

# REGIONAL DISTRICT OF NORTH OKANAGAN

## BYLAW No. 3002

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. 3002, 2024**”.

### AMENDMENTS

2. The zoning of the property legally described as The NE ¼ of the SE ¼ of Sec 20, Twp 5, ODYD and located at Wallace Road, Electoral Area “C” is hereby changed on Schedule “A” of the *Regional District of North Okanagan Zoning Bylaw No. 3000, 2023* from the **Non-Urban [N.U] zone** to the **Country Residential [C.R] zone**.

Advertised on	this	8th	day of	March, 2024
	this	12th	day of	March, 2024

<b>Read a First, Second and Third Time</b>	this		day of	, 2024
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<b>ADOPTED</b>	this		day of	, 2024
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Chair

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Deputy Corporate Officer

# REGIONAL DISTRICT OF NORTH OKANAGAN

Extract from the Minutes of a Meeting of the

Board of Directors

Held on

Wednesday, February 21, 2024

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## **Bylaw 3002 - Zoning Amendment**

**DOWN'S ENTERPRISES LTD. c/o MONASHEE SURVEYING [File No. 19-0350-C-RZ]  
Wallace Road, Electoral Area "C"**

Moved and seconded

That notice be given in accordance with Section 467 of the *Local Government Act* that Zoning Amendment Bylaw No. 3002, 2024, which proposes to change the zoning of the property legally described as The NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Sec 20, Twp 5, ODYD and located at Wallace Road, Electoral Area "C" from the Non-Urban (N.U) zone to the Country Residential (C.R) zone, will be considered for First Reading at a future meeting; and further,

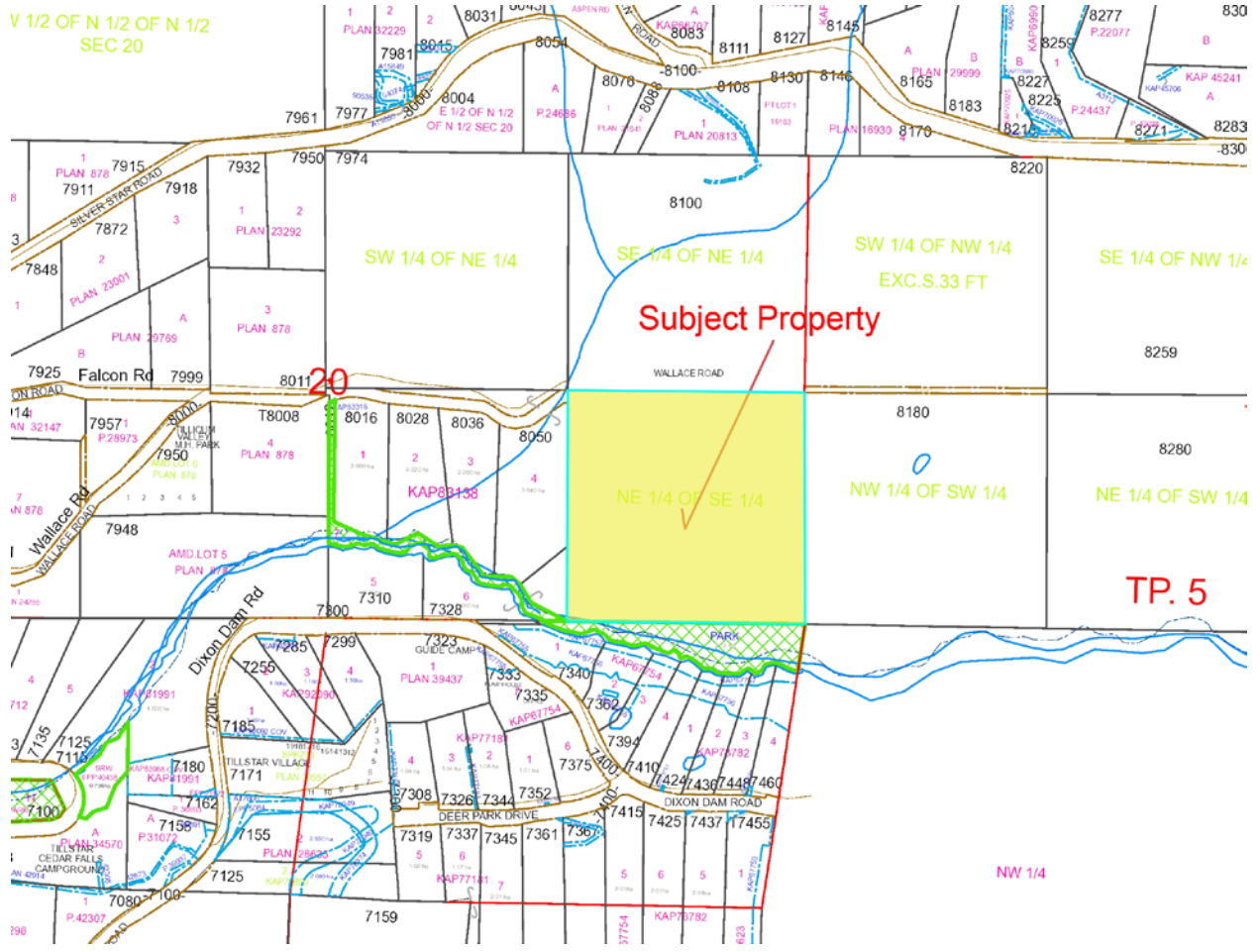
That Final Adoption of Zoning Amendment Bylaw No. 3002, 2024 be withheld until the applicant has:

1. registered a covenant against the title of the subject property which would prohibit subdivision of the property until a professional hydrologist has verified that all wells proposed to service all new lots are proven to meet the quantity and quality standards of the Regional District of North Okanagan Subdivision Servicing Bylaw No. 2600 and that the extraction of water from the wells will not negatively impact the water supply of neighbouring wells.
2. made suitable arrangements with the Regional District to secure a corridor through the southwest corner of the subject property that would support the expansion of the BX Creek Trail.

**CARRIED**

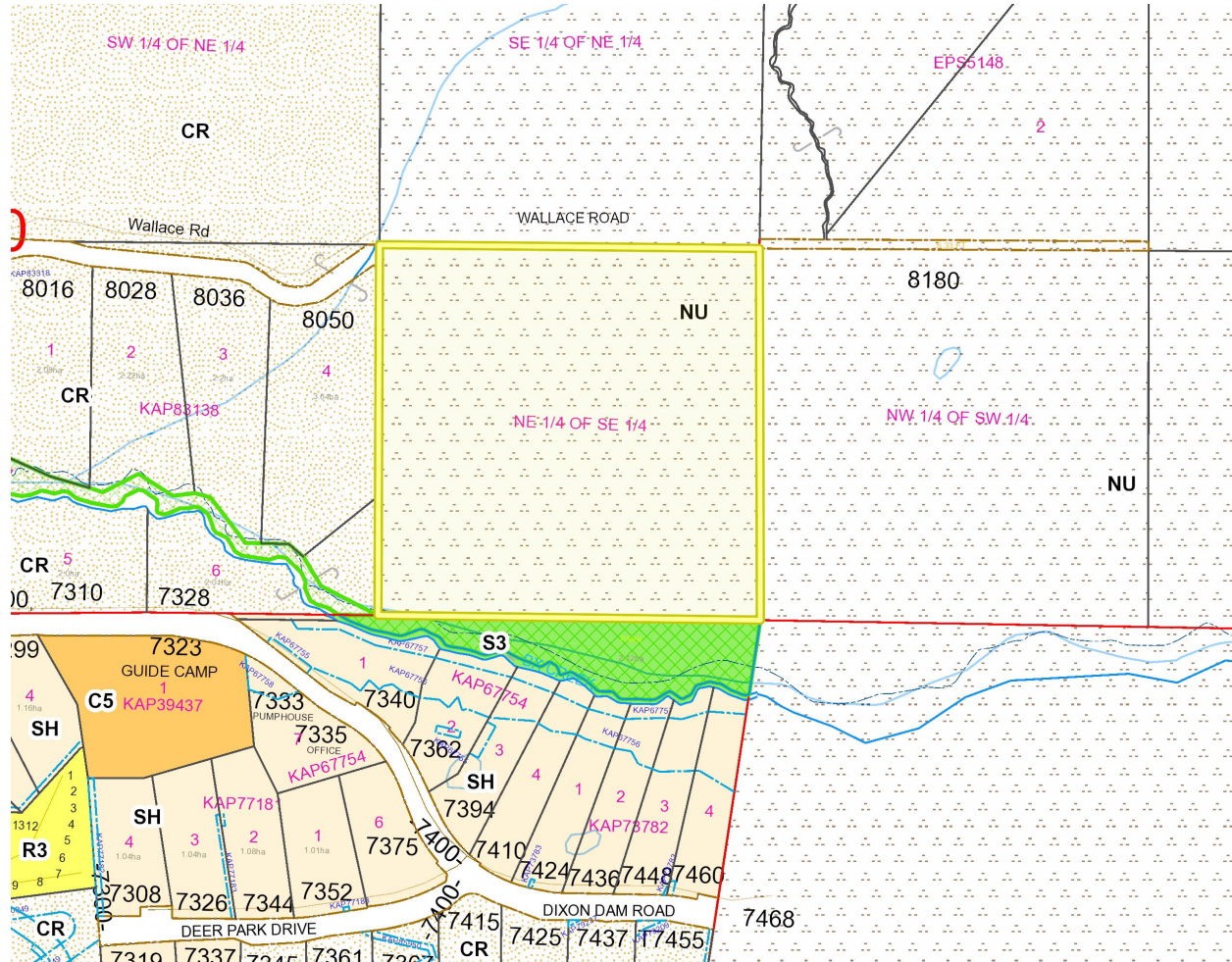
# SUBJECT PROPERTY MAP

File: 19-0350-C-RZ  
Owner/Applicant: Down's Enterprises c/o Monashee Surveying  
Location: Wallace Road

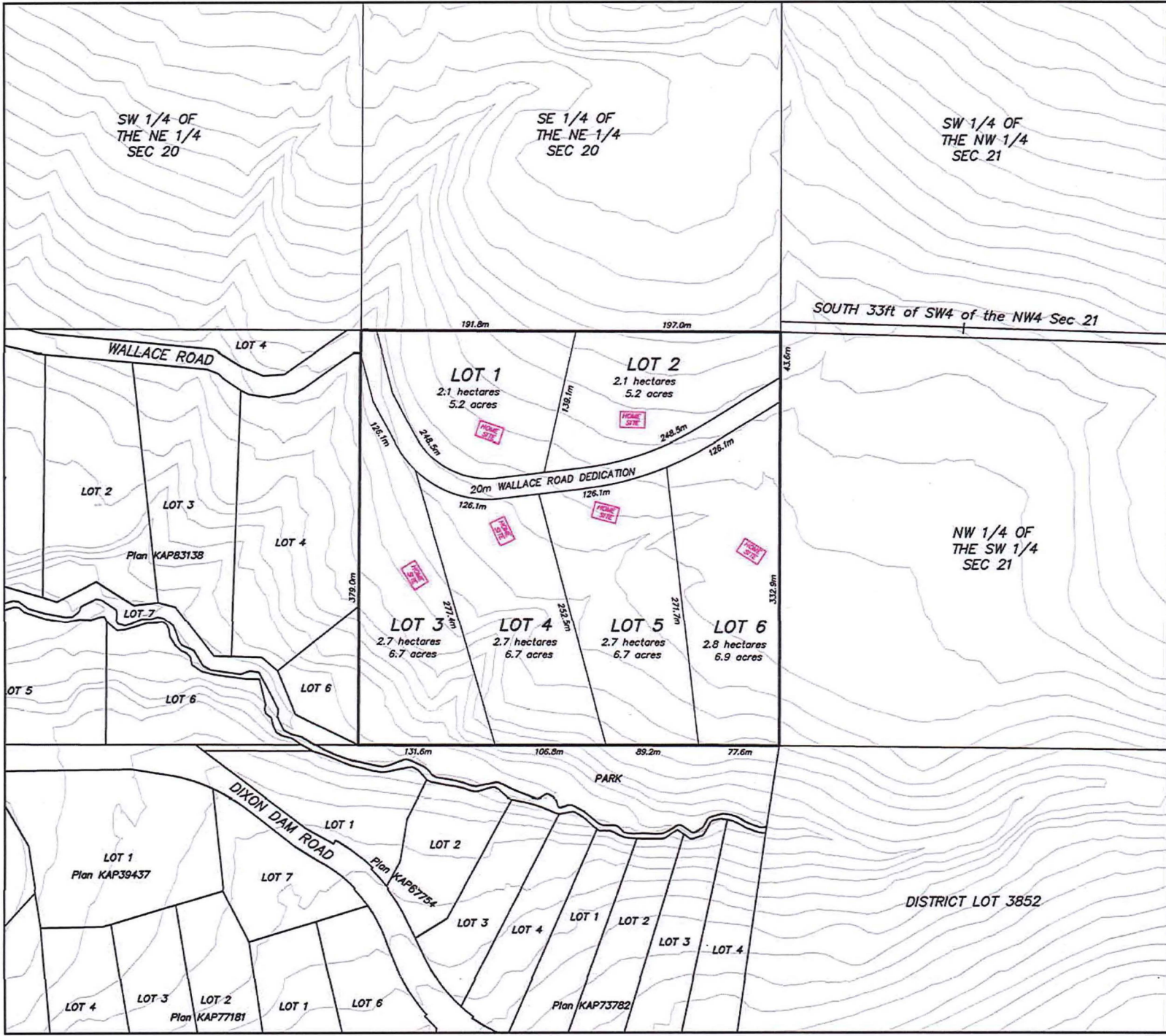


# SUBJECT PROPERTY MAP ZONING BOUNDARIES

**File:** 19-0350-C-RZ  
**Owner/Applicant:** Down's Enterprises c/o Monashee Surveying  
**Location:** Wallace Road



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



**SKETCH PLAN TO ACCOMPANY APPLICATION FOR-**

THE NORTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 20 TOWNSHIP 3 0201055 DIVISION YALE DISTRICT

**SCALE 1:2500**  
ALL DISTANCES ARE IN METERS.  
CONTOURS ARE FROM MAPPING AND ARE AT 5m INTERVALS

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF DOWNS ENTERPRISES LTD.

THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.

MONASHEE SURVEYING AND GEOMATICS, 2018. ALL RIGHTS RESERVED.

MONASHEE SURVEYING AND GEOMATICS ACCEPT 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 ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE PLAN BEYOND ITS INTENDED USE.

DATED: SEPTEMBER 6 2018  
DRAWING: 6932 SITE PLAN.dwg



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