

**To:** Mayor and Council  
**From:** Paul Gipps, CAO

**Meeting Date:** January 13, 2026  
**Meeting Type:** Regular Council Meeting

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

**Title:** Zoning Amendment Bylaw 1254, 2024 |Z0000328| Robinson Road (previously 11474 Petrie Rd)  
**Description:** To rezone from RU1 – Small-Scale Multiple Housing to RM2 – Low Density Row Housing

**RECOMMENDATION**

THAT Zoning Amendment (Z0000328) Bylaw 1254, 2024 be adopted.

**EXECUTIVE SUMMARY**

The applicant has proposed to rezone a portion of the land, located on Robinson Road (previously part of 11474 Petrie Rd), from RU1 – Small-Scale Multiple Housing to RM2 – Low Density Row Housing. At time of first, second and third reading Council required a covenant for rental housing agreement, and road dedication on both Pretty Road and Petrie Road prior to adoption.

The applicant has fulfilled the required conditions by registering a covenant on title and completing the road dedication through subdivision. The subdivision registration resulted in the legal description of the property changing, and thereby necessitated an amendment to Zoning Amendment Bylaw 1254, 2024 to reflect the new legal description. At the December 16, 2025, meeting, the bylaw was amended and re-read a third time.

Staff now recommend Council proceed with the adoption of Zoning Amendment (Z0000328) Bylaw 1254, 2024.

**KEY DATES**

Date	Event
December 17, 2024	First, second and third reading, with conditions
November 27, 2025	Registration of required road dedication and emergency turnaround through a subdivision plan (EPP113440)
November 27, 2025	Registration of required housing covenant (CB1686729)
December 16, 2025	The bylaw was amended to reflect updated legal description. Council rescinded third reading and read the bylaw a third time as amended.

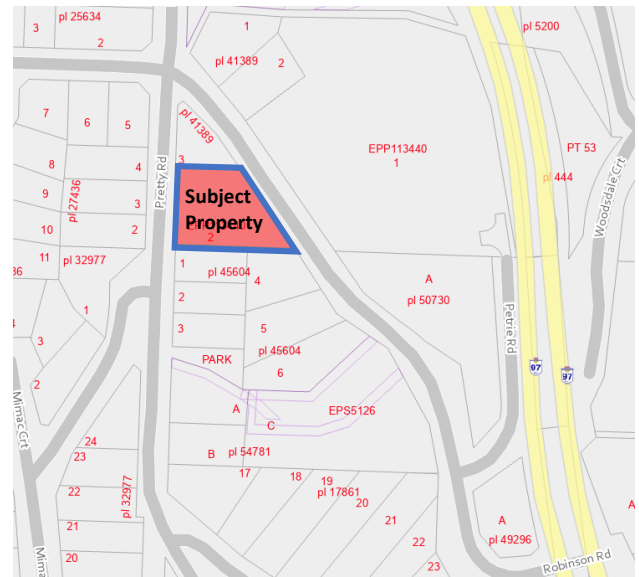
Property Information			
<b>Application Type:</b>	Zoning Amendment Bylaw	Application Date: Dec 13, 2023	
<b>Folio/Roll #:</b>	02395.002		
<b>PID &amp; Legal Description</b>	032-698-542; LOT 2 SECTION 15 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN EPP113440		
<b>Civic Address:</b>	Robinson Road		
<b>Applicant:</b>	Eagle Crest Construction	Owner:	Petrie Road Developments Ltd
<b>OCP Designation:</b>	Urban Residential		
<b>Zoning Designation:</b>	RU1 – Small-Scale Multiple Housing		
<b>Proposed Zone:</b>	RM2 – Low Density Row Housing		
<b>Parcel Size:</b>	0.29 ha/0.71 ac		

<b>Development Permit Areas:</b>	Multiple Unit
<b>Water Supply:</b>	Municipal
<b>Sewer:</b>	Municipal

The purpose of this application is to rezone the property (Figure 1) from RU1 – Small-Scale Multiple Housing to RM2 – Low Density Row Housing.

Staff are supportive of this application as rezoning the subject property would be consistent with the Urban Residential Future Land Use Designation under the Official Community Plan (OCP). Further, rezoning the subject property to RM2 would support Housing, Growth and Neighbourhood Planning goals and objectives within the OCP.

As this application would be consistent with the OCP, a Public Hearing was not required in accordance with the Local Government Act s. 464(3). Zoning Amendment (Z0000328) Bylaw 1254, 2024 was granted first, second, and third readings on December 17, 2024, with the condition that a covenant for a rental housing agreement be registered on title prior to adoption, and that the required road dedication and emergency turnaround be provided.



**Figure 1: Site Location**

The required covenant and road dedication were registered on November 27, 2025. An amendment to Zoning Amendment Bylaw 1254, 2024 was necessary as the legal description of the property changed. The bylaw was amended at the December 16, 2025 Regular Council Meeting.

Staff recommend Council proceed with the adoption of Zoning Amendment (Z0000328) Bylaw 1254, 2024.

Respectfully Submitted.

Jason Tran, Planner

RPP, MCIP