

To: Her Worship Mayor McKortoff and Members of Council
From: Leah Curtis, Planning Technician
Date: June 27, 2023
Subject: Report 4 – Zoning Amendment Bylaw No.1085.137, 2023 (Z21-06)
 10 Wren Place
Tracker No: BLW-332

Recommendation:

That Council make a motion on one of the suggested options Administration has provided based on feedback received in response to comments received from the Public Hearing.

CAO Comments:

Approved for Council consideration.

Executive Summary:

On May 9, 2023, Council rescinded 3rd reading for Zoning Amendment Bylaw 1085.137, 2023 in order to hold a Second Public Hearing. 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.

Options / discussion:

1. That Zoning Amendment Bylaw No. 1085.137, 2023 be read a third time.
2. That Council determines consideration of third reading for Zoning Amendment Bylaw No. 1085.137, 2023 should take place at a later date.
3. That Council defeats Zoning Amendment Bylaw No. 1085.137 and that 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 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.

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 updated on June 14, 2023. Notification of the Public Hearing has been mailed to registered owners and hand-delivered to properties within a 60-metre radius on June 14, 2023, as the Town's *Land Use Procedure Bylaw*.
- A notice of the Public Hearing was placed on the Town's notice board on June 14, 2023. Notices were published in the Times Chronicle on June 15, 2023; and on June 22, 2023

e) Sustainability

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

Others Consulted:

Corporate Services

Attachments:

1. Zoning Amendment Bylaw No.1087.137, 2023
2. Motion from the Regular Council Meeting on May 9th, 2023
3. Mail out and Newspaper Ads (June 15th and June 22, 2023)
4. Minutes from the Public Hearing on February 28, 2023

Appendix

1. Report 3 to Council with attachments dated May 9th, 2023
2. Report 2 (Public Hearing) to Council with attachments dated February 28, 2023
3. Report 1 to Council with attachments dated January 24, 2023

**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 28th day of February, 2023.

Read a Third time on the 28th day of February, 2023.

Third reading rescinded on the 9th of May, 2023.

Notice of a second public hearing 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 15th day of June, 2023 and the 22nd day of June, 2023 and posting on the **Public Notice Posting Places** on the 14th day of June, 2023.

Second Public Hearing 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

EXTRACTED FROM THE
MAY/09/2023
REGULAR OPEN COUNCIL MEETING

Zoning Amendment Bylaw 1085.137, 2023 (Z21-06) - Consideration of rescinding Third Reading
10 Wren Drive

**Moved by Councillor Poturica
Seconded by Councillor King**

**That Council rescind third reading given to Zoning Amendment Bylaw 1085.137,
2023 on February 28, 2023.**

CARRIED



8707 Main Street, PO Box 3010
 Osoyoos BC V0H1V0
 (T) 250.495.6515
 (W) www.osoyoos.ca

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, June 27, 2023, at 2:00 pm**, for the following Bylaw:

Zoning Amendment Bylaw No. 1085.137, 2023

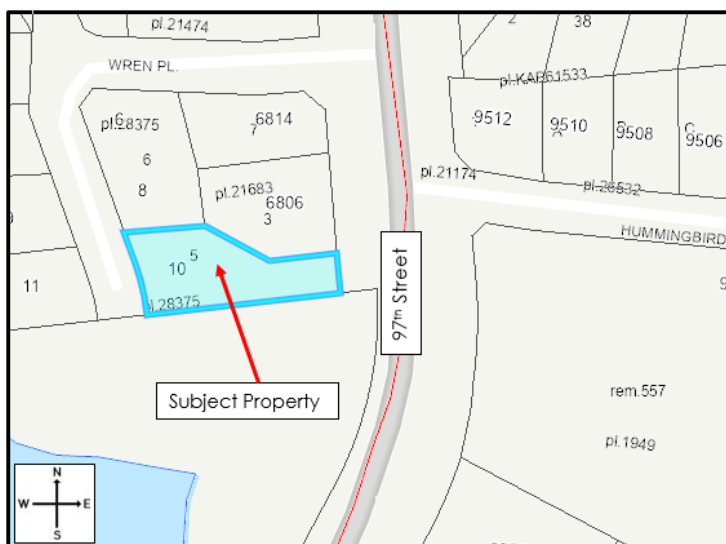
The Town will be conducting the Public Hearing in person and virtually. The public is invited to participate by virtually attending the Zoom Video Conference or by phone. For more information on how to participate in the Public Hearing, please go to the Town of Osoyoos Website at: www.osoyoos.ca/council/publichearings

All persons who believe their interest in property is affected by the proposed Zoning Amendment Bylaw are encouraged to provide written submission to the Corporate Officer by **12:00pm (Noon) on June 27, 2023** by delivering or mailing a copy of their submission to the Town Office located at 8707 Main Street, PO Box 3010 Osoyoos, BC V0H1V0 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 to review at the Planning and Development Services Office located at 8711 Main Street, on the following weekdays: June 15, 16, 19, 20, 21, 22, 23, 26, 27, 2023 excluding lunch hours from 12:00-1:00 pm.

No further submission can be considered by Council after the conclusion of the public hearing.

If you have any questions or require further information, please contact Planning and Development Services at 250.495.6191 or info@osoyoos.ca.

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

Brianne Hillson
 Director of Corporate Services



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

BCOS: 82E.003

PID: 004-563-607
CHARGES: NONE



CIVIC ADDRESS:
#10 - WREN PLACE, 0507005
CLIENT: R28 COND
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
MINIMAL LOT AREA - 400 m²
MINIMAL LOT WIDTH - 10.0m

LEGEND
• DENOTES STANDARD HIGH POST FOUND

NOTE:

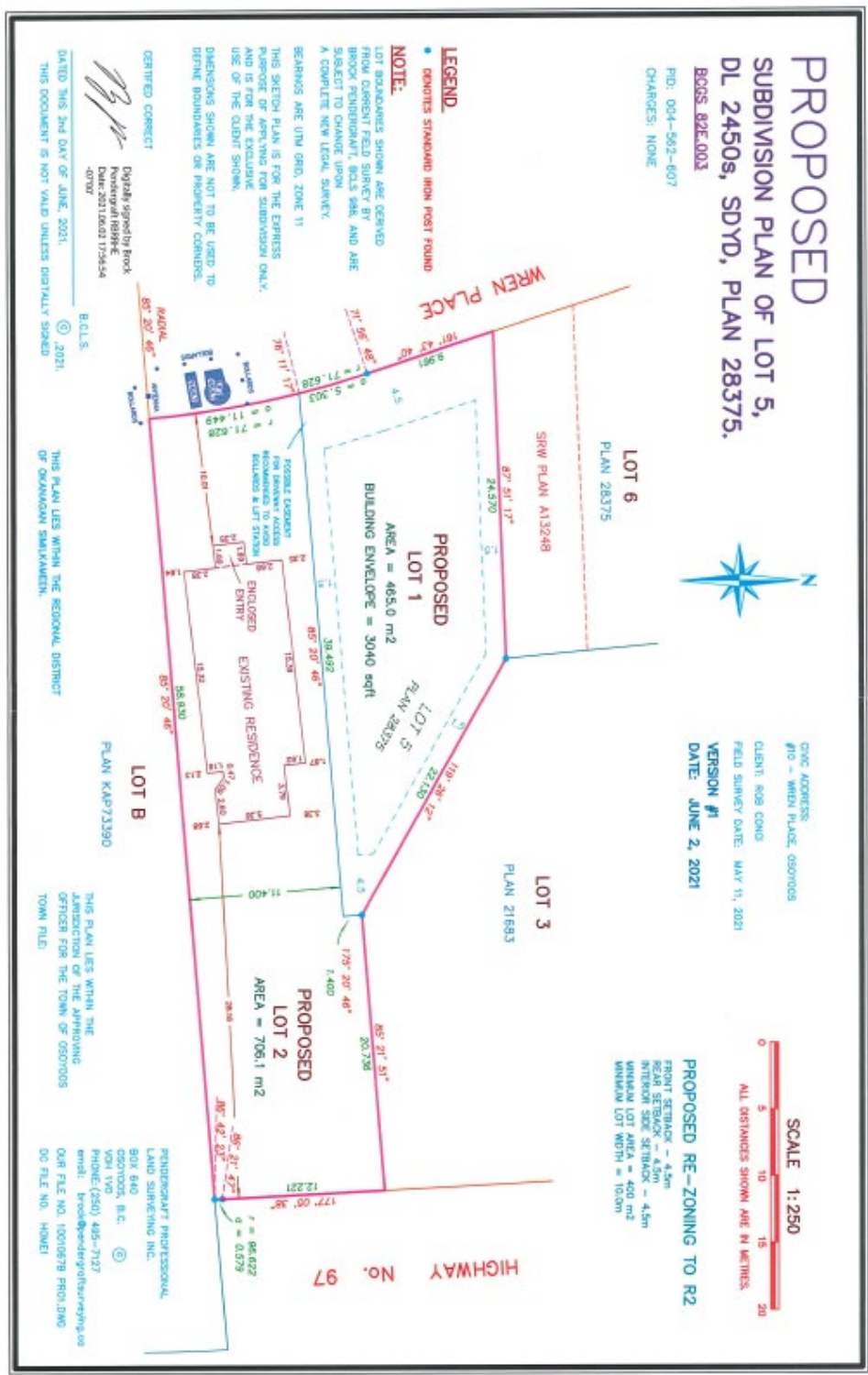
LOT BOUNDARIES SHOWN ARE DERIVED FROM CURRENT FIELD SURVEY BY BROCK FOUNDRY/DAFT, BOLS 846, AND ARE SUBJECT TO CHANGE UPON A COMPLETE NEW LEGAL SURVEY. BEARINGS ARE UTM GRID, ZONE 11. THIS SKETCH PLAN IS FOR THE EXPRESS PURPOSE OF APPLYING FOR SUBDIVISION ONLY, AND IS FOR THE EXCLUSIVE USE OF THE CLIENT SHOWN. DIMENSIONS SHOWN ARE NOT TO BE USED TO DEFINE BOUNDARIES OR PROPERTY CORNERS.

CERTIFIED CORRECT
Dagda Jagdish Brock
Professional 18898-E
Date: 2021.06.02 17:54:54
-0707
B.C.L.S.
DATED THIS 2ND DAY OF JUNE, 2021.
THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF OKANAGAN SHAWAHEEN.

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE TOWN OF 0507005 TOWN T1E.

PENDRACRAFT PROFESSIONAL
LAND SURVEYING INC.
BOX 640
0507005, B.C.
VAN 1V0
PHONE: (250) 485-7177
email: brock@pendraccraftsurveying.co
OUR FILE NO. 1001057B PR01.DWG
DC FILE NO. HOME1



Teamwork, high fives and smiles at Junior Triathlon in Oliver

Sebastian Kanally
sebastian@imeschronicle.ca

High spirits, jubilant smiles, and displays of good sportsmanship filled the atmosphere during the junior triathlon held this past Sunday.

On June 11, a total of 39 children and their families gathered at Oliver Community Park to participate in a triathlon engaging in swimming, biking, and running as they made their way to the finish line.

There was "a lot of positive energy, it's excellent, we even had people crossing the finish line holding hands, and it's just a really positive day all around," Kai Kaplan, one of the event coordinators said.

Kaplan, alongside Enola Mills from Parks and Recreation were the coordinators on scene setting the field up and helping to run it with the support of 15 volunteers. Behind the scenes, there was lots of "organizing, getting people registered and the Parks and Recreation department working together, to get that all organized," Kaplan explained.

The race was divided into age groups, each with their own designated number of laps they needed to complete. The children cycled approximately one kilometre per lap while running approximately 550

metres per lap.

They began at the sound of the air horn by jumping into the pool for the swimming segment. Upon completing the required number of laps they got out of the pool, walked over to their bikes, put their helmets on and embarked on multiple laps around the park's track. After completing this phase, they dismounted their bikes and ran the last laps till they reached the finish line.

Participants between the ages of five and six were required to cycle one lap and complete one lap of running. For ages seven to nine, the challenge involved cycling three laps and running two laps. Participants aged 10-12 faced the task of cycling five laps and

completing four laps of running.

It was all in the spirit of fun, and there were no winners with each receiving a completion medal or ribbon as they crossed the finish line. Also, "instead of doing first place finishing, we did a random draw, and you win different things in regard to recreation, like swim caps, a volleyball, water bottles, anything to promote outdoor recreation," Kaplan explained.

"The teamwork, the high fives, and the smiles, it's awesome to see . . . It's nice to have people coming out and having some fun," Kaplan said.

The event took place a week after race weekend in Oliver which saw the town transformed into a triathlon course and hundreds competing.



Participants receive their medals after crossing the finish line (above). Thomas Gabriel crosses the finish line in the five and six age group (below).

Sebastian Kanally photos



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Notice of Public Hearing

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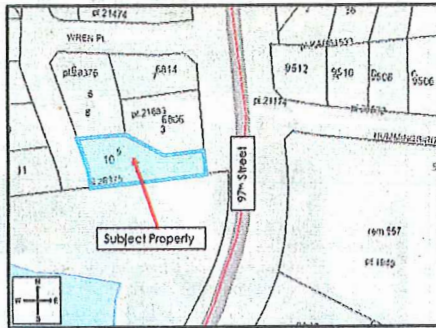
Zoning Amendment Bylaw No. 1085.137, 2023

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/publichearings

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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 to review at the Planning and Development Services Office located at 8711 Main Street, on the following weekdays: June 15, 16, 19, 20, 21, 22, 23, 26, 27, 2023 excluding lunch hours from 12:00-1:00 pm.

No further submission can be considered by Council after the conclusion of the public hearing.

If you have any questions or require further information, please contact Planning and Development Services at 250.495.6191 or info@osoyoos.ca.

This is the first of two notices respecting the matter. Dated this 15th day of June 2023.

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

Branne Hillson
Director of Corporate Services



Tipi raising initiative receives support from all sides

Sebastian Kanally
sebastian@timeschronicle.ca

"Unbroken Together", a spiritually nurturing, community building initiative has brought Indigenous and non-Indigenous students, teachers, and members of the Oliver and Osoyoos area together to collaboratively paint and raise a seven metre (24 ft) tipi for recovery and reconciliation.

The tipi was raised on National Indigenous Peoples Day at the Nk'Mip Cultural Centre and Campground corner across from the Petro station on Highway 3 in Osoyoos.

The Town of Oliver is a sponsor of the "Unbroken Together" initiative started by the We Will Recover Society, donating \$500 to the project.

The day also saw Clarence Louie, Chief of the Osoyoos Indian Band, bless the tipi and perform a transfer ceremony. Following this, the public was able to experience an immersive and educational exhibit inside.

Mark Braverock, Leader of the Sage Clan, and Barnabus Tallman, a respected elder from the Blood Tribe from Alberta, were present to ensure the cultural integrity of the formal transfer ceremony and blessing of the new tipi.

The Town of Oliver decided to sponsor the initiative at their June 12 council meeting after they received correspondence from the society asking for a sponsorship.

To this point, the initiative has numerous sponsors donating money or other forms of help including the Oliver Community Arts Council, Area 27, Destination Osoyoos, the Town of Oliver, Buy-Low Foods, Flattiles Designs, Phantom Creek Estates, Canadian Tire, Southside Builders Mart, Oliver Parks and Recreation, and Ace Building Centre.

"As a non-profit society, We Will Recover is deeply grateful to our Corporate Sponsors who have partnered with us to make our Unbroken Together initiative a big success.

"The financial support and in-kind donations we have received from our sponsors have helped to offset the costs of this initiative and/or provide some of the many materials, equipment and supplies required," Lori Vrebosch Executive director of We Will Recover commented.

Vrebosch also clarified that this tipi raising will not be a one off. Moving forward, "this beautiful tipi will significantly help our organization to raise awareness on important dates and community events about important issues like Truth and Reconciliation, the Opioid Crisis, harm reduction, and ending harmful stigma about mental health."

The tipi will also be put to use for cultural workshops, educational and cultural community displays and serving practical needs such as a warming centre. "This initiative is one that requires many hands to achieve, and by coming together as a community we can collectively work at achievable goals that address many of the most problematic and pressing social issues that exist in our local and greater community by making more information, resources, and supports available to those who need them most," Vrebosch continued.



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Zoning Amendment Bylaw No. 1085.137, 2023

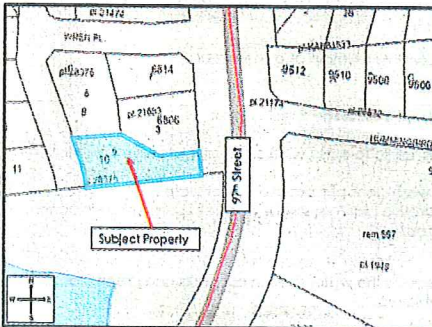
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Legal Description: Lot 5, District Lot 2450S, SDYD, Plan 28375



Inspection of Documents: Copies of the bylaw and related documents will be available to review at the Planning and Development Services Office located at 8711 Main Street, on the following weekdays: June 22, 23, 26, 27, 2023 excluding lunch hours from 12:00-1:00 pm.

No further submission can be considered by Council after the conclusion of the public hearing.

If you have any questions or require further information, please contact Planning and Development Services at 250.495.6191 or info@osoyoos.ca.

This is the second of two notices respecting the matter. Dated this 22nd day of June 2023.

The documents can be reviewed online at:

www.osoyoos.ca/10-wren-place

Brianne Hillson
Director of Corporate Services



Curling Club renos

Sebastian Kanally
sebastian@timeschronicle.ca

A new six year lease for the Oliver Curling Club building and proposed addition have been approved by Oliver Town Council.

The Club's lease was approved following a brief period after their lease expired on April 30, 2023.

On February 13, 2023, the town was directed to renew the lease to accommodate the club's application for a Green and Inclusive Community Buildings Grant Application.

The town has been waiting on the floorplan for the proposed additions to the building because the agreement had to go back to town council instead of being expedited through a modification agreement because of the proposed additions.

The curling club is adding room for an elevator and accessible washrooms.

The lease begins May 1, 2023 and goes to April 30, 2029 with rent being \$1 per year.

The Oliver Curling Club is responsible for operating the facility with the exception of maintaining the parking lot.

EXTRACTED FROM THE
FEBRUARY/28/2023
REGULAR OPEN COUNCIL MEETING

PUBLIC HEARING

Mayor McKortoff called the Public Hearing to order at 2:02 PM.

Members of Public in Attendance: 7

Mayor McKortoff read the statement of Chair at the Public Hearing which outlines the procedural order of the Public Hearing.

Corporate Officer Hillson confirmed that the advertising and posting requirements have been met.

Corporate Officer Hillson read the summary of the staff report.

Mayor McKortoff noted that two written submissions were received.

Correspondence Received:

1. Email from Lori Ferreira, 9 Wren Place - Opposed to the rezoning of the property
2. Letter from Jared Law & Kristen Garner, 6806 97th St - Opposed to the rezoning of 10 Wren

Planning Technician Curtis read the staff report.

Presentations:

Applicant Presentation – Robert Conci – 10 Wren Place

- Mr. Conci stated that the current house has two suites which are currently rented for 30 days or longer. The newly built house will be a rental property for 30 days or longer once Mr. Conci finishes building his new house in another municipality.

Mayor McKortoff asked the public for the first time if anyone wished to speak to the application.

Mayor McKortoff asked the public for the second time if anyone wished to speak to the application.

Mayor McKortoff asked the public for the third and final time if anyone wished to speak to the application.

ADJOURNMENT

Moved by Councillor King

Seconded by Councillor Poturica

That the Public hearing be adjourned.

CARRIED

The Public Hearing adjourned at 2:10 PM.

No new information can be received by Council on this matter.

From: [Lori Ferreira](#)
To: [Info](#)
Subject: 10 Wren Place
Date: Monday, February 20, 2023 7:12:17 AM

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Hello council,

I have lived across the street from 10 Wren Place for the past 4.5 years. During that time, that property has been a short term rental to 2 different suites in which we have had numerous incidents with those renters which include:

- Loud parties
- Dogs running from that property over into and through my yard, my neighbours yards, and right up onto me and my guests (I have a fear of dogs)
- Renters entering our property via the empty lot (past all the No Trespassing signs) to gain access to the pond
- Renters letting their dogs use the empty lot and the lot side of my property as a washroom
- I have had to tell renters to leave my property as they were on our lawn chairs in our backyard late at night, and also tell them to leave when they were on our floating island during the day (who does that?!!)
- Fast driving vehicles to and from the property
- Numerous amounts of vehicles at one time, leading to parking at the end of the road and across the road in front of 11 Wren Pl.
- Renters sneaking across other private property to use the pond after being informed that it is all privately owned
- A total invasion of privacy and disrespect to property and disregard to neighbours peace of mind has been a constant.

I understand that it has now been enforced to be a month by month rental. Although that may be the case, I still have the same concerns of the now monthly stay of different renters. With a successful rezoning application to build yet another accommodation, I believe the above mentioned concerns to be doubled! I **strongly disagree** with the application.

If the application is approved, the consideration of the actual full time residents in the neighbourhood should be **highly regarded**. The amendments to be considered are as followed:

- Single dwelling, no higher than 3 metres. Any higher would greatly

reduce the property values of the neighborhood (imposing a height bylaw amendment would be the best of a worst case scenario)

-The **owner** of the property should be made to live on the property as a **primary resident** of either the new build, or one of the existing suites, or not build if there is no intent on not living there primarily. Having one lot that would accommodate three or more different rentals is completely unimaginable and would create great strife for all the surrounding neighbours.

Thank you for taking the time to read my concerns and considering my views on this matter.

Sincerely,

Lori Ferreira
9 Wren Place

[EXTERNAL] This email originated from outside of the organization.

Jared Law & Kristen Garner
6806 97th St, Osoyoos, B.C.

February 26, 2023

To: Gina MacKay and Whom it May Concern,
Reference Zoning Amendment Bylaw No. 1085.137 at 10 Wren Place.

As owners of 6806 97th St., we are writing with our concerns regarding the planning application at 10 Wren Place. We have reviewed the plans and are quite familiar with the property as we share a fence line and live directly next door. We would like to STRONGLY OPPOSE the rezoning of this property due to the following reasons.

10 Wren Place is a duplex and not a single family home. This property has been operating as a short term vacation rental, with capacity for 12 guests as advertised on multiple websites including, Airbnb, Vrbo, Expedia and Trivago. These sites prove the property has been active as a short-term vacation rental since 2016. We have made multiple complaints to the Osoyoos RCMP and Osoyoos Town Bylaw for such reasons as noise complaints, multiple car parking on & off site, dogs roaming, domestic incidents, short term rental use and observed theft from short term tenants of the orchard next door to 10 Wren Place. We currently hold a file with the Town of Osoyoos named, #2892 COM, this contains plenty of detailed complaints/concerns with photos, for review.

The height of the proposed rezoning would account for a decrease in surrounding area of property, and it would destroy the current outdoor esthetics we currently enjoy. The street and current duplex/short term vacation rental's needs for parking far surpass what it can provide to guests, with these short term guests often parking in my yard.

Mr. Conci has not been a neighbour who is concerned with this neighbourhood. He has used our property to his advantage (i.e., Parking, garbage removal) and we believe this rezoning would create additional chaos on this quiet cul de sac. 10 Wren Place is a property of concern and adding another building that could house multiple residences would be detrimental to the residents of Wren Place, who live here yearly unlike Mr. Conci who remains "out of town" a large portion of the year. He is generally unavailable and indifferent to this property unless it is profitable.

Regards,

Jared Law & Kristen Garner

Regular Open Council Report

To: Her Worship Mayor McKortoff and Members of Council
From: Leah Curtis, Planning Technician
Date: May 9, 2023
Subject: Report 3 – 10 Wren Dr – Zoning Amendment Bylaw 1085.137, 2023 (Z21-06)
Consideration of rescinding Third Reading
Tracker No: BLW-332

Recommendation:

That Council rescind third reading given to Zoning Amendment Bylaw 1085.137, 2023 on February 28, 2023.

CAO Comments:

Approved for Council consideration.

Executive Summary:

On February 28, 2023, Council held a Public Hearing and gave third reading for Zoning Amendment Bylaw 1085.137, 2023. Following the Council meeting, Administration discovered that an administrative error had occurred, and correspondence intended for the Public Hearing was inadvertently excluded.

Background:

At the Regular Open Council Meeting of February 28, 2023, Council passed the following resolution:

Moved by Councillor Cheong

Seconded by Councillor Bennett

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

CARRIED

As a result of the administration error, correspondence intended for the Public Hearing was inadvertently excluded from Council's review package. It was determined by Administration that third reading of the bylaw amendment must be rescinded in order to give all members of the public the opportunity to provide feedback on the proposed rezoning.

Should Council agree to rescind third reading, Administration is proposing that a new Public Hearing for the rezoning at 10 Wren Place be held on June 13, 2023.

Options / discussion

1. That Council rescind third reading given to Zoning Amendment Bylaw 1085.137, 2023 on February 28, 2023.
2. That Council does not rescind third reading given to Zoning Amendment No. 1085.137, 2023.

3. That Councils requests further information prior to making a decision.

Implications:

a) **Community**

- All property owners that believe their interests to be affected by the proposed bylaw must be afforded a reasonable opportunity to be heard by Council. This involves an opportunity to make a speech or provide written submission to Council during a Public Hearing.

b) **Organizational**

- In the event that Council determines that third reading should be rescinded, and a new Public Hearing be held; 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.

c) **Budget**

- There are costs associated with holding a second Public Hearing.

d) **Significant Dates**

- Should third reading be rescinded and a second Public Hearing we held; Administration is proposing that the Public Hearing be held on June 13, 2023.

e) **Sustainability**

- NA

Others Consulted:

Director of Corporate Services

Attachments:

1. Zoning Amendment Bylaw No.1085.137, 2023
2. Property Location Map
3. Motion of the Public Hearing held on February 28, 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 28th day of February, 2023.

Read a Third time on the 28th day of February, 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.

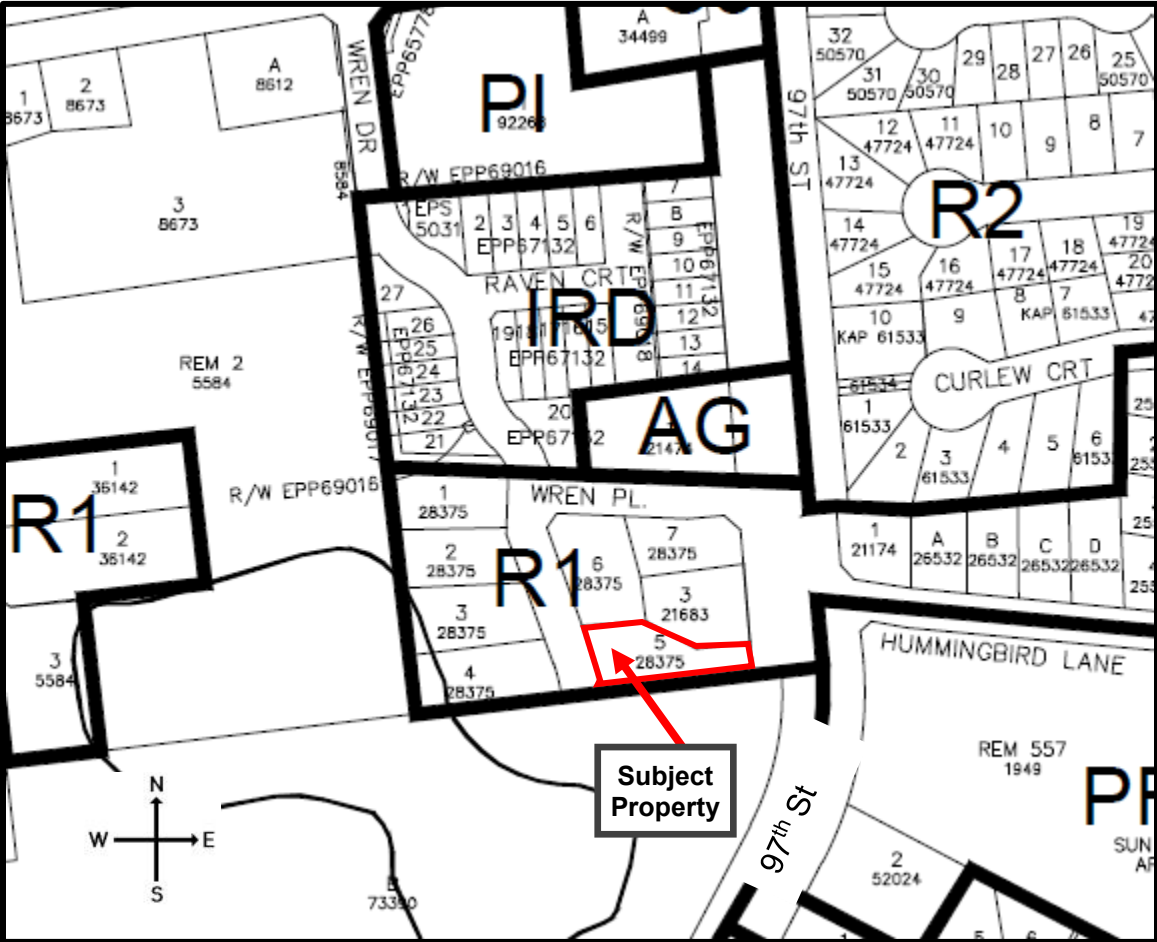
Mayor

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
February 28, 2023
Regular Open Meeting of Council**

Report 2. Zoning Amendment Bylaw No. 1085.137, 2023

10 Wren Place

- Report from Planning Technician
- BLW-332

Moved by Councillor Cheong

Seconded by Councillor Bennett

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

CARRIED

PUBLIC HEARING

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.

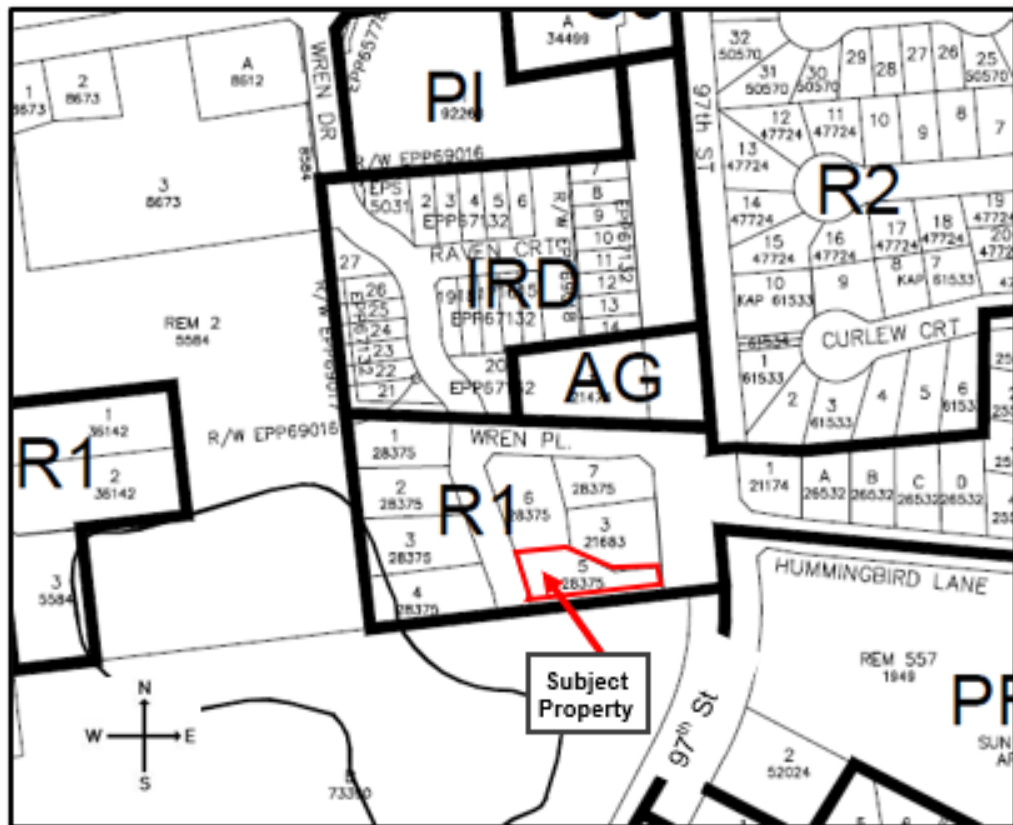
Mayor

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:

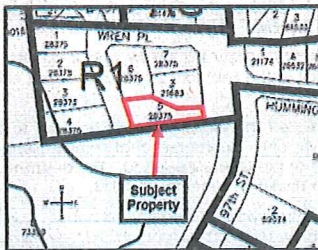
www.osoyoos.ca/council/public-hearings

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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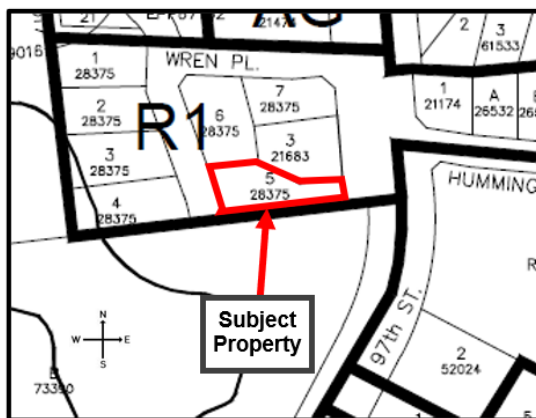
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Address: 10 Wren Place

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



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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	R1 – Single Family Residential
Current	R2 – Single Family Residential Small Lot
Proposed	

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



SCHEDULE "A2"
LAND USE PROCEDURES BYLAW 1235, 2007

**ZONING AMENDMENT
APPLICATION**

PLANNING & DEVELOPMENT SERVICES
PO Box 3010, 8711 MAIN ST. OSOYOOS BC V0H 1V0
TEL: 495-6191 FAX: 495-2400

Date: June 11/2021
Cheque No.: debit
Amount: 1000 -
Received By: _____

CIVIC ADDRESS: #10 WREN PLACE, OSOYOOS

LEGAL DESCRIPTION: LOT 5 BLOCK _____ PLAN 28375 DISTRICT LOT DL 2450s

EXISTING ZONING: <u>R1</u>	PROPOSED ZONING: <u>R2</u>	OCP DESIGNATION: <u>MED-HIGH RES</u>	OCP AMENDMENT: <input type="checkbox"/> YES <input type="checkbox"/> NO
EXISTING USE: <u>RESIDENTIAL</u>	PROPOSED USE: <u>RESIDENTIAL</u>	PROPOSED OCP DESIGNATION: (if applicable)	

APPLICATION MUST INCLUDE:

- CURRENT STATE OF TITLE CERTIFICATE OR A CURRENT TITLE SEARCH
- SITE PLANS - MUST INCLUDE: LEGAL DESCRIPTION, SCALE, EASEMENTS AND RIGHT OF WAYS, SETBACKS, EXISTING AND PROPOSED BUILDINGS, LOT AREA, NUMBERED PARKING STALLS, ROADS, VEHICLE AND PEDESTRIAN ACCESS
- PRELIMINARY ELEVATIONS AND FLOOR PLANS
- ANY ADDITIONAL TECHNICAL INFORMATION OR REPORTS THE TOWN MAY REQUIRE
- NON-REFUNDABLE APPLICATION FEES IN ACCORDANCE WITH SCHEDULE "B"

REGISTERED OWNER'S NAME: <u>ROBERT CONCI</u>			APPLICANT'S NAME: <u>ROBERT CONCI</u>		
ADDRESS:			ADDRESS:		
CITY:	PROVINCE:	POSTAL CODE:	CITY:	PROVINCE:	POSTAL CODE:
TEL:			TEL:		
FAX:			FAX:		
EMAIL:			EMAIL:		

An application must be made either by the property owner or by an agent with the owner's written authorization.

SIGNATURE OF REGISTERED OWNER

SIGNATURE OF APPLICANT

JUNE 11 2021
DATE

JUNE 11 2021
DATE

ZONING AMENDMENT APPLICATION

PLANNING & DEVELOPMENT SERVICES

PO Box 3010, 8711 MAIN ST. OSOYOOS BC V0H 1V0
TEL: 495-6191 FAX: 495-2400

- Text Amendment (if applicable)

Describe the Proposed Text Amendment: _____

1. Services currently existing or readily available to the property (check applicable boxes):

SERVICES	CURRENTLY EXISTING		READILY AVAILABLE*	
Road Access	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Water Supply	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Sewage Disposal	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Hydro	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Telephone	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

NOTE* Readily Available means existing service can be easily extended to the subject property.

2. Proposed water supply method TOWN

3. Proposed sewage disposal method TOWN

4. Approximate commencement date of proposed project SPRING 2022

5. Reasons and comments in support of the application (use separate sheet if necessary):

Contaminated Sites Regulation

Please note: The Town of Osoyoos does not receive site profiles. Applicants are required to submit contaminated site information directly to the Ministry of Environment to satisfy any Provincial requirements under the *Environmental Management Act*.

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

BCGS 82E.003

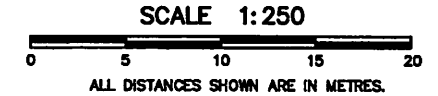
PID: 004-562-607
CHARGES: NONE



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.

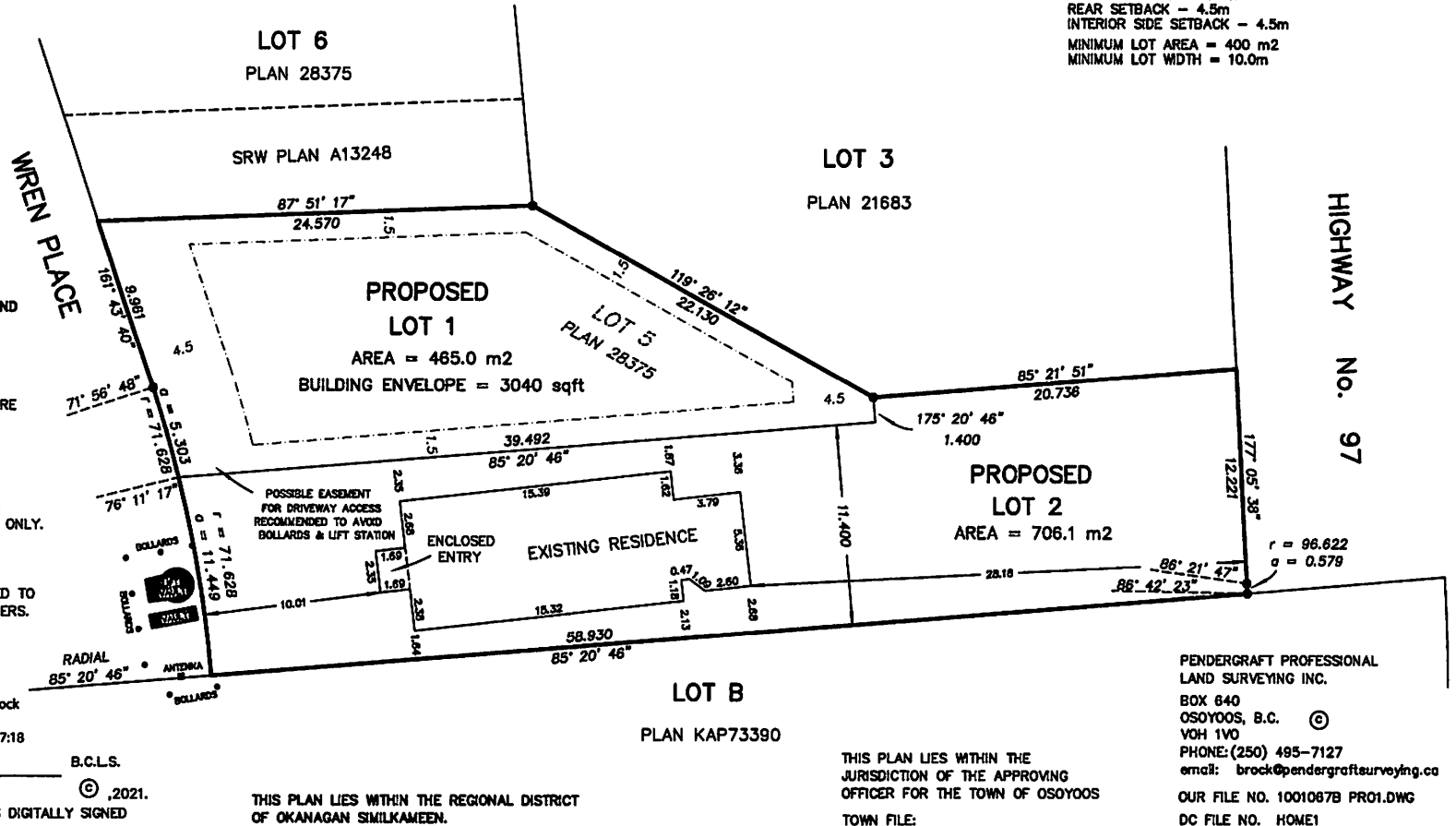
DIMENSIONS SHOWN ARE NOT TO BE USED TO DEFINE BOUNDARIES OR PROPERTY CORNERS.

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.
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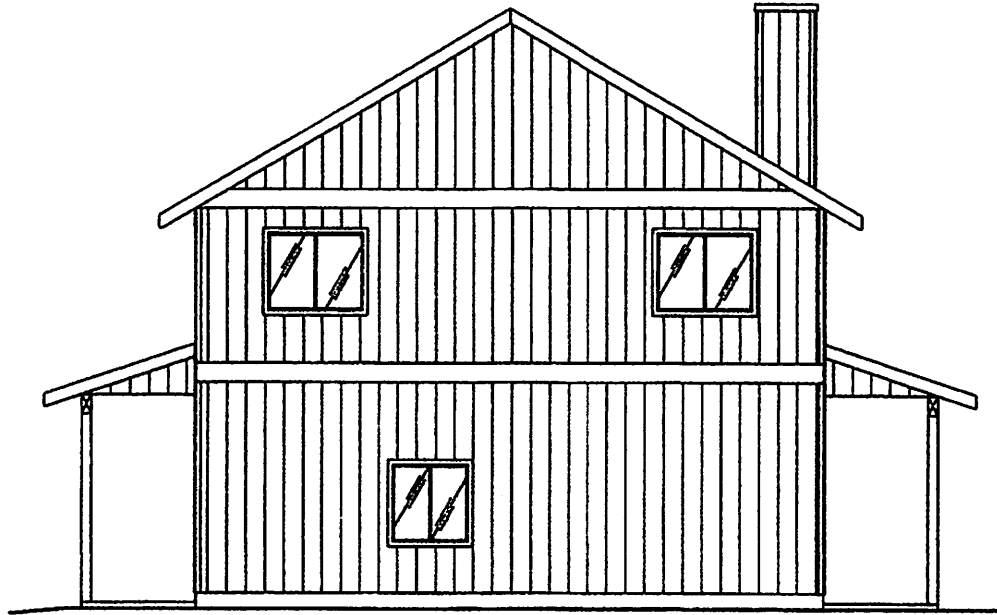


THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF OKANAGAN SIMLKAMEEN.

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@pendergraftsurveying.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: ~~27'~~ from Front Door Floor Lev
- ▶ Primary Roof Pitch: ~~7:12~~ (will BE changed to Accomadate 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

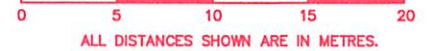
CLIENT: ROB CONCI

FIELD SURVEY DATE: MAY 11, 2021

VERSION #1

DATE: JUNE 2, 2021

SCALE 1:250



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:

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CERTIFIED CORRECT

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Date: 2021.06.02 17:56:54 -07'00'

B.C.L.S.

DATED THIS 2nd DAY OF JUNE, 2021.

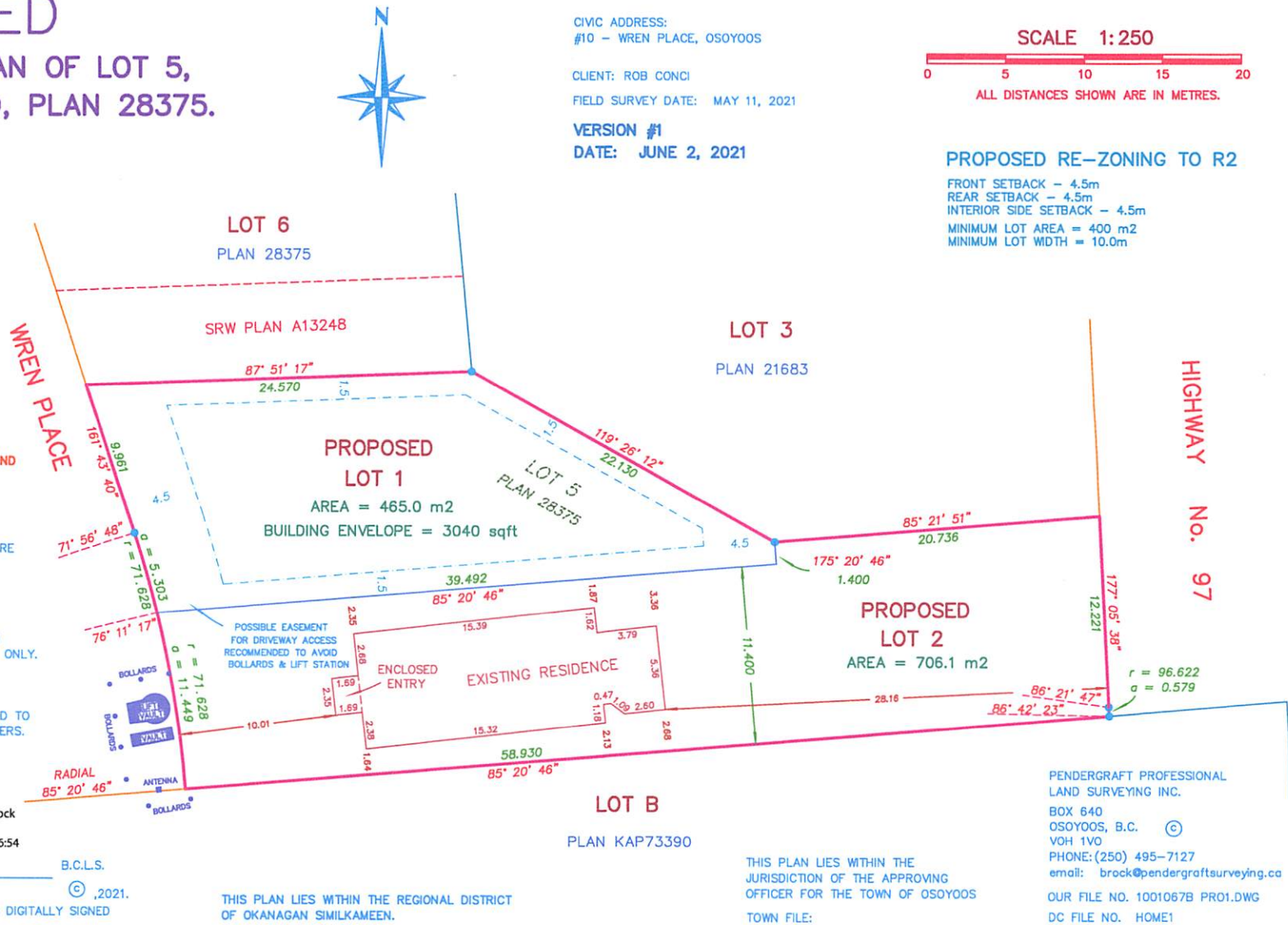
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BOX 640 OSOYOOS, B.C. ©
VOH 1V0
PHONE: (250) 495-7127
email: brock@pendergrftsurveying.ca
OUR FILE NO. 1001067B PROJ.DWG
DC FILE NO. HOME1





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

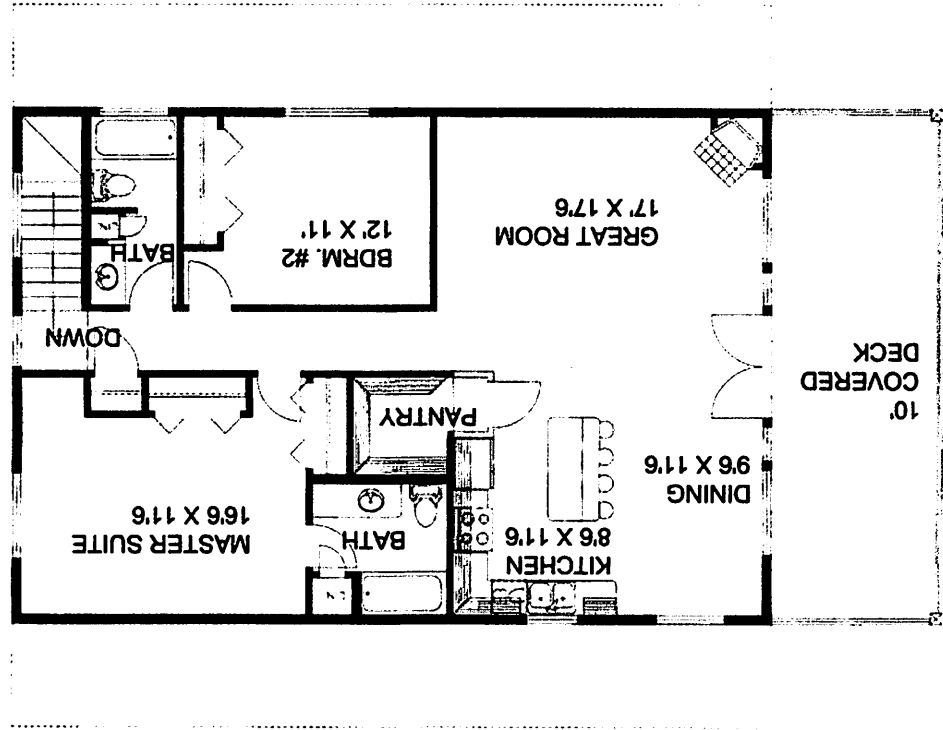


Plan Number 85372 | Order Code: 00WEB | Elevation

[↔ REVERSE PLAN](#)

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

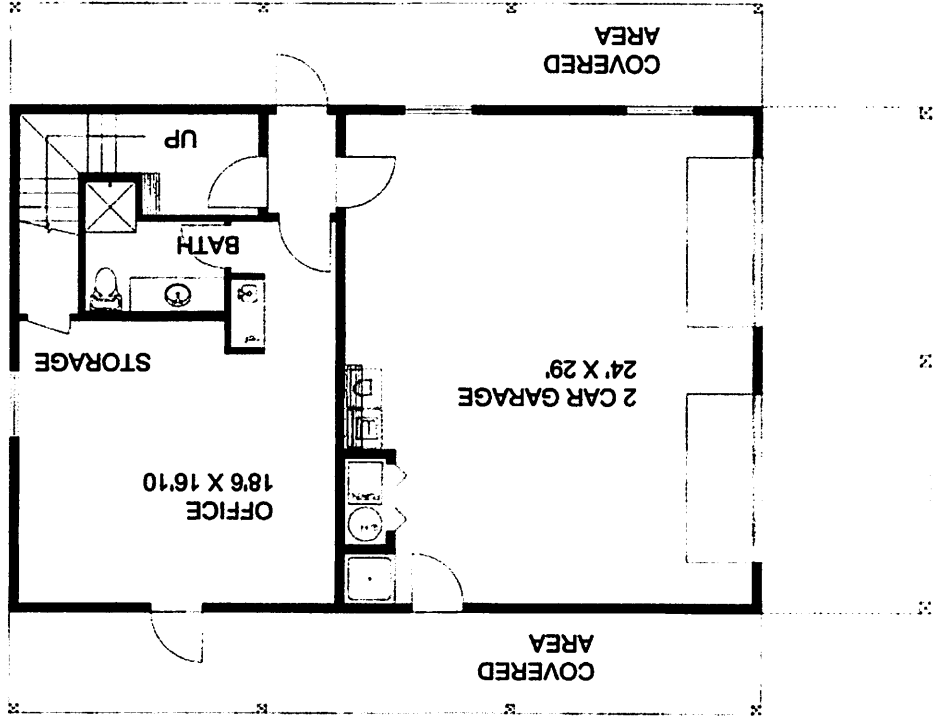
MAIN LEVEL FLOOR PLAN



REVERSE PLAN

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

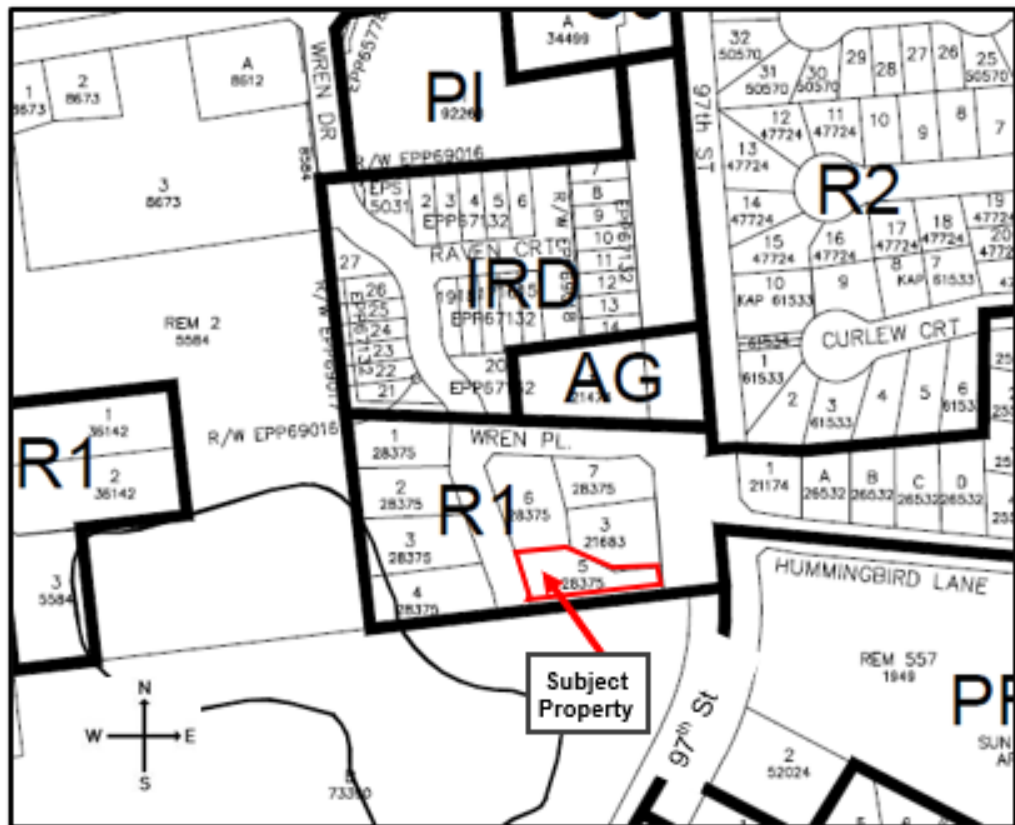
LOWER LEVEL FLOOR PLAN





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





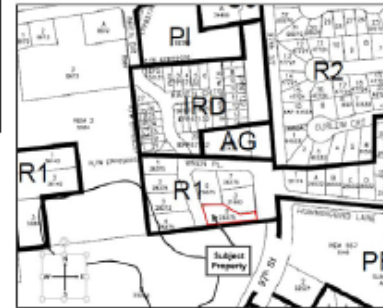
REZONING APPLICATION Z21-06

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

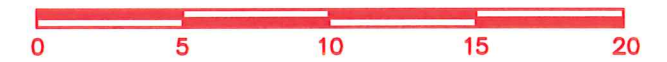
CLIENT: ROB CONCI

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

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LOT 6
PLAN 28375

SRW PLAN A13248

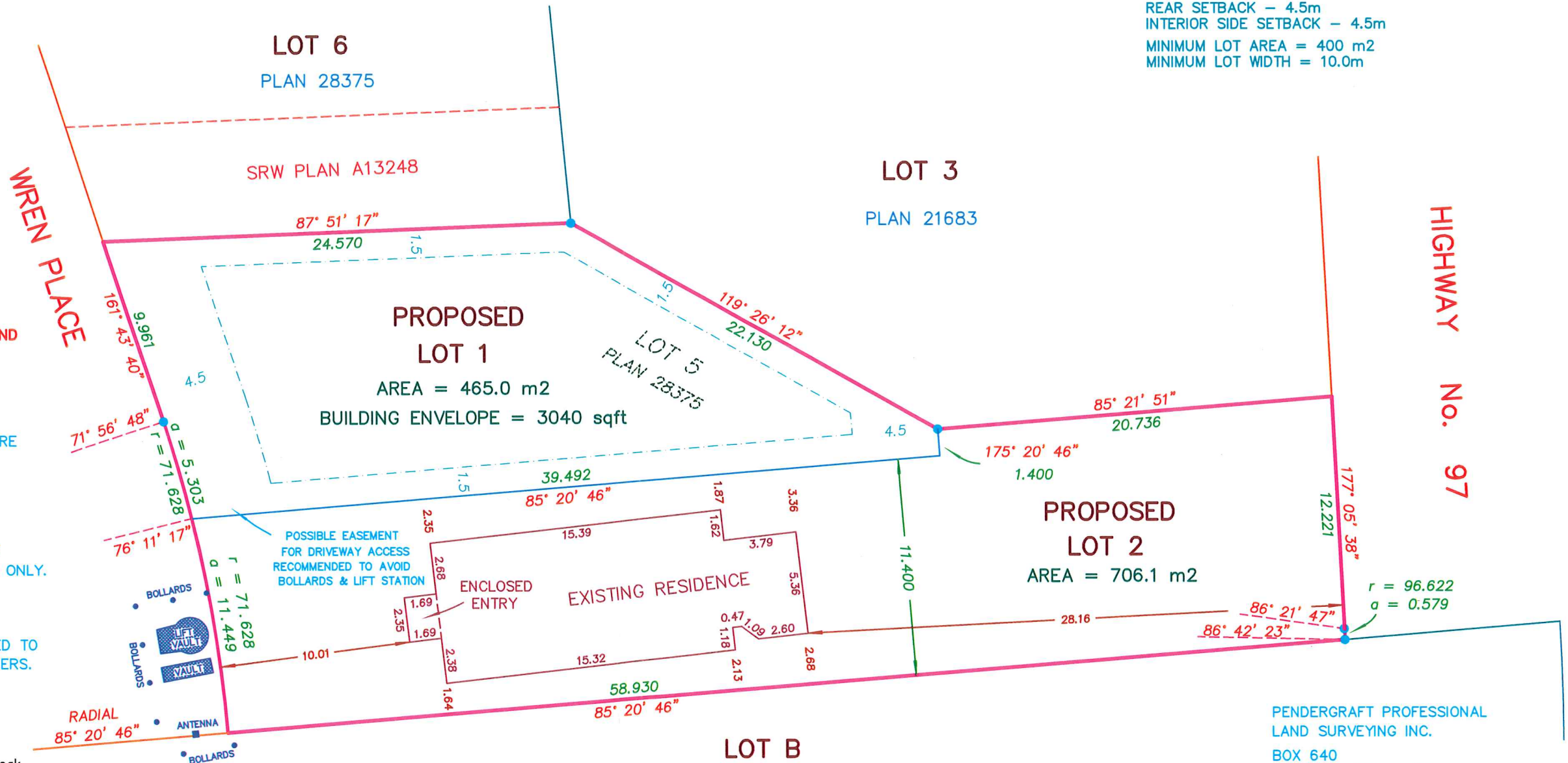
LOT 3
PLAN 21683

PROPOSED
LOT 1
AREA = 465.0 m2
BUILDING ENVELOPE = 3040 sqft

LOT 5
PLAN 28375

PROPOSED
LOT 2
AREA = 706.1 m2

LOT B
PLAN KAP73390



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TOWN FILE:

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VOH 1V0
PHONE: (250) 495-7127
email: brock@pendergrafterveysing.ca

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