

**PLANNING & DEVELOPMENT SERVICES**

PO Box 3010, 8711 MAIN ST. OSOYOOS BC V0H 1V0

TEL: 495-6191 FAX: 495-2400

**SCHEDULE "A2"
LAND USE PROCEDURES BYLAW 1235, 2007****ZONING AMENDMENT
APPLICATION**

Date: _____

Cheque No.: _____

Amount: _____

Received By: _____

CIVIC ADDRESS: 6802 85thLEGAL DESCRIPTION: LOT 1 BLOCK 781 PLAN KAP 3085 DISTRICT LOT 84505

EXISTING ZONING: <u>RM1</u>	PROPOSED ZONING: <u>RM1</u>	OCP DESIGNATION:	OCP AMENDMENT: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
EXISTING USE: <u>Medium Density Residential</u>	PROPOSED USE: <u>Medium Density Residential</u>	PROPOSED OCP DESIGNATION: (if applicable)	

APPLICATION MUST INCLUDE:

- ☒ CURRENT STATE OF TITLE CERTIFICATE OR A CURRENT TITLE SEARCH
- ☒ SITE PLANS - MUST INCLUDE: LEGAL DESCRIPTION, SCALE, EASEMENTS AND RIGHT OF WAYS, SETBACKS, EXISTING AND PROPOSED BUILDINGS, LOT AREA, NUMBERED PARKING STALLS, ROADS, VEHICLE AND PEDESTRIAN ACCESS
- ☒ PRELIMINARY ELEVATIONS AND FLOOR PLANS
- ☐ ANY ADDITIONAL TECHNICAL INFORMATION OR REPORTS THE TOWN MAY REQUIRE
- ☐ NON-REFUNDABLE APPLICATION FEES IN ACCORDANCE WITH SCHEDULE "B"

REGISTERED OWNER'S NAME: [REDACTED]			APPLICANT'S NAME: <u>Shane Hodelk</u>		
ADDRESS: [REDACTED]			ADDRESS: [REDACTED]		
CITY: [REDACTED]	PROVINCE: [REDACTED]	POSTAL CODE: [REDACTED]	CITY: [REDACTED]	PROVINCE: [REDACTED]	POSTAL CODE: [REDACTED]
TEL: [REDACTED]			TEL: [REDACTED]		
FAX:			FAX:		
EMAIL: [REDACTED]			EMAIL: [REDACTED]		

An application must be made either by the property owner or by an agent with the owner's written authorization.

[REDACTED]

SIGNATURE OF REGISTERED OWNER

[REDACTED]

SIGNATURE OF APPLICANT

June 24 2025
DATE

June 24 2025
DATE

ZONING AMENDMENT APPLICATION

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☐ Text Amendment (if applicable)

Describe the Proposed Text Amendment: To amend maximum density from 75 dwelling units per hectare to 80 dwelling units per hectare.

1. Services currently existing or readily available to the property (check applicable boxes):

SERVICES	CURRENTLY EXISTING		READILY AVAILABLE*	
Road Access	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Water Supply	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Sewage Disposal	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Hydro	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Telephone	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No

NOTE* Readily Available means existing service can be easily extended to the subject property.

2. Proposed water supply method Already connected and designed for six dwellings.

3. Proposed sewage disposal method Already connected and designed for six dwellings.

4. Approximate commencement date of proposed project currently under construction.

5. Reasons and comments in support of the application (use separate sheet if necessary): See Attached two pages.

Contaminated Sites Regulation

Please note: The Town of Osoyoos does not receive site profiles. Applicants are required to submit contaminated site information directly to the Ministry of Environment to satisfy any Provincial requirements under the *Environmental Management Act*.

Reasons For Supporting This Application

During the initial development permit application, the town planning department and staff had advised me they could grant a small variance to allow six dwellings. All plans and services, such as water and sewer, were designed to accommodate six dwellings. Staff later retracted that but issued the development permit with the sixth unit still on the plan, to be roughed in only. These units are being built for rental purposes, which the Town of Osoyoos has a major shortage of, and it is in the town's best interest to allow the sixth unit, currently roughed in, to be completed and rented. Therefore, I am requesting a text amendment of a small variance in order to allow completion of the sixth unit.

From: Leah Curtis LCurtis@osoyoos.ca
Subject: 6802 86th Street - DCCs and the proposed 6th unit
Date: Dec 14, 2022 at 1:35:13 PM
To: shane hodak [REDACTED]

Good afternoon Shane,

I spoke with Gina this morning regarding the Development Cost Charges (DCCs) for your proposed development. It was decided that you could pay the High-Density Residential Use Charges instead of the Medium-Density Charges listed in the Development Permit.

The DCCs for High Density Residential are \$5,089 per unit. You would be required to pay $\$5,089 \times 5 = \$25,445$ (this includes the basement suite). As I mentioned the other day, you are only required to pay the DCCs for the number of new dwelling units. As there was already 1 unit, you don't have to pay for that one. These DCCs will need to be paid before we can issue the building permit.

The basement suite was also discussed with the building official, and it was decided that the basement suite would be permitted. However, the stairway going down to the unit would need to be built to code. An additional stairway is not required.

We will require that you submit a PDF copy of the site plan showing the 6 parking spaces so that we can update the Development Permit.

Please note that the basement storage area would be considered public space, and fire separation would need to be installed between the floors. As for the publicly accessible bathroom in the basement, this bathroom can be installed so long as its only a 2-piece bathroom with maybe a laundry sink if you plan on allowing renters to have a workspace available to them in the basement. Additionally, the doors to the mechanical room from the exterior of the building and from the storage area will need to swing outward instead of inward.

Thank you,



www.osoyoos.ca

Leah Curtis | Planning Technician

Tel [250.495.4615](tel:250.495.4615) | **Fax** [250.495.2400](tel:250.495.2400) | **Toll**

Free 1.888.495.6515

Email lcurtis@osoyoos.ca | **Website**

Town of Osoyoos | 8707 Main Street, Box 3010, Osoyoos BC, V0H 1V0

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