

To: Mayor and Council
From: Paul Gipps, CAO
Meeting Date: February 4, 2025
Meeting Type: Regular Council Meeting

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

Title: Zoning Amendment Bylaw 1265, 2025 | Z0000335 | 14198 Middle Bench Rd
Description: Consideration Following a Public Hearing

OPTIONS

Consideration of options:

- A. THAT Zoning Amendment (Z0000335) Bylaw 1265, 2025 be read a third time and adopted.
- B. THAT Zoning Amendment (Z0000335) Bylaw 1265, 2025 be read a third time.
- C. THAT Zoning Amendment (Z0000335) Bylaw 1265, 2025 be amended by adding:
(Additional requirements as identified by Council)
 AND THAT Zoning Amendment (Z0000335) Bylaw 1265, 2025 be read a third time as amended.
- D. THAT Zoning Amendment (Z0000335) Bylaw 1265, 2025 be read a third time with the following conditions to be met prior to consideration of adoption:
(Additional requirements as identified by Council).
- E. THAT Zoning Amendment (Z0000335) Bylaw 1265, 2025 be forwarded to a future meeting for consideration.
- F. THAT Zoning Amendment (Z0000335) Bylaw 1265, 2025 be deferred, pending clarification from staff on Public Hearing comments as identified by Council:
(Additional requirements as identified by Council).
- G. THAT first and second reading of Zoning Amendment (Z0000335) Bylaw 1265, 2025 be rescinded and the file be closed.

EXECUTIVE SUMMARY

The applicant has proposed to rezone the land, located at 14198 Middle Bench Road, from A1 - Agriculture 1 to A1TA – Agriculture 1 (Agri-Tourism Accommodation) in order to use an existing residential building with five sleeping units for Agri-Tourism Accommodation.

KEY DATES

DATE	ACTION
January 14, 2025	First and second reading to Zoning Amendment Bylaw 1265, 2025
February 4, 2025	Public Hearing held Zoning Amendment Bylaw 1265, 2025

Property Information			
Application Type:	Rezoning Amendment (Z0000335)	Application Date: November 26, 2024	
Folio/Roll #:	03060.000		
PID & Legal Description	011-871-075; LOT D SECTION 36 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 974 EXCEPT PLANS 9150 AND 20591		
Civic Address:	14198 Middle Bench Road		
Applicant:	ROHL, JASON	Owner:	10049421 MANITOBA LTD
OCP Designation:	Agricultural		

Zoning Designation:	A1 – Agriculture 1	
Land Use Contract	NA	
ALR:	Yes	
Parcel Size:	3.75 ha/9.26 ac	
Development Permit Areas:	Drainage Hazard	
Water Supply:	Municipal	
Sewer:	On-site	
Site Summary:	Zoning:	Use:
North:	A1 - Agriculture 1	agriculture, extensive
East:	A1 - Agriculture 1	agriculture, extensive
South:	A1 - Agriculture 1	agriculture, extensive
West:	RR3 – Rural Residential 3	single family housing

Respectfully Submitted.

Carie Liefke, Manager of Current Planning

Report Approval Details

Document Title:	Z0000335 - Zoning Amendment for 14198 Middle Bench Rd - Consideration after a Public Hearing.docx
Attachments:	Attachment A – Zoning Amendment (Z0000335) Bylaw 1265, 2025
Final Approval Date:	Jan 29, 2025

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

Jeremy Frick, Director of Development Approvals - Jan 27, 2025 - 11:19 AM

Reyna Seabrook, Director of Corporate Services - Jan 28, 2025 - 1:12 PM

Paul Gipps, Chief Administrative Officer - Jan 29, 2025 - 7:38 AM