

To: Mayor and Council
From: Paul Gipps, CAO

Meeting Date: January 21, 2025
Meeting Type: Regular Council Meeting

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

Title: OCP and Zoning Amendment Bylaw 1249 and 1250 | OPZ00003 | O’Rourke Family Vineyard
Description: Consideration of an OCP and Zoning Amendment for O’Rourke Family Vineyards after a Public Hearing.

RECOMMENDATION

Council consideration of options after a Public Hearing has been held.

SUMMARY

O’Rourke Family Vineyard proposes to develop a vineyard, winery, amphitheater/event center, restaurants, tourist accommodation units, and residential uses on the subject properties (Figure 1). Key dates for the proposed land use amendment are as follows:

- November 19, 2024: First reading to OCP Amendment Bylaw 1249, 2024 and Zoning Amendment Bylaw 1250, 2024.
- December 17, 2024: Second reading to OCP Amendment Bylaw 1249, 2024 and Zoning Amendment Bylaw 1250, 2024
- December 2024 – Land consolidation registered at the BC Land Title Office to consolidate parcels from 14 lots into 2 lots. New Legal Descriptions are as follows:
 - LOT A SECTIONS 5 AND 8 TOWNSHIP 14 OSOYOOS DIVISION YALE DISTRICT PLAN EPP141227 (identified in the table below as properties 13 and 14)
 - LOT 1 SECTIONS 5 AND 8 TOWNSHIP 14 OSOYOOS DIVISION YALE DISTRICT PLAN EPP141228 (identified in the table below as properties 1 through 12, inclusive)
- January 21, 2025: Public Hearing held for OCP Amendment Bylaw 1249, 2024 and Zoning Amendment Bylaw 1250, 2024

Application Information				
Application Type	OCP Amendment / Rezoning Application		Application Date:	2020-07-17
Properties	Folio/Roll #	PID & Legal Description	Civic Address:	
1.	1747070	012-273-601; LOT 14 SECTION 5 TWP 14 ODYD PLAN 525	15474 Barkley Rd	
2.	1747080	012-273-651; LOT 16 SECTION 5 TWP 14 ODYD PLAN 525	15240 Barkley Rd	
3.	1747085	012-273-660; LOT 17 SECTION 5 TWP 14 ODYD PLAN 525	15150 Barkley Rd	
4.	1747090	012-273-716; LOT 18 SECTION 5 TWP 14 ODYD PLAN 525	Barkley Rd	
5.	1747097	029-287-634; LOT B SECTION 5 TWP 14 ODYD PLAN EPP34669	Barkley Rd	
6.	1747110	012-273-791; LOT 22 SECTION 5 TWP ODYD PLAN 525	15251 Commonage Rd	
7.	1747115	012-273-813; LOT 23 SECTION 5 TWP 14 ODYD PLAN 525	15155 Carrs Landing Rd	
8.	1747120	012-273-856; LOT 24 SECTION 5 TWP 14 ODYD PLAN 525	Carrs Landing Rd	
9.	1747125	012-273-864; LOT 25 SECTION 5 TWP 14 ODYD PLAN 525	14985 Carrs Landing Rd	

10.	1747130	030-634-211; LOT A SECTION 5 TWP 14 ODYD PLAN EPP87503	15362 Barkley Rd
11.	1758030	003-064-549; LOT 14 SECTION 8 TWP 14 ODYD PLAN 712	Commonage Rd
12.	1747100	012-273-759; LOT 20 SECTION 5 TWP 14 ODYD PLAN 525	15495 Commonage Rd
13.	1747015	012-273-465; LOT 3 SECTION 5 TWP 14 ODYD PLAN 525	15255 Barkley Rd
14.	1758012	030-665-809; LOT B SECTIONS 5 AND 8 TWP 14 ODYD PLAN EPP88444	15445 Barkley Rd

Property Information		
OCP Designation: current	Agricultural and Rural Residential	
proposed	Agricultural	
Zoning Designation: current	A1 – Agriculture 1, RR1 – Rural Residential 1 and RR2 – Rural Residential 2	
proposed	CD13 – Comprehensive Development 13 (O’Rourke Family Vineyard)	
Land Use Contract	N/A	
ALR:	Subject properties not in ALR (other properties owned by ORFV are within ALR)	
Parcel Size:	82.3 hectares (203.78 acres)	
Development Permit Areas:	<ul style="list-style-type: none"> • Agricultural DP Area • Wildland Fire DP Area • Natural Environment DP Area • Commercial / Industrial / Multi-Unit DP Areas 	
Water Supply:	Private	
Sewer:	Private	
Adjacent Sites:	Zoning:	Use:
<i>North:</i>	RR1 + RR2 Rural Residential	Residential
<i>East:</i>	RR1 + RR2 Rural Residential	Residential
<i>South:</i>	A1 – Agriculture 1	Agriculture
<i>West:</i>	RR1 + RR2 Rural Residential	Residential

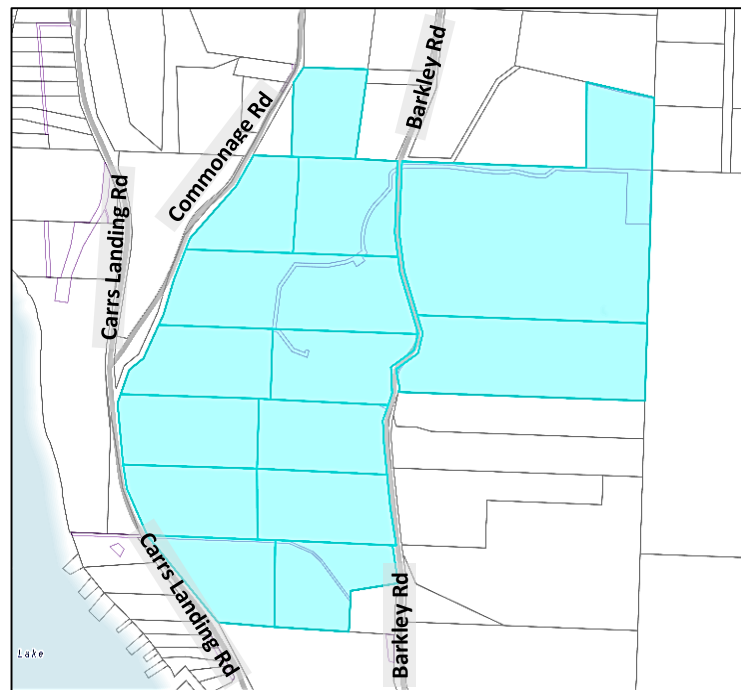


Figure 1: Subject Properties

ALTERNATE RECOMMENDATION(S)

The draft resolution options presented below are for Council consideration follow the close of a Public Hearing:

- A. THAT Official Community Plan Amendment (OPZ00003) Bylaw 1249, 2024 be read a third time;
THAT Zoning Amendment (OPZ00003) Bylaw 1250, 2024 be read a third time.

- B. THAT Official Community Plan Amendment (OPZ00003) Bylaw 1249, 2024 be amended as identified by Council,
and be read a third time;
THAT Zoning Amendment (OPZ00003) Bylaw 1250, 2024 be amended as identified by Council, and be read a
third time.

- C. THAT Official Community Plan Amendment (OPZ00003) Bylaw 1249, 2024 be deferred, pending clarification
from staff on Public Hearing comments as identified by Council;
THAT Zoning Amendment (OPZ00003) Bylaw 1250, 2024 be deferred, pending clarification from staff on Public
Hearing comments as identified by Council.

- D. THAT Official Community Plan Amendment (OPZ00003) Bylaw 1249, 2024 not be read a third time, and the file
be closed;
THAT Zoning Amendment (OPZ00003) Bylaw 1250, 2024 not be read a third time, and the file be closed.

Respectfully Submitted.

Carie Liefke, Manager of Current Planning

Report Approval Details

Document Title:	OPZ00003 - OCP and Zoning Amendment - Consideration after a Public Hearing (O'Rourke Family Vineyard).docx
Attachments:	
Final Approval Date:	Jan 17, 2025

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

Jeremy Frick, Director of Development Approvals - Jan 17, 2025 - 11:18 AM

Reyna Seabrook, Director of Corporate Services - Jan 17, 2025 - 11:31 AM

Paul Gipps, Chief Administrative Officer - Jan 17, 2025 - 11:32 AM