



# Regional Board Report

## Request for Decision

*Approved for Board Consideration*

A handwritten signature in black ink, appearing to read "Brian Reardon".

*Brian Reardon, CAO*

**To:** Regional Board

**From:** Todd Cashin, Director of Community Services

**Date:** February 28, 2022

**Subject:** Schedule Public Hearing – June Springs Road (Z21-05)  
Amending Bylaws: OCP Bylaw No.1304-04, and Zoning Bylaw No. 871-270

**Voting Entitlement:** *Custom Vote - Electoral Areas & Kelowna Area - 1 Director, 1 Vote - Simple Majority*

**Purpose:** To schedule a public hearing to consider a site-specific text amendment to the Official Community Plan to allow for a rural residential property less than 4.0 ha, and to amend the zoning on a portion of the property from RU2 Rural 2 to RU3 Rural 3 to facilitate a two-lot subdivision.

### **Executive Summary:**

At the October 14, 2021, meeting, the Board considered the application Z21/05 and gave first reading to OCP Amendment Bylaw No. 1304-04 and Zoning Amendment Bylaw No. 871-270. A public hearing date for this application was not set as there were outstanding conditions as follows:

- Written confirmation that a signed Form A transfer for the future land donation to the Regional District will be provided prior to final adoption of the bylaws amendments; and
- Receipt of the following:
  - draft no-build / no-disturb covenant from the top of bank of Rumohr Creek to protect the associated riparian area;
  - draft wildfire covenant;
  - draft covenant to limit the density of the proposed 4.75 ha RU2 parcel to one dwelling with no potential for an accessory home; and
  - draft covenant to restrict further subdivision of the proposed 2.3 ha RU3 parcel.

As the conditions have now been met, the Board may schedule a public hearing to hear from the applicant and the public on the proposed OCP and Zoning bylaw amendments.

### **Recommendation:**

**THAT** the Regional Board schedule a Public Hearing on March 28, 2022, at 7:00pm for OCP Amendment Bylaw No.1304-04 and Zoning Amendment Bylaw No.871-270, RDCO File No. Z21/05 (4410 June Springs Road).

Respectfully Submitted:



Todd Cashin,  
Director of Community Services

*Prepared by: Michael Czarny, Planner*

Attachment(s):

1. Z21/05 – First Reading Report (October 14, 2021)
2. Z21/05 – Presentation (February 28, 2022)
3. Bylaw No. 1304-04
4. Bylaw No. 871-270

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### **Strategic Plan Alignment:**

Priorities:      Sustainable Communities

Values:          Good Governance

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### **Considerations:**

Legal/Statutory Authority:

Local Government Act, s.464 – Requirement for public hearing

Local Government Act, s.466 – Notice of public hearing

Considerations not applicable:

- Organizational/External:
  - Financial:
  - Alternate Recommendation:
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