



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.: 21-1021-B-RZ
PID No.: 010-841-971

February 3, 2023

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

Dear «Owner_Company»«Add_Owner_Company»:

Re: Zoning Amendment Bylaw No. 2922, 2021 for the property legally described as Parcel A (DD 149241F) of Lot 1, Sec 14, Twp 8, ODYD, Plan 3484, Except Plan 19762 and located at 6295 Pleasant Valley 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. 2922. 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. The Board of Directors will consider this Bylaw at their Regular Meeting to be held on Wednesday, February 15, 2023 at 4:00 pm.

Zoning Amendment Bylaw No. 2922, 2021 proposes to change the zoning of the above described property on Schedule "A" of the Regional District of North Okanagan Zoning Bylaw No. 1888 from the Residential Single Family (R.1) zone to the Light Industrial (I.1) zone. If successful in rezoning the property as proposed, the owner plans to use the property for the sale of building supplies, with associated storage, administration and owner/operator accommodation. The Board of Directors resolved that Final Adoption of Bylaw No. 2922 be withheld until:

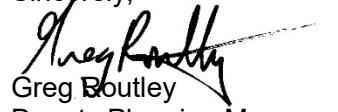
1. The applicant registers a covenant against the title of the property that would prohibit fee-simple or bareland strata subdivision until a community sewer system is available; and
2. The applicant registers a covenant against the title of the property that would require the property to be connected to a community sewer system once the sewer lines associated with the system have been extended to the subject property; and
3. Water servicing issues associated with the proposed development have been addressed to the satisfaction of the Regional District; and
4. A Development Permit that satisfies the requirements of the Riparian and Swan Lake Development Permit Area and Industrial Development Permit Area under the Electoral Areas "B" and "C" Official Community Plan has been approved for the proposed development; and
5. A covenant is registered against the title of the property that would restrict all on-site septic sewage disposal to a total design flow maximum of 1400 litres per day, and that any permitted industrial or commercial use of the property that would exceed a design flow maximum of 1400 litres per day must be serviced by a holding tank designed and installed in compliance with Holding Tank Bylaw No. 671 until such time as the property is connected to a community sewage collection and disposal system. It is further recommended that such a covenant include, as an alternative to a holding tank, provision for the applicant to provide:

- a) a hydrological assessment from a hydrological engineer that reviews the local groundwater and surface water conditions with consideration of possible contamination of Swan Lake or a tributary watercourse or ditch; and
- b) a geotechnical evaluation from a geotechnical engineer that reviews local soil conditions with the identification of a primary and separate backup drainfield location which areas would be protected by a Covenant; and
- c) a design for a sewage disposal and stormwater management system prepared by a civil engineer.

Copies of Zoning Amendment Bylaw No. 2922 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. 2922 by calling 250-550-3700 or by emailing planning@rdno.ca.

If you have any questions or require any further information, please contact Heather Shannon of the Planning Department at (250) 550-3750 or by email at heather.shannon@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
/f

Attach.

cc: LCT Investments Ltd.
Dwell Design Studio
Director, Electoral Area "B"

SUBJECT PROPERTY MAP REZONING

File: 21-1021-B-RZ
Location: 6295 Pleasant Valley Road

