

To: Her Worship Mayor McKortoff and Members of Council
From: Leah Curtis, Planning Technician
Date: February 28, 2023
Subject: Report 2 – Zoning Amendment Bylaw No. 1085.137, 2023 (Z21-06)
 10 Wren Place
Tracker No: BLW-332

RECOMMENDATION:

That Zoning Amendment Bylaw No. 1085.137, 2023 be read a 3rd time, subject to comments at the Public Hearing.

CAO Comments:

Approved for Council consideration.

Director of Planning and Development Comments:

Reviewed.

Executive Summary:

During the January 24, 2023 Regular Open Meeting, Council gave first and second readings to the Zoning Amendment Bylaw No.1085.137 (Attachment 1). The applicant is proposing to amend the Zoning for the property located at 10 Wren Place in order to accommodate the subdivision of the property into two small lots. One lot will contain the existing home.

Background:

OWNER	Robert Conci
APPLICANT	Robert Conci
CIVIC ADDRESS	10 Wren Place
LEGAL DESCRIPTION	Lot 5, DL2450S, SDYD, Plan KAP28375
OCP DESIGNATION	Medium-High Density Residential
ZONING Current Proposed	R1 – Single Family Residential R2 – Single Family Residential Small Lot

Zoning Bylaw No.1085, 1998

A zoning amendment is required as the subject property is currently zoned R1 – Single Family Residential. The proposed R2 – Single Family Residential Small Lot would allow for a minimum lot size of 400m², enabling the applicant to subdivide the property into two small lots. The proposed site plan illustrates that all proposed lots conform to the minimum lot size for the R2 zone.

Official Community Plan Bylaw No.1375, 2022

The subject property is designated Medium-High Density Residential in the Town's Official Community Plan (OCP). This lot is also located within the Southeast Meadowlark Plan Area, and the Agricultural Land Reserve. The Agricultural Land Commission, will require an application for exclusion be submitted, should the application be accepted.

The Meadowlark Plan support intensive residential development and the OCP seeks to accommodate diverse housing options as a form of infill development and intensification in existing residential neighbourhoods where possible and suitable. The proposed rezoning and subsequent subdivision of the subject property would comply with OCP density requirements and policies.

Subdivision and Development Servicing Bylaw No. 1100, 1998

A driveway easement is required in favor of the existing lot in order for property owners to access the existing house and avoid the bollards and lift station located directly in front of the house. The easement would be secured during the subdivision stage.

Off-site servicing costs and any additional engineering requirements will be secured through the subdivision process. Development Cost Charges will be payable at subdivision stage. Adequate services have been confirmed for the proposed new lot and the applicant has been advised that the servicing for the proposed new lot will be costly as a result of the depth of the servicing pipes.

Rationale for Recommendation

Staff is of the opinion that this site is suitable for a smaller lot size. The proposed development is in keeping with the spirit of the OCP and the new subdivision will contribute to the housing stock demand in the Town.

Options / discussion

Option 1

That Zoning Amendment Bylaw No. 1085.137, 2023 be read a third time.

Option 2

Council determines that consideration of Zoning Amendment Bylaw No. 1085.137, 2023 should take place at a later date.

Option 3

That Council defeat the Bylaw at 3rd reading.

Implications:

a) **Community**

The proposed amendment and subsequent subdivision will enable one new residential lot to be created.

b) **Organizational**

The preliminary development proposal package was forwarded to outside agencies

following Council's acceptance of the application and 1st and 2nd readings of the amending bylaw.

Prior to final approval of the bylaw amendment, this property will need to be removed from the ALR designation.

c) **Budget**

There are no impacts to the budget associated with this report.

d) **Significant Dates**

A notice of development sign has been posted on the subject property and the Public Hearing date was added to the sign on January 25, 2023. Notification of the Public Hearing has been mailed to registered owners and hand-delivered to properties within a 60-metre radius on February 15, 2023, as per the Town's *Land Use Procedure Bylaw*.

A notice of the Public Hearing was placed on the Town's notice board on February 15, 2023. Notices were published in the Times Chronical on February 16, 2023; and on February 23, 2023.

e) **Sustainability**

The proposed amendment is consistent with the Town's approach to sustainability as this area is currently serviced.

Others Consulted:

Director of Operations
Deputy Fire Chief Prevention/Operations

Attachments:

1. Zoning Amendment Bylaw No.1085.137, 2023
2. Property Location Map
3. Motion from Regular Council Meeting January 24, 2023
4. Mail out and Newspaper Ads (February 16th and February 23rd, 2023)

Appendix

- a) Report 1 to Council with attachments dated January 24, 2023

Respectfully submitted,



Leah Curtis, Planning Technician

TOWN OF OSOYOOS
BYLAW NO. 1085.137, 2023

A bylaw to amend the Zoning Bylaw 1085, 1998.

WHEREAS Council deems it desirable to amend the Zoning Bylaw.

APPLICANT: Robert Conci
ADDRESS: 10 Wren Pl

NOW THEREFORE BE IT RESOLVED THAT the Council of the Town of Osoyoos in open meeting assembled **ENACTS AS FOLLOWS:**

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw No. 1085.137, 2023”.
2. That the Town of Osoyoos Bylaw 1085, 1998 Schedule “A” Zoning Map be amended by changing the zoning from “R1 - *Single Family Residential*” to “R2 – *Single Family Residential Small Lot*” of the property legally described as “Lot 5, District Lot 2450S, SDYD, Plan KAP28375”.

Read a First and Second time on the 24th day of January, 2023.

Notice was given in accordance with the *Local Government Act* and Section 94 of the *Community Charter* by advertising twice in the *Times Chronicle* newspaper on the 16th day of February, 2023 and the 23rd day of February, 2023 and posting on the **Public Notice Posting Places** on the 15th day of February, 2023.

Public Hearing was held on the _____ day of _____, 2023.

Read a Third time on the _____ day of _____, 2023.

Approved pursuant to section 52(3)(a) of the Transportation Act this _____ day of _____, 2023

for Minister of Transportation & Infrastructure

Adopted on the _____ day of _____ 2023.

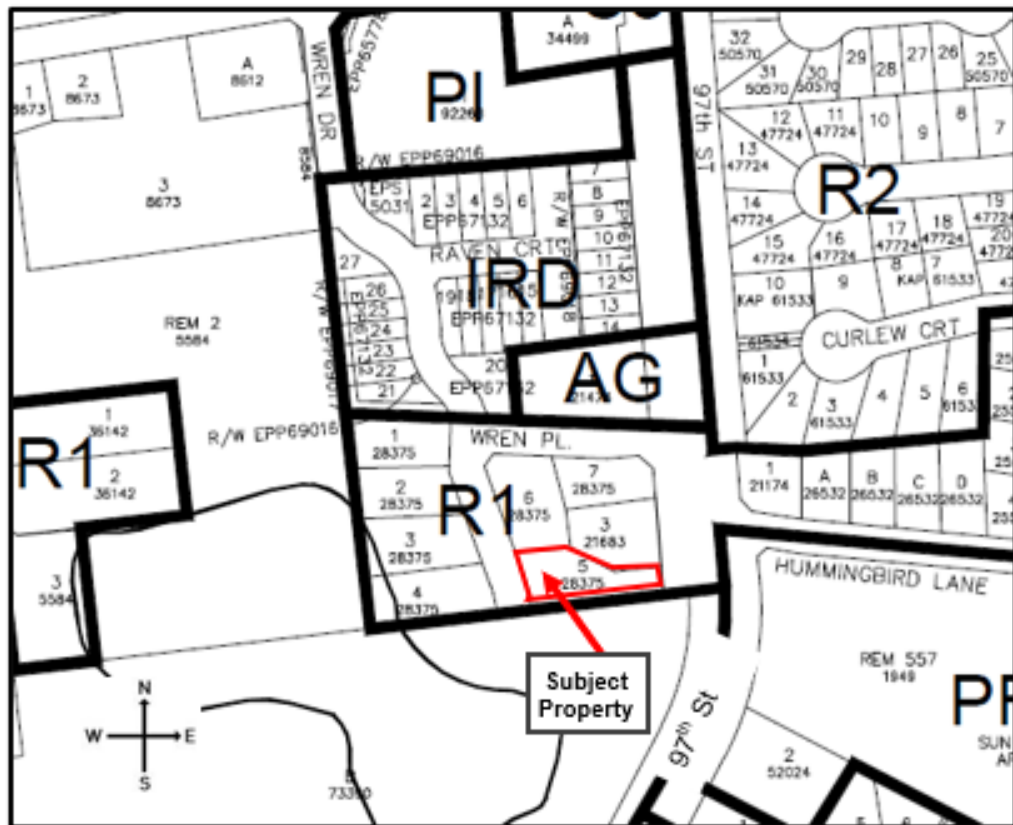
Mayor

Corporate Officer



PROPERTY LOCATION MAP
Zoning Amendment Application Z21-06

APPLICANT: Robert Conci
PROPERTY OWNER: Robert Conci
LEGAL DESCRIPTION: Lot 5, District Lot 2450S, SDYD, Plan 28375
CIVIC ADDRESS: 10 Wren Place
APPLICATION DATE: 2021 06 11



**Extracted from the
January 24, 2023
Regular Open Meeting of Council**

Report 1 - Zoning Amendment Bylaw No. 1085.137, 2023 - Consideration of First and Second Reading

10 Wren Place

- Report from Planning Technician
- BLW-332

**Moved by Councillor Poturica
Seconded by Councillor Cheong**

That Zoning Bylaw Application Z21-06 be accepted.

CARRIED

**Moved by Councillor Bennett
Seconded by Councillor Cheong**

That Zoning Amendment Bylaw No. 1085.137, 2023 be read a first and second time.

CARRIED

Massive archival project nearing completion

Sebastian Kanally
sebastian@timeschronicle.ca

The Oliver and District Heritage Society (ODHS) Museum and Archives has been undertaking a massive project of digitally archiving the history of the *Oliver Chronicle* newspaper, all the way back to August 25, 1937, with tentative plans to complete the project by Sept. 1, 2023.

"This substantial project to digitize the majority of past editions of the *Oliver Chronicle* goes to the very heart of the service we aim to provide for the people of the community of Oliver and surrounding area," said Darren Halsted, Executive Director of the ODHS since

May 2022.

The history of the paper goes back to the late 1930's when it was *The Oliver Echo*, established by H. and D.J. Berryman. There is only one paper each from the years 1937, 1938 and 1939 that survives in the archives.

Alec Wolff, who is an archives assistant and the primary individual on the front lines of this massive task, was hired as an intern a year and a half ago for this specific job. He continues to be there because of his unique skill set: "We really are lucky to have him," Halsted said earnestly.

The project began in 2019 when Juliana Weisgarber was the executive director of the ODHS, and there were various other interns, before Wolff, whose task it



Groovy Baby! - Hippie hitchhikers grace the front page of the August 21, 1975 edition of the *Oliver Chronicle*.

was to scan the documents.

A crucial springboard for the project was the museum receiving a substantial \$15,000 grant from the Canadian Heritage Museum Assistance Program, which paid for a state-of-the-art scanning machine that was up to this monumental task.

This fancy scanner is not an ordinary scanner you have at home, it is large and is ideal for fragile documents. Since newspapers are a unique length and some of them very old, the scanner must be able to handle that.

Each and every page takes around 30 seconds to scan, then it takes another 30 seconds to save onto the connected thumb drive.

"Each page has to be treated as if it's a unique piece of history," Wolff said while he carefully picked up a page and placed it down on the scanner. He has to wear gloves, and place the pages into specific acid free boxes to preserve the fragile artifacts.

Every page is a piece of art, a unique view into the past, a fact which is not lost on anyone at the archives, especially Wolff. The papers must be treated that way and therefore the room with the scanner and where the action takes place, is climate controlled with an alarm for optimal preservation.

Wolff reflected on his role and the importance of the project: "The great thing about *Oliver* and its newspaper is that you're almost certain to be either mentioned in the newspaper yourself or know someone close to you who has."

"I've seen through my digitization of the newspaper how much *Oliver* has changed just in the past 20 years so a project like this allows the long-time residents to reconnect with their local history and find old news articles which highlight the people and places they cherish (or loathe) from the past."

Continued on Pg 17...



NOTICE OF PUBLIC HEARING

Please be advised that a Public Hearing will be held in the Town of Osoyoos Council Chambers located at 8707 Main Street, Osoyoos, on Tuesday February 28th, 2023 at 2:00 PM, for the following bylaw:

ZONING AMENDMENT BYLAW NO. 1085.137, 2023

The Town will be conducting the Public Hearing in person and virtually. The public is invited to participate by virtually attending the Zoom Video Conference or by phone. For more information on how to participate in the Public Hearing, please go to the Town of Osoyoos website at:

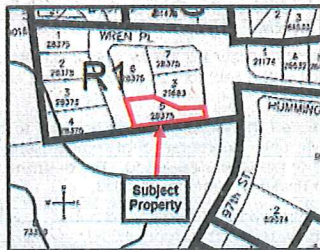
www.osoyoos.ca/council/public-hearings

All persons who believe their interest in property is affected by the proposed bylaw are encouraged to provide written submission to the Corporate Officer by 12:00 pm (Noon) on February 28th, 2023 by delivering or mailing a copy of their submission to the Town Office located at 8707 Main Street, PO Box 3010 Osoyoos, BC, V0H 1V0 or email info@osoyoos.ca. Only emails that are submitted to the info@osoyoos.ca email will be included in the agenda package. All written submissions will be provided to Council and be made public and form a part of the public record.

Zoning Amendment Bylaw No. 1085.137, 2023: The purpose of this proposal is to rezone this property from R1 (Single Family Residential) to R2 (Single Family Residential Small Lot) to allow the owner to subdivide and create one new small residential lot.

Address: 10 Wren Place

Legal Description: Lot 5, District Lot 2450S, SDYD, Plan 28375



Inspection of Documents: Copies of the bylaw and related documents will be available for review at the Planning and Development Services Office located at 8711 Main Street, on the following dates February 23, 24, 27, 28, 2023 excluding lunch hours from 12:00 - 1:00 pm.

No further submissions can be considered by Council after the conclusion of the Public Hearing.

If you have any questions or require further information, please contact the Planning and Development Services Department at (250) 495-6191 or plan@osoyoos.ca.

This is the second of two notices respecting this matter. Dated this 23rd day of February 2023.

The documents can be reviewed online at: www.osoyoos.ca/10-wren-place

Brianne Hillson
Director of Corporate Services
Box 3010, 8707 Main Street
Osoyoos BC V0H 1V0
(T) 250.495.6515
(E) brianne@osoyoos.ca

NOTICE OF PUBLIC HEARING

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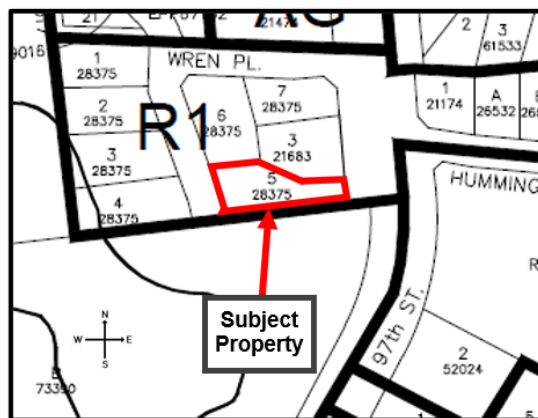
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This is the second of two notices respecting this matter. Dated this 23rd day of February 2023.

The documents can be reviewed online at: www.osoyoos.ca/10-wren-place

Brianne Hillson

Director of Corporate Services

Box 3010, 8707 Main Street

Osoyoos BC V0H 1V0

(T) 250.495.6515

(E) brianne@osoyoos.ca

Regular Open Council Report

To: Her Worship Mayor McKortoff and Members of Council
From: Leah Curtis, Planning Technician
Date: January 24, 2023
Subject: Report 1 – Zoning Amendment Bylaw No. 1085.137, 2023
 10 Wren Place
Tracker No: BLW-332

RECOMMENDATION:

1. a) That Zoning Bylaw Application Z21-06 be accepted.
- b) That Zoning Bylaw Application No.1085.137, 2023 be read for a first and second time.

CAO Comments:

Approved for Council consideration.

Executive Summary:

The applicant is proposing to amend the Zoning for the property located at 10 Wren Place in order to accommodate the subdivision of the property into two small lots. One lot will contain the existing home.

Background:

OWNER	Robert Conci
APPLICANT	Robert Conci
CIVIC ADDRESS	10 Wren Place
LEGAL DESCRIPTION	Lot 5, DL2450S, SDYD, Plan KAP28375
OCP DESIGNATION	Medium-High Density Residential
ZONING Current Proposed	R1 – Single Family Residential R2 – Single Family Residential Small Lot

Zoning Bylaw No.1085, 1998

A zoning amendment is required as the subject property is currently zoned R1 – Single Family Residential. The proposed R2 – Single Family Residential Small Lot would allow for a minimum lot size of 400m², enabling the applicant to subdivide the property into two small lots. The proposed site plan (Attachment 5) illustrates that all proposed lots conform to the minimum lot size for the R2 zone.

Official Community Plan Bylaw No.1375, 2022

The subject property is designated Medium-High Density Residential in the Town's Official Community Plan (OCP). This lot is also located within the Southeast Meadowlark Plan Area, and the Agricultural Land Reserve. The Agricultural Land Commission, will require an application for exclusion be submitted, should the application be accepted.

The Meadowlark Plan supports intensive residential development and the OCP seeks to accommodate diverse housing options as a form of infill development and intensification in existing residential neighbourhoods where possible and suitable. The proposed rezoning and subsequent subdivision of the subject property would comply with OCP density requirements and policies.

Subdivision and Development Servicing Bylaw No. 1100, 1998

A driveway easement is required in favour of the existing lot in order for property owners to access the existing house and avoid the bollards and lift station located directly in front of the house. The easement would be secured during the subdivision stage. Attachment 5 shows the proposed location of the easement.

Off-site servicing costs and any additional engineering requirements will be secured through the subdivision process. Development Cost Charges will be payable at subdivision stage. Adequate services have been confirmed for the proposed new lot. The applicant has been advised that servicing for the proposed new lot will be costly as a result of the depth of the servicing pipes.

Land Use Procedure Bylaw No. 1235, 2007

As per the Town of Osoyoos Land Use Procedure Bylaw No.1235, 2007, rezoning application signage was placed on the subject land notifying the public of the pending application. Once a public hearing date has been set the neighbouring property owners and tenants will receive notification by mail and notices will be placed in the local newspaper as required by the *Local Government Act*.

Agricultural Land Reserve Exclusion Applications Policy (PLA-020)

The Town of Osoyoos is responsible for submitting applications to the Agricultural Land Commission (ALC) through their online portal. A Council resolution is required in order for administration to forward the exclusion application on behalf of the applicant to the ALC for their consideration.

Rationale for Recommendation

Staff is of the opinion that this site is suitable for a smaller lot size. The proposed development is in keeping with the spirit of the OCP and the new subdivision will contribute to the housing stock demand in the Town.

Options / discussion

Option 1

- a) That Zoning Bylaw Application Z21-06 be accepted.
- b) That Zoning Amendment Bylaw No.1085.137, 2023 be read for a first and second time.

Option 2

That Council rejects the application and the bylaw be abandoned.

Implications:

- a) **Community**
The proposed amendment and subsequent subdivision will enable one new residential lot to be created.
- b) **Organizational**
The preliminary development proposal package has been forwarded to outside agencies (i.e., MoTI) for comment; significant comments received through the referral process will be presented at the Public Hearing.

A notice of development sign has been posted on the subject property (Attachment 4). Notification of the Public Hearing will be mailed or otherwise delivered to properties within a 60-metre radius as per the Town's Land use Procedure Bylaw following Council's approval of the application and 1st and 2nd readings of the amending bylaw.

- c) **Budget**
There are no impacts to the budget associated with this report.
- d) **Significant Dates**
Should 1st and 2nd reading be granted, staff are proposing a Public Hearing be held on February 28, 2023, following the required notification process.

Following a successful 3rd reading, the property will need to be removed from the ALR prior to the final approval of the amending bylaw.

- e) **Sustainability**
The proposed amendments is consistent with the Town's approach to sustainability as this area is currently serviced.

Others Consulted:

Director of Operations
Deputy Fire Chief Prevention/Operations

Attachments:

1. Amending Zoning Bylaw No.1085.137, 2023
2. Application Package
3. Location Map

4. Sign
5. Proposed Subdivision Plan

Respectfully submitted,



Leah Curtis, Planning Technician

TOWN OF OSOYOOS
BYLAW NO. 1085.137, 2023

A bylaw to amend the Zoning Bylaw 1085, 1998.

WHEREAS Council deems it desirable to amend the Zoning Bylaw.

APPLICANT: Robert Conci
ADDRESS: 10 Wren Pl

NOW THEREFORE BE IT RESOLVED THAT the Council of the Town of Osoyoos in open meeting assembled **ENACTS AS FOLLOWS:**

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw No. 1085.137, 2023”.
2. That the Town of Osoyoos Bylaw 1085, 1998 Schedule “A” Zoning Map be amended by changing the zoning from “*R1 - Single Family Residential*” to “*R2 – Single Family Residential Small Lot*” of the property legally described as “Lot 5, District Lot 2450S, SDYD, Plan KAP28375”.

Read a First and Second time on the _____ day of _____, 2023.

Notice was given in accordance with the *Local Government Act* and Section 94 of the *Community Charter* by advertising twice in the *Times Chronicle* newspaper on the _____ day of _____, 2023 and the _____ day of _____, 2023 and posting on the **Public Notice Posting Places** on the _____ day of _____, 2023.

Public Hearing was held on the _____ day of _____, 2023.

Read a Third time on the _____ day of _____, 2023.

Approved pursuant to section 52(3)(a) of the Transportation Act this _____ day of _____, 2023

for Minister of Transportation & Infrastructure

Adopted on the _____ day of _____ 2023.

Mayor

Corporate Officer

PROPOSED SUBDIVISION PLAN OF LOT 5, DL 2450s, SDYD, PLAN 28375.

BCGS 82E.003

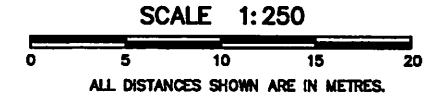
PID: 004-562-607
CHARGES: NONE



CIVIC ADDRESS:
#10 - WREN PLACE, OSOYOOS

CLIENT: ROB CONCI
FIELD SURVEY DATE: MAY 11, 2021

VERSION #1
DATE: JUNE 2, 2021



PROPOSED RE-ZONING TO R2

FRONT SETBACK - 4.5m
REAR SETBACK - 4.5m
INTERIOR SIDE SETBACK - 4.5m
MINIMUM LOT AREA = 400 m2
MINIMUM LOT WIDTH = 10.0m

LEGEND

● DENOTES STANDARD IRON POST FOUND

NOTE:

LOT BOUNDARIES SHOWN ARE DERIVED FROM CURRENT FIELD SURVEY BY BROCK PENDERGRAFT, BCLS 988, AND ARE SUBJECT TO CHANGE UPON A COMPLETE NEW LEGAL SURVEY.

BEARINGS ARE UTM GRID, ZONE 11

THIS SKETCH PLAN IS FOR THE EXPRESS PURPOSE OF APPLYING FOR SUBDIVISION ONLY. AND IS FOR THE EXCLUSIVE USE OF THE CLIENT SHOWN.

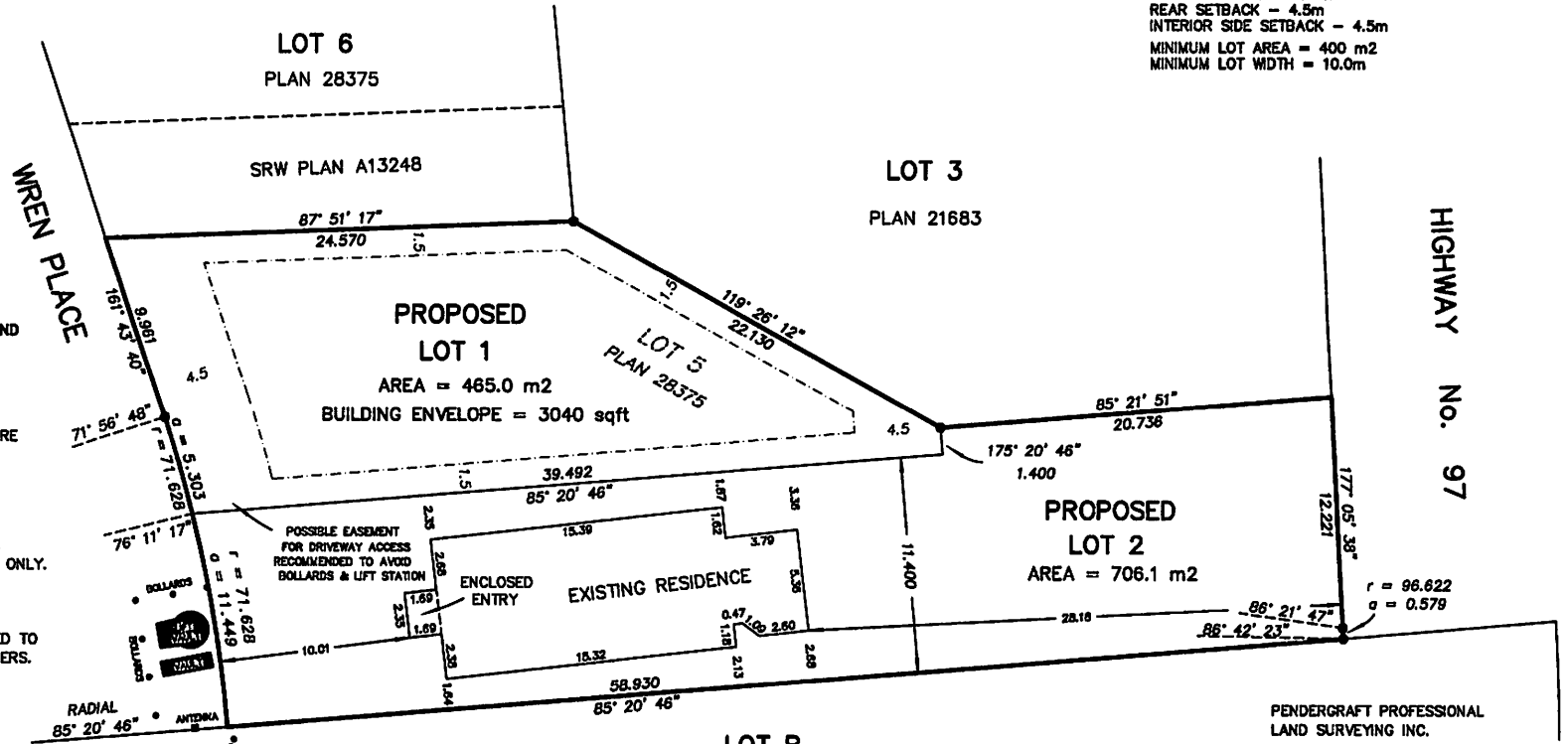
DIMENSIONS SHOWN ARE NOT TO BE USED TO DEFINE BOUNDARIES OR PROPERTY CORNERS.

CERTIFIED CORRECT

Digitally signed by Brock Pendergraft RBRHHE
Date: 2021.06.02 17:57:18 -0700'

B.C.L.S.

DATED THIS 2nd DAY OF JUNE, 2021. ©, 2021.
THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED



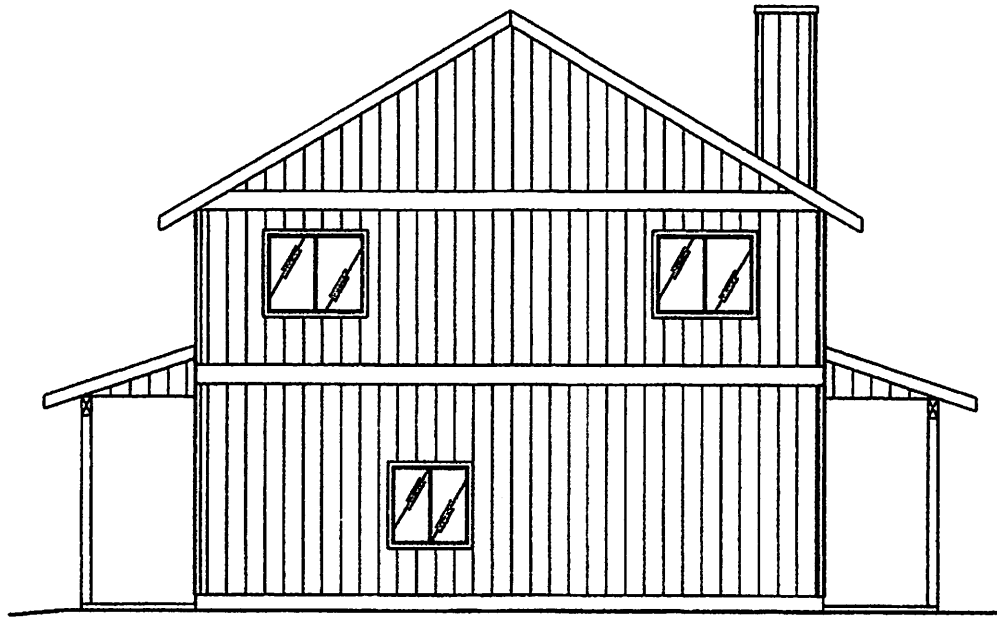
THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF OKANAGAN SIMLKAMEEN.

LOT B
PLAN KAP73390

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE TOWN OF OSOYOOS
TOWN FILE:

PENDERGRAFT PROFESSIONAL LAND SURVEYING INC.
BOX 640 OSOYOOS, B.C. ©
VOH 1VO
PHONE: (250) 495-7127
email: brock@pendergrftsurveying.ca
OUR FILE NO. 1001067B PR01.DWG
DC FILE NO. HOME1

REVERSE PLAN



REAR ELEVATION

Plan Number 85372 | Order Code: 00WEB | Rear Elevation

Plan Number 85372 Specifications:

- ▶ Total Living Area: 1901
- ▶ Lower Living Area: 581
- ▶ Main Living Area: 1320
- ▶ Garage Area: 738
- ▶ Garage Type: Attached
- ▶ Garage Bays: 2
- ▶ House Width: 30'
- ▶ House Depth: 44'
- ▶ Number of Stories: 2
- ▶ Bedrooms: 2
- ▶ Full Baths: 3
- ▶ Max Ridge Height: ~~25'~~^{27'} from Front Door Floor Lev
- ▶ Primary Roof Pitch: ~~7:12~~ (will be changed to accomodate 27' height)
- ▶ Roof Framing: Truss
- ▶ Porch: 843 sq ft
- ▶ FirePlace: Yes
- ▶ Main Ceiling Height: 8'6"

6:12
Roof Pitch.
27'
MAX HEIGHT.

Available Foundation Types:

- ▶ Slab

PROPOSED SUBDIVISION PLAN OF LOT 5, DL 2450s, SDYD, PLAN 28375.

BCGS 82E.003

PID: 004-562-607

CHARGES: NONE



CIVIC ADDRESS:
#10 - WREN PLACE, OSOYOOS

CLIENT: ROB CONCI
FIELD SURVEY DATE: MAY 11, 2021

VERSION #1
DATE: JUNE 2, 2021



PROPOSED RE-ZONING TO R2

FRONT SETBACK - 4.5m
REAR SETBACK - 4.5m
INTERIOR SIDE SETBACK - 4.5m
MINIMUM LOT AREA = 400 m2
MINIMUM LOT WIDTH = 10.0m

LEGEND

- DENOTES STANDARD IRON POST FOUND

NOTE:

LOT BOUNDARIES SHOWN ARE DERIVED FROM CURRENT FIELD SURVEY BY BROCK PENDERGRAFT, BCLS 986, AND ARE SUBJECT TO CHANGE UPON A COMPLETE NEW LEGAL SURVEY.

BEARINGS ARE UTM GRID, ZONE 11

THIS SKETCH PLAN IS FOR THE EXPRESS PURPOSE OF APPLYING FOR SUBDIVISION ONLY, AND IS FOR THE EXCLUSIVE USE OF THE CLIENT SHOWN.

DIMENSIONS SHOWN ARE NOT TO BE USED TO DEFINE BOUNDARIES OR PROPERTY CORNERS.

CERTIFIED CORRECT

Digitally signed by Brock Pendergraft BRRRHE
Date: 2021.06.02 17:56:54 -07'00'

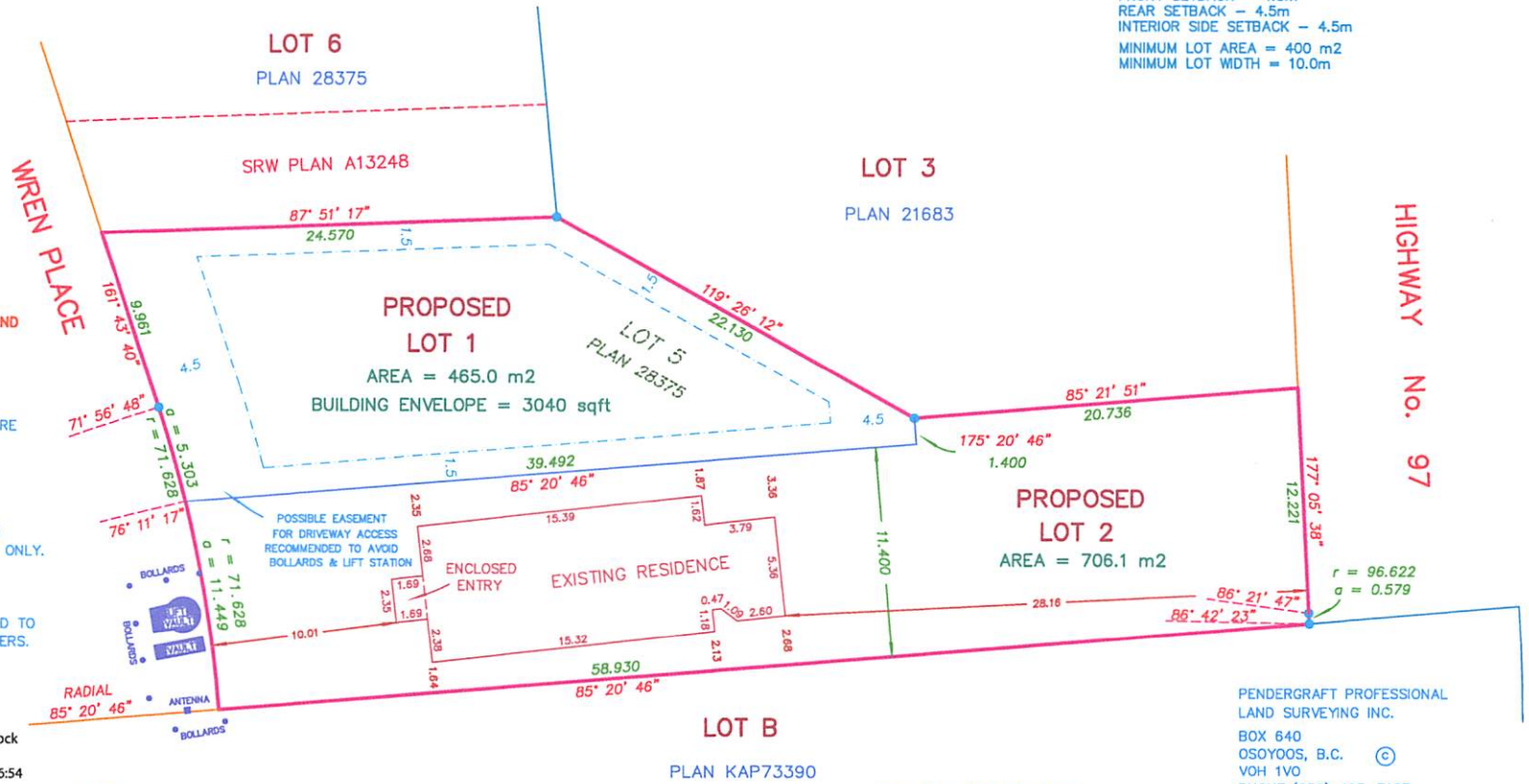
B.C.L.S.

DATED THIS 2nd DAY OF JUNE, 2021.

©, 2021.

THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF OKANAGAN SIMILKAMEEN.



PENDERGRAFT PROFESSIONAL
LAND SURVEYING INC.
BOX 640
OSOYOOS, B.C. ©
VOH 1V0
PHONE: (250) 495-7127
email: brock@pendergraultsurveying.ca
OUR FILE NO. 1001067B PROJ.DWG
DC FILE NO. HOME1

THIS PLAN LIES WITHIN THE
JURISDICTION OF THE APPROVING
OFFICER FOR THE TOWN OF OSOYOOS
TOWN FILE:



Plan Number 85372 | Order Code: 00WEB

COOLhouseplans.com
800-482-0464



Plan Number: 85372

- ▶ 1901 Total Living Area
- ▶ 581 Lower Level
- ▶ 1320 Main Level
- ▶ 2 Bedrooms
- ▶ 3 Full Bath(s)
- ▶ 2 Car Garage
- ▶ 30' Wide x 44' Deep

Available Foundation Types:

- ▶ Slab

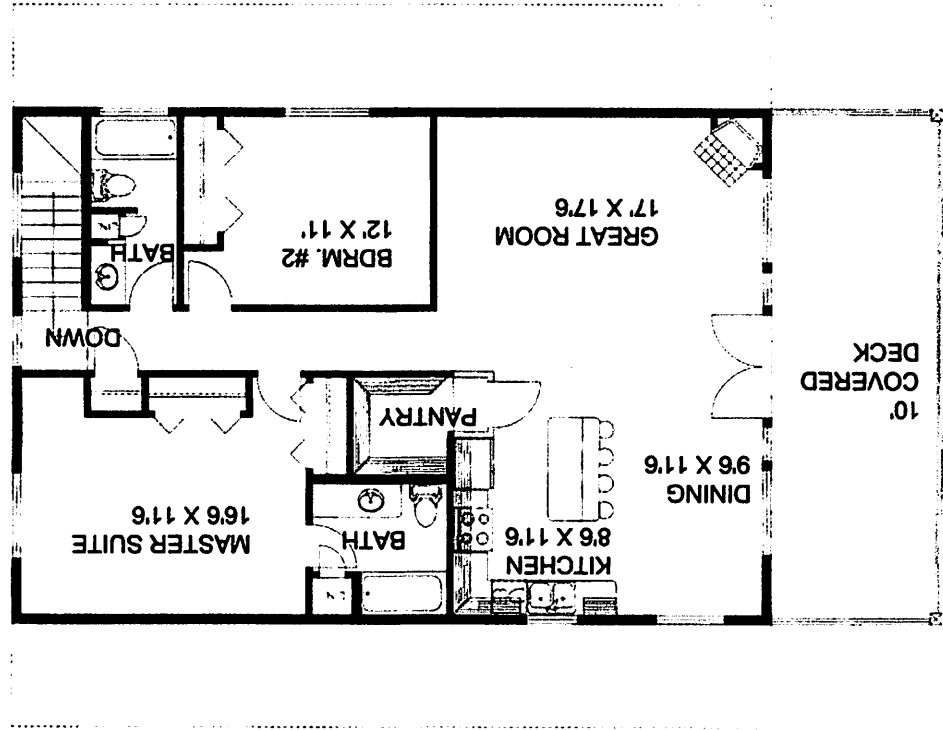


Plan Number 85372 | Order Code: 00WEB | Elevation

[↔ REVERSE PLAN](#)

Plan Number 85372 | Order Code: 00WEB | First Floor Plan

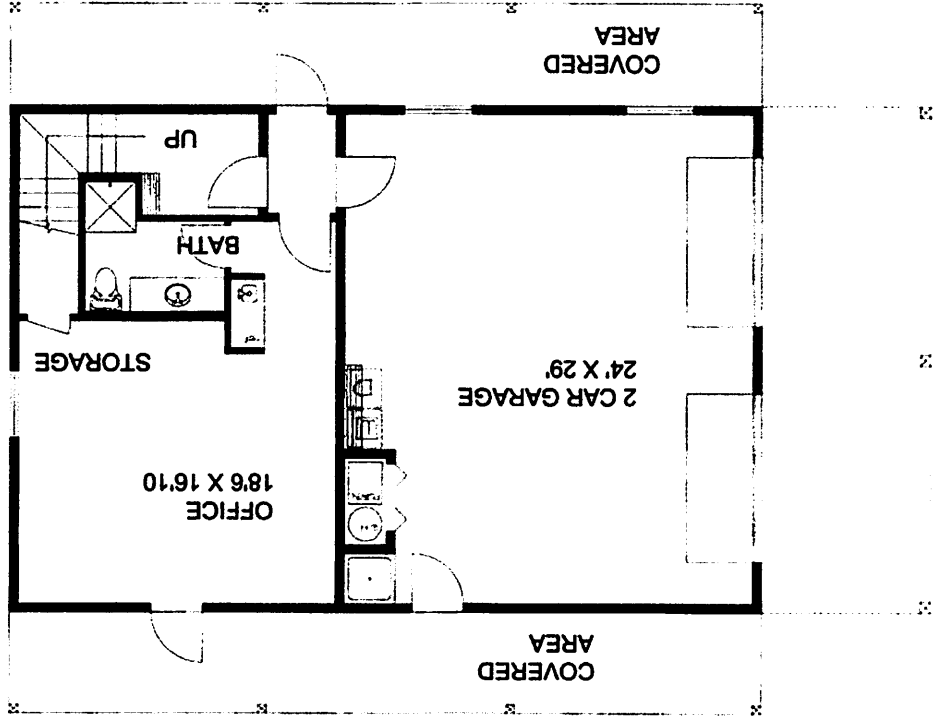
MAIN LEVEL FLOOR PLAN



REVERSE PLAN

Plan Number 85372 | Order Code: 00WEB | Lower Floor Plan

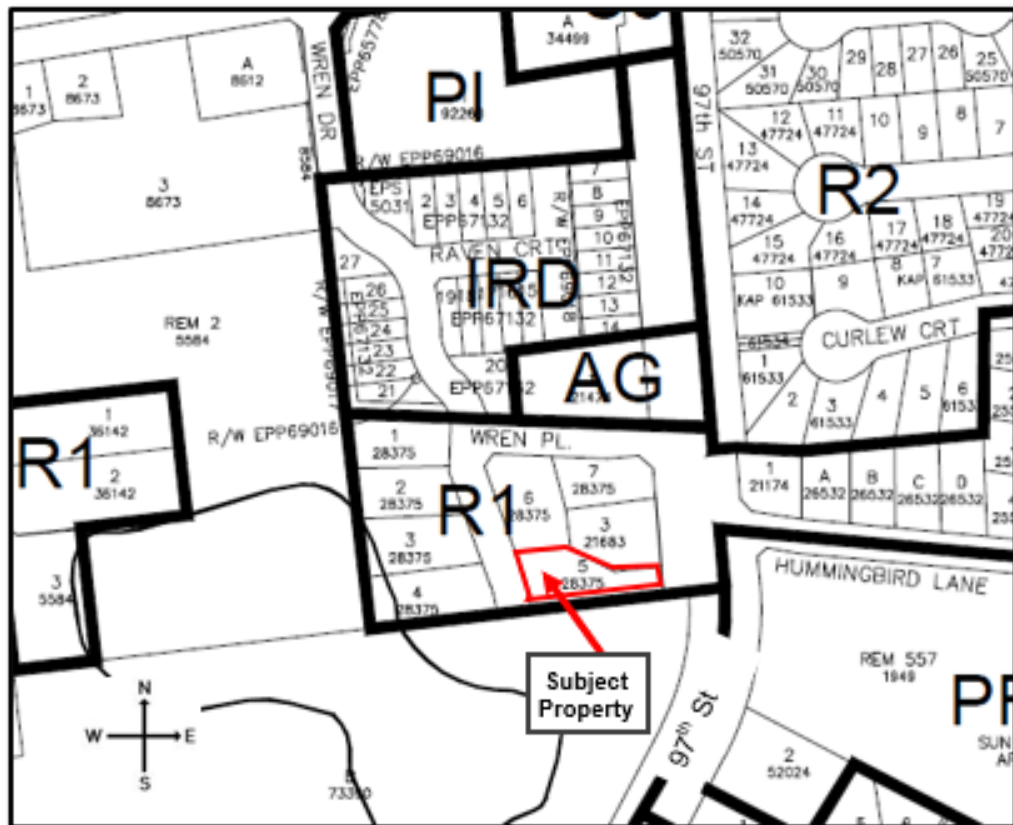
LOWER LEVEL FLOOR PLAN





PROPERTY LOCATION MAP
Zoning Amendment Application Z21-06

APPLICANT: Robert Conci
PROPERTY OWNER: Robert Conci
LEGAL DESCRIPTION: Lot 5, District Lot 2450S, SDYD, Plan 28375
CIVIC ADDRESS: 10 Wren Place
APPLICATION DATE: 2021 06 11





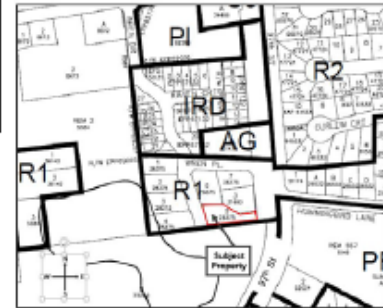
REZONING APPLICATION Z21-06

10 Wren Place

Legal Description: Lot 5, District Lot 2450S, SDYD, Plan 28375

PROPOSED DEVELOPMENT: The purpose of this amendment is to rezone this property from R1- Single Family Residential to R2 - Single Family Residential Small Lot to allow the owner to subdivide and create one new small residential lot at 10 Wren Place, Legal description: Lot 5, District Lot 2450S, SDYD, Plan 28375.

OCP LAND USE	CURRENT	AG - Agriculture
ZONING DESIGNATION	CURRENT	R1 - Single Family Residential
	PROPOSED	R2 - Single Family Residential Small Lot



OWNER - Robert Conci

APPLICANT - Robert Conci 604 - 996 - 5159

Town of Osoyoos
 Planning & Development Services
 250.495.6191

PUBLIC HEARING:

Date:

Time:

Location:

PROPOSED SUBDIVISION PLAN OF LOT 5, DL 2450s, SDYD, PLAN 28375.

BCGS 82E.003

PID: 004-562-607

CHARGES: NONE



CIVIC ADDRESS:
#10 - WREN PLACE, OSOYOOS

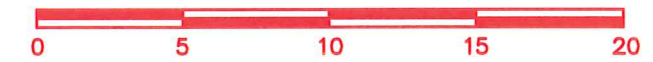
CLIENT: ROB CONCI

FIELD SURVEY DATE: MAY 11, 2021

VERSION #1

DATE: JUNE 2, 2021

SCALE 1:250



ALL DISTANCES SHOWN ARE IN METRES.

PROPOSED RE-ZONING TO R2

FRONT SETBACK - 4.5m
REAR SETBACK - 4.5m
INTERIOR SIDE SETBACK - 4.5m
MINIMUM LOT AREA = 400 m2
MINIMUM LOT WIDTH = 10.0m

LEGEND

● DENOTES STANDARD IRON POST FOUND

NOTE:

LOT BOUNDARIES SHOWN ARE DERIVED FROM CURRENT FIELD SURVEY BY BROCK PENDERGRAFT, BCLS 986, AND ARE SUBJECT TO CHANGE UPON A COMPLETE NEW LEGAL SURVEY.

BEARINGS ARE UTM GRID, ZONE 11

THIS SKETCH PLAN IS FOR THE EXPRESS PURPOSE OF APPLYING FOR SUBDIVISION ONLY. AND IS FOR THE EXCLUSIVE USE OF THE CLIENT SHOWN.

DIMENSIONS SHOWN ARE NOT TO BE USED TO DEFINE BOUNDARIES OR PROPERTY CORNERS.

CERTIFIED CORRECT

Digitally signed by Brock Pendergraft RBRRE
Date: 2021.06.02 17:56:54 -07'00'

B.C.L.S.

DATED THIS 2nd DAY OF JUNE, 2021.

© ,2021.

THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF OKANAGAN SIMILKAMEEN.

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE TOWN OF OSOYOOS
TOWN FILE:

PENDERGRAFT PROFESSIONAL LAND SURVEYING INC.

BOX 640
OSOYOOS, B.C. ©
VOH 1V0
PHONE: (250) 495-7127
email: brock@pendergrafterveysing.ca

OUR FILE NO. 1001067B PR01.DWG
DC FILE NO. HOME1

