

To: Mayor and Council
From: Paul Gipps, CAO
Meeting Date: November 18, 2025
Meeting Type: Regular Council Meeting

Prepared by: Carie Liefke, Manager of Current Planning
Department: Planning and Development

Title: Official Community Plan and Zoning Amendment | OPZ00004 | 9730, 9750, 9764, 9778 Highway 97 and 9743, 9751 Okanagan Centre Road East (6 Parcels)
Description: Zoning Bylaw Consideration Following a Public Hearing

OPTIONS

Options for consideration following a Public Hearing:

- A. THAT Zoning Amendment (OPZ00004) Bylaw 1306, 2025 be read a third time
- B. THAT Zoning Amendment (OPZ00004) Bylaw 1306, 2025 be amended by adding:
(additional requirements as identified by Council)
AND THAT Zoning Amendment (OPZ00004) Bylaw 1306, 2025, be read a third time as amended.
- C. THAT Zoning Amendment (OPZ00004) Bylaw 1306, 2025 be read a third time with the following conditions to be met prior to consideration of adoption:
(additional requirements as identified by Council).
- D. THAT Zoning Amendment (OPZ00004) Bylaw 1306, 2025 be forwarded to a future meeting for consideration, pending clarification from staff on Public Hearing comments as identified by Council:
(additional requirements as identified by Council)
- E. THAT first and second reading of Zoning Amendment (OPZ00004) Bylaw 1306, 2025 be rescinded and the file be closed.

EXECUTIVE SUMMARY

The applicant has proposed to rezone 9730, 9750, 9764, 9778 Highway 97 and 9743, 9751 Okanagan Centre Road East (subject properties) from RU1 - Small Scale Multi Unit Housing to CD19 – Comprehensive Development Zone 19 -Town Centre Commercial West.

KEY DATES

Date	Event
September 2, 2025	First and second reading of Zoning Amendment Bylaw 1295, 2025 were granted.
September 16, 2025	Public Hearing; Zoning requested deferred back to staff for a CD zone.
November 4, 2025	Readings to Zoning Amendment Bylaw 1295, 2025 were rescinded, and bylaw closed. First and second reading of Bylaw 1306, 2025 (CD19 zone) granted.
November 18, 2025	Public Hearing for Zoning Amendment Bylaw 1306, 2025.

Property Information		
Application Type:	Rezoning Application	Application Date: February 19, 2025
Folio/Roll #s:	02280.000, 02392.526, 02278.000, 02283.000, 02272.000, 02392.525	
PIDs	010-954-945, 018-149-723, 010-954-848, 010-856-641, 010-954-899, 018-149-715	
Civic Address:	9730, 9750, 9764, 9778 Hwy 97 and 9743, 9751 Okanagan Centre Rd. East	
Applicant:	Flat Architecture	Owner: 1384389 BC LTD
OCP Designation:	Mixed Use Commercial	
Zoning Designation:	RU1 – Small Scale Multi Unit Housing	
ALR:	No	
Parcel Size:	Multiple parcels: varies between 0.2 to 0.5 Acres / 802m2 to 2023m2	
Development Permit Areas:	Town Centre	
Water Supply:	Municipal (source: Okanagan Lake/Beaver Lake)	
Sewer:	On-site septic	
Site Summary:	Zoning:	Use:
North:	RU-M – Single Family Housing Mobile Home	Building Strata
East:	C1 – Town Centre Commercial	Hwy 97, Vacant
South:	C11 – Highway Commercial	Commercial Gas Station
West:	RU1 – SSMUH	OK Centre Rd, Single-family dwelling

Respectfully Submitted.

Carie Liefke, Manager of Current Planning

Report Approval Details

Document Title:	OPZ00004 - 9730 Hwy 97 - Consideration After PH.docx
Attachments:	- Zoning Amendment (OPZ00004) Bylaw 1306, 2025.pdf
Final Approval Date:	Nov 10, 2025

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

Jeremy Frick, Director of Development Approvals - Nov 7, 2025 - 4:06 PM

Reyna Seabrook, Director of Corporate Services - Nov 7, 2025 - 4:17 PM

Paul Gipps, Chief Administrative Officer - Nov 10, 2025 - 7:31 AM

Makayla Ablitt, Manager of Corporate Administration - Nov 10, 2025 - 3:04 PM