



Review of Large Holdings One Site Specific (LH1s) Zoning – Anarchist Mountain

Electoral Area Services Committee

Thursday February 5, 2026

LH1s Zone Review – Anarchist Mountain

Statutory Authority

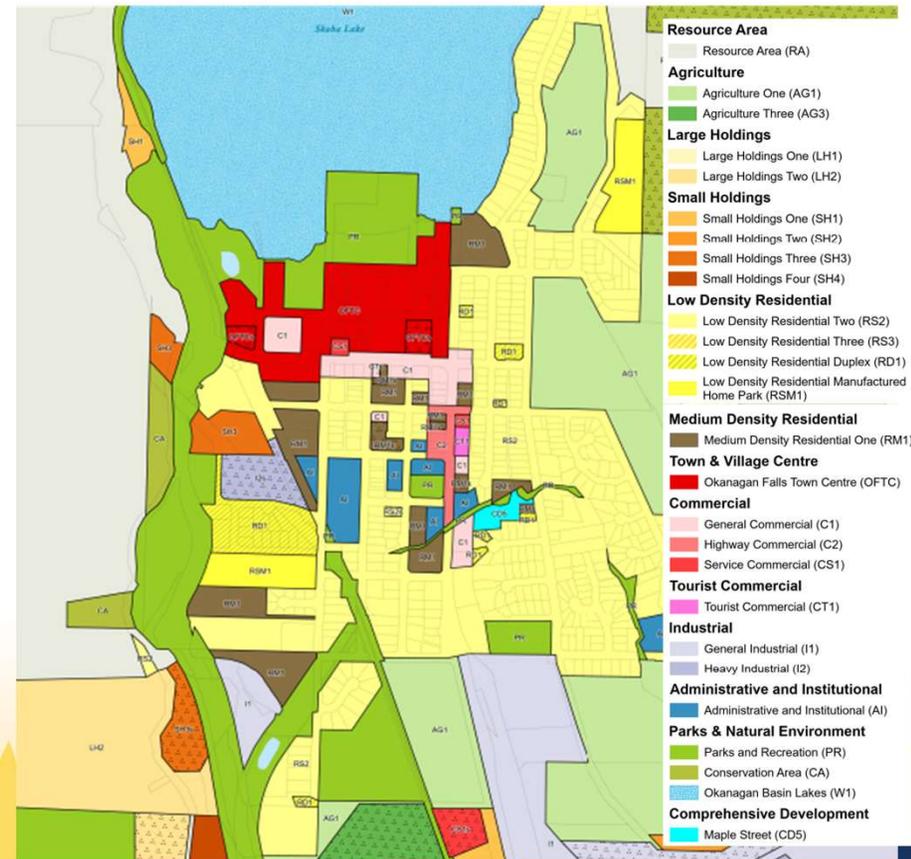
- Section 479 of the *Local Government Act* allows the Board to divide the whole or only a part of the regional district into zones.
- These zones can regulate, amongst other things, use, density and the siting of buildings.



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Background

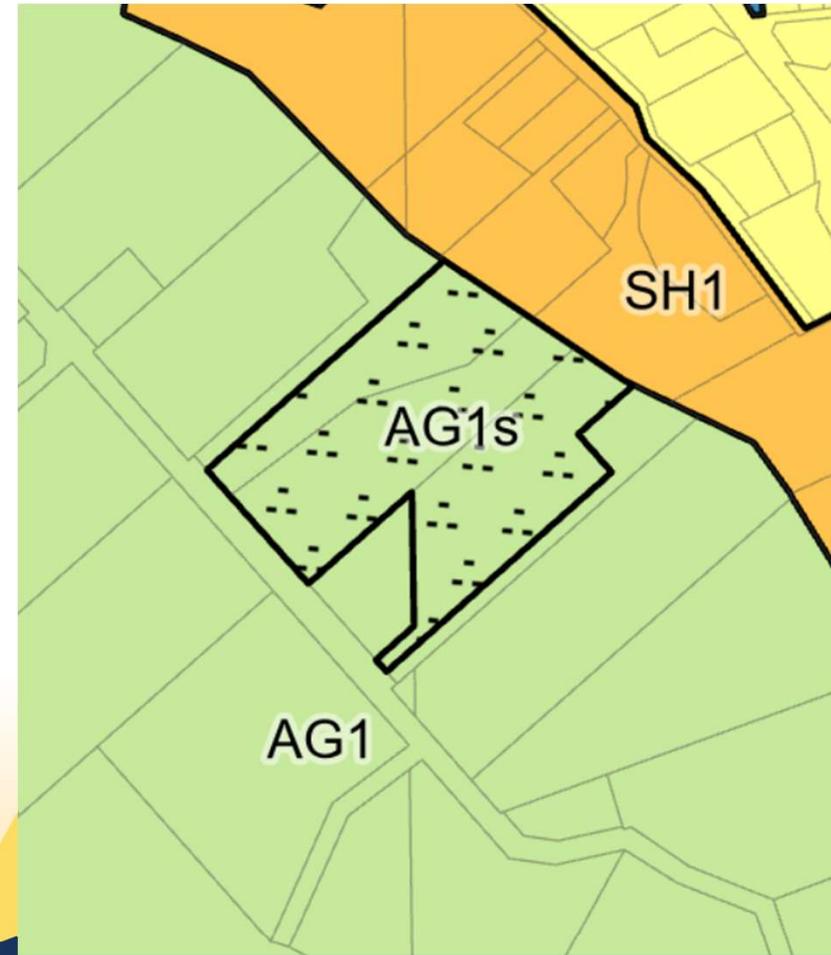
- Typically, a zone will apply to dozens or hundreds of parcels and establish a consistent set of regulations.
- A “site specific” zone is a variation on the broader zone and typically applies a custom set of regulations to a single parcel.



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Site Specific Zoning Example

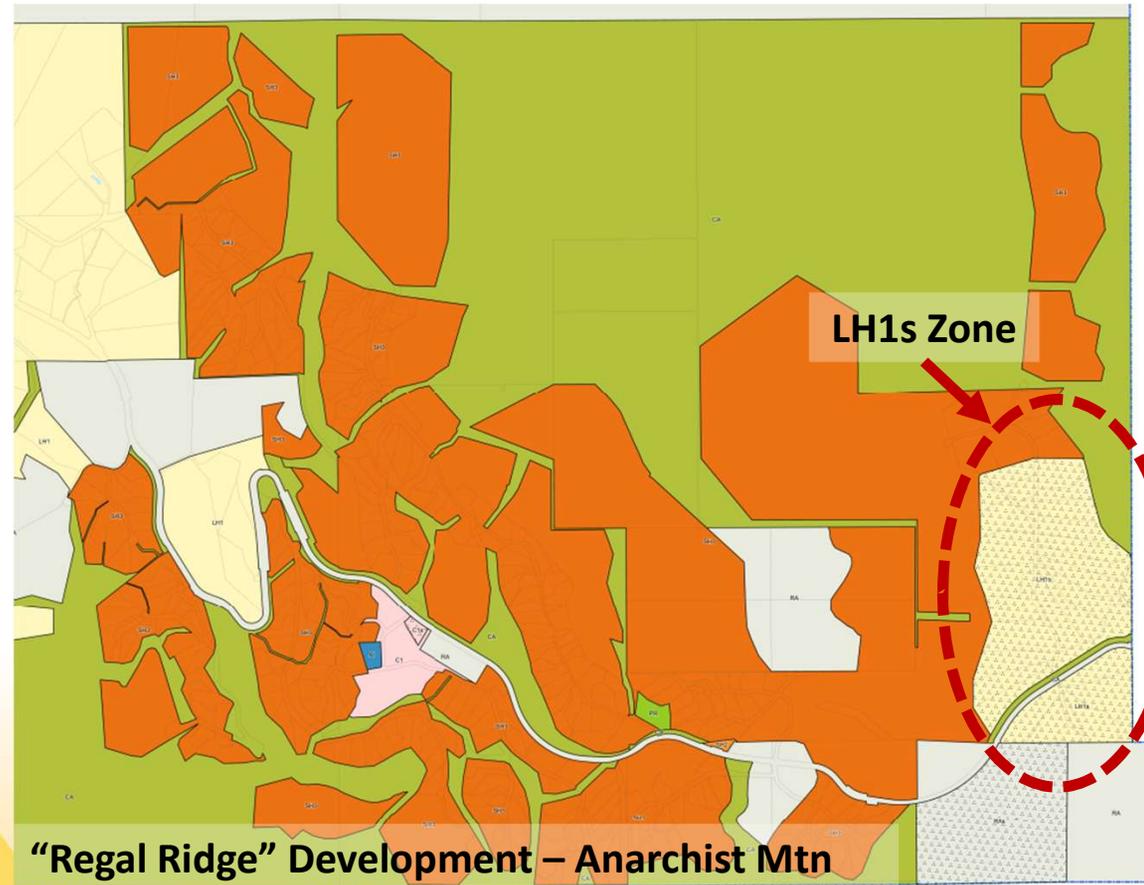
- permitted uses include:
 - a) eating & drinking establishment;
 - b) banquet facilities; and
 - c) botanical garden.
- gross floor area of all banquet facilities cannot exceed 538.6 m².



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- Less common are “site specific” zonings that apply to large areas comprising multiple parcels.
- LH1s Zone at Anarchist Mountain applies to approx. 25 parcels and was introduced in 2003.



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- It is understood that this site specific zoning was applied to an early phase of the “Regal Ridge” development.
- The zoning restricted non-residential uses, limited density to one (1) principal dwelling unit and also limited the number of livestock.



Vision 2020

“Charting a Clear Course for the Future”

“At Regal Ridge we strive for excellence in everything we do. Your ideas, comments and suggestions are vital for our success. Therefore, we ask you to take a few minutes to complete this questionnaire.”

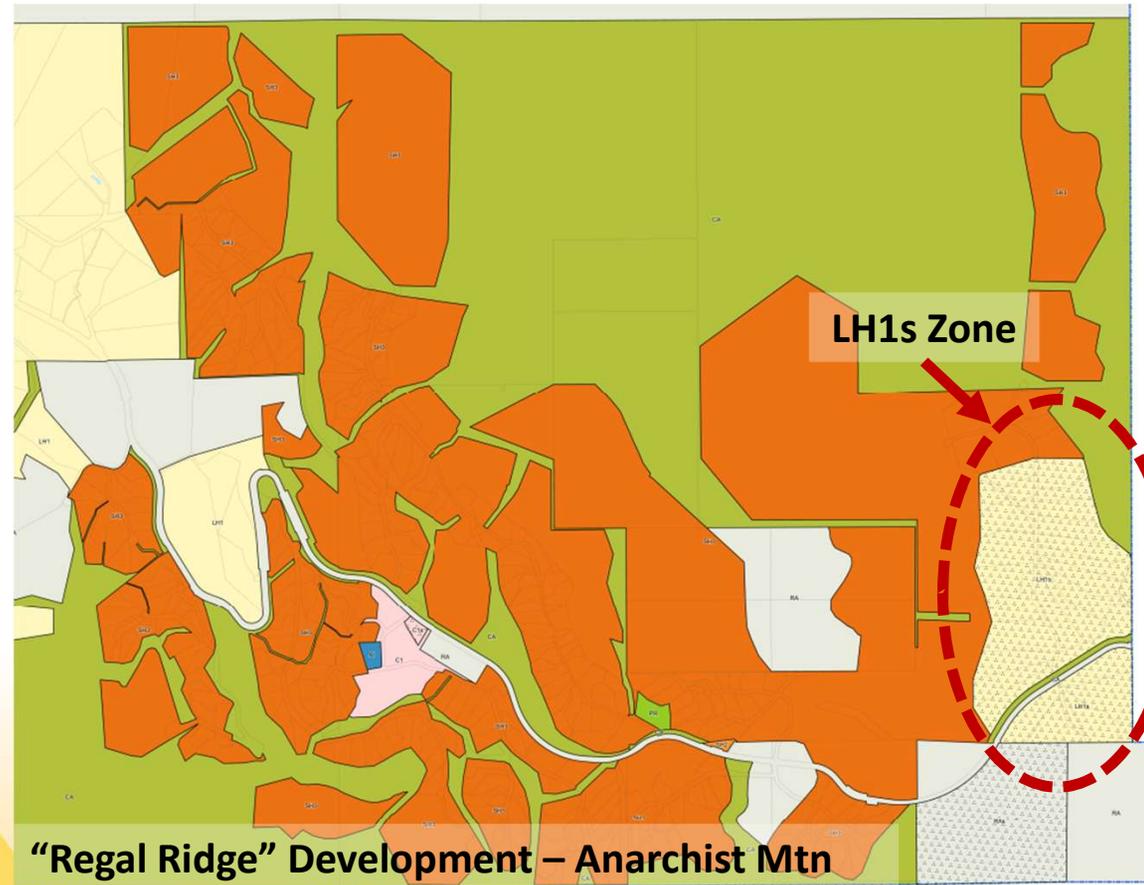
Adrian Erickson



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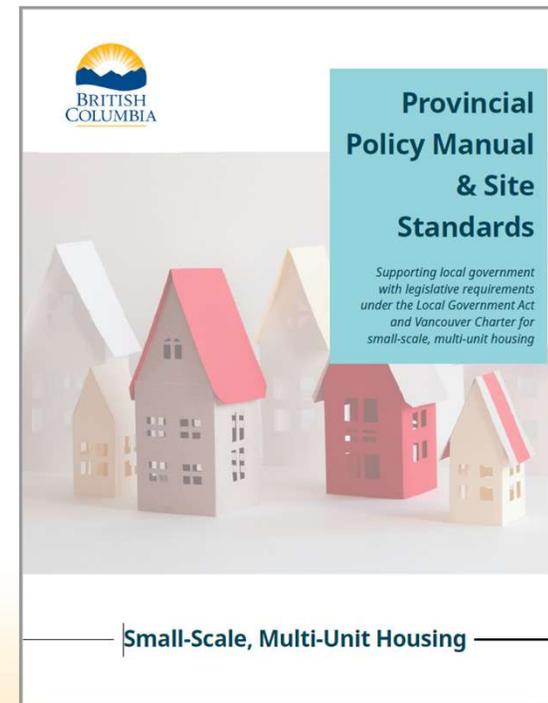
- The “vision” for the “Regal Ridge” community changed after 2003 with smaller parcel sizes and no restrictions on use, density or livestock being pursued.
- LH1s Zone is seen to be a remnant.



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Small-Scale Multi-Unit Housing (SSMUH):

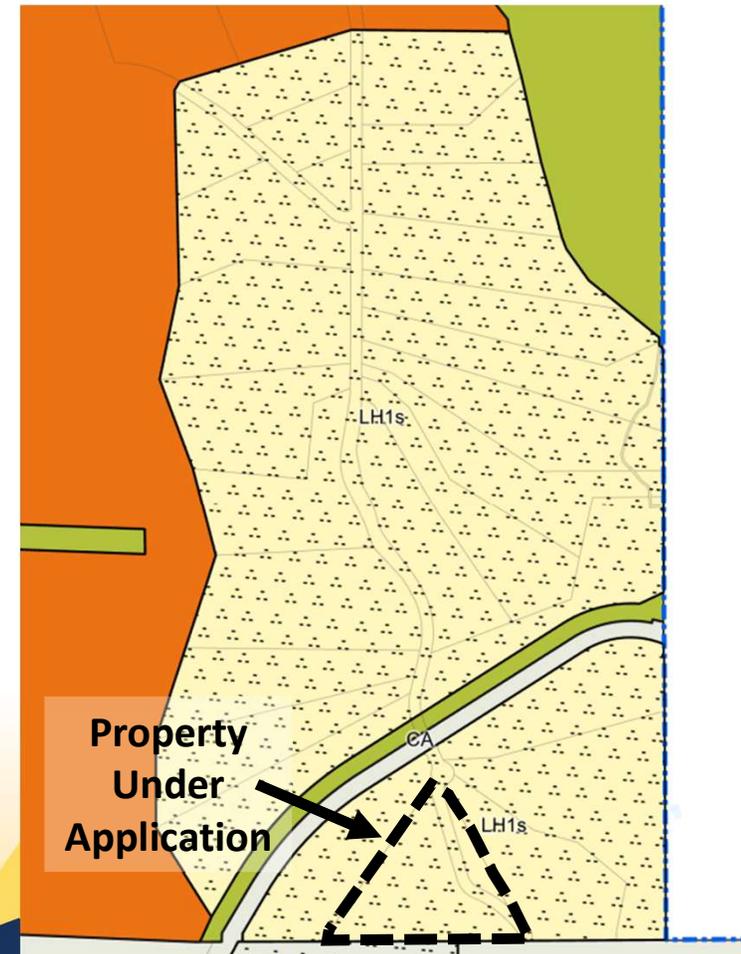
- the Board should create “a favourable regulatory environment” for new building forms in areas traditionally reserved for detached single-family and duplex homes.
- This included encouragement of additional dwelling units in the form of secondary suites and accessory dwellings.



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Rezoning Application

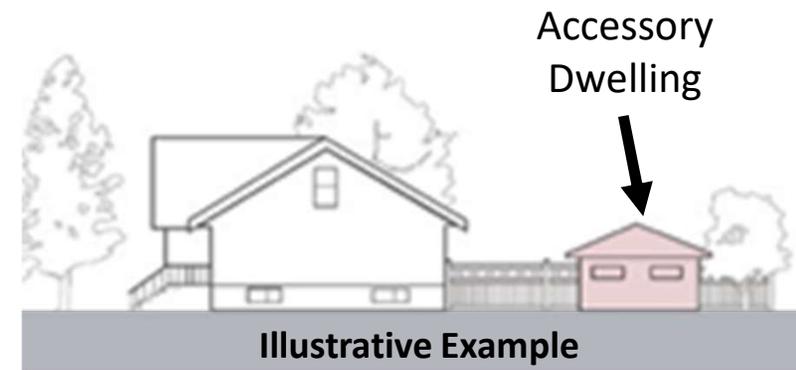
- An application to amend the LH1s zoning at 31 Nine Mile Place has been submitted to the Regional District.
- Request is seeking to remove the restriction on accessory dwellings.
- Request is seen to have broader merit and could be considered all parcels zoned LH1s.



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Considerations

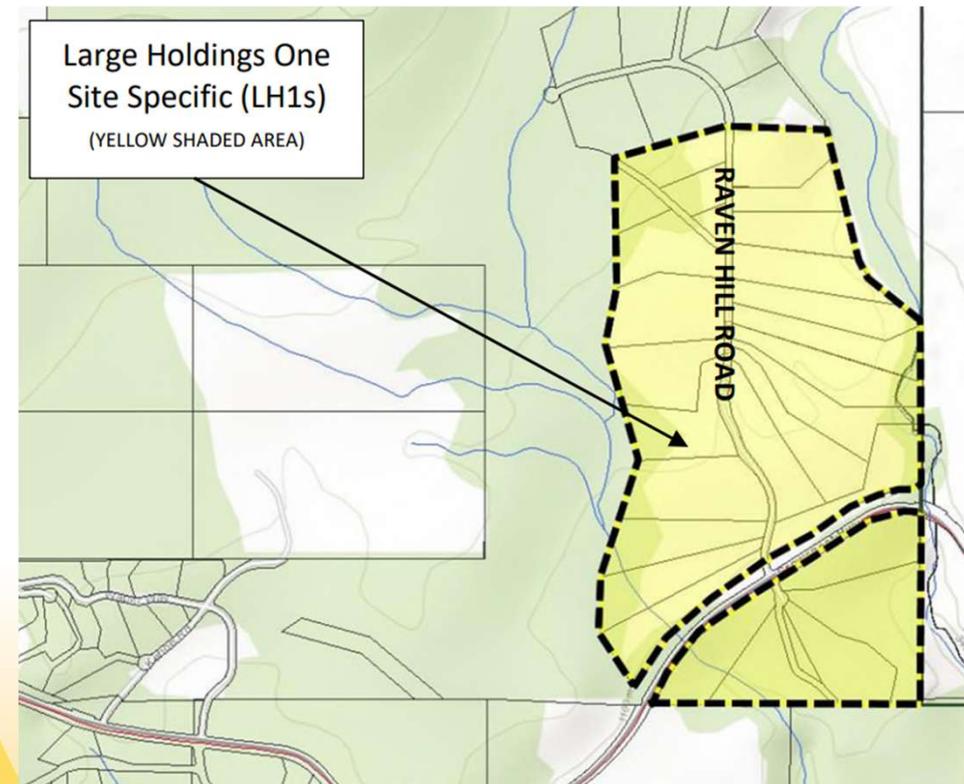
- Removal of prohibition on accessory dwellings is consistent with Board policy on parcels greater than 1.0 ha served by on-site sewage disposal.
- Removing LH1s Zone would extend the benefit of accessory dwellings to all parcels on Nine Mile Place & Raven Hill Road.



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Proposal

- That the LH1s Zone that applies to the parcel fronting Nine Mile Place & Raven Hill Road be replaced with a standard LH1 Zone.





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Administrative Recommendation

THAT the replacement of the LH1s Zone that applies to approximately 25 parcels fronting Raven Hill Road and Nine Mile Place in Electoral Area “A” with a LH1 Zone be initiated;

AND THAT the application proposing to amend the Okanagan Valley Zoning Bylaw No. 2800, 2022, as it applies to the property at 31 Nine Mile Place (Lot 2, Plan KAP76059, District Lot 2709, SDYD) be postponed until the completion of the LH1s Zone Review at Anarchist Mountain.



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Alternatives:

1. THAT the LH1s Zone that applies to approximately 25 parcels fronting Raven Hill Road and Nine Mile Place in Electoral Area “A” be modified as follows:
 - i) *TBD*
2. Status quo.



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Questions?