

**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 1251, 2024 | Z0000337 | 3551 & 3583 Woodsdale Road  
**Description:** To rezone from RU1 – Small Scale Multiple Housing to RM5 – Medium Density Multiple Housing

## RECOMMENDATION

THAT Zoning Amendment (Z0000337) Bylaw 1251, 2024 be adopted.

## EXECUTIVE SUMMARY

This application proposes to rezone two parcels side by side, 3551 and 3583 Woodsdale Rd. from RU1 – Small Scale Multiple Housing to RM5 – Medium Density Multiple Housing to support future high density residential development. At time of first, second and third reading, Council required covenants for offsite pedestrian improvements and road dedication prior to adoption.

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

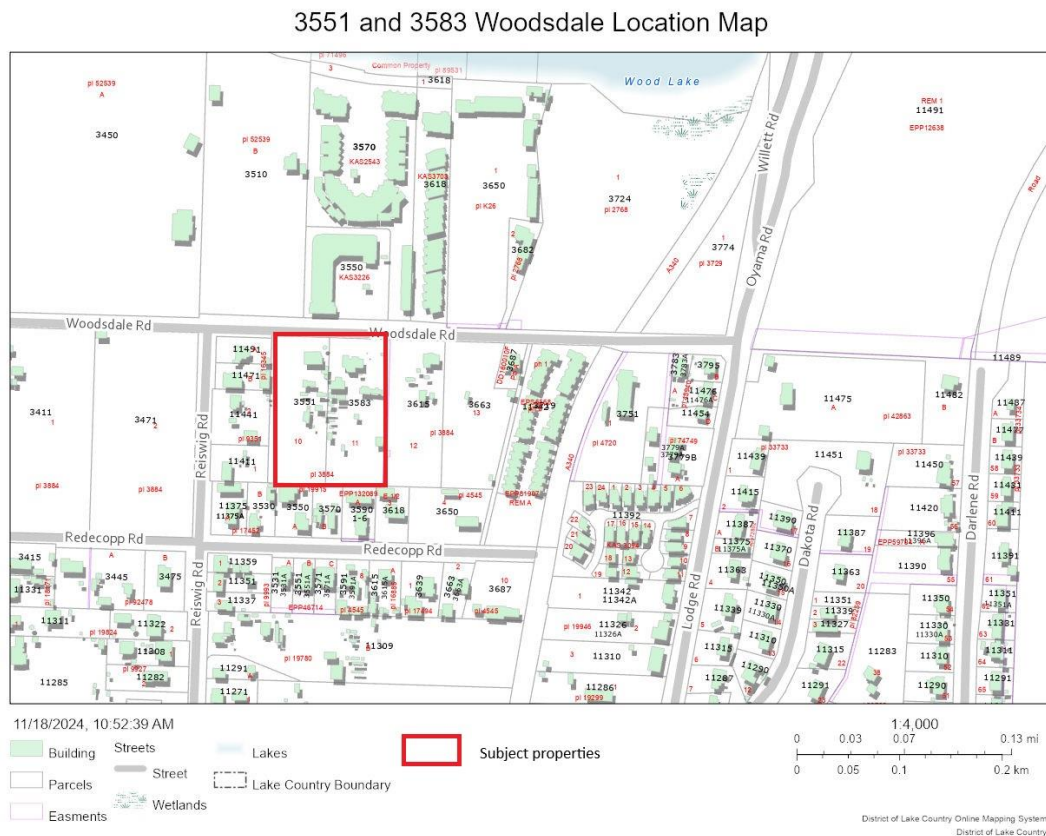
## KEY DATES

Date	Event
July 23, 2024	Application submitted
December 17, 2024	First, second and third reading granted with conditions
March 25, 2025	Covenant Registration (CB1944621, CB1949064)
April 9, 2025	Confirmation of Registration (CB1944621, CB1949064)

Property Information			
Application Type:	Rezoning	Application Date: 2024-07-23	
Folio/Roll #:	10034.000 & 10035.000		
PID & Legal Description	LOT 10 DISTRICT LOT 117 OSOYOOS DIV OF YALE LAND DISTRICT PLAN KAP3884 & LOT 11 DISTRICT LOT 117 OSOYOOS DIV OF YALE LAND DISTRICT PLAN KAP3884		
Civic Address:	3551 & 3583 Woodsdale Road		
Applicant:	Innocept Developments	Owner s):	Innocept Developments
OCP Designation:	High-Density Residential		
Zoning Designation:	RU1 – Small Scale Multi Unit Housing		
Land Use Contract	N/A		
ALR:	N/A		
Parcel Size:	Both parcels: 2.0 Acres / .81 Hectares		
Development Permit Areas:	<ul style="list-style-type: none"><li>• Agricultural</li><li>• Multiple Unit</li></ul>		
Water Supply:	Municipal		
Sewer:	Municipal		

This application proposes to rezone 3551 and 3583 Woodsdale Road (Figure 1) from RU1 – Small Scale Multiple Unit Housing to RM5 – Medium Density Multiple Housing to support future high density residential development.

**Figure 1: Location Map**



Rezoning the subject properties to RM5 would be consistent with the High-Density Future Land Use Designation under the Official Community Plan (OCP). Further, rezoning would support achieving Housing, Growth and Neighbourhood Planning OCP goals, objectives and policies.

As this application would be consistent with the OCP, a Public Hearing was prohibited as per the Local Government Act s. 464(3). Zoning Amendment (Z0000337) Bylaw 1251 2024 was granted first, second and third reading December 17, 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 25, 2025 under Charge numbers CB1944621 and CB1949064.

Council can now consider the bylaw further with the following options for consideration:

1. THAT Zoning Amendment (Z0000337) Bylaw 1251 2024 be adopted
2. THAT Zoning Amendment (Z0000337) Bylaw 1251 2024 not be adopted and the file closed

Staff recommend that Council adopt Zoning Amendment (Z0000337) Bylaw 1251 2024.

Respectfully Submitted.

Trevor Empey, Senior Planner

RPP, MCIP

## Report Approval Details

Document Title:	Z0000337 - 3551 and 3583 Woodsdale Road - Bylaw Adoption.docx
Attachments:	- Z0000337 - Bylaw 1251, 2024 - For Adoption.pdf
Final Approval Date:	Apr 10, 2025

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

**No Signature found**

**Carie Liefke, Manager of Current Planning - Apr 10, 2025 - 2:54 PM**

**No Signature found**

**Matthew Salmon, Infrastructure & Development Engineering Director - Apr 10, 2025 - 3:04 PM**

**No Signature found**

**Jeremy Frick, Director of Development Approvals - Apr 10, 2025 - 3:29 PM**

**Reyna Seabrook, Director of Corporate Services - Apr 10, 2025 - 3:43 PM**

**Paul Gipps, Chief Administrative Officer - Apr 10, 2025 - 3:45 PM**

**Makayla Ablitt, Legislative & FOI Coordinator - Apr 10, 2025 - 3:50 PM**