



**TO:** Board of Directors  
**FROM:** Planning Department

**File No:** 22-0659-B-RZ  
**Date:** August 27, 2024

**SUBJECT:** Zoning Amendment Bylaw No. 3020, 2024 [Saric]

## RECOMMENDATION:

That Zoning Amendment Bylaw No. 3020, 2024, which replaces Zoning Amendment Bylaw No. 2944, 2022 and proposes to rezone the property legally described as Lot 3, Secs 25 & 26, Twp 8, ODYD, Plan 21873 and located at 7710 Baker Hogg Road, Electoral Area "B" from the Country Residential (C.R) zone to the Residential Two Family (R.2) zone, be given First, Second and Third Readings; and further,

That Final Adoption of Zoning Amendment Bylaw No. 3020, 2024 be withheld until:

1. the Regional District receives a letter of undertaking to register a covenant against the title of the property that would:
  - a. 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;
  - b. require a buffer strip be established on the property consistent with the "Landscaped Buffer Specifications" established by the Agricultural Land Commission;
  - c. require the lots in the proposed Phase II subdivision to be less than 1 ha when subdivided and to generally conform with the proposed Phase II subdivision plan; and
  - d. state that subdivision approval of the proposed Phase II subdivision will not be granted until community water and sewer services are extended to the subject property; and
2. water servicing issues associated with the proposed development have been addressed to the satisfaction of the Regional District.

## BACKGROUND:

The subject application proposes to rezone the property located at 7710 Baker Hogg Road, Electoral Area "B" from the Country Residential (C.R) zone to the Residential Two Family (R.2) zone. If rezoned, the applicant proposes to subdivide the 2.31 ha subject property into 10 lots when a connection to community sewer becomes available in the future.

At the Regular Meeting held on September 21, 2022, the Board of Directors considered the application and resolved that notice be given in accordance with Section 467 of the *Local Government Act* that the associated Zoning Amendment Bylaw No. 2944 be considered for First Reading at a future meeting. The Board also resolved that Final Adoption of Zoning Amendment Bylaw No. 2944 be withheld until:

1. the applicant registers a covenant against the title of the property that would:
  - a. 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;

- b. require a buffer strip be established on the property consistent with the "Landscaped Buffer Specifications" established by the Agricultural Land Commission;
  - c. require the lots in the proposed Phase II subdivision to be less than 1 ha when subdivided and to generally conform with the proposed Phase II subdivision plan; and
  - d. state that subdivision approval of the proposed Phase II subdivision will not be granted until community water and sewer services are extended to the subject property; and
2. water servicing issues associated with the proposed development have been addressed to the satisfaction of the Regional District.

At the Regular Meeting held on June 21, 2023, the Board gave First, Second and Third Readings to Zoning Amendment Bylaw No. 2944.

At the Special Meeting held on February 7, 2024, the Board of Directors Adopted the Regional District of North Okanagan Zoning Bylaw No. 3000, which replaces Zoning Bylaw No. 1888. As such, active rezoning applications and associated zoning amendment bylaws that proposed to amend Zoning Bylaw No. 1888 must be replaced with a zoning amendment bylaw that proposes to amend Zoning Bylaw No. 3000. The applicant has indicated they still wish to move forward with the application now that Zoning Bylaw No. 3000 has been adopted.

To continue with the processing of the subject application, Notice has been provided in accordance with Section 467 of the *Local Government Act* and the RDNO Public Notice Bylaw No. 2931, 2022 that Zoning Amendment Bylaw No. 3020, which would replace Zoning Amendment Bylaw No. 2944 and rezone the subject property from the Country Residential (C.R) zone to the Residential Two Family (R.2) zone, will be considered for First Reading at the Regular Meeting to be held on September 11, 2024. At that meeting, Bylaw No. 3020 can receive First, Second and Third Readings. The Bylaw can then be forwarded to the Ministry of Transportation and Infrastructure (MoTI) for their endorsement. The Bylaw can be considered for Adoption once MoTI has endorsed it and the conditions of adopting the Bylaw have been met.

Submitted by:



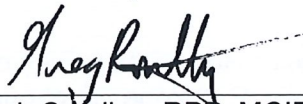
Jennifer Miles, RPP, MCIP  
Planner II

Reviewed by:



Greg Routley  
Deputy Planning Manager

Endorsed by:



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

Approved for Inclusion:

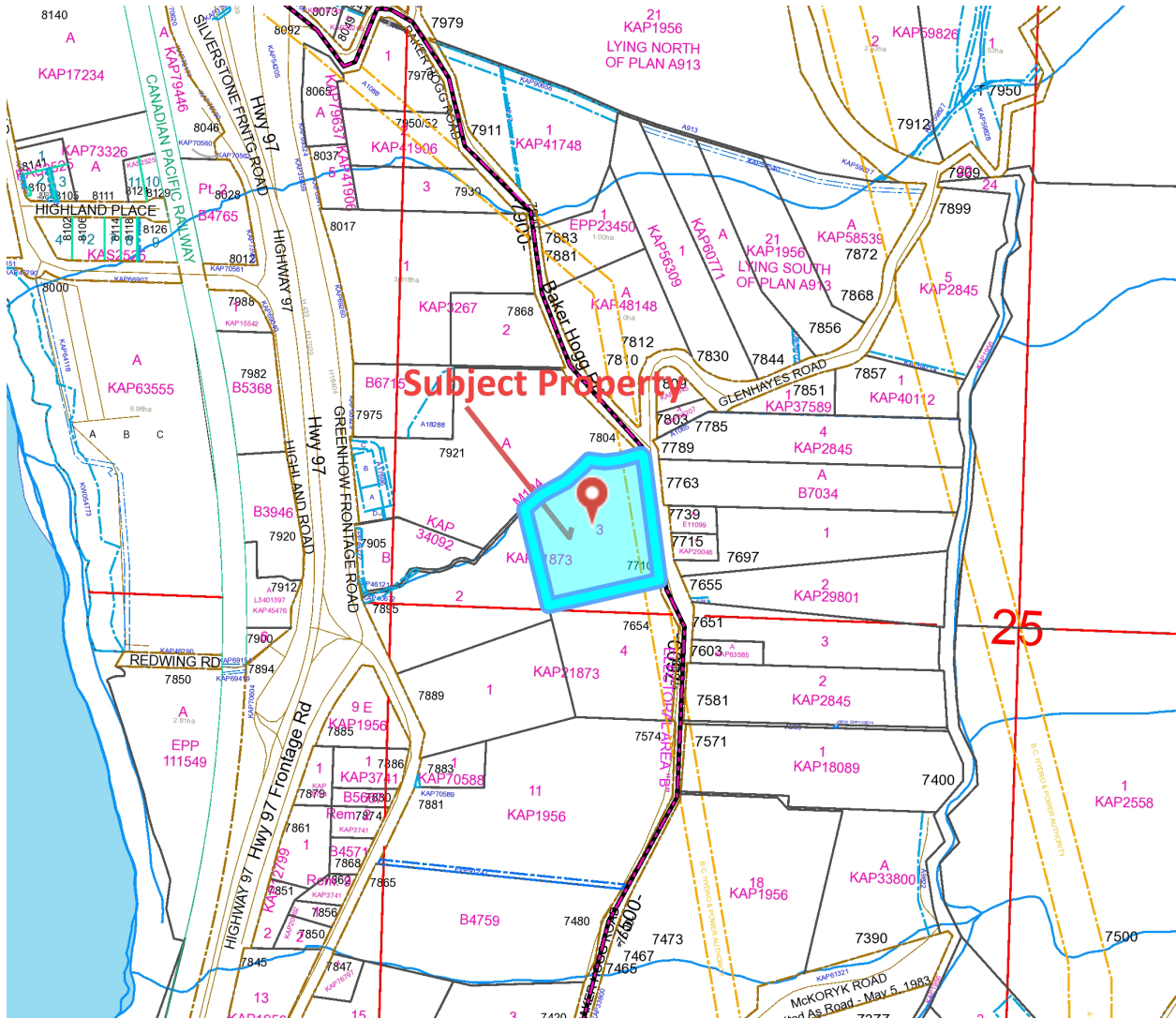


David Sewell  
Chief Administrative Officer

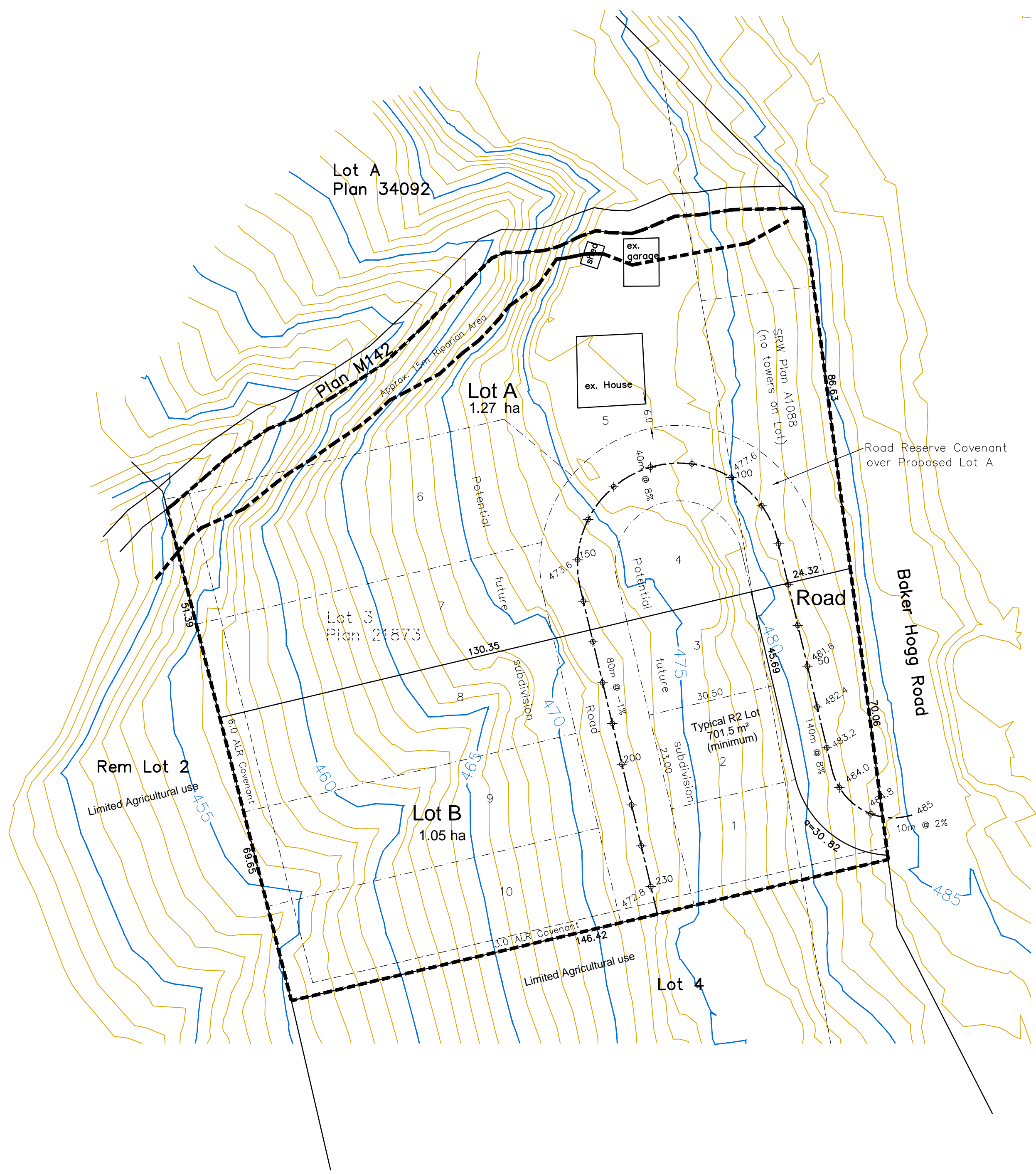
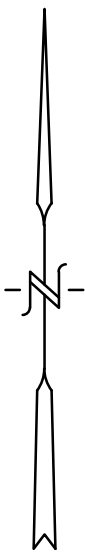
for

# SUBJECT PROPERTY MAP REZONING

File: 22-0659-B-RZ  
Location: 7710 Baker Hogg Road







Proposed subdivision and rezoning application  
 (from CR to R2) of Lot 3, Sec 25 & 26, Tp 8,  
 ODYD, Plan 21873.

SCALE 1: 750 ( ALL DISTANCES IN METRES )

R2 zone Duplex:  
 23m frontage  
 700 sq.m. area  
 Elevation model from RDNO digital data  
 Jan 2, 2023 -- revision  
 Dec 14, 2022 -- revision  
 Dec 2, 2022 -- revision  
 Nov 17, 2022.

THIS PLAN IS PREPARED FOR THE USE OF:  
 Saric

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**russell shortt**  
 land SURVEYORS  
 2801-32nd Street, Vernon, B.C.  
 Phone (250)545-0511 email: jasons@rshortt.ca

FILE: 30446  
 F.B. Pg.

# REGIONAL DISTRICT OF NORTH OKANAGAN

## BYLAW No. 3020

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. 3020, 2024**".

### AMENDMENTS

2. The zoning of the property legally described as Lot 3, Secs 25 & 26, Twp 8, ODYD, Plan 21873 and located at 7710 Baker Hogg Road, Electoral Area "B" is hereby changed on Schedule "A" of the *Regional District of North Okanagan Zoning Bylaw No. 3000, 2023* from the **Country Residential (C.R)** zone to the **Residential Two Family (R.2)** zone

Advertised on	this	30	day of	August, 2024
	this	3	day of	September, 2024

<b>Read a First, Second and Third Time</b>	this		day of	, 2024
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Approved by Minister of Transportation and Infrastructure (Transportation Act s. 52(3))	this		day of	, 2024
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**ADOPTED**

this

day of

, 2024

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Chair  
Shirley Fowler

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Deputy Corporate Officer  
Ashley Bevan