

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

Prepared by: Jason Tran, Planner
Department: Planning and Development

Title: Zoning Amendment | Z0000349 | 11326 Reimche Road
Description: To rezone from RM2 – Low Density Row Housing to RM4 – Low Density Multiple Housing

RECOMMENDATION

THAT Zoning Amendment (Z0000349) Bylaw 1305, 2025 be read a first, second and third time.
 AND THAT prior to adoption the following be registered on title of Lot 3 DL 169 ODYD Plan 4971:

- a) a restrictive covenant requiring a minimum 10.0m building setback with a 3.0m wide vegetative buffer adjacent to the south property line and specifying that the land is adjacent to the Agricultural Land Reserve and subject to potential inconveniences associated with regular farm practices, and
- b) an easement granting vehicle and pedestrian access to Lot 2 DL 169 ODYD Plan 4971.

EXECUTIVE SUMMARY

The subject property is a vacant, flat parcel currently zoned RM2 – Low Density Row Housing. A previous rezoning application submitted in 2018 was not supported by Council due to conflicting policies within the Official Community Plan (OCP) regarding a growth area that borders the Agricultural Land Reserve. A new owner has since acquired the property and submitted this rezoning application on March 19, 2025, proposing a change to RM4 – Low Density Multiple Housing.

The OCP designates the site as High Density Residential, which supports an increase in density. The property directly borders the Agricultural Land Reserve (ALR), creating policy conflicts within the OCP. While some policies promote urban growth and efficient land use, others emphasize the protection of agricultural land and minimizing urban-agricultural conflicts.

Key concerns include:

- Referral from the Agricultural Land Commission recommends that the District of Lake Country (DLC) consider the setback and buffer requirements outlined in the Guide to Edge Planning.
- Existing zoning allows development with minimal agricultural buffering (3m), while the applicant proposes a modest increase to 10m (including the driveway) if rezoning is approved.
- The lot’s narrow, elongated shape requires careful site planning.

Staff recommend that the Council proceed with the Zoning Bylaw 1305, 2025 (Attachment A), which would prioritize housing needs and long-term planning objectives in the OCP. This recommendation also includes mitigating the land use conflict between agricultural and residential areas through buffers and covenants.

BACKGROUND

Application Information			
Application Type	Zoning Amendment	Application Date:	Mar 19, 2025
Applicant:	Patrick McCusker Architecture Inc	Owner:	Kirvi Construction Dev. Co. Ltd.
Application Description	Request to rezone from RM2 – Low Density Row Housing to RM4 – Low Density Multiple Housing		

Property Information: General	
Folio/Roll #:	11552.000
Legal Description	Lot 3 District Lot 169 Osoyoos Division Yale District Plan 4971
PID	010-395-229
Civic Address:	11326 Reimche Rd (fronting Alexis Rd)

Property Information: Land Use		
OCP Designation:	High Density Residential	
Zoning Designation (current):	RM2 - Low Density Row Housing	
Proposed Zoning:	RM4 – Low Density Multiple Housing	
ALR:	n/a	
Parcel Size:	~ 0.3 ha/0.75 ac	
Development Permit Areas:	Multiple Unit, Agricultural, Natural Environment and Drainage Corridor	
Adjacent Land Summary:	Zoning:	Use:
<i>North:</i>	RM2 – Low Density Row Housing	Single Family Dwelling
<i>East:</i>	RR3 – Rural Residential 3	Single Family Dwelling
<i>South:</i>	A1 - Agriculture 1	Agricultural
<i>West:</i>	A1 - Agriculture 1	Agricultural

Property Information: Infrastructure and Development Engineering	
Road Network	Residential (Alexis Road)
Driveway Access	Access permit on file
Water Supply:	Will be required to extend and connect to municipal system
Sewer:	Municipal
Drainage / Stormwater	Ditch drainage
Comments:	A Works and Services application will be required as part of a future Building Permit. A water extension from the existing watermain on Alexis Road is required. Frontage improvements will be required and would include the realignment of Alexis Road.

ANALYSIS

Application Overview

The subject property is located west of Alexis Road, east of Highway 97 and south of Reimche Road (Attachment B). The property is approximately 0.3 hectares (0.75 acres) and is currently vacant. The property is flat, long and narrow with a frontage of approximately 24m (78.7 ft.). The land is adjacent to the Agricultural Land Reserve (ALR) (Attachment C, Map 1).

The applicant has requested to rezone the land from RM2 – Low Density Row Housing to RM4 – Low Density Multiple Housing. If this application is successful, the applicant intends to construct 13 townhouse units in two buildings, as outlined in the project rationale (Attachment D).

Official Community Plan (OCP)

The property lies within the Urban Containment Boundary (UCB) (Attachment C, Map 2), where the OCP encourages development and increased density in areas that can leverage existing infrastructure nearby. The future land use is designated High Density Residential (Attachment C, Map 3).

The proposed rezoning aligns with the UCB objectives by supporting compact growth and efficient land use. Amending the zoning of the subject property would support implementation of OCP Housing policies and the Housing Needs Assessments, as a wider variety of housing options are permitted in zones that are consistent with the High-Density residential land use designation. However, the development is adjacent to ALR lands and may be expected to have an impact on and be impacted by farming activities on the ALR lands to the west and south.

From a long-range planning perspective, three adjacent lots at the corner of Alexis Road and Reimche Road have been designated for High Density Residential purposes. Due to the size of the lots and the adjacency to ALR lands, it was anticipated that these three lots would be consolidated into a single development block. Such consolidation would allow for increased residential density while ensuring appropriate setbacks and buffering from the neighbouring farmland.

However, over the years multiple owners of the subject property have made repeated attempts to consolidate the two adjacent lots with 11326 Reimche Road. These efforts have consistently been unsuccessful as the owner of the middle lot has not been interested in selling or participating in a joint venture for the development of the three parcels as a single project. Based on this history, lot consolidation is unlikely to become a viable option in the foreseeable future.

While lot consolidation may be the preferred option, development of the property could occur without consolidation.

Zoning Bylaw

The property is currently zoned RM2 – Low Density Row Housing (Attachment C, Map 4), permitting low density residential use. The current RM2 zone would allow the owner to develop without rezoning. The proposed rezoning to RM4 would permit an additional 0.17 FAR and additional height (extra 0.5 storey / 2.9m).

Zoning Comparison Table:

Category	RM2 – Low Density Row Housing (Current)	RM4 – Low Density Multiple Housing (Proposed)	Applicant Proposal
Purpose	Designed for row housing & duplexes	Designed for low-rise apartments housing	Row Housing
Permitted Uses	Multiple dwelling housing, two dwelling housing, minor home occupation, minor care centres	Multiple dwelling housing, two dwelling housing, minor home occupation, boarding / congregate housing, major care centres	Multiple dwelling housing
Floor Area Ratio (maximum)	0.5 0.55 with housing agreement 0.63 with screened parking	0.65 0.75 with housing agreement +0.2 with screened parking	0.67 (screened parking provided)
Maximum Building Height	2.5 storeys (9.5 m)	3 storeys (12.4 m)	3 storeys (12.4 m)
Minimum Front Yard Setback	4.5 m (6.0 m to garage)	6.0 m	6.0 m
Minimum Rear Yard Setback	6.0 m for 1 or 1.5 storey 7.5 m for 2 or 2.5 storey	7.5 m	7.5 m
Minimum Side Yard Setback	4.0 m for 1 or 1.5 storey 4.5 m for 2 or 2.5 storey	2.3 m for 2 storey 4.5 m for over 2 storey	4.5 m (over 2 storey)
Site Coverage	Max 45% of lot area Max 50% including buildings, driveway and parking areas	Max 45% of lot area Max 60% including buildings, driveway and parking areas	29% (buildings) 58% (including buildings, driveway and parking areas)
Dwellings per building	Max 6	N/A	N/A
Landscape Buffering Requirements	S&W: Level 5 ALR buffer (3.0m with fence) N: Level 2 landscape buffer (3.0m, no fence) E: Level 3 landscape buffer (3.0m with fence)	S&W: Level 5 ALR buffer (3.0m with fence) N: Level 2 landscape buffer (3.0m, no fence) E: Level 3 landscape buffer (3.0m with fence)	3 m landscape buffers, plus a 6.0m driveway (note a 1.0m driveway variance would be required unless site plan updated).

Agricultural Considerations

Ministry of Agriculture and Food commented that the ALR property adjacent to the property is a mixture of sandy loam and loamy sand. While the site is not currently used very intensively, there is always the potential for agricultural activity on the property to change, which could increase the potential for land use conflicts. The Ministry also stated that any buffer is better than none, but recommends that the Ministry's *Guide to Edge Planning* be followed.

Under both the RM2 and RM4 zoning, a Level 5 agricultural landscape buffer is required which is to be 3.0m wide with an opaque barrier on the ALR side. Alternatively, the OCP buffer guidelines and the Ministry of Agriculture & Foods *Guide to Edge Planning* recommend a 30m building setback with a 15m wide vegetative buffer for residential properties next to farmland.

In order to meet the goal of reducing land use conflicts between agricultural and residential uses, by having a spatial separation and a vegetative buffer, the applicant has proposed a 10.0m building setback from the south property line and a 7.5m setback from the west property line. A minimum 3m wide vegetative buffer would be installed adjacent to the lot lines (Attachment E).

In addition, to help reduce future land use conflicts between the residential and agricultural land, a Land Title Act s.219 Restrictive Covenant could be registered on title to ensure the proposed building setbacks and buffer are installed and maintained in perpetuity. The covenant could also inform future owners / residents that the property may be subject to regular farm activities (including noise, odours, etc.) which are protected under the Right to Farm Act.

Access Considerations

With the proposed development being considered independently from the adjacent residential lots, the long term access to developments in the area has been considered. To ensure future access connectivity to the adjacent north property, which would reduce driveway access points to local roads, staff have identified an option to establish an access easement between the two adjacent properties (Attachment F). This proposed easement would provide a legal mechanism to facilitate access between the subject property and the northern parcel and could be registered on the title of the subject property now to provide the future connection option.

The access easement option is presented for Council's consideration and discussion. Staff recommend that Council review the feasibility and implications of this access arrangement as part of the broader planning and development context.

Resolution Options:

There are three options that may be considered for the development of this site:

Option 1 – Support Rezoning (Staff Recommended)

- Promotes efficient land use and infrastructure utilization.
- Aligns with long-range planning as the OCP identified the property as High Density Residential.
- Complies with the Provincial Housing Targets and DLC Interim Housing Needs Report dated December 2024.
- Includes mitigation measures for agricultural buffering and lot development.

Alternative 2 – Do Not Support Rezoning (file would be closed)

- Promotes lot consolidation for development of larger project.
- Reflects multi-level government policy support for agricultural buffering and promotes stronger protections between Agricultural and Residential.

Alternative 3 – Defer the application pending additional information identified by Council

District staff are supportive of the proposed development (Option 1), prioritizing housing need and long-term planning objectives in the OCP, as well as mitigating the land use conflict between Agricultural and Residential Areas through buffers and covenants.

FINANCIAL IMPLICATIONS

None Budget Previously Approved Other (see below)

The developer has not yet specified the intended tenure for this project, however it is important to note that the property is within the Tax Exemption Area of Bylaw 1232, 2024, which encourages purpose built rental housing (Attachment G).

COMMUNICATION

- This application was referred to internal departments and comments were provided and shared with the applicant through the Comprehensive Letter.
- The applicant completed a Neighbourhood Consultation and there were no comments on the proposal.
- Ministry of Agriculture and Food Comments:
 - The proposed 13-unit development is on a narrow lot with limited space for proper buffering next to Agricultural Land Reserve (ALR) land. This raises concerns about future land use conflicts. Reducing units won't resolve the issue due to the lot's shape. A better long-term solution would be to consolidate with adjacent properties to allow edge planning that aligns with Ministry guidelines.
- The Agricultural Land Commission comments:
 - The proposed 13-unit residential development is adjacent to ALR land. While the site is outside the ALR, ALC staff recommend applying edge planning measures—such as a 30 m setback and a 15 m vegetated buffer—to reduce potential conflicts between farm and residential uses. These measures align with the Ministry's Guide to Edge Planning and aim to prevent future complaints and impacts to agriculture.
- The Planning Department has prepared the appropriate letter/signage and landowner notifications prior to approval.

ALTERNATE RESOLUTION OPTION(S)

1. THAT Zoning Amendment (Z0000349) Bylaw 1305, 2025 not be read a first, second and third time and the file closed.
2. THAT Zoning Amendment (Z0000349) Bylaw 1305, 2025 be deferred pending receipt of additional information as identified by Council.

Respectfully Submitted,
Jason Tran, Planner

Report Approval Details

Document Title:	Z0000349 – Reimche Road.docx
Attachments:	<ul style="list-style-type: none"> - Attachment A – Draft Bylaw 1305, 2025.pdf - Attachment B – Location and Orthophoto Maps.pdf - Attachment C -ALR and Planning Maps.pdf - Attachment D – Project Rationale.pdf - Attachment E – Proposed Side plan.pdf - Attachment F – Proposed Easement Area.pdf - Attachment G – Tax Exemption Area. pdf
Final Approval Date:	Nov 12, 2025

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

Steven Gubbels, Development Engineering Manager - Nov 10, 2025 – 12:01 PM

Matthew Salmon, Infrastructure & Development Engineering Director - Nov 12, 2025 – 8:25 AM

Carie Liefke, Manager of Current Planning – Nov 12, 2025 8:41 AM

Jeremy Frick, Director of Development Approvals - Nov 12, 2025 – 10:58 AM

Reyna Seabrook, Director of Corporate Services - Nov 12, 2025 – 12:43 PM

Paul Gipps, Chief Administrative Officer - Nov 12, 2025 – 1:56 PM

Makayla Ablitt, Manager of Corporate Administration - Nov 12, 2025 – 1:59 PM