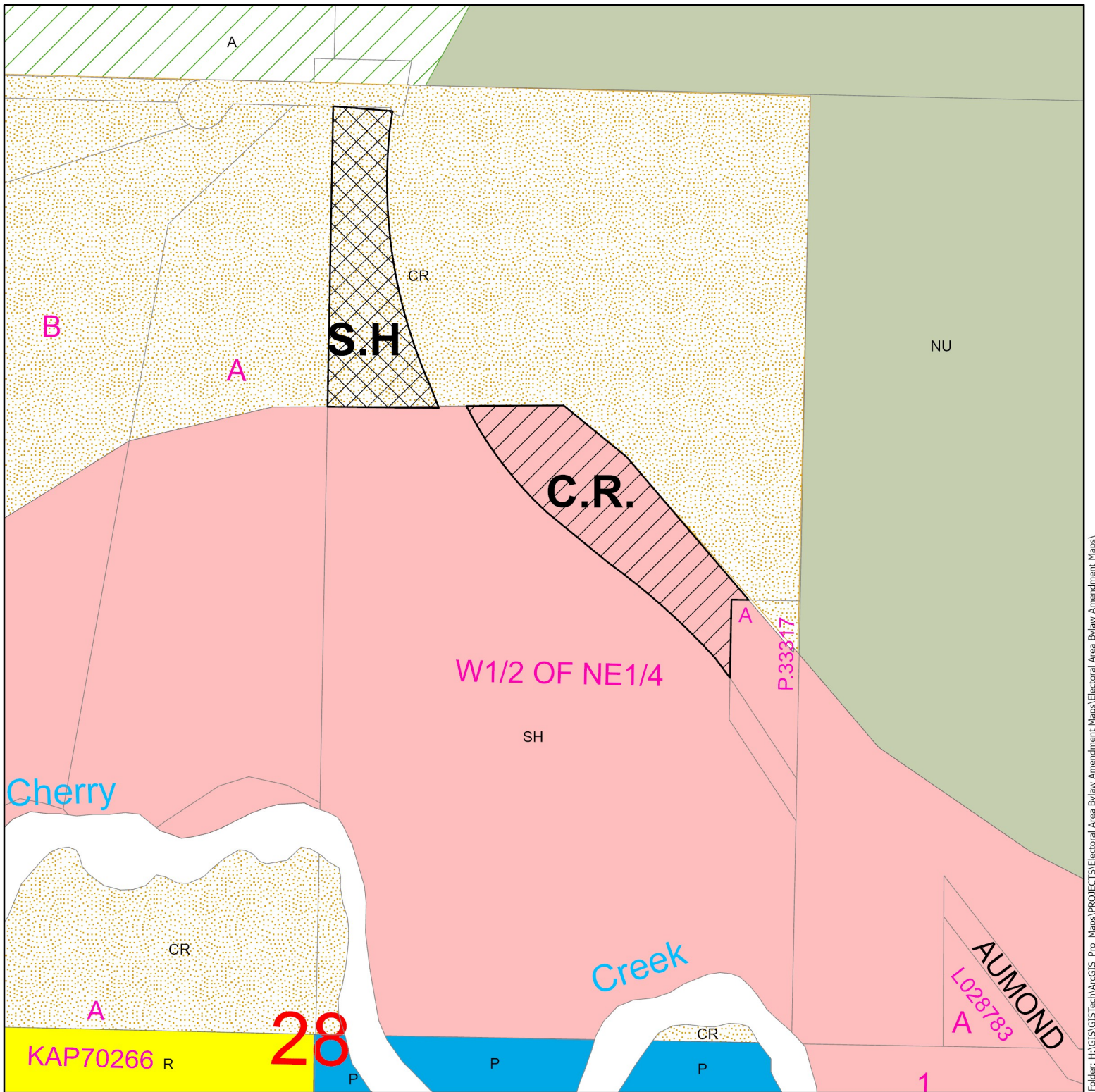


Advertised on	this	24th	day of	April, 2026
	this	28th	day of	April, 2026
Delegated Public Hearing held	this	7th	day of	May, 2026
Read a Third Time	this		day of	, 2026
ADOPTED	this		day of	, 2026

Chair

Corporate Officer
A. Bevan



Folder: H:\GIS\GIS\Tech\ArcGIS_Pro_Maps\PROJECTS\Electoral Area Bylaw Amendment Maps\Electoral Area Bylaw Amendment Maps



SCHEDULE "A" to accompany Electoral Areas "D" and "E" Official Community Plan Amendment Bylaw No. 3076, 2026.

Area redesignated from Country Residential to Small Holding shown as...



Area redesignated from Small Holding to Country Residential shown as...



I hereby certify this to be a true and correct copy of SCHEDULE "A" to accompany the Electoral Areas "D" and "E" Official Community Plan Amendment Bylaw No. 3076, 2026.

Dated at Coldstream, BC this _____ day of _____, 2026

Corporate Officer



1:4,500

REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 3077

A bylaw to rezone lands and amend the Zoning Map attached to the Regional District of North Okanagan Zoning Bylaw No. 3000, 2023 and amendments thereto.

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. 3077, 2026**".

AMENDMENTS

2. The zoning of a 3 ha portion of the property legally described as The West ½ of the North East ¼ of Sec 28, Twp 57, ODYD, Except Plans 18806, 33317 and EPP76962 and located at 64 Aumond Road, Electoral Area "E" is hereby changed from the Non-Urban (N.U) zone to the Small Holding (S.H) zone and a 12.37 ha portion of the same property is hereby changed from the Non-Urban (N.U) zone to the Country Residential (C.R) zone on Schedule "A" of the *Regional District of North Okanagan Zoning Bylaw No. 3000, 2023* as shown on Schedule "A" attached to and forming part of this Bylaw.

Read a First and Second Time	this	15th	day of	April, 2026
Advertised on	this	24th	day of	April, 2026
	this	28th	day of	April, 2026
Delegated Public Hearing held	this	7th	day of	May, 2026
Read a Third Time	this		day of	, 2026

ADOPTED

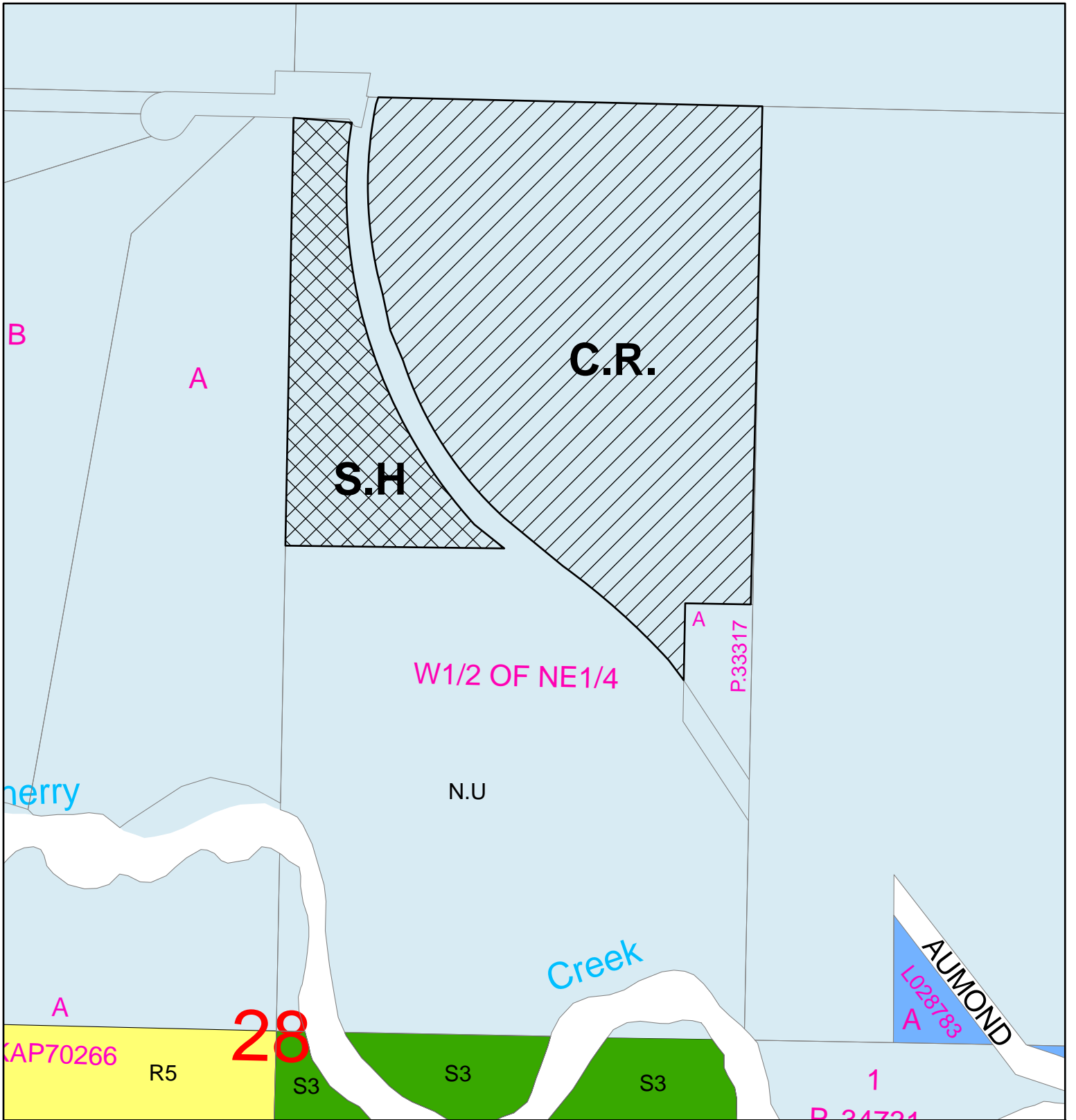
this

day of

, 2026

Chair

Corporate Officer
A. Bevan



REGIONAL
DISTRICT
NORTH
OKANAGAN

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1:4,500

SCHEDULE "A" to accompany Zoning Amendment Bylaw No. 3077, 2026

Area rezoned from the Non-Urban zone (N.U) to the Small Holding (S.H) zone shown as...



Area rezoned from the Non-Urban zone (N.U) to the Country Residential (C.R) zone shown as...



I hereby certify this to be a true and correct copy of Schedule "A" attached to and forming part of Zoning Amendment Bylaw No. 3077, 2026.

Dated at Coldstream, BC this _____ day of _____, 2026

Corporate Officer

REGIONAL DISTRICT OF NORTH OKANAGAN

Extract from the Minutes of a Meeting of the

Board of Directors

Held on

Wednesday, April 15, 2026

**Bylaw 3076 - Electoral Areas "D" and "E" Official Community Plan Amendment
Bylaw 3077 - Zoning Amendment
HARVEY, M. & S. c/o SHORTT, J. [File No. 25-1162-E-OR]
64 Aumond Road, Electoral Area "E"**

Moved and seconded

That Electoral Areas "D" and "E" Official Community Plan Amendment Bylaw No. 3076, which proposes to amend the land use designation of a 3 ha portion of the property legally described as The West ½ of the North East ¼ of Sec 28, Twp 57, ODYD, Except Plans 18806, 33317 and EPP76962 and located at 64 Aumond Road, Electoral Area "E" from Small Holding and Country Residential to Small Holding and a 12.37 ha portion of the property from Small Holding and Country Residential to Country Residential as shown on Schedule "A" attached to and forming part of Bylaw No. 3076, be given First and Second Readings; and further,

That Zoning Amendment Bylaw No. 3077, which proposes to amend the zoning of a 3 ha portion of the property legally described as The West ½ of the North East ¼ of Sec 28, Twp 57, ODYD, Except Plans 18806, 33317 and EPP76962 and located at 64 Aumond Road, Electoral Area "E" from the Non-Urban (N.U) zone to the Small Holding (S.H) zone and a 12.37 ha portion of the property from the Non-Urban (N.U) zone to the Country Residential (C.R) zone as shown on Schedule "A" attached to and forming part of Bylaw No. 3077, be given First and Second Readings; and further,

That Electoral Areas "D" and "E" Official Community Plan Amendment Bylaw No. 3076 and Zoning Amendment Bylaw No. 3077 be forwarded to a Public Hearing.

CARRIED

Moved and seconded

That the Public Hearing for Bylaw Nos. 3076 and 3077 be delegated to the Electoral Area Advisory Committee under Section 231 of the *Local Government Act*.

CARRIED

REGIONAL DISTRICT OF NORTH OKANAGAN

Extract from the Minutes of a Meeting of the

Board of Directors

Held on

Wednesday, March 18, 2026

**Electoral Areas "D" & "E" Official Community Plan / Zoning Amendment Application
HARVEY, M. & S. c/o SHORTT, J. [File No. 25-1162-E-OR]
64 Aumond Road, Electoral Area "E"**

Moved and seconded

That the application to amend the Electoral Areas "D" and "E" Official Community Plan Bylaw No. 2485, 2011 by changing the land use designation of a 3 ha portion of the property legally described as The West ½ of the North East ¼ of Sec 28, Twp 57, ODYD, Except Plans 18806, 33317 and EPP76962 and located at 64 Aumond Road, Electoral Area "E" from Small Holding and Country Residential to Small Holding and a 12.37 ha portion of the property from Small Holding and Country Residential to Country Residential be supported in principle and staff be directed to prepare an Official Community Plan Amendment Bylaw for First Reading only; and further,

That the referral process outlined in the Planning Department report dated February 12, 2026 be considered appropriate consultation for the purpose of Sections 475 and 476 of the *Local Government Act* and included a referral to First Nations; and further,

That in accordance with Section 477 of the *Local Government Act*, the Official Community Plan Amendment Bylaw be considered in conjunction with the Regional District of North Okanagan's Financial Plan and the Regional Solid Waste Management Plan; and further,

That the application to amend the Regional District of North Okanagan Zoning Bylaw No. 3000, 2023 by changing the zoning of a 3 ha portion of the property legally described as The West ½ of the North East ¼ of Sec 28, Twp 57, ODYD, Except Plans 18806, 33317 and EPP76962 and located at 64 Aumond Road, Electoral Area "E" from the Non-Urban (N.U) zone to the Small Holding (S.H) zone and a 12.37 ha portion of the property from the Non-Urban (N.U) zone to the Country Residential (C.R) zone be supported in principle and staff be directed to prepare a Zoning Amendment Bylaw for First Reading only.

CARRIED



REGIONAL
DISTRICT
NORTH
OKANAGAN

PLANNING DEPARTMENT INFORMATION REPORT

OCP / ZONING AMENDMENT APPLICATION

DATE: February 12, 2026

FILE NO.: 25-1162-E-OR

OWNER/APPLICANT: Sharon & Morgan Harvey c/o Jason Shortt

LEGAL DESCRIPTION: The West ½ of the North East ¼ of Sec 28, Twp 57, ODYD, Except Plans 18806, 33317 and EPP76962

P.I.D.#: 013-649-655

CIVIC ADDRESS: 64 Aumond Road

PROPERTY SIZE: 30.92 ha

SERVICING: On-site septic sewage disposal systems and groundwater wells

PRESENT ZONING: Non-Urban (N.U)

PROPOSED ZONING: Small Holding (S.H), Country Residential (C.R) and Non-Urban (N.U)

PRESENT O.C.P. DESIGNATION: Small Holding and Country Residential

PROPOSED O.C.P. DESIGNATION: Small Holding and Country Residential

PROPOSAL: Nine lot subdivision

PLANNING DEPARTMENT RECOMMENDATION:

That the application to amend the Electoral Areas "D" and "E" Official Community Plan Bylaw No. 2485, 2011 by changing the land use designation of a 3 ha portion of the property legally described as The West ½ of the North East ¼ of Sec 28, Twp 57, ODYD, Except Plans 18806, 33317 and EPP76962 and located at 64 Aumond Road, Electoral Area "E" from Small Holding and Country Residential to Small Holding and a 12.37 ha portion of the property from Small Holding and Country Residential to Country Residential be supported in principle and staff be directed to prepare an Official Community Plan Amendment Bylaw for First Reading only; and further,

That the referral process outlined in the Planning Department report dated February 12, 2026 be considered appropriate consultation for the purpose of Sections 475 and 476 of the *Local Government Act* and included a referral to First Nations; and further,

That in accordance with Section 477 of the *Local Government Act*, the Official Community Plan Amendment Bylaw be considered in conjunction with the Regional District of North Okanagan's Financial Plan and the Regional Solid Waste Management Plan; and further,

That the application to amend the Regional District of North Okanagan Zoning Bylaw No. 3000, 2023 by changing the zoning of a 3 ha portion of the property legally described as The West ½ of the North East ¼ of Sec 28, Twp 57, ODYD, Except Plans 18806, 33317 and EPP76962 and located at 64 Aumond Road, Electoral Area "E" from the Non-Urban (N.U) zone to the Small Holding (S.H) zone and a 12.37 ha portion of the property from the Non-Urban (N.U) zone to the Country Residential (C.R) zone be supported in principle and staff be directed to prepare a Zoning Amendment Bylaw for First Reading only; and further,

That Second Reading of the proposed Official Community Plan and Zoning Amendment Bylaws be withheld until the applicant has submitted a Wildfire Hazard Assessment Report prepared by a Registered Professional Forester who has reviewed the proposal and provided recommendations, if any, regarding the protection of the proposed development from wildfire hazards; and further,

That Final Adoption of the proposed Official Community Plan and Zoning Amendment Bylaws be withheld until a letter of undertaking is provided to the Regional District to register a covenant against the title of the property which 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 Aumond Road with the property to the west in accordance with Ministry of Transportation and Transit standards and to the satisfaction of the Regional District and the Ministry of Transportation and Transit.

SUMMARY:

This report relates to an application to rezone a 3 ha portion of the property located at 64 Aumond Road from the Non-Urban (N.U) zone to the Small Holding (S.H) zone and a 12.37 ha portion of the property from the Non-Urban (N.U) zone to the Country Residential (C.R) zone. If approved, the applicant is proposing to subdivide the property into nine lots. While the property is designated in the OCP as Small Holding and Country Residential, the proposal requires an amendment to the OCP as the proposed zoning boundaries do not align with the boundaries of these land use designations.

The Planning Department recommends that the proposal be given favourable consideration as it represents a land use that is generally consistent with the Electoral Areas "D" and "E" Official Community Plan Rural Residential Policies. Staff also recommend that Second Reading be withheld until the applicant submits information related to wildfire hazards.

Staff also recommend that Final Adoption be withheld until a letter of undertaking is provided to the Regional District to register a covenant against the title of the property which 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 Aumond Road with the property to the west in accordance with Ministry of Transportation and Transit standards and to the satisfaction of the Regional District and the Ministry of Transportation and Transit.

BACKGROUND:

Site Context

The subject property is located on the west and east sides of Aumond Road. A dwelling, a secondary dwelling, and a detached shop are located in the southwest section of the property. The dwellings are serviced by an onsite well and septic system. The buildings are accessed via a driveway which connects to Aumond Road. The property is mostly treed. Cherry Creek is located in the southwest and southeast corners of the property. The west half of the property is mostly flat while the east part of the property slopes upwards from west to east.

The attached maps show the location, zoning and OCP designation of the subject and surrounding properties. The subject and surrounding properties are not within the Agricultural Land Reserve. The attached orthophoto was taken in 2022.

The Proposal

The applicant proposes to rezone a 3 ha portion of the property located at 64 Aumond Road from the Non-Urban (N.U) zone to the Small Holding (S.H) zone and a 12.37 ha portion of the property from the Non-Urban (N.U) zone to the Country Residential (C.R) zone. If approved, the applicant is proposing to subdivide the property into nine lots.

Five lots are proposed to be zoned C.R. These lots would be located on the east side of Aumond Road. Four of the lots are proposed to be 2.43 ha in size and one lot is proposed to be 2.65 ha in size. Three lots are proposed to be zoned S.H. The lots would be located on the west side of Aumond Road. The lots are proposed to be 1 ha in size. The proposed Remainder Lot would continue to be zoned Non-Urban and would be 14.5 ha in size. Aumond Road would also be formally dedicated as part of the subdivision process and would account for 1.2 ha. Each of the proposed lots would be accessed from Aumond Road.

While the property is designated in the OCP as Small Holding and Country Residential, the proposal requires an amendment to the OCP as the proposed zoning boundaries do not align with the boundaries of these land use designations.

Current Official Community Plan / Zoning Amendment Applications

As directed by the Board of Directors, applications for OCP amendments are to be considered in batches so that the cumulative effect they will have on the area can be better analyzed. The subject application is one of four OCP amendment applications received during all of 2025:

In August 2025, the Regional District received an application to change the OCP land use designation and zoning of a 20.57 ha property located at **3315 Enderby Mabel Lake Road**, Electoral Area "F". The applicant has applied to amend the OCP land use designation of a portion of the property from Non-Urban to Commercial and to amend the zoning from Non-Urban (N.U) and Service Commercial (C.4) to Recreation Commercial (C.5). If approved, the applicant proposes to develop a 127 site campground.

In October 2025, the Regional District received an application to change the OCP land use designation and zoning of a 2 ha property located at **11 East Poirier Road** in Electoral Area "F" from Country Residential to Small Holding. If approved, the applicant is proposing to subdivide the property into two lots.

In November 2025, the Regional District received an application to change the OCP land use designation and zoning of a 3.29 ha portion of the 18.81 ha property located at **64 Schindler Road**. The applicant has applied to amend the OCP land use designation of a portion of the property from Non-Urban to Country Residential and to amend the zoning from Non-Urban (N.U) to Country Residential (C.R). If approved, the applicant proposes to complete a boundary adjustment subdivision with the property located at 66 Schindler Road.

Previous OCP / Zoning Amendment Applications

A review of the OCP amendment applications received in Electoral Areas "D" and "E" since 2008 is provided below:

In 2008, the Board of Directors considered an application which proposed to change the OCP land use designation and zoning of five properties located on **Pine Road and North Fork Road** in Electoral Area "E" from Non-Urban to Country Residential. The application was supported by the Board and the OCP and Zoning amendment bylaws were adopted in April 2010.

In 2019, the Regional District received an application which proposed to change the OCP land use designation and zoning of a property located on **Emmett Road** in Electoral Area "D" from Non-Urban to Country Residential. The bylaws associated with this application were adopted by the Board of Directors on October 21, 2020 and a subdivision application which proposes to create five lots is currently being processed.

In January 2020, the Regional District received an OCP/zoning amendment application for a 0.5 ha property on **Highway 6** in Electoral Area "E" for which the applicant has proposed to change the OCP and Zoning designations from Non-Urban (N.U) to Light Industrial (I.1) to facilitate the continued use of the property for light industrial purposes. The bylaws associated with this application were given Third Reading by the Board of Directors on January 20, 2021. In 2022, the file was closed due to inactivity.

In April 2020, the Regional District received an OCP/zoning amendment application for a 2.5 ha property on **Albers Road** in Electoral Area "D" for which the applicant proposed to change the OCP and Zoning designations from Non-Urban to Small Holding to facilitate a proposed subdivision which would create one additional lot. The bylaws associated with this application were adopted by the Board of Directors on January 20, 2021. The subdivision was completed in 2024.

In October 2020, the Regional District received an application to change the OCP land use designation and zoning of the property located at **68 Specht Road** in Electoral Area “E” from Non-Urban to Country Residential. If approved, the applicant may apply to subdivide the property to create one additional lot. The associated bylaws were adopted on June 15, 2022. The subdivision was completed in 2024.

PLANNING ANALYSIS:

The Planning Department recommends that the proposal be given favourable consideration as it represents a land use that is generally consistent with the Rural Residential Policies of the Electoral Areas “D” and “E” Official Community Plan in that the proposed lots would:

1. be outside the Agricultural Land Reserve;
2. not be in an area with excessive slopes;
3. not be in an area that has high capacity for uses such as gravel extraction, mining, or forestry;
4. not be subject to flooding or in an area with a high water table. While Cherry Creek is located in the southwest and southeast corners of the property, it is located more than 200 m from any of the proposed new lots;
5. not be subject to excessive expenditures for services such as roads, electric power and school bussing;
6. contain sewage disposal areas;
7. contain adequate water supplies as specified in the Subdivision Servicing Bylaw. Proof of potable water is not required as a condition of subdivision approval in Electoral Area “E”. It is required prior to issuance of a Building Permit;
8. not destroy or alienate important habitat for fish and wildlife; and,
9. not detrimentally affect neighbouring properties and the community as a whole.

The Subdivision Servicing Bylaw requires written confirmation from the authority having jurisdiction that their requirements related to onsite sewage disposal have been satisfied for lots which are less than 2 ha in size. As three of the proposed lots are 1 ha in size, this requirement will need to be met at the time of subdivision. As these proposed lots are flat and are not in an area known to have issues related to septic disposal, staff have not recommended a study be prepared by a Professional Engineer to evaluate the subject property and provide recommendations for potential on-site septic sewage disposal.

Additional information is required to determine if the proposal complies with the following Rural Residential Policies.

Wildfire

The OCP states that prior to undertaking any subdivision or land use development that will create four or more parcels or dwelling units within a high wildfire hazard area, the landowner will provide a Wildfire Hazard Assessment Report for the proposed development, prepared by a Registered Professional Forester. The 2021 Provincial Wildland Urban Interface Risk Class mapping ranks the subject property and nearby properties to the north and east as primarily high to extreme. In accordance with the OCP policy, staff recommend that the applicant submit a Wildfire Hazard Assessment Report prepared by a Registered Professional Forester who has reviewed the proposed development and provided recommendations, if any, regarding the protection of the proposed development from wildfire hazards.

Road Access

The OCP states that Rural Residential land development that proposes to create more than 2 new lots shall not be considered for rezoning until a comprehensive plan consistent with the rural residential policies is provided, and until the roads and services adequate for the development are either in place or financial guarantees regarding their installation are provided.

Two properties located to the west of the subject property are zoned Non-Urban (N.U) and are designated Small Holding and Country Residential in the OCP. If rezoned, the properties could potentially be subdivided into twelve new lots. A road through the subject property would potentially help to facilitate the development of these lots. To address this, staff recommend that as a condition of approving the subject application, a letter of undertaking for a road reserve covenant be registered on the title of the subject property. The covenant would state that the property may not be subdivided until a road reserve is registered on the title of the property in a location and alignment that would connect Aumond Road with the lands designated as Small Holding and Country Residential in accordance with Ministry of Transportation and Transit (MOTT) standards and to the satisfaction of the Regional District and MOTT.

Public Information Meeting

The Electoral Area “D” and “E” OCP does not provide direction to hold a Public Information Meeting related to OCP Amendment applications. The Regional District of North Okanagan Development Application Procedures and Administrative Fees Bylaw No. 2677 states that when an application has been approved in principle by the Board, subject to the applicant holding a Public Information Meeting, the applicant shall cause said meeting to be held in accordance with current Board policy on holding Public Information Meetings together with payment of the applicable fee. Should the Board wish for the applicant to hold a Public Information Meeting, the Board may pass a resolution in this regard.

REGIONAL GROWTH STRATEGY:

The Regional Growth Strategy designates the subject property as being within a Rural Protection Area. The following definition has been provided for Rural Protection Areas:

“RURAL PROTECTION AREAS: are areas that will not have access to water and sewer infrastructure, consist of large lot sizes and are associated with rural uses. Rural Protection Areas are intended to provide for a variety of rural land uses, including low density rural residential development, natural resources, and agricultural and existing small scale neighbourhood commercial uses. Rural Protection Areas help protect rural landscapes and agricultural lands, prevent unsuitable urban development and densities, limit water and sewer infrastructure extensions beyond the Rural Protection Boundary and maintain rural lifestyle options. Natural lands, open spaces, agricultural lands and environmentally sensitive lands that are unsuitable for residential development are included within the Rural Protection Areas, including: the Agricultural Land Reserve, watersheds, conservation areas, natural habitats, grasslands, forests, wetlands, major parks and recreation areas. Rural developments around drinking water sources and reservoirs should be restricted to protect water quality and quantity.”

The Regional Growth Strategy (RGS) outlines the regional policies that are to be considered by the Board of Directors when reviewing an OCP/Rezoning Amendment application. The following RGS policies apply with respect to this application:

Urban Containment and Rural Protection

- UC-2.1: Designate Rural Protection Boundaries, consistent with the Regional Growth Strategy, within Official Community Plans for the purpose of protecting lands within the Rural Protection Area. Lands designated as Rural Protection Areas are intended to accommodate low density development on larger (1 hectare and greater) parcels of land that are not serviced with both community water and sewer systems.
- UC-2.5: Designate lands as Rural Protection Areas: This designation will protect, and at the same time enhance, the rural landscape by encouraging development that is compatible with the rural character of the North Okanagan.
- UC-2.8: Protect the character of rural areas: Rural Protection Areas contain a variety of lands with natural resource value including agriculture and forestry. These lands have historically played a significant role in shaping North Okanagan character and identity, offering rural lifestyle choice, as well as providing important economic benefits. Their long term viability and productivity is increasingly threatened by urban encroachment and the spread of incompatible land uses.

Water Stewardship

- WS-1.1: Develop policies that will evaluate proposed developments based upon local hydrological conditions, access to long term water supply, an adherence to the precautionary principle and impact on supply to existing users.

OFFICIAL COMMUNITY PLAN:

The Official Community Plan designates the land use of the subject property as Small Holding and Country Residential. The following OCP Policies are applicable to the application:

Rural Residential Policies

1. Rural Residential lands are intended to provide an alternate to urban living with lots 1.0 ha or larger. These lots emphasize an attachment to the lands and utilization for rural and agricultural uses, but with lesser services and greater distances to community facilities and shopping. Lands that may be suitable for rezoning to accommodate Rural Residential land use (subject to policies of this section) are shown as Country Residential (CR) and Small Holdings (SH). The minimum parcel size for CR is 2 ha and for SH is 1 ha.
2. Rural residential lands should conform to the following requirements:
 - a. outside the Agricultural Land Reserve;
 - b. not in an area with excessive slopes;
 - c. not in an area that has high capacity for uses such as gravel extraction, mining, or forestry;
 - d. not subject to flooding or in an area with a high water table; and
 - e. not subject to excessive expenditures for services such as roads, electric power and school bussing;
 - f. contains suitable building sites;
 - g. contains sewage disposal areas;

- h. contains adequate water supplies as specified in the Subdivision Servicing Bylaw;
 - i. does not destroy or alienate important habitat for fish and wildlife; and,
 - j. does not detrimentally affect neighbouring properties and the community as a whole.
3. Applications to amend the Zoning Bylaw for the Small Holdings (SH) Zone should conform to the following requirements:
 - a. be located in close proximity to local areas with similar residential densities and services;
 - b. the form and character of development should not detract from the rural character of the built and natural environment.
 4. Upon receipt of a rezoning application for Rural Residential developments, the Regional Board will give consideration to the fire protection issues in the local area.
 5. Rural Residential land development that proposes to create more than 2 new lots shall not be considered for rezoning until a comprehensive plan consistent with the rural residential policies is provided, and until the roads and services adequate for the development are either in place or financial guarantees regarding their installation are provided.
 6. Due to the importance of an adequate water supply in Rural Residential areas, and the uncertainty about water supply in some areas, assurances about the water supply as specified in the Subdivision Servicing Bylaw shall be provided prior to the zoning of land for Rural Residential use.

Water Policies

1. Development of land (where more than 1 additional lot is created) that is dependent upon subsurface groundwater supplies in areas that are known to have supply issues should be subject to certification by a professional engineer, or a groundwater geologist, or by a hydrogeologist as to the quality and quantity of water available prior to rezoning or subdivision approval as the case may be. The Regional Board may request information that demonstrates the impact to neighboring wells of such a development. Proven wells with registered well logs may be exempt from the above certification.

Sewage Collection and Disposal Policies

1. A study of subsurface soil conditions shall be undertaken to determine the best method of sewage treatment and disposal for new development (where more than 1 additional lot is created). The study shall be carried out prior to rezoning or subdivision approval.

Hazardous Conditions Policies

1. A rezoning application may require an overall assessment of the site for development suitability (from conditions both on and off the site) prepared by a professional engineer and geoscientist licensed in BC specializing in geotechnical issues. Further detailed information may be required as a result of the assessment.

Wildfire Policies

1. It is recognized that all areas within the OCP plan area are generally susceptible to wildfire risks and development should be consistent with provincial Best Practices for reducing risk of loss from wildfires.

2. Prior to undertaking any subdivision or land use development that will create four or more parcels or dwelling units within a high wildfire hazard area, the landowner will provide the Regional District with a Wildfire Hazard Assessment Report for the proposed development, prepared by a Registered Professional Forester registered in BC or an equivalent quality professional. The Report shall: assess the current wildfire hazard, assess conditions on the site and neighbouring lands, evaluate the proposed development for wildfire susceptibility, and provide Fire Smart wildfire hazard mitigation recommendations to reduce the hazard of wildfire for the land and buildings to moderate or lower. The recommendations of the Report shall be implemented during development and written into a restrictive covenant to be registered on a property title advising the property owner of the ongoing responsibility to manage their land and buildings in accordance with the recommendations of the Wildfire Hazard Assessment Report.

Development Permit Areas

All Riparian Assessment Areas within Electoral Areas “D” and “E” are designated as Riparian Development Permit (DP) Areas. Unless an exemption applies, development on land within a Riparian DP Area will require a DP prior to issuance of a Building Permit, subdivision, or land alteration.

ZONING BYLAW:

The subject property is zoned Non-Urban (N.U). The minimum parcel size in the N.U zone is 7.2 ha. The uses permitted in the N.U zone include agricultural uses, assembly, civic and public service uses, intensive resource use, manufactured homes, single family dwellings, two family dwellings, bed and breakfast uses, boarding house uses, home occupation uses, secondary dwellings and secondary suites.

The applicant proposes to rezone a portion of the subject property to the Country Residential (C.R) zone. The minimum parcel size in the C.R zone is 2 ha. The uses permitted in the C.R zone include agricultural uses, assembly, civic and public service uses, intensive resource use, manufactured homes, single family dwellings, two family dwellings, bed and breakfast uses, boarding house uses, home occupation uses, secondary dwellings and secondary suites.

The applicant proposes to rezone a portion of the subject property to the Small Holding (S.H) zone. The minimum parcel size for a lot created by subdivision in the S.H zone is 1 ha. The uses permitted in the S.H zone include agricultural uses, assembly, civic and public service uses, manufactured homes, single family dwellings, two family dwellings, bed and breakfast uses, boarding house uses, home occupation uses, secondary dwellings and secondary suites.

Building Sites and Lot Frontage

Section 5.6 of the Zoning Bylaw requires that all lots created within the S.H and C.R zones contain a contiguous area of land 2,000 m² or larger in size to service as a suitable building site. A building site must be less than 30% natural slope and must be accessible from a public highway via a private access driveway meeting the width and slope standards of Section 5.6. Lots are also required to have road frontage of not less 20 m.

Dwellings Per Lot

Under the S.H zone, lots larger than 1 ha would be permitted to have: one single family dwelling and either one secondary dwelling or one secondary suite; OR one manufactured home and one secondary dwelling; or one two family dwelling.

Under the C.R zone, properties which are larger than 2 ha would be permitted to have one single family dwelling and one secondary dwelling and one secondary suite; or one manufactured home and one secondary dwelling; or one two family dwelling and one secondary dwelling.

SUBDIVISION SERVICING BYLAW:

Section 403 of the Subdivision Servicing Bylaw states for proposed lots smaller than 2 ha in size, written confirmation from the authority having jurisdiction must be submitted to the Regional District stating that their requirements with regard to onsite sewage disposal have been satisfied.

Section 407.2 of the Subdivision Servicing Bylaw states where connection to a community water system is not required, the subdivision of parcels within Electoral Area "E" may be approved without the provision of a potable water supply.

PARK DEVELOPMENT COST CHARGES and PARK LAND DEDICATION:

Under White Valley Parks and Recreation District Development Cost Charge Bylaw No. 1390, 1996, payment of Development Cost Charges for providing and improving park land would be required at the time of subdivision in the amount of \$500 per new lot created.

Section 510 of the *Local Government Act* states that an owner of land being subdivided must provide, without compensation, park land in an amount and a location acceptable to the local government or pay to the local government an amount that equals the market value of the land that may be required for park land purposes. Section 510 applies to subdivisions which create 3 or more lots where the smallest of the lot being created is 2 ha or smaller.

The amount of land that may be required or used for establishing the amount that may be paid must not exceed 5% of the land being proposed for subdivision. The proposed eleven lot subdivision would be required to adhere to this requirement. 5% of the lands being subdivided would amount to 1.55 ha of land. The Parks Department has indicated their preference is cash in lieu.

REFERRAL COMMENTS:

Section 475 of the *Local Government Act* states that during the amendment of an OCP, the proposing local government must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected, and must consider whether the opportunities for consultation should be early and ongoing. Section 475 also states local governments must specifically consider whether consultation is required with First Nations. Section 476 states that the local government must consult with the local school district. Section 477 of the *LGA* requires that, after First Reading, a local government consider an OCP amendment in conjunction with its Financial Plan and any applicable Solid Waste Management Plan.

In the event an Official Community Plan Amendment Bylaw associated with this application is given First Reading, to address the requirements of sections 475 and 476, the subject application has been referred to the following for their review and comment:

- 1. Building Inspection Department**
- 2. RDNO Environmental Services Department**
- 3. RDNO Protective Services Manager**
- 4. Rural Services Manager**
- 5. RDNO Community Services Manager**
- 6. RDNO Chief Financial Officer**
- 7. School District 22**
- 8. Interior Health**

From healthy community planning perspective I have no objections to the proposed rezoning. Please note at the time of subdivision application our Environmental Assessment team will likely receive a referral and provide a technical review of the feasibility of each proposed lot to be self-sufficient in terms of onsite water and wastewater servicing.

9. OKIB

10. Splatsin

Splatsin acknowledges receipt of your letter dated 13-Jan-2026 providing notice of 25-1162-E- OR (the "Project"). Splatsin has reviewed the information that you have provided. Splatsin expects to be meaningfully consulted to ensure that adverse impacts are substantially addressed and accommodated prior to any decision regarding the Project.

About Splatsin

Splatsin is the southernmost campfire of the Secwepemc people, and we have occupied the south-central part of British Columbia for at least 10,000 years. Secwepemc territory stretches from the British Columbia-Alberta border near the Yellowhead Pass to the plateau west of the Fraser River, southwest to the Arrow Lakes and the upper reaches of the Columbia River. Splatsin are the caretakers or Yucwmenlúcucw of our area of responsibility of Secwepemculucw. Our stewardship area is generally considered to be the Shuswap River, Salmon River and Eagle River Valleys. Historical and genealogical records as well as oral history also link Splatsin to the Arrow Lakes, to the Columbia River at Revelstoke, north to where the Mica Dam is now located, and everywhere in between. We have cared for and managed the lands and waters in our area of caretaker responsibility for thousands of years. Our caretaker responsibilities, or Yucwminmen, are a deeply imbedded aspect of Secwepemclaw and way of life. These responsibilities guide us in our role as stewards of the land. The protection and maintenance of Secwepemculucw means the resources Splatsin people rely on for sustenance and cultural practices will continue to support current and future generations. Our stewardship allows us to continue our way of life, which is constitutionally protected under s. 35(1) of the Constitution Act, 1982.

Duty to Consult Where Potential Impacts to Aboriginal Rights and Title

Splatsin asserts Aboriginal rights and title in Secwepemculucw. As the Project falls within this area, any potential impact arising from the Project or cumulative impacts resulting from the Project on Splatsin's Aboriginal rights and title will trigger the duty to consult and accommodate Splatsin.

BC has enacted the Declaration of Indigenous Peoples Act [SBC 2019] Chapter 44. Section 3 says "In consultation and cooperation with the Indigenous peoples in British Columbia, the government must take all measures necessary to ensure the laws of British Columbia are consistent with the Declaration"

Given the extent of cumulative impacts in Splatsin's area of caretaker responsibility, even a small project may have serious consequences for the exercise of our constitutionally-protected rights and title and may therefore require deep consultation and accommodation. Further, Splatsin asserts Aboriginal and other common law rights to the lands and water resources within, under, and adjacent to our area of caretaker responsibility, and Splatsin has the right to govern those lands and water resources. To the extent the Project potentially impacts Splatsin's land and/or water resources and/or Splatsin's ability and authority to govern our lands and water resources, the duty to consult is engaged at the higher level, including the requirement to obtain Splatsin's consent.

Concerns Regarding the Project

In addition to standard planning considerations, we request that RDNO carefully assess broader environmental factors associated with this proposed rezoning and subdivision. These include groundwater and aquifer impacts; stormwater runoff and downstream watershed effects; loss of mature tree cover and habitat connectivity; potential impacts to wetlands, species at risk, and culturally important plants and wildlife; cumulative effects of increased density within the region; wildfire interface risk; and climate resilience considerations. Addressing these factors will help ensure that development proceeds in a manner that is environmentally responsible and aligned with Splatsin long-term stewardship objectives. Splatsin reserves the right to provide further comments and concerns and to have these concerns addressed by the proponent before we consider supporting any of the proposed works. Please forward along any monitoring reports and notify Splatsin immediately if there are non-compliance events.

11. Ministry of Transportation and Transit

The proposal does not fall within Section 52(3)(a) of the Transportation Act and will not require formal Ministry approval and signature. Please note the Ministry has not received a subdivision application from the landowner to subdivide the subject lot. The proposed subdivision lot layout as submitted is not guaranteed as it is dependent on review and approval by the Provincial Approving Officer; conditions of subdivision have not been determined.

12. RDNO Parks Department

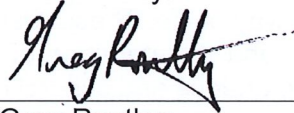
The subject property doesn't provide any value to Hanson Park due to the proximity of Cherry Creek. White Valley Parks, Rec, & Culture would request cash in lieu of the 5% parkland dedication.

Submitted by:



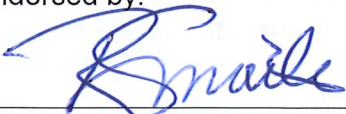
Jennifer Miles, RPP, MCIP
Planner II

Reviewed by:



Greg Routley
Planning Manager

Endorsed by:



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

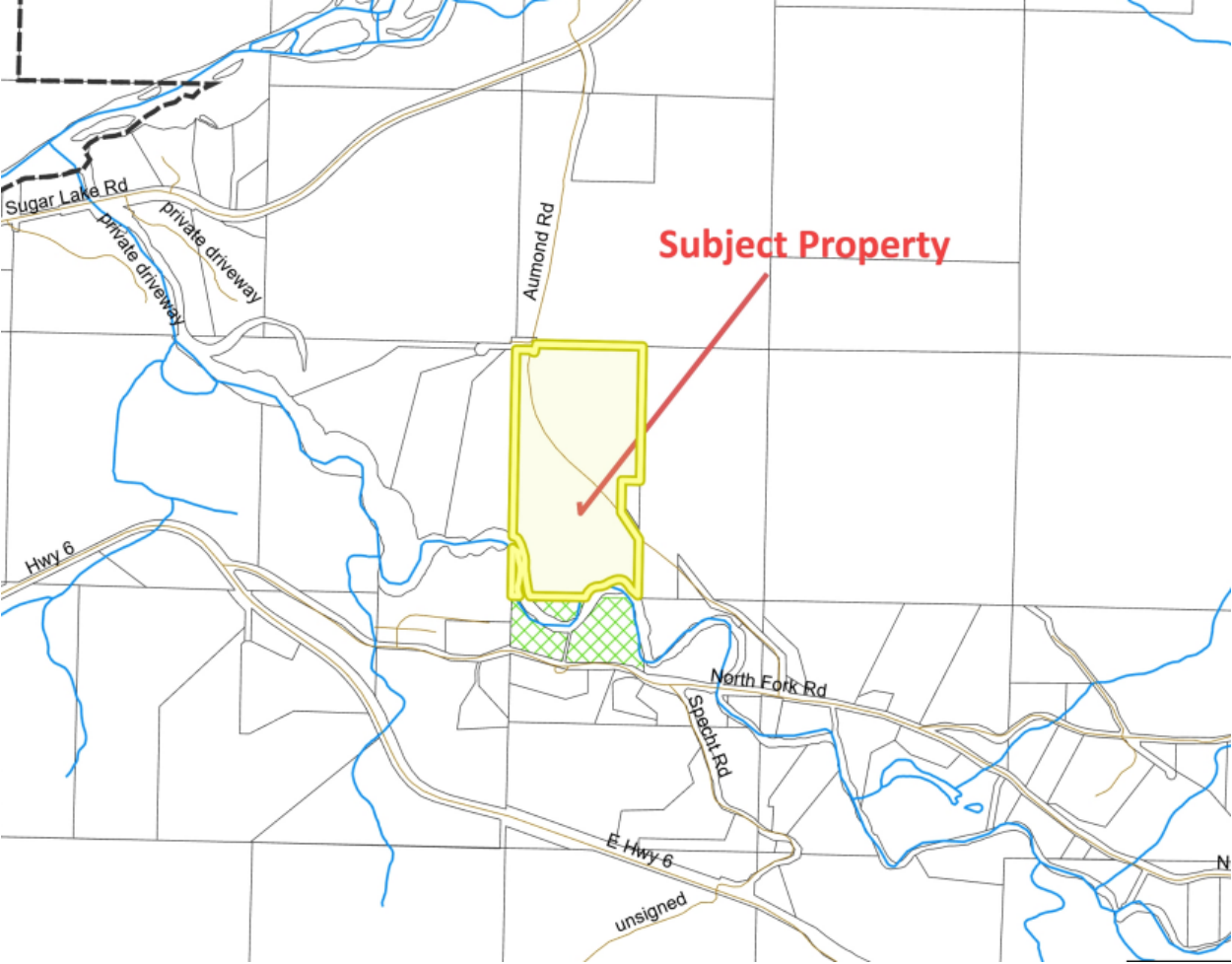
Approved for Inclusion:



David Sewell
Chief Administrative Officer

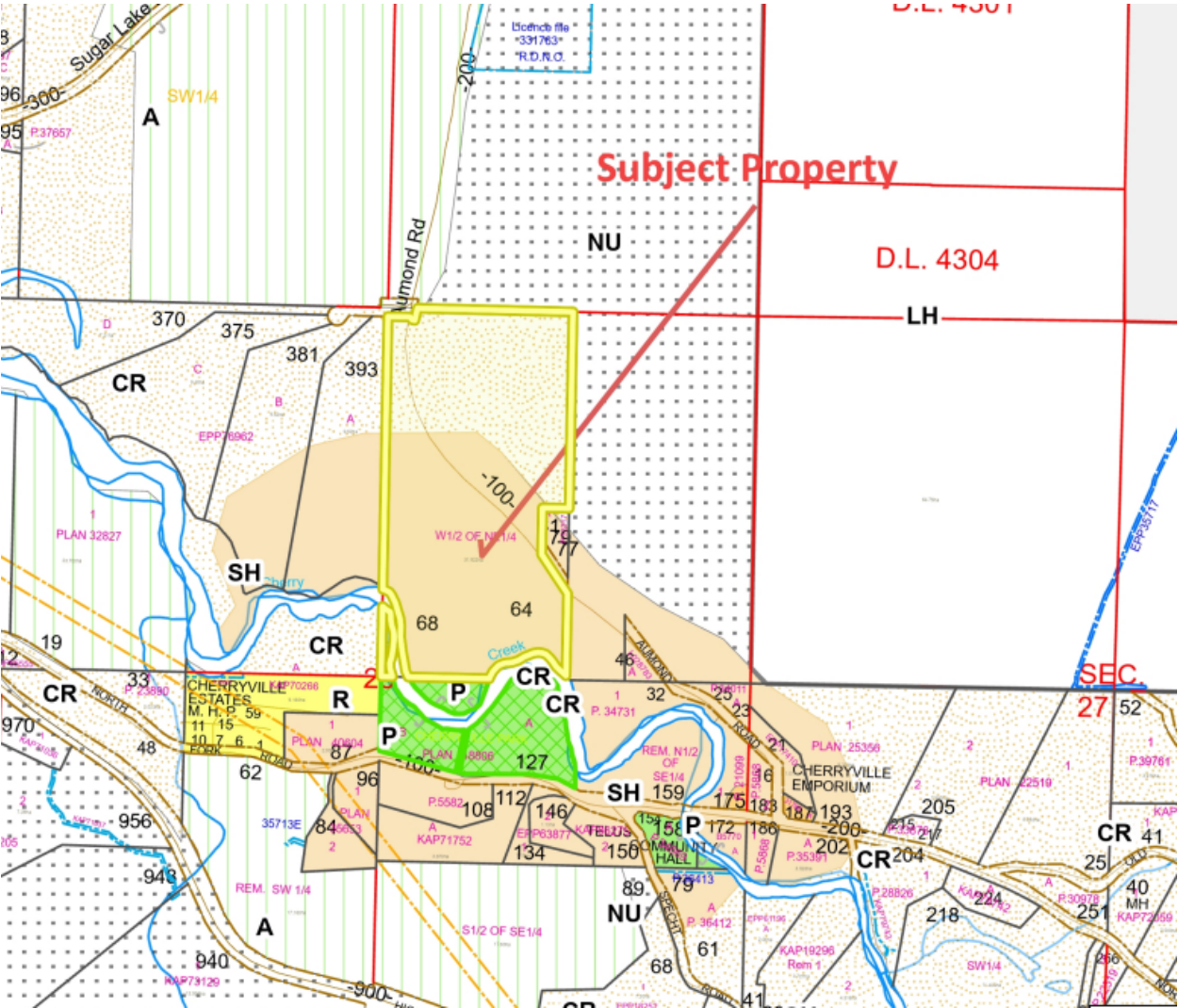
SUBJECT PROPERTY MAP OCP / REZONING APPLICATION

File: 25-1162-E-OR
Location: 64 Aumond Road



SUBJECT PROPERTY MAP OCP / REZONING APPLICATION OCP BOUNDARIES

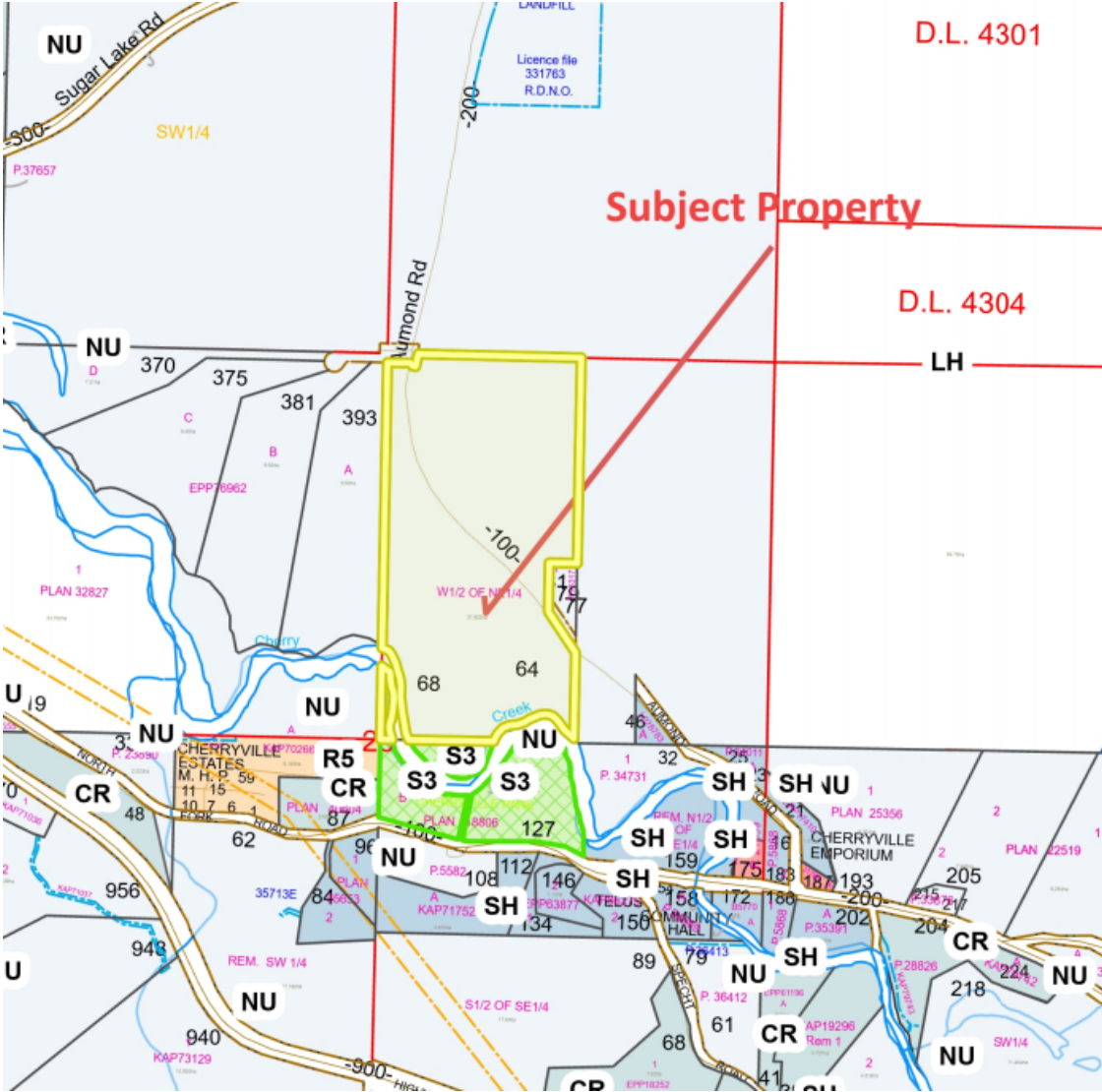
File: 25-1162-E-OR
Location: 64 Aumond Road



- A - Agricultural
- CR - Country Residential
- LH - Large Holding
- NU - Non-Urban
- P - Parks
- R - Residential
- SH - Small Holding

SUBJECT PROPERTY MAP OCP / REZONING APPLICATION ZONING BOUNDARIES

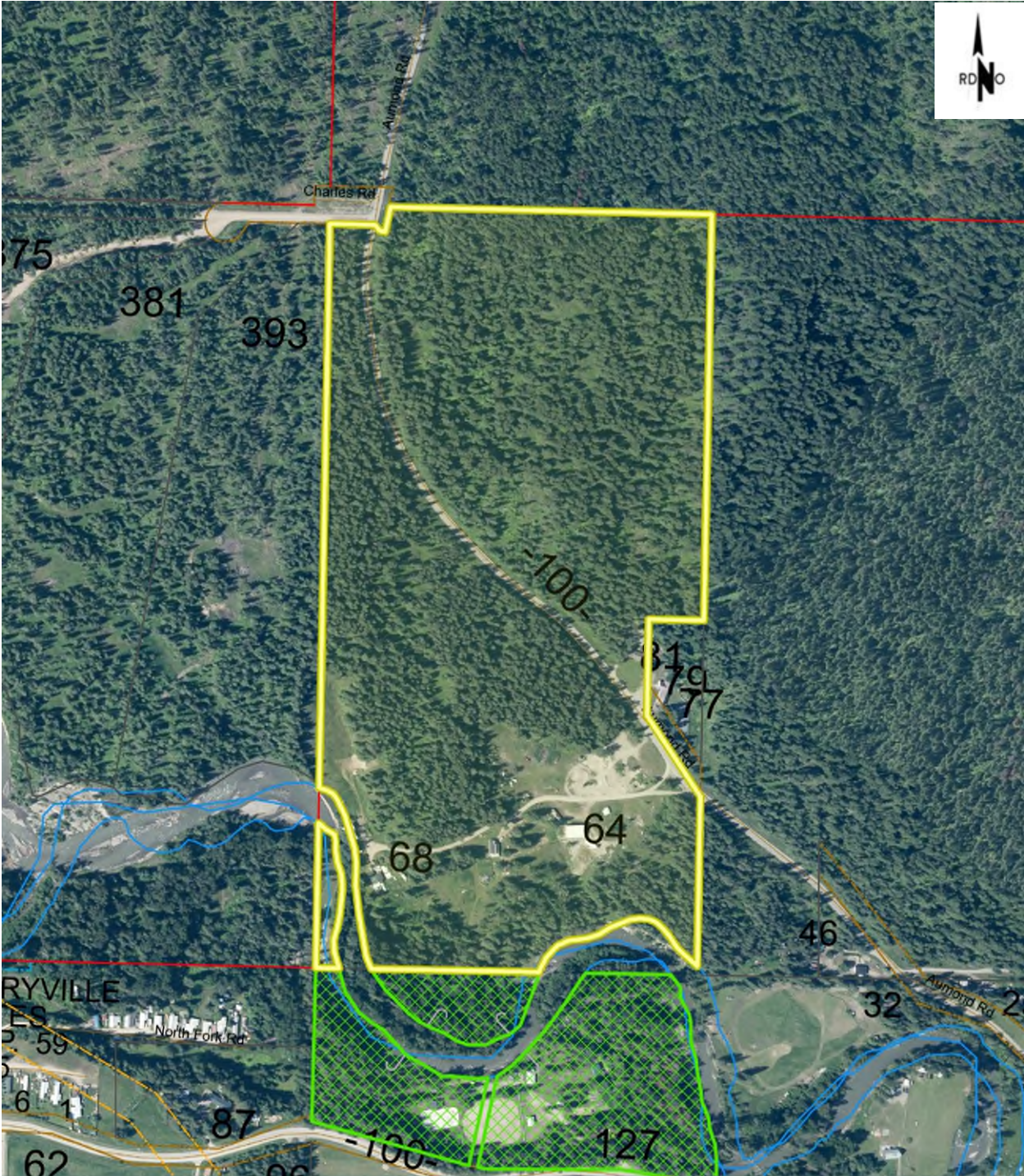
File: 25-1162-E-OR
Location: 64 Aumond Road



C.R. – Country Residential
N.U – Non-Urban
R.5 – Recreation Commercial
S.3 – Community Park and Public Use
S.H – Small Holding

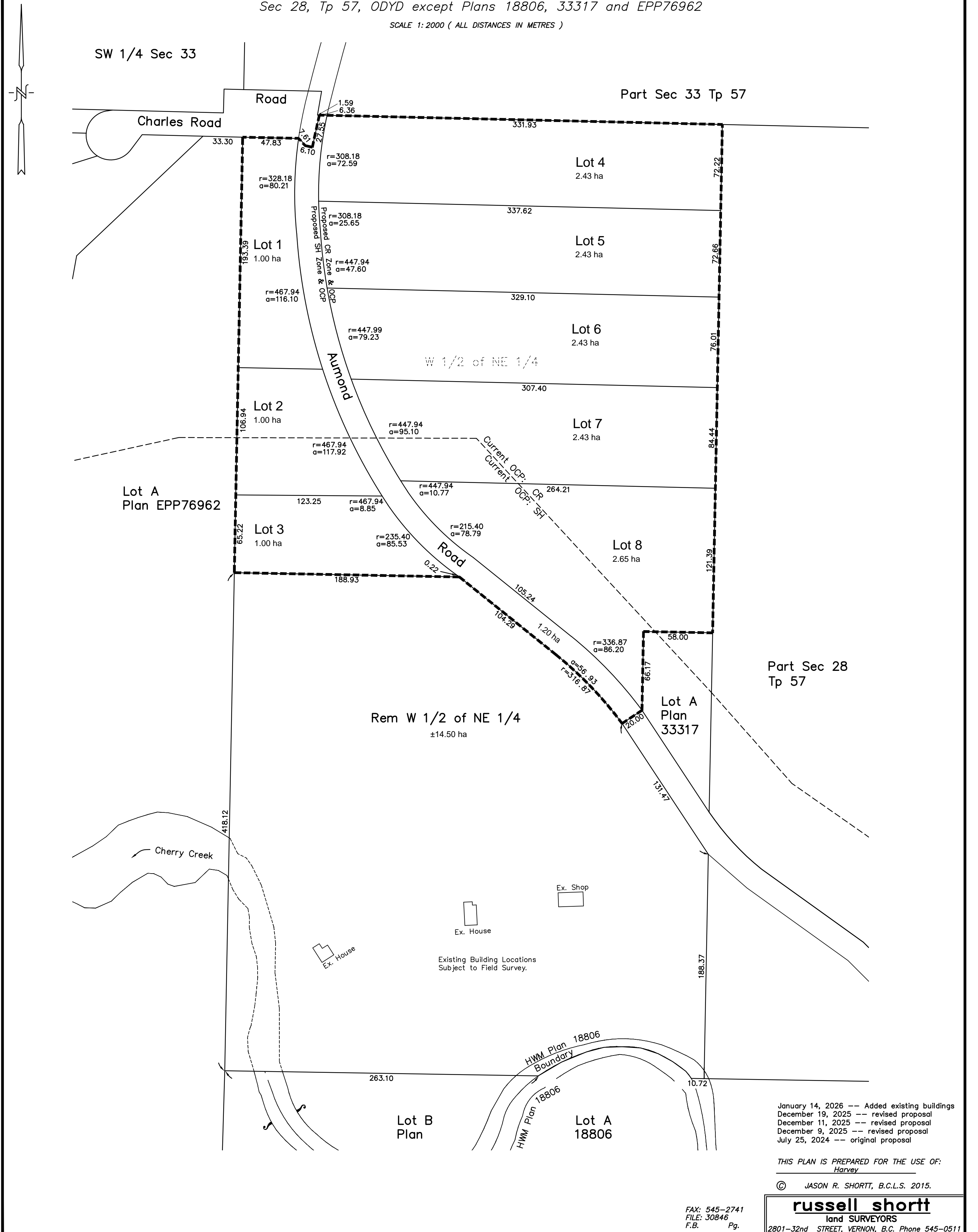
SUBJECT PROPERTY MAP OCP / REZONING APPLICATION 2022 ORTHOPHOTO

File: 25-1162-E-OR
Location: 64 Aumond Road



Proposed Subdivision of Part of the W 1/2 of the NE 1/4,
Sec 28, Tp 57, ODYD except Plans 18806, 33317 and EPP76962

SCALE 1: 2000 (ALL DISTANCES IN METRES)



January 14, 2026 -- Added existing buildings
December 19, 2025 -- revised proposal
December 11, 2025 -- revised proposal
December 9, 2025 -- revised proposal
July 25, 2024 -- original proposal

THIS PLAN IS PREPARED FOR THE USE OF:
Harvey

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FAX: 545-2741
FILE: 30846
F.B. Pg.

russell shortt
land SURVEYORS
2801-32nd STREET, VERNON, B.C. Phone 545-0511