

OCP Amendment Rezoning Supporting Information

7601 Hwy 97B Non-ALR Area

The owners of 7601 Hwy 97B, through their agents are applying to amend the Columbia Shuswap Regional District (CSRD) Ranchero/Deep Creek Official Community Plan Bylaw #570, as amended, (OCP) to change the land designation of the portion of their land that is not in the Agricultural Land Reserve (ALR) from AG to RR. They are also applying to rezone that same non-ALR area from AG1 to RR1 to enable future residential development. Once the OCP amendment and rezoning have been approved the owner will subdivide to create a separate title for this non-ALR land. The non-ALR portion of their lot is approximately 20Ha in size with road access from Grandview Bench Road as shown in Figure 1 below.

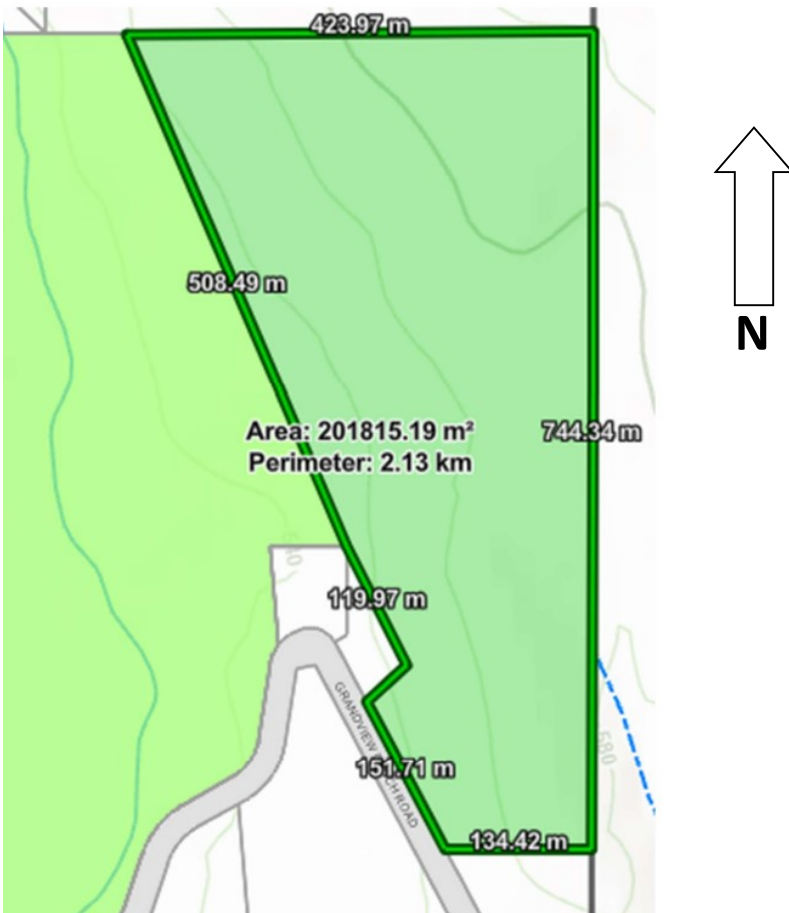


Figure 1 APPROXIMATE AREA OF NON-ALR PORTION OF 7601 HWY 97B.

The area being applied for appears to have been removed from the ALR in 2015 but the OCP land designation was not revised nor was it rezoned or separated from the remaining ALR part of the property. The current applications intend to complete the process initiated in 2015 to create residential lands consistent with the OCP values and development criteria for the Ranchero/Deep Creek plan area. Values and criteria include but are not limited to protection of the area's rural character, recognition of the importance of agriculture, support for more affordable housing, recognition and support for efficient and safe rural transportation.

The rezoning proposed is expands the extent of RR1 designated lands directly north. As per the OCP 1.6.5, relevant assessments of the area will be conducted to identify development impacts. The assessments will be used to ensure measures are integrated into future development design that avoid, minimize, and mitigate any negative impacts.

The intention is to ultimately create approximately 19 single family lots on the new parcel. The lots will be serviced with individual wells, onsite sewage disposal (septic) systems, and overhead Hydro, Telus, and Cable. The proposed lots will have legal access via a new road extending from Grandview Bench Road north (Figure 2 below). The road ROW will extend to the north property line. The design for this road will enable future extension (by others) of Tatlow Road north of this property through to Grandview Bench Road. The future connection of these roads will create an alternate access route for this land as well as the existing developed (and undeveloped) lands to the north. The connection will enhance the transportation network and safety for existing and future residents.

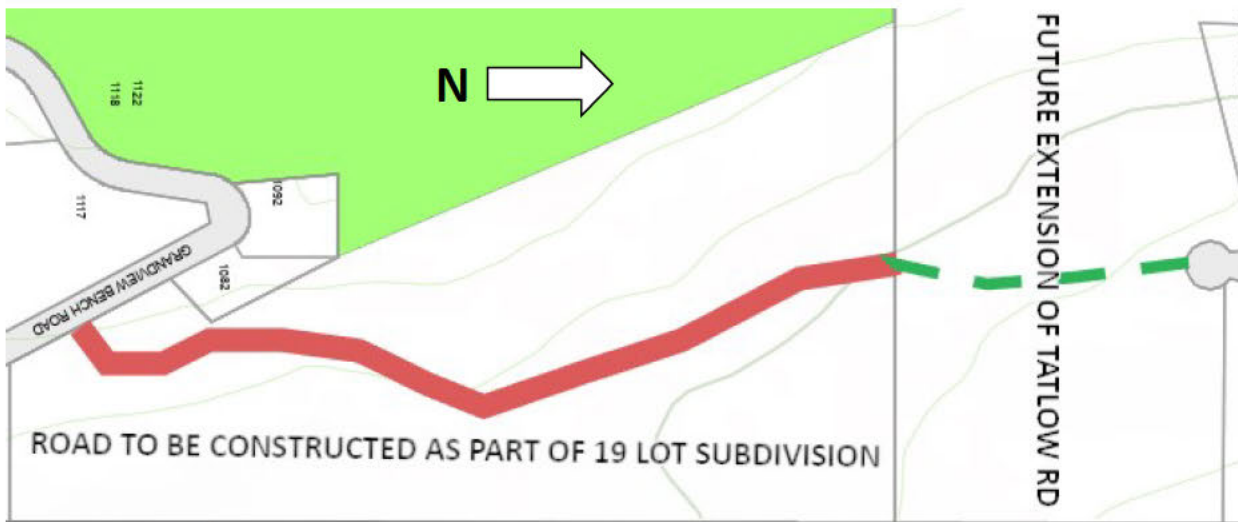


Figure 2 FUTURE NEW ROAD THROUGH SITE FOR 19 RR1 LOTS.

Thank you for your consideration.

e.c.c. [REDACTED], Owners [REDACTED]