

Z 19-01 Referral Responses

Interior Health

No concerns for the rezoning proposal provided that the size of the sewerage system is determined by the estimated daily sewage produced in a development and the soil characteristics of the land. Interior Health approval to operate a small water system will also be required prior to adoption of the Zoning Bylaw Amendment.

Regional District of Central Okanagan

The subject property is located within the Rural Reserve and the proposal does not align with the policies of the Regional Growth Strategy (RGS). Specifically, the proposal does not align with the following RGS policies:

- Support logical and sequential growth patterns that minimize urban encroachment into rural areas¹;
- Protect the rural areas that offer a rural lifestyle choice²; nor
- Limit development to the identified urban/village centres in current community plans to provide a range of amenities and services³.

RDCO supports future recreational and active transportation opportunities in the Seclusion Bay area that allows for regional linkages, open space connectivity, and pedestrian infrastructure. To support the goals of the Okanagan Trail 2000 and Active Transportation Corridors it is recommended a Statutory Right of Way for pedestrian access over the subject property be secured as a condition of rezoning.

District of Peachland

The District of Peachland Council was presented the referral and provided the following response:

- That the applicant register a blanket statutory right of way on the subject property for public access to support inter-regional active transportation opportunities in accordance with the RDCO Regional Growth Strategy and the Peachland Parks and Recreation Master Plan;
- That a development permit be issued prior to any works occurring on the lands within the District of Peachland; and
- That prior to consideration of rezoning, a comprehensive hydrogeological assessment be completed, including full design of the on-site treatment and disposal system approved by Interior Health.

Advisory Planning Commission

The Advisory Planning Commission considered the application on May 15, 2019 and supported the proposal as presented.

¹ RDCO Regional Growth Strategy, Policy 3.2.1.1

² RDCO Regional Growth Strategy, Policy 3.2.1.3

³ RDCO Regional Growth Strategy, Policy 3.2.1.9