

Date: March 30, 2023

Please find enclosed material relating to a Planning and Development application regarding the property described below. We ask that you review the attached material and submit any comments you may have relating to the proposal to the Planning and Development Department **by May 2, 2023**.

Summary Information		
Application Type	Official Community Plan and Zoning Bylaw Amendment	
File Number:	OCP2021-001 & Z2021-001	Folio 2864131 & 2864133
Legal Description:	Lot 1 & 2 Sec 22 Twn 20 ODYD Plan KAP23780 Exc. Plan 34827	
PID:	006-227-562 & 006-227-546	
Civic Address:	12036 & 12022 Pretty Rd.	
OCP Future Designation:	Urban Residential (proposed High Density Residential)	
Zoning Designation:	RU1 and RM6	
Land Use Contract	n/a	
ALR:	no	
Parcel Size:	12036 Pretty Rd (0.256 ha. /2561 sq. m.) 12022 Pretty Rd (2.5 ha. /25090 sq. m.)	
DP Area(s):	Natural Environment due to Riparian Area at entrance, GHG and Resource Conservation	
Water Supply:	Municipal	
Sewer:	Municipal	
<b>Site Summary:</b>	<b>OCP/ Zoning:</b>	<b>Use:</b>
<i>North:</i>	Institutional /P1 – Public Park & OpenSpace & P2 – Administration Public Service & Assembly	Park/Utility and Religious Assembly
<i>East and Southeast:</i>	Urban Residential/ RU1 – Single Family Housing	Single family with suite & vacant properties adjacent to Hwy 97
<i>South and Southwest:</i>	Mixed Use Commercial / C1- Town Centre Commercial	Pretty Road & Mixed Use Commercial Services Centre
<i>West:</i>	Agriculture/ A1 – Agriculture 1	Oceola Rd and Farm

### Project Description and Comments:

The proposal is to amend the Future OCP designation for 12036 & 12022 Pretty Rd. from Urban residential to High Density residential and to amend the Zoning for 12036 Pretty Rd from RU1 - Urban single family to RM4 Low density Multiple Housing. This application is in preparation for a future 17-unit 3 storey apartment housing development at 12036 Pretty Road (PID: 006-227-562/Folio: 2864131)

A future development proposal will be made to realign the lot boundary between the two lots so that the current shared right of way easement is included as part of 12036 Pretty Road. The boundary adjustment is necessary to obtain the required setbacks for the proposed development.

The property at 12022 Pretty Road, is currently a Mobile Home Park and is designated as High Density Residential within the Present Land Use in the OCP. However, it is designated for Urban Residential as a Future Land Use. OCP policy 7.8.2.c. states that it is a policy of council to retain the existing mobile home parks and prevent their conversion into other forms of development. Redesignating the future land use to High Density Residential would support this OCP policy.

12022 Pretty Road, the Mobile Home Park, is included in this OCP amendment to ensure that the High Density Residential use of the land can continue and to facilitate the lot realignment to include the road right of way within 12036 Pretty Road. It is not proposed for re-development or re-zoning.

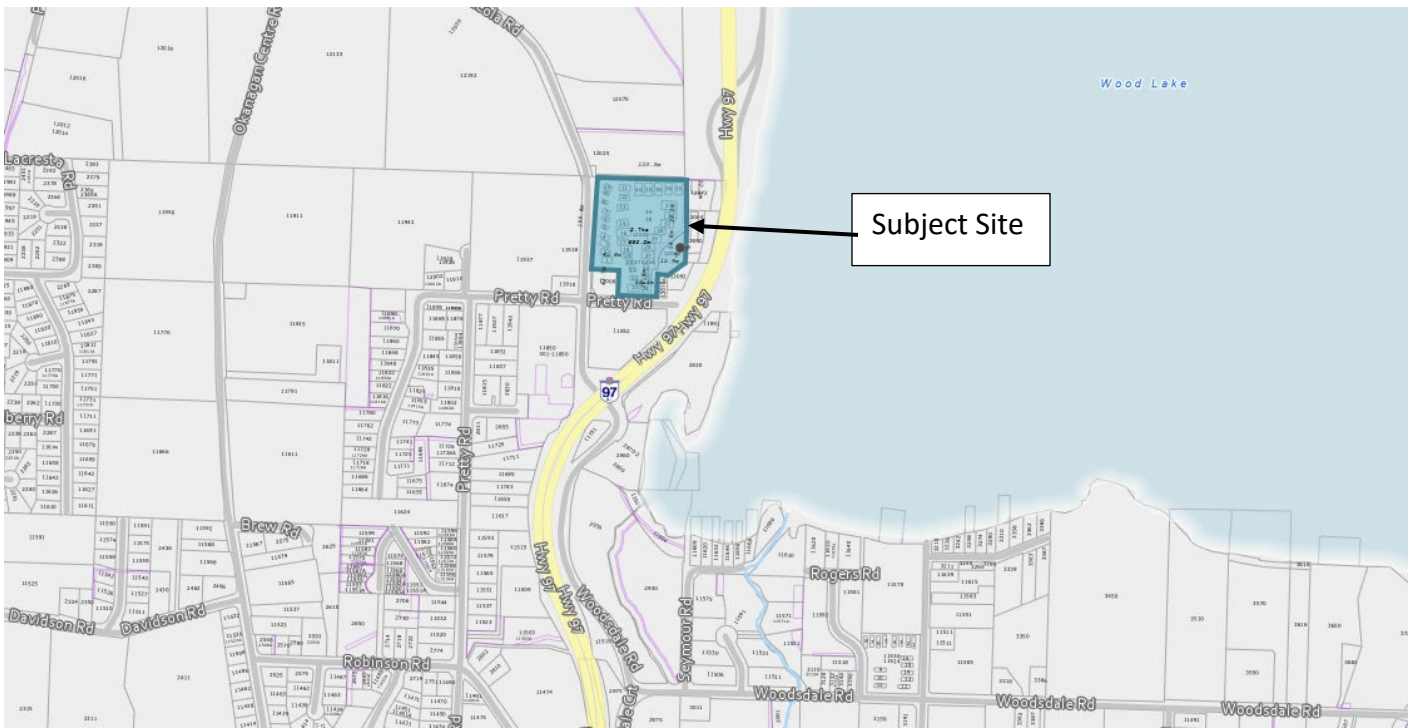
Please note that the attached site plan and elevations are conceptual in nature. They are provided to ensure that the proposed use and zoning is feasible for this property and to add clarity to the intent of the proposal.

**Referral Recipients:**

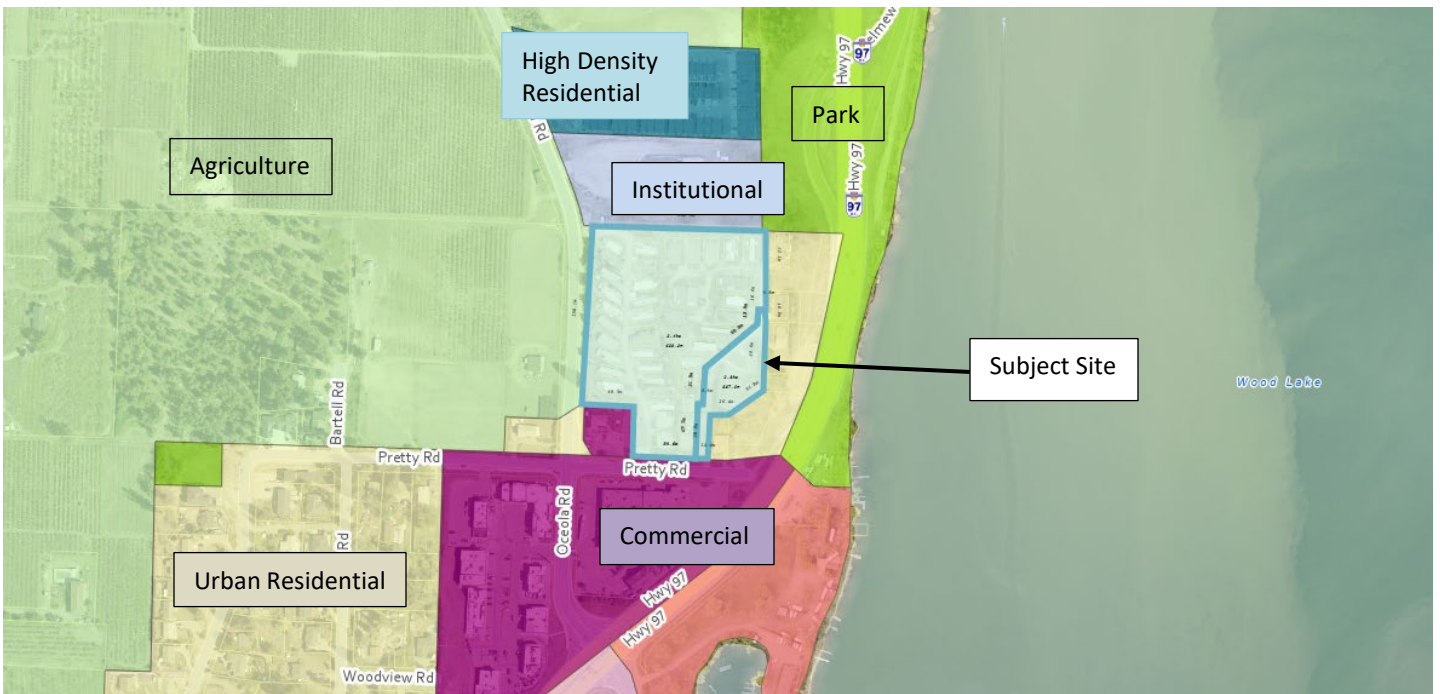
External Agencies		
✓	Archeology Branch	The proposal is adjacent to a known area of archeological significance. Any comments about this proposal's impacts on culturally significant or archeological features?
✓	B.C. Assessment Authority	For Informational Purposes Only
✓	BC Hydro	Any comments regarding future or existing installations?
✓	BC Transit	Any comments or concerns?
✓	Canada Post	For Informational Purposes. Please provide comment if desired.
✓	FortisBC Inc (Electric)	Any comments regarding future or existing installations?
✓	FortisBC Inc (Gas)	Any comments regarding future or existing installations?
✓	Interior Health Authority	Any comments about this proposal concerning your organizations area of responsibility? (health & safety, community health impacts, water, septic, etc.)
✓	Ministry of Environment and Climate Change Strategy	There is a stream with riparian area that runs along the west and southern edges of this area. Any comments about this proposal concerning your organizations area of responsibility?
✓	Ministry of Transportation & Infrastructure	There are three former residential properties owned by the Ministry that are adjacent to this proposed development area. These properties gain road access across the easement on this property. The District is requesting comments about future intentions for this land as well as any other comments about this proposal concerning your organizations area of responsibility?
✓	School District No. 23	(for info only)
✓	Shaw Cable	Any comments regarding future or existing installations?
✓	Telus	Any comments regarding future or existing installations?

→ Please respond to the attention of the **Planning and Development** and quote Files **OCP2021-001 & Z2021-001** when contacting our office.

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Map 1: Site Location and Context



Map 2: Adjacent OCP Designations



Map 3 (above): Aerial Photo Showing Site of OCP Amendment



Map 4 (left): Aerial Photo Showing Site of Zoning Bylaw Amendment