

**To:** Mayor and Council  
**From:** Paul Gipps, CAO

**Meeting Date:** April 15, 2025  
**Meeting Type:** Regular Council Meeting

**Prepared by:** Trevor Empey, Senior Planner  
**Department:** Planning and Development

**Title:** Zoning Amendment Bylaw 1266 | Z0000277 | 3118 Reimche Rd  
**Description:** To rezone from RM4 – Low Density Multiple Housing to RM5 – Medium Density Multiple Housing

## RECOMMENDATION

THAT Zoning Amendment (Z0000277) Bylaw 1266, 2025 be adopted.

## EXECUTIVE SUMMARY

The applicant has proposed to rezone a portion of the land, located at 3118 Reimche Rd. from RM4-Low Density Multiple Housing to RM5-Medium Density Multiple Housing. At time of first, second and third reading, Council required a covenant for road dedication and offsite pedestrian improvements prior to adoption.

The applicant has completed this requirement with a covenant registered on title to satisfy the required conditions. As such, staff recommend adoption of this rezoning application.

## KEY DATES

Date	Event
January 21, 2025	First, second and third reading, with conditions
March 17, 2025	Registration of required covenant (CB1930463)
April 2, 2025	Confirmation of Registration (CB1930463)

Property Information			
Application Type:	Rezoning Application	Application Date: 2023-12-14	
Folio/Roll #:	11585.000		
PID & Legal Description	009-625-402; LOT 1 DISTRICT LOT 169 OSOYOOS DIV OF YALE LAND DISTRICT PLAN KAP10040		
Civic Address:	3118 Reimche Road		
Applicant:	N. Mehrabkhani	Owner (s):	N. Mehrabkhani
OCP Designation:	High Density Residential and Mixed-Use Commercial		
Zoning Designation:	C1– Town Centre Commercial, P1 – Public Park and Open Space, and RM4 – Low Density Multiple Housing		
Land Use Contract	NA		
ALR:	NA		
Parcel Size:	2.1 Hectares		
Development Permit Areas:	Multiple Unit, Natural Environment, Drainage Hazard		
Water Supply:	Municipal		
Sewer:	Municipal		

The purpose of this application is to rezone the residential portion of 3118 Reimche Road (Figure 1) from RM4 – Low Density Multiple Housing to RM5 – Medium Density Multiple Housing. No changes to the Commercial or Public Park Open Space zones were proposed by this application. Staff are supportive of this application as rezoning the subject property would be consistent with the High-Density Future Land Use Designation under the Official Community Plan (OCP). Further, rezoning the subject property to RM5 would support Environment, Housing, Growth and Neighbourhood Planning goals and objectives within the OCP.

**Figure 1: Location Map**



As this application would be consistent with the OCP, a Public Hearing is prohibited as per the Local Government Act s. 464(3). Zoning Amendment (Z0000277) Bylaw 1266, 2025 was granted first, second and third reading January 21, 2025, with a condition that a covenant for road dedication and offsite pedestrian improvements was to be registered on title prior to adoption.

The required covenant was registered on March 17, 2025 under Charge number CB1930463. Council can now consider the bylaw further with the following options for consideration:

1. THAT Zoning Amendment (Z0000277) Bylaw 1266, 2025 be adopted
2. THAT Zoning Amendment (Z0000277) Bylaw 1266, 2025 not be adopted and the file closed

Staff recommend that Council adopt Zoning Amendment (Z0000277) Bylaw 1266, 2025.

Respectfully Submitted.

Trevor Empey, Senior Planner

RPP, MCIP

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**Report Approval Details**

Document Title:	Z0000277 - 3118 Reimche Road - Bylaw Adoption .docx
Attachments:	- Zoning Amendment (Z0000277) Bylaw 1266, 2025-for adoption.pdf
Final Approval Date:	Apr 10, 2025

This report and all of its attachments were approved and signed as outlined below:

**Carie Liefke, Manager of Current Planning - Apr 4, 2025 - 12:26 PM**

**Steven Gubbels, Development Engineering Manager - Apr 4, 2025 - 12:42 PM**

**Matthew Salmon, Infrastructure & Development Engineering Director - Apr 4, 2025 - 1:23 PM**

**Jeremy Frick, Director of Development Approvals - Apr 9, 2025 - 10:29 AM**

**Reyna Seabrook, Director of Corporate Services - Apr 9, 2025 - 10:42 AM**

**Paul Gipps, Chief Administrative Officer - Apr 9, 2025 - 10:52 AM**

**Makayla Ablitt, Legislative & FOI Coordinator - Apr 10, 2025 - 8:34 AM**