

REGIONAL DISTRICT OF NORTH OKANAGAN

Extract from the Minutes of a Meeting of the

Board of Directors

Held on

Wednesday, March 20, 2024

Bylaw 3005 - Zoning Amendment
BOS, K. [File No. 23-0987-D-RZ]
701 Franklyn Road, Electoral Area "D"

Moved and seconded

That notice be given in accordance with Section 467 of the *Local Government Act* that Zoning Amendment Bylaw No. 3005, 2024, which proposes to rezone the property legally described as Lot 24, DL 418, ODYD, Plan 19560, Except Part Lying North of a Line Parallel to and Perpendicularly Distant 80' from North Boundary of Said Lot and located at 701 Franklyn Road, Electoral Area "D" from the Neighbourhood Commercial (C.3) zone to the Residential Single Family (R.1) zone, will be considered for First Reading at a future meeting.

CARRIED

REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 3005

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.

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. 3005, 2024**”.

AMENDMENTS

2. The zoning of the property legally described as Lot 24, District Lot 418, ODYD, Plan 19560 Except Part Lying North of a Line Parallel to and Perpendicularly Distant 80 Feet from North Boundary of Said Lot and located at 701 Franklyn Road, Electoral Area “D” is hereby changed on Schedule “A” of the *Regional District of North Okanagan Zoning Bylaw No. 3000, 2023* from the **Neighbourhood Commercial (C.3) zone** to the **Residential Single Family (R.1) zone**.

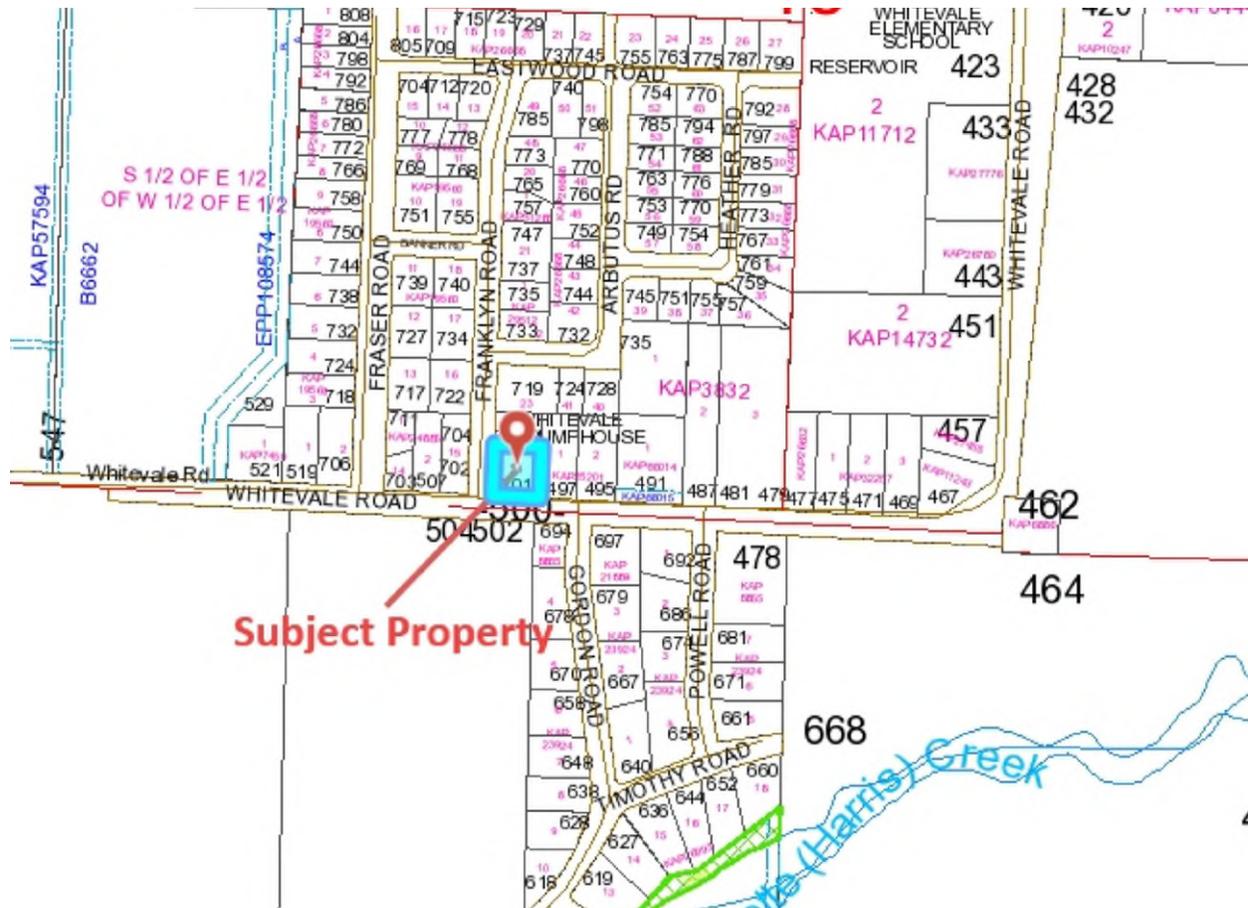
Advertised on	this	5th	day of	April, 2024
	this	9th	day of	April, 2024
Read a First, Second and Third Time	this		day of	, 2024
ADOPTED	this		day of	, 2024

Chair

Deputy Corporate Officer

SUBJECT PROPERTY MAP REZONING

File: 23-0987-D-RZ
Location: 701 Franklyn Road



SUBJECT PROPERTY MAP

OCP Designation

File: 23-0987-D-RZ
Location: 701 Franklyn Road

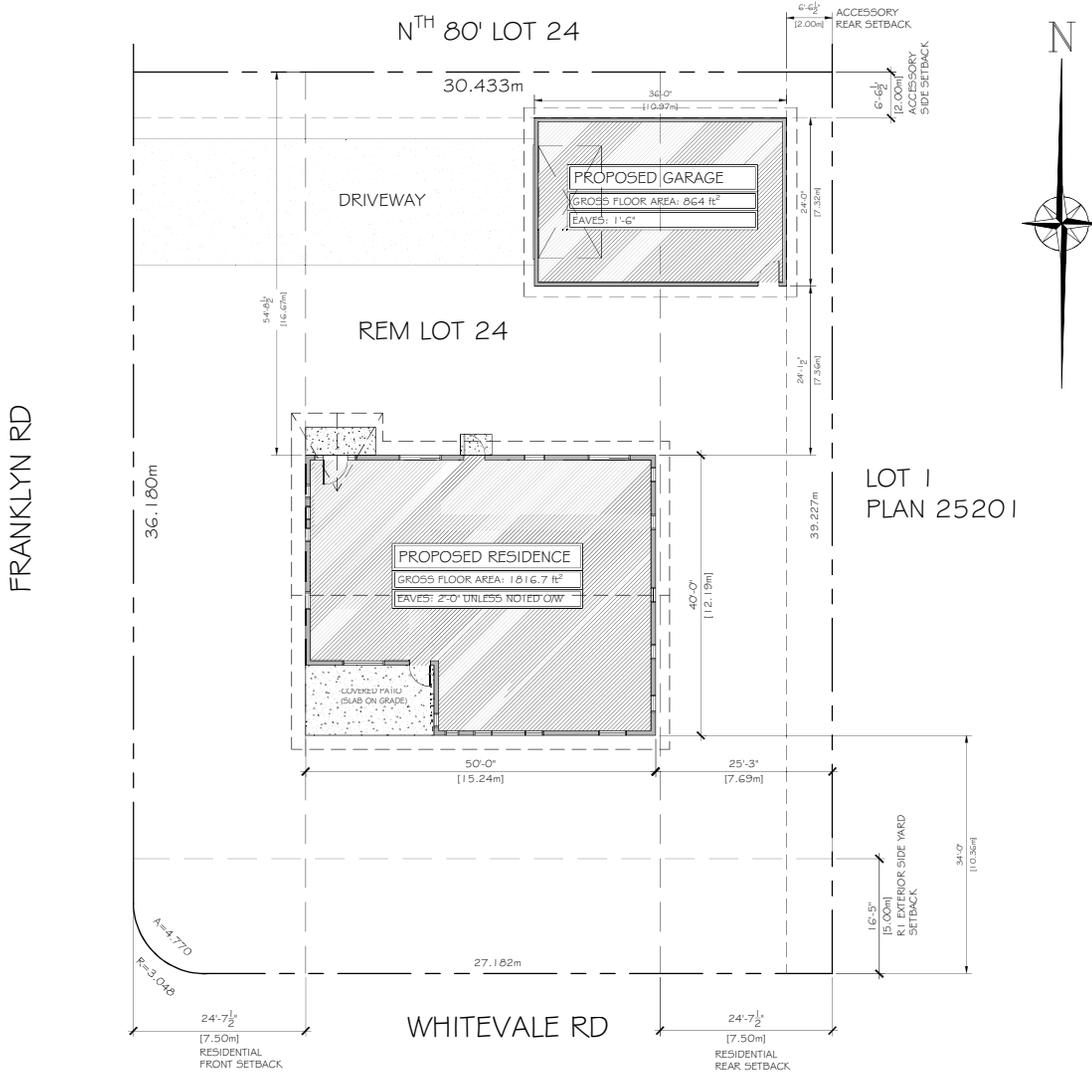


SUBJECT PROPERTY MAP

Zoning

File: 23-0987-D-RZ
Location: 701 Franklyn Road





SITE PLAN: PROPOSED

SCALE = 1:100

MUNICIPAL ADDRESS:
701 FRANKLYN ROAD
LUMBY, BC

LEGAL DESCRIPTION:
LOT 24, PLAN KAP19560, DISTRICT LOT 418,
OSOYOOS DIV OF YALE LAND DISTRICT,
EXC N 80'

CLIENT:
KEVIN BOS

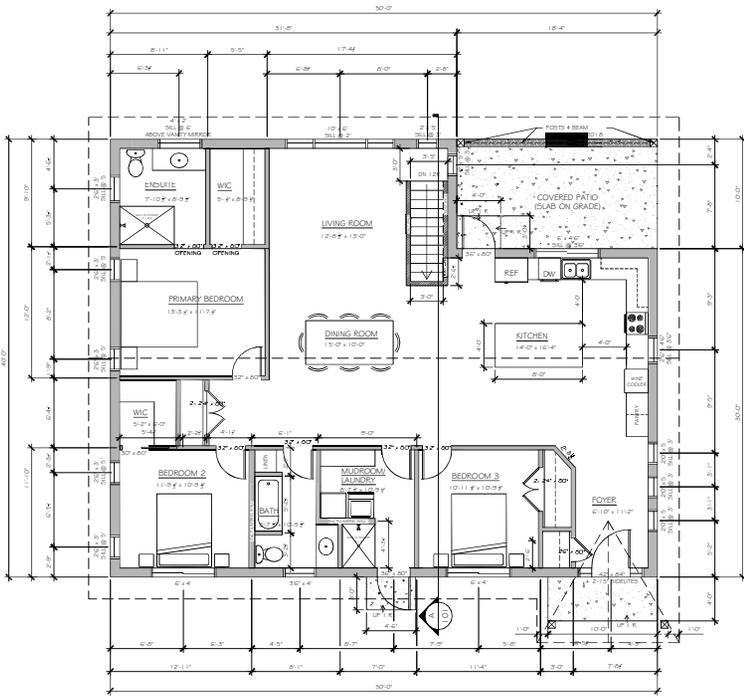
SCALE: 1:100
ALL DEVELOPMENT IS PROPOSED.
DESIGN & DRAWINGS BY: JENNIFER HANNAH
WELLSPRING DEVELOPMENTS
(C) 778-212-4131
(E) JENHANNAH.RISE@GMAIL.COM
DATE: OCTOBER 5, 2023

REVISION HISTORY:

- GARAGE ADDED 10/05/23
- LOCATION OF PROPOSED RESIDENCE CHANGED 10/05/23

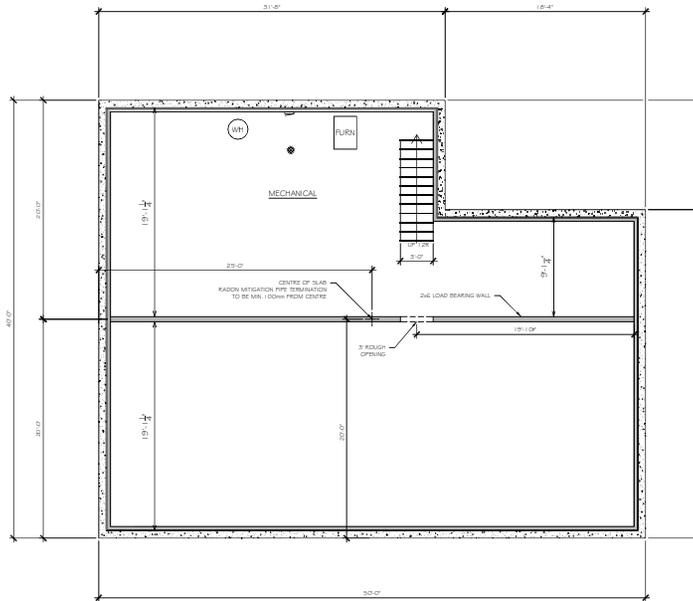


A001
SITE PLAN:
PROPOSED



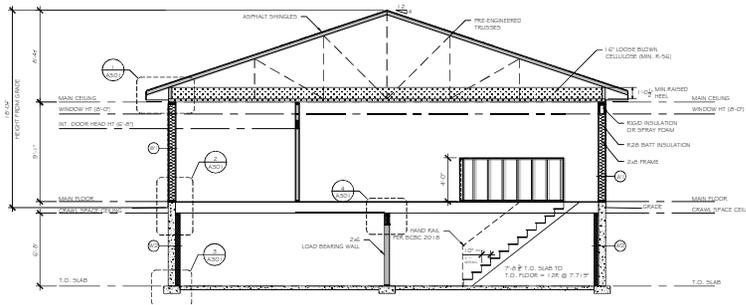
MAIN FLOOR

SCALE: $\frac{1}{4}'' = 1'-0''$
 INTERNAL FLOOR AREA: 1669 SQ FT
 GROSS FLOOR AREA: 1817 SQ FT



CRAWL SPACE

SCALE: $\frac{1}{4}'' = 1'-0''$
 INTERNAL FLOOR AREA: 1626 SQ FT
 GROSS FLOOR AREA: 1817 SQ FT



A CROSS - SECTION

SCALE: $\frac{1}{2}'' = 1'-0''$

MUNICIPAL ADDRESS:
 701 FRANKLYN ROAD
 LUMBY, BC

LEGAL DESCRIPTION:
 LOT 24, PLAN KAP19560, DISTRICT 418,
 OSOYOOS DIV OF YALE LAND DISTRICT,
 EXC N 80'

CLIENT:
 KEVIN BOS

SCALE: $\frac{1}{4}'' = 1'-0''$
 ALL DEVELOPMENT IS PROPOSED.
 DESIGN & DRAWINGS BY: JENNIFER HANNAH
 WELLSRING DEVELOPMENTS
 (C) 778-212-4131
 (E) JENHANNAH.RISE@GMAIL.COM

DATE: JULY 12, 2023

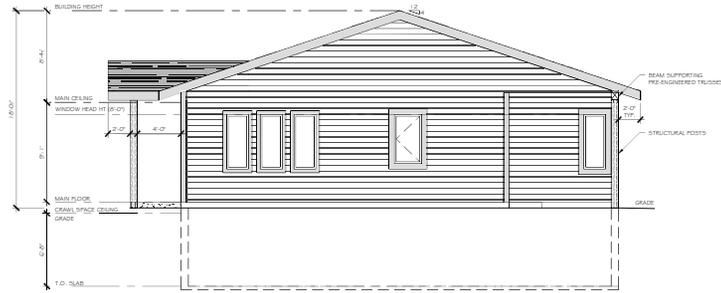
REVISION HISTORY:



A101
 FLOOR PLANS
 & CROSS-SECTION



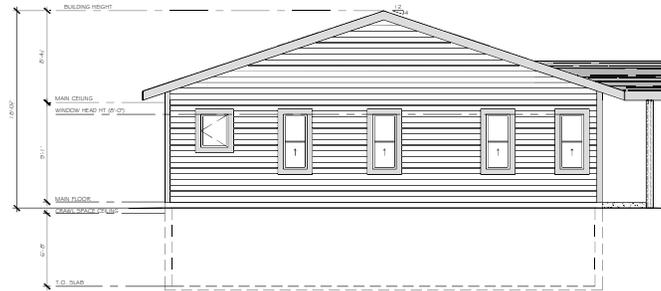
FRONT (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



REAR (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



LEFT (EAST) ELEVATION
SCALE: 1/4" = 1'-0"

SPATIAL SEPARATION CALCULATION
 EXPOSING BUILDING FACE: 554.4 ft² = 51.51 m²
 LIMITING DISTANCE = 7.5m
 MAX OPENING 75% = 37.24 m²
 PROPOSED = 50.83 ft² = 4.72 m²

MUNICIPAL ADDRESS:
 701 FRANKLYN ROAD
 LUMBY, BC

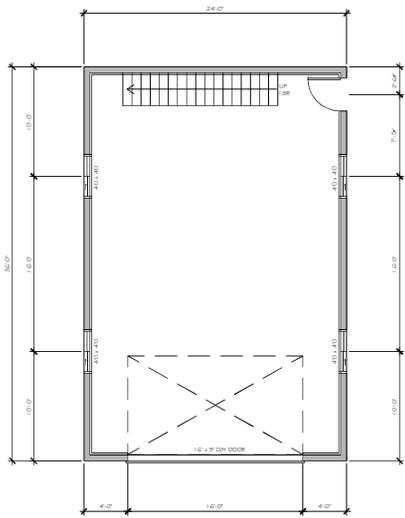
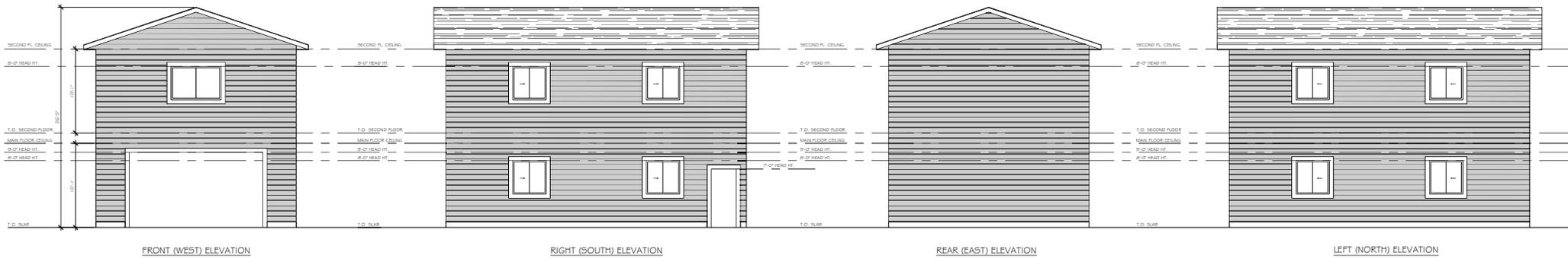
LEGAL DESCRIPTION:
 LOT 24, PLAN KAP19560, DISTRICT LOT 418,
 OSOYOOS DIV OF YALE LAND DISTRICT,
 EXC N 80'

CLIENT:
 KEVIN BOS

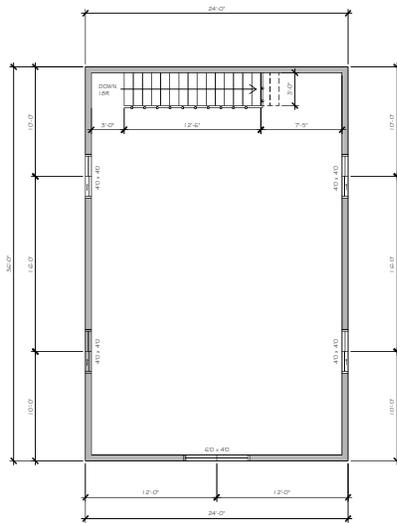
SCALE: 1/4" = 1'-0"
 ALL DEVELOPMENT IS PROPOSED.
 DESIGN & DRAWINGS BY: JENNIFER HANNAH
 WELLSRING DEVELOPMENTS
 (C) 778-212-4131
 (E) JENHANNAH.RISE@GMAIL.COM
 DATE: JULY 12, 2023

REVISION HISTORY:

A201
 ELEVATIONS



GARAGE: MAIN FLOOR
664 SQ FT



GARAGE: UPPER FLOOR
664 SQ FT

MUNICIPAL ADDRESS:
701 FRANKLYN ROAD
LUMBY, BC

LEGAL DESCRIPTION:
LOT 24, PLAN KAP19560, DISTRICT LOT 41 B,
OSOYOOS DIV OF YALE LAND DISTRICT,
EXC N 80'

CLIENT:
KEVIN BOS

SCALE: 3/8" = 1'-0"
ALL DEVELOPMENT IS PROPOSED.
DESIGN & DRAWINGS BY: JENNIFER HANNAH
WELLSPRING DEVELOPMENTS
(C) 778-212-4131
(E) JENHANNAH.RISE@GMAIL.COM
DATE: JULY 12, 2023

REVISION HISTORY:

A301
GARAGE PLANS
& ELEVATIONS