



# 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.: 23-0033-C-RZ  
PID No.: 023-171-197

November 8, 2024

«Owner\_Company» & «Add\_Owner\_Company»«AddressBlock»

Dear «Owner\_Company» & «Add\_Owner\_Company»:

**Re: Zoning Amendment Bylaw No. 3019, 2024 for the property legally described as Lot 1, DL 341, ODYD, Plan KAP55338 and located at 5753 Ranch Road, Electoral Area "C"**

Notice is hereby given that the Board of Directors of the Regional District of North Okanagan will consider giving First Reading to Zoning Amendment Bylaw No. 3019, 2024 at their Regular Meeting to be held on **Wednesday, November 20, 2024 at 4:00 p.m.**

Bylaw No. 3019 proposes to rezone the above-described property from the **Non-Urban (N.U) zone** to the **Country Residential (C.R) zone**. If successful in rezoning the property, the applicant proposes to subdivide the 4.29 ha subject property into two lots as shown on the attached subdivision plan.

A Public Hearing for Bylaw No. 3019 is not required as the Bylaw is consistent with the Electoral Areas "B" & "C" Official Community Plan Bylaw No. 2626.

Zoning Amendment Bylaw No. 3019, 2024 can be viewed on the Our Communities->RDNO News->Public Notice section of the RDNO website at [www.rdno.ca](http://www.rdno.ca). The Bylaw can also be viewed at the RDNO office (see address below) between 8:00 am to 4:30 pm, Monday through Friday, excluding statutory holidays. You may also request a copy of the Bylaw by emailing [planning@rdno.ca](mailto: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](mailto: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.

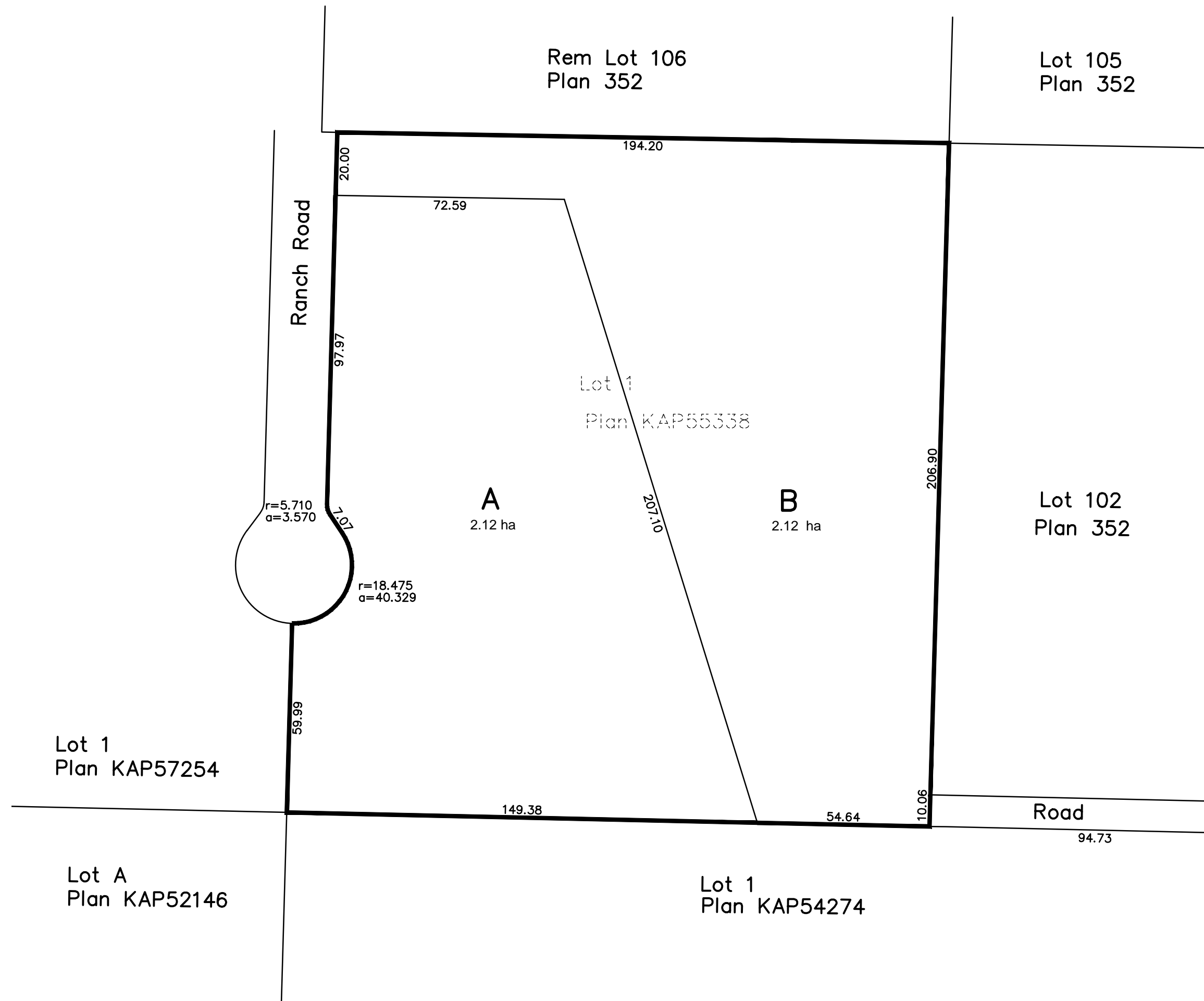
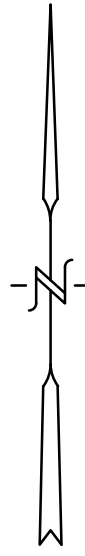
Sincerely,

Greg Routley  
Deputy Planning Manager

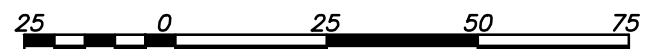
/dk

cc: 1328278 BC Ltd. c/o Dustin Gudeit, Owner/Applicant  
Director Shatzko





SCALE 1:1250



The intended plot size of this plan is 560mm in width by 432mm in height (ANSI C) when plotted at a scale of 1:1250

Distances are shown in metres and decimals thereof.

Jason R. Shortt accepts no responsibility for and hereby disclaim all obligations and liabilities for damages including, but not limited to, direct, indirect, special, and consequential damages arising out of or in connection with and direct or indirect use or reliance upon the Plan beyond its intended use.

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This plan was prepared for design purposes and is for the exclusive use of Guideit.

Parcel dimensions are derived from Plan KAP55338/field survey.

This plan has been prepared based on Land Title and Survey Authority records and a field survey completed on Nov 16, 2021. Unregistered interests have not been included or considered.

PLAN OF PROPOSED SUBDIVISION OF  
LOT 1, PLAN KAP55338, DL 341, ODYD

Client: GUDEIT  
PID: 023-171-197  
Civic address: 5753 Ranch Road

June 7, 2024

**russell shortt**

land SURVEYORS  
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Phone: (250)545-0511 Email: jasons@jrshortt.ca

FILE: 30109

F.B. 1331 Pg.42