

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: Zoning Amendment | Z0000338 | 9971 Okanagan Centre Road East
Description: Zoning Amendment Bylaw Consideration Following Public Hearing

OPTIONS

Options for consideration following a Public Hearing:

- A. THAT Zoning Amendment (Z0000338) Bylaw 1301, 2025 be read a third time
- B. THAT Zoning Amendment (Z0000338) Bylaw 1301, 2025 be amended by adding:
(additional requirements as identified by Council)
AND THAT Zoning Amendment (Z0000338) Bylaw 1301, 2025, be read a third time as amended.
- C. THAT Zoning Amendment (Z0000338) Bylaw 1301, 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 (Z0000338) Bylaw 1301, 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- E. THAT first and second reading of Zoning Amendment (Z0000338) Bylaw 1301, 2025 be rescinded and the file be closed.

EXECUTIVE SUMMARY

The applicant has proposed to rezone the land, located at 9971 Okanagan Centre Rd E, from RR2 – Rural Residential to C1 – Town Centre Commercial to support a future commercial and residential development. Phase one of the proposal includes a private racquet club and facilities.

KEY DATES

Date	Event
September 16, 2025	First reading granted, with a request for staff to report back on traffic impacts, the objectives for the development and the impact of the proposed setbacks.
November 4, 2025	Second reading with conditions that the property owner be required to dedicate land for road purposes, secure an active transportation corridor on the property, and secure a minimum 15.0m side yard setback (inclusive of an 8.0m landscape buffer) adjacent to the land within the Agriculture Land Reserve.
November 18, 2025	Public Hearing

Property Information			
Application Type:	Zoning Bylaw Amendment	Application Date: September 10, 2024	
Folio/Roll #:	02250.021		
PID & Legal Description	PID: 012-322-601 LOT 27 SECTION 10 OSOYOOS DIV OF YALE LAND DISTRICT PLAN KAP315B TOWNSHIP 20 EXCEPTPLAN 9524 41500 L 27 PL 457 S/O B315		
Civic Address:	9971 Okanagan Centre Road East		
Applicant:	Travis Tournier	Owner:	Kerr Properties 002 Ltd.
OCP Designation:	Mixed Use Commercial		
Zoning Designation:	Current: RR2 – Rural Residential Proposed: C1 – Town Centre Commercial		
ALR:	No		
Parcel Size:	1.64 ha/4.05ac		
Development Permit Areas:	Agricultural and Town Centre		
Water Supply:	Municipal (source: Okanagan Lake/Beaver Lake)		
Sewer:	Private – on-site septic		
Site Summary:	Zoning:		Use:
North:	A1 – Agriculture		Agriculture
East:	C1 – Town Centre Commercial		Hwy 97, Commercial
South:	RU1 – Small Scale Multiple Housing		Single-Family Dwellings
West:	A1 – Agriculture		Ok Centre Rd E, Agriculture

Respectfully Submitted.

Carie Liefke, Manager of Current Planning

Report Approval Details

Document Title:	Z0000338 - 9971 OK Centre Rd E - Consideration After PH.docx
Attachments:	- Zoning Amendment (Z0000338) Bylaw 1301, 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 - 4:32 PM

Reyna Seabrook, Director of Corporate Services - Nov 10, 2025 - 9:20 AM

Paul Gipps, Chief Administrative Officer - Nov 10, 2025 - 9:36 AM

Makayla Ablitt, Manager of Corporate Administration - Nov 10, 2025 - 3:05 PM