

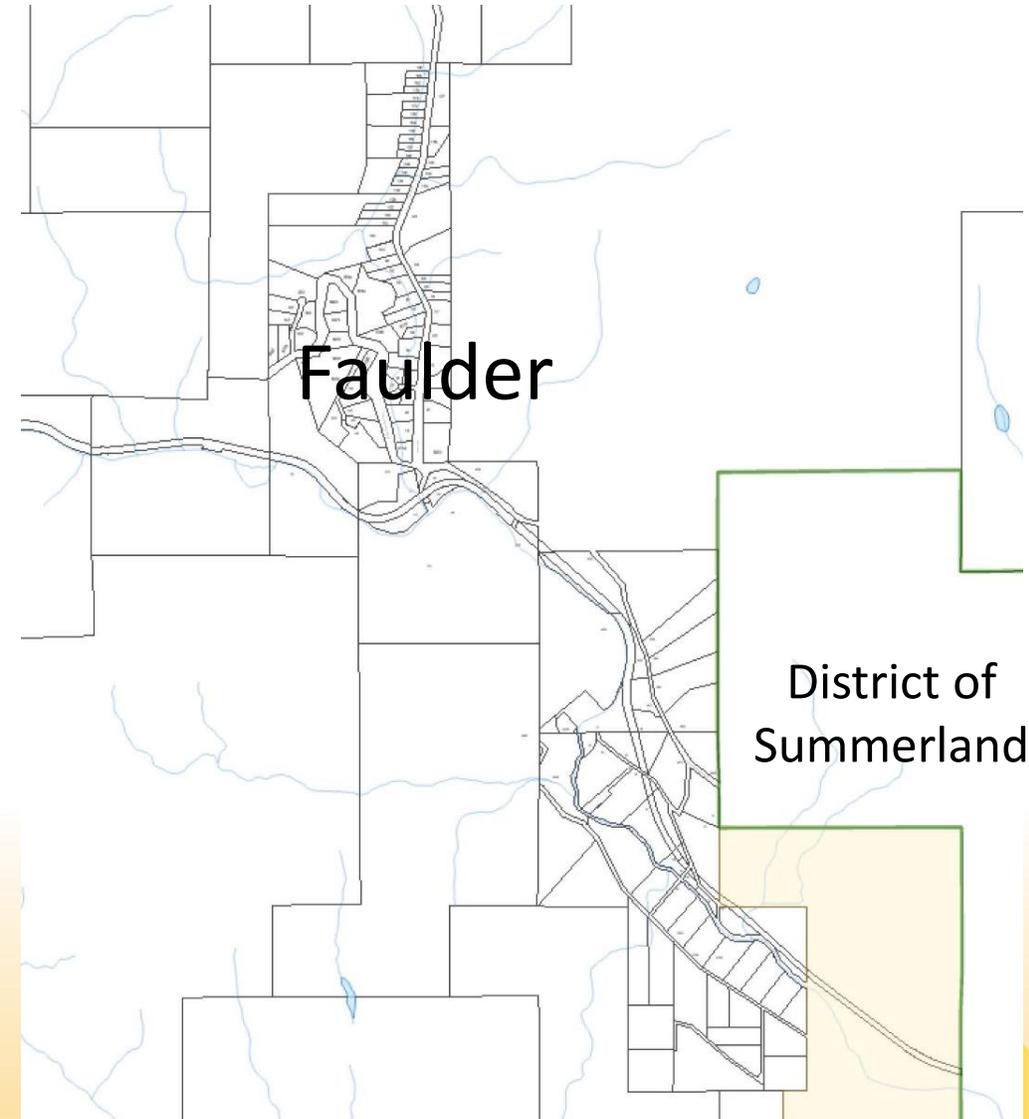
Electoral Area “F” Public Information Meeting

**Faulder Zone Review
Rezoning Applications at 8151 & 8475 Princeton-Summerland Rd
October 13, 2021**

Purpose

- Planning Applications & Projects
 - Faulder Zone Review
 - Rezoning Applications at 8475 & 8151 Princeton-Summerland Rd (F2021.002-ZONE & F2021.012-ZONE)

Faulder

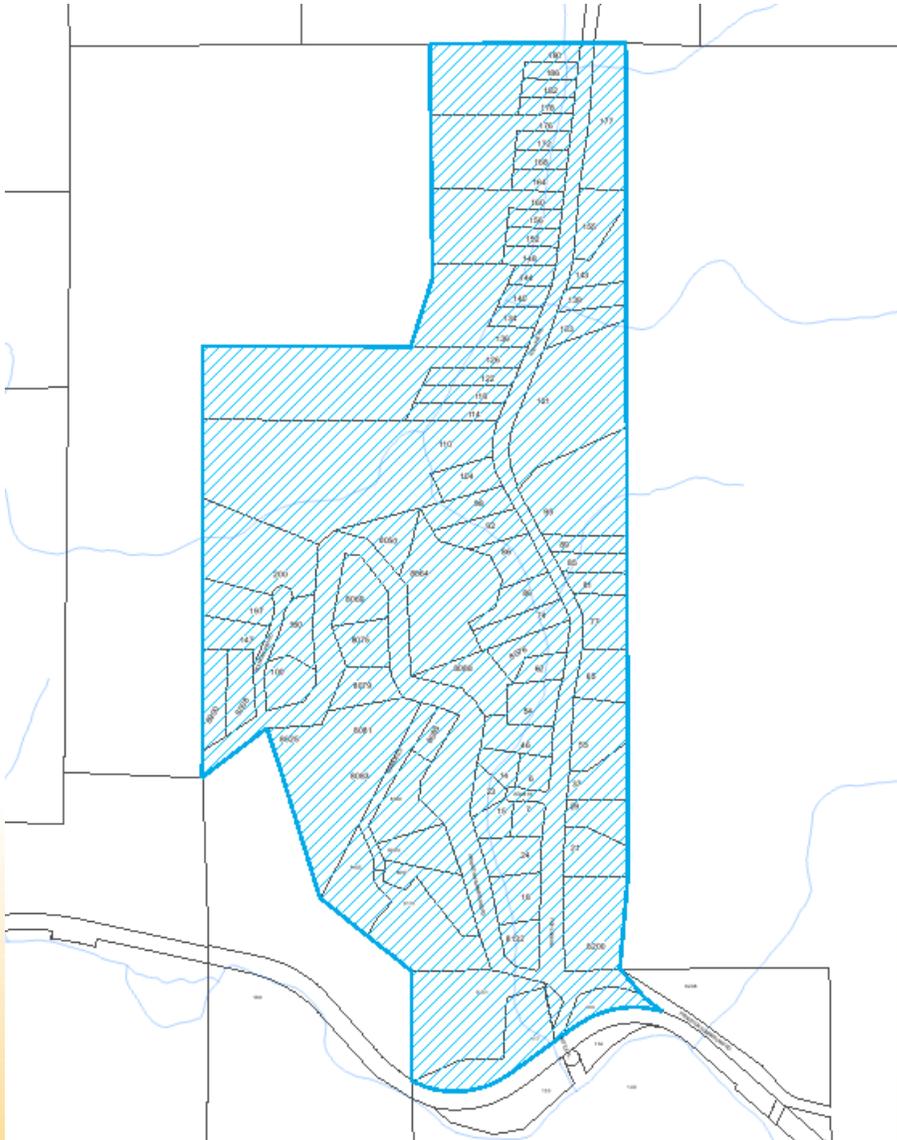


- Located approximately 10 km west of downtown Summerland.
- Rural-Residential area largely subdivided between 1970s-1990s.
- Two water sources :
 - bedrock aquifer, and
 - overlying Meadow Valley aquifer.
- History of water scarcity and shortage (dry wells in 2008).

Faulder Zone Review

Faulder Water System:

- Service Area Bylaw adopted in 1990;
- Pump house, booster station, reservoir and well built in 1993;
- Serves approx. 215 residents / 80 parcels;
- 1996 Review concluded water system design can accommodate 80 lots;
- 2008 drought – system lost its supply of water.



Faulder Zone Review

Faulder Water System:

- Funding for a new well is announced in 2009;
- Options Study completed in 2013;
- A new deeper well is drilled in 2015:
 - 309 feet below drilling pad surface;
 - new uranium treatment system is installed;
 - back-up well established.



Faulder Zone Review

Electoral Area “F” OCP Bylaw (2018):

- “Discourages subdivision of properties in [the Faulder area in] order to maintain the rural character of the area.” (Policy)
- “Water supply and quality issues constrain growth in Faulder and Meadow Valley.” (Background statement)
- “The Faulder system is at capacity, supplying 215 residents via 78 connections.” (Background statement)

AREA “F”

OKANAGAN LAKE WEST
GREATER WEST BENCH

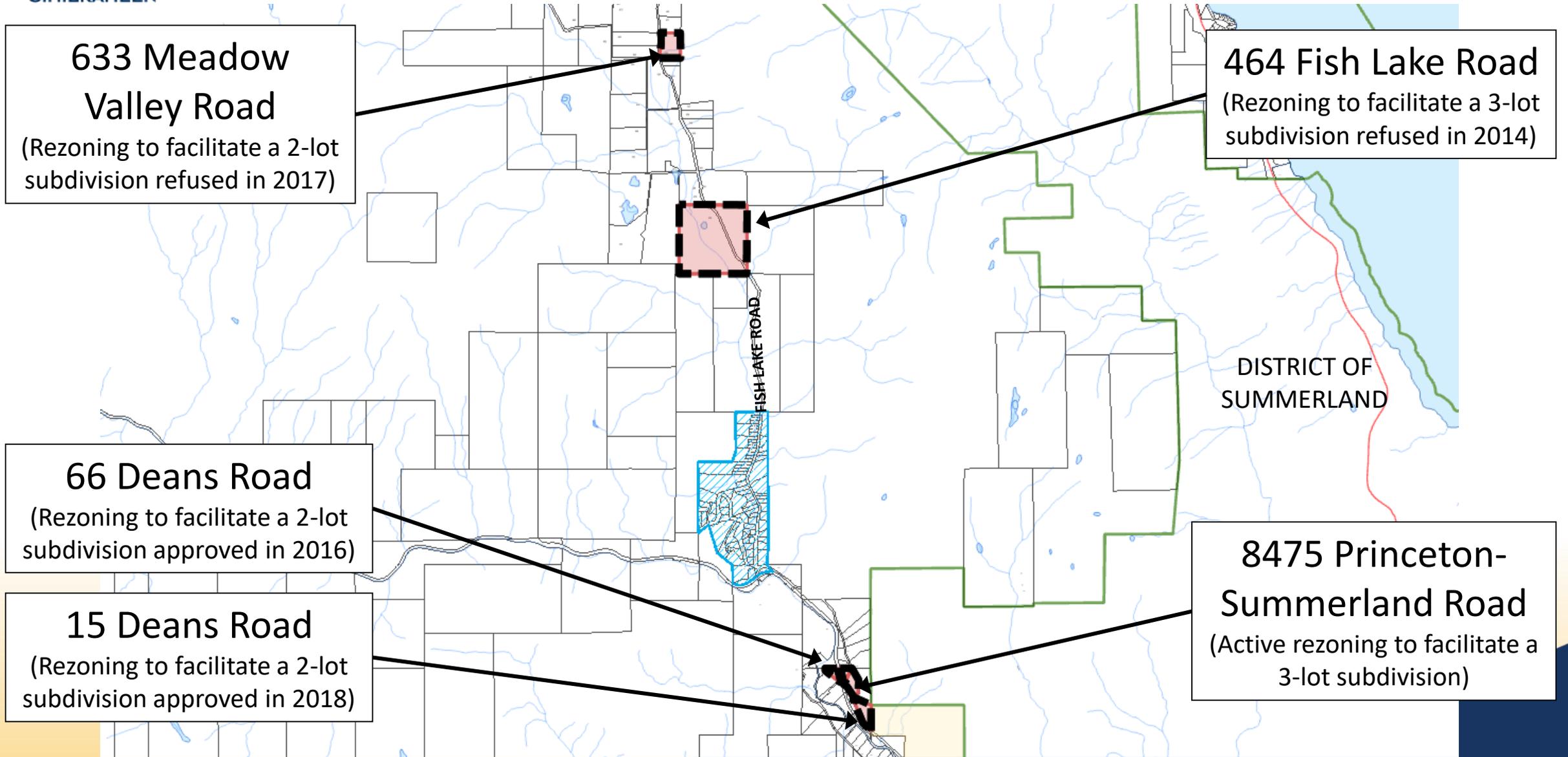


OCP Bylaw No. 2790, 2018 – Regional District of Okanagan-Similkameen

OFFICIAL COMMUNITY PLAN

This Bylaw has been consolidated for
convenience only and includes all
amendments to the text up to
March 4, 2021

Faulder Zone Review

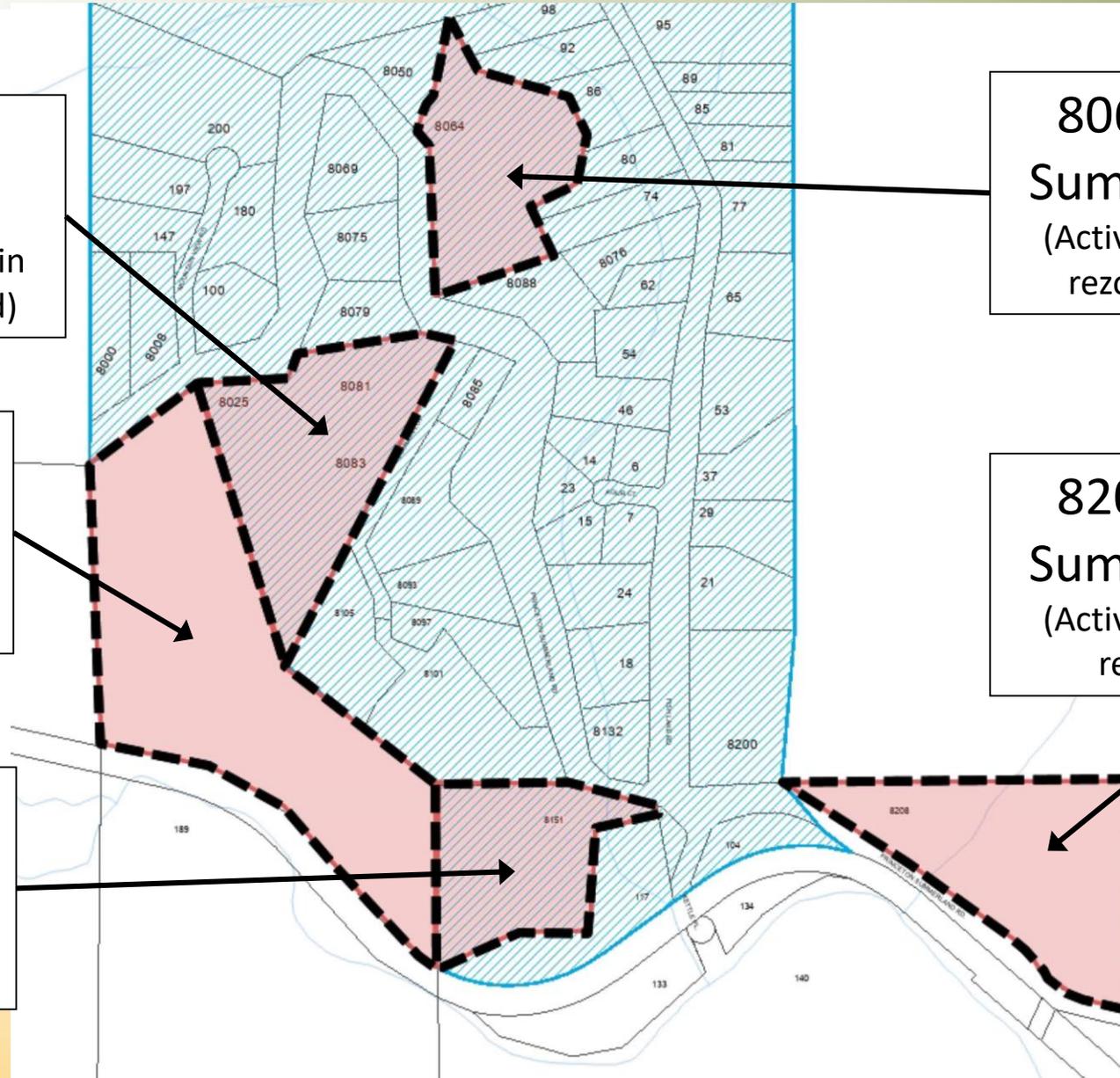


Faulder Zone Review

8025 Princeton-Summerland Road
(3-lot subdivision completed in 2021 – rezoning not required)

Part of District Lot 2893, ODYD
(Request to enter Faulder Water Service Area - refused)

8151 Princeton-Summerland Road
(Active rezoning to facilitate a 2-lot subdivision)



8064 Princeton-Summerland Road
(Active 2-lot subdivision – rezoning not required)

8208 Princeton-Summerland Road
(Active 2-lot subdivision – rezoning required)

Faulder Zone Review

DRAFT OCP Bylaw Policies:

The Regional District Board:

- *Does not support the subdivision of parcels within the Faulder Community Water System Local Service Area.*
- *Does not support the expansion of the Faulder Community Water System Local Service Area.*
- *Discourages the rezoning of parcels in order to facilitate subdivision, particularly within the Meadow Valley Aquifer in order to maintain the rural character of the area and preserve existing water resources.*

Faulder Zone Review

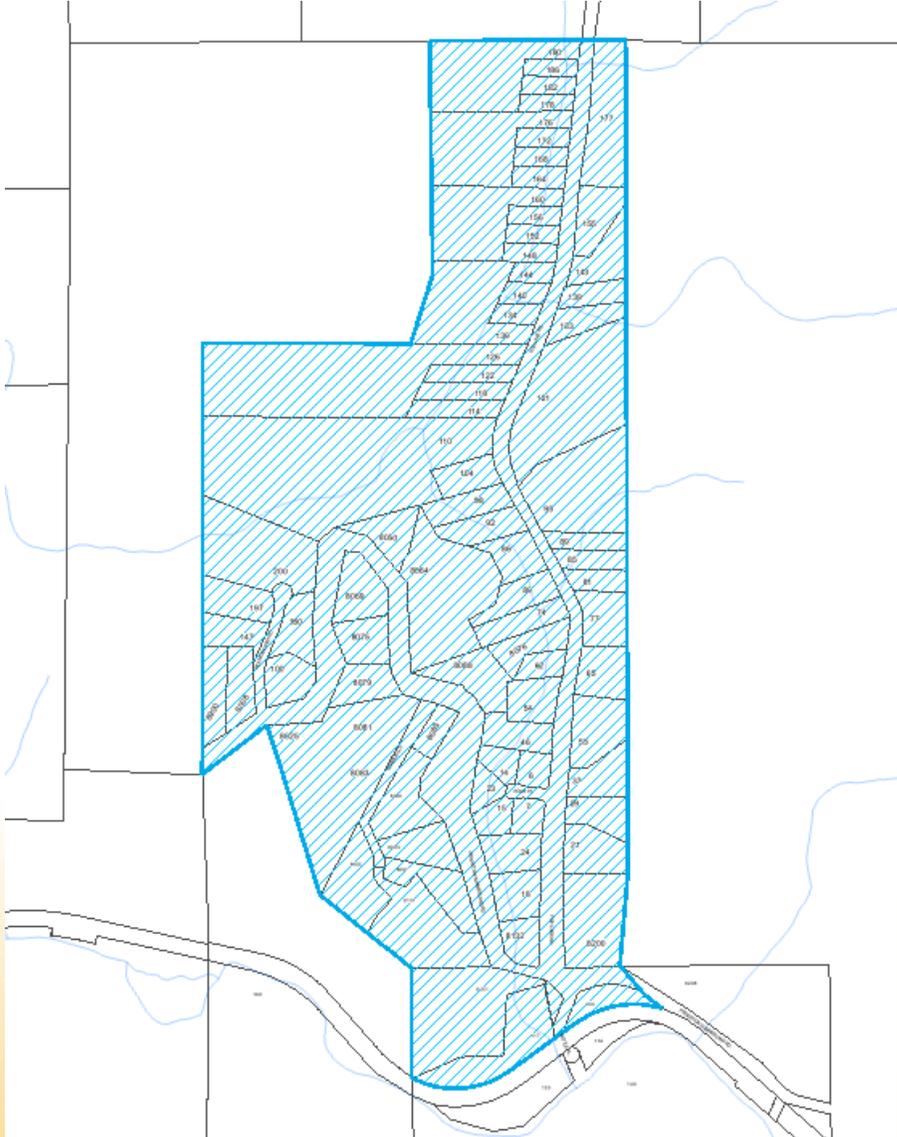


Proposed OCP Map:
To indicate general location of the “Meadow Valley Aquifer”.

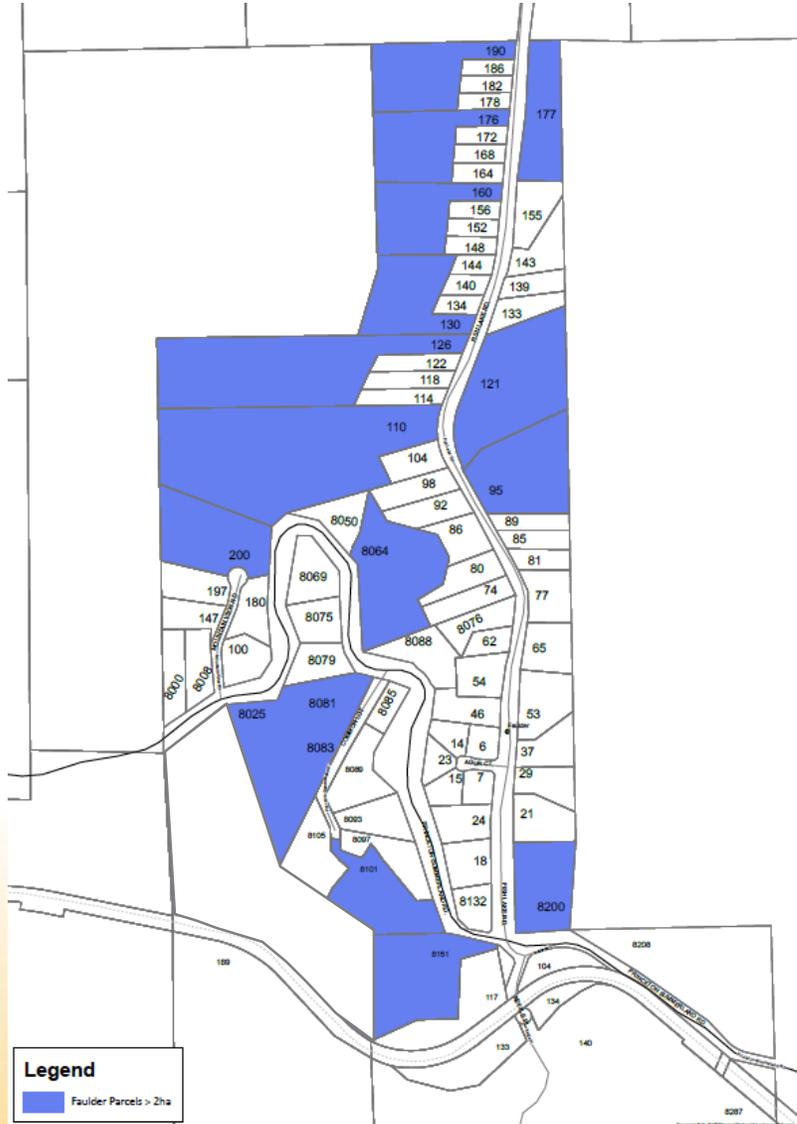
Faulder Zone Review

Proposed Zoning Regulations:

- A new Faulder Small Holdings Zone (SH7) be applied to Water Service Area.
- Density and Uses be restricted:
 - Density limited to 1 principal dwelling unit;
 - Remove secondary suites, accessory dwellings and agriculture as uses;
 - 5.0 ha minimum parcel size for subdivision.



Faulder Zone Review

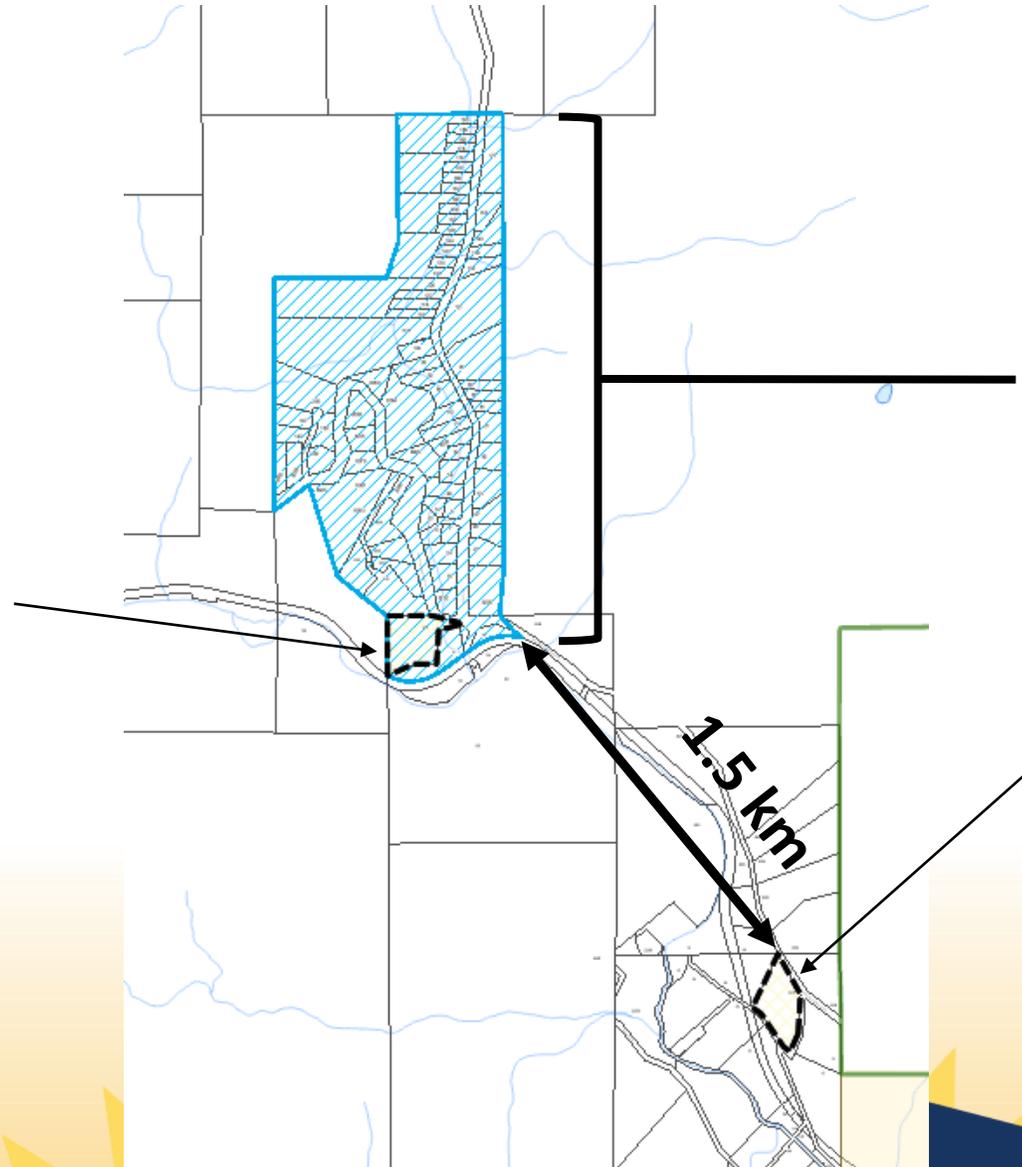


Proposed Zoning Regulations:

- There are approximately 15 parcels within the Faulder Water Service Area that comprise a land area greater than 2.0 ha.
- The current SH3 zoning that applies to these properties allows for subdivision into 1.0 ha parcels.

Rezoning Applications

8151 Princeton-
Summerland Road

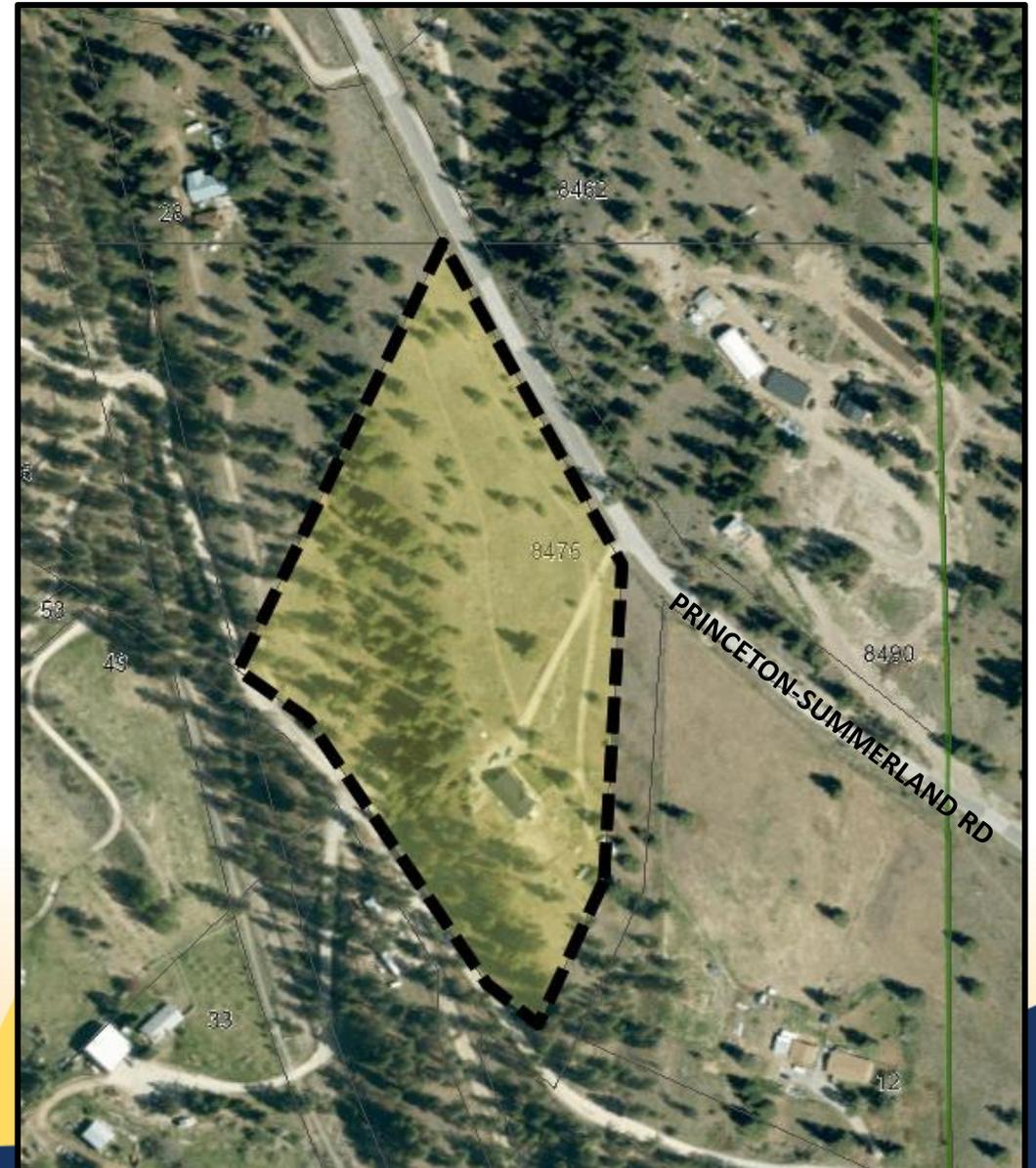


Faulder Water
Service Area

8475 Princeton-
Summerland Road

Rezoning Application – 8475 Princeton-Summerland Rd

- **Proposal:** To amend the zoning of the subject property in order to facilitate subdivision to create two additional lots
- **Proposed Zoning Amendment:** From Small Holdings Two (SH2) to Small Holdings Three (SH3)

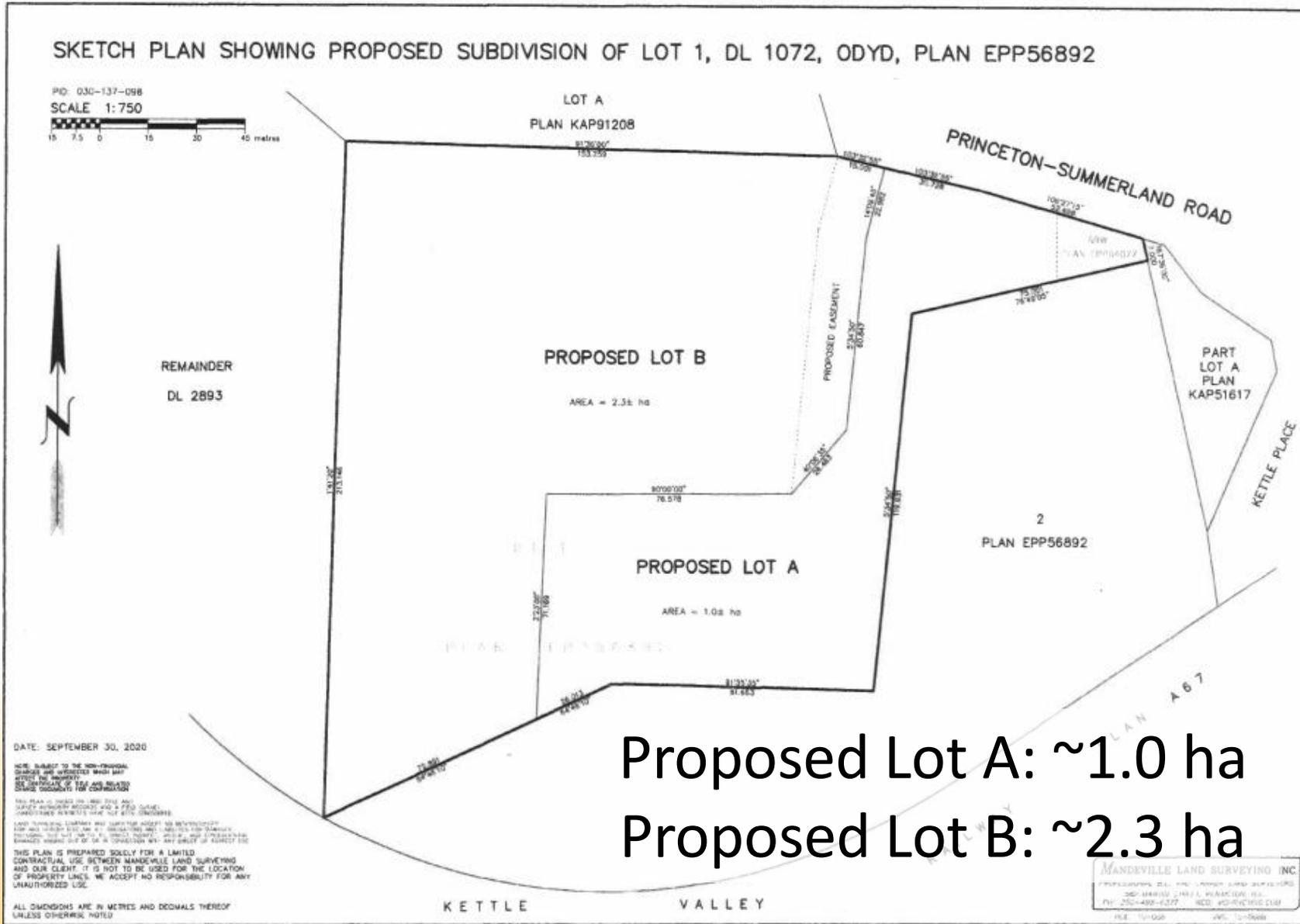


Rezoning Application – 8151 Princeton-Summerland Rd

- **Proposal:** To amend the zoning of the subject property in order to facilitate subdivision to create one additional lot
- **Proposed Zoning Amendment:** From Small Holdings Two (SH2) to Small Holdings Three (SH3)



Rezoning Application – 8151 Princeton-Summerland Rd



Proposed Lot A: ~1.0 ha
 Proposed Lot B: ~2.3 ha

Proposed Zoning Bylaw Amendments

Small Holdings Two (SH2)

- **Principal Uses:** agriculture, equestrian centre, community hall, forestry, church, single detached dwelling
- **Minimum Parcel Size:** 2.0 ha, subject to servicing requirements



Small Holdings Three (SH3)

- **Principal Uses:** agriculture, single detached dwelling
- **Minimum Parcel Size:** 1.0 ha

Next Steps - Faulder Zone Review

Next Steps:

- Review of feedback received from the public and agencies (if applicable);
- Consideration of amendment bylaws by the Area “F” Advisory Planning Commission (APC);
- Consideration of amendment bylaws by RDOS Board at 1st reading (date TBD)

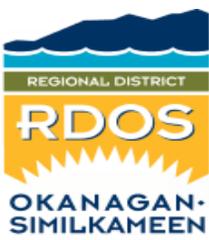
Next Steps - Rezoning Applications

8475 Princeton-Summerland Rd

- Review of feedback received from public and agencies (if applicable);
- Public Hearing (date TBD);
- Consideration of amendment bylaw by RDOS Board at 3rd reading (date TBD).

8151 Princeton-Summerland Rd

- Review of feedback received from public and agencies (if applicable);
- Consideration of amendment bylaw by the Area “F” APC (date TBD);
- Consideration of amendment bylaw by RDOS Board at 1st reading (date TBD).



Status Updates

- For status updates, please visit www.rdos.bc.ca:

- **Faulder Zoning Review:**
Property & Development → Planning, Zoning and Subdivision → Strategic Planning Projects → Faulder Zoning Review

The screenshot shows the RDOS website interface. The top navigation bar includes links for Agenda & Minutes, Regional Bylaws, Employment/Volunteer Opportunities, CivicReady, and I Want To... Below this is a secondary navigation bar with categories like Programs & Services, Property & Development, Parks & Recreation, Permits & Licences, and Local Government. The main content area is titled "Faulder Zoning Review" and contains the following text:

Development Services

- How to Contact Us
- Building Inspection
- Bylaw Enforcement
- Heritage
- Planning
- What We Do
- Advisory Planning Commission
- Application Forms & Resources
- Current Applications & Decisions
- Strategic Projects
- ALR Exclusion Policy
- Solar Energy Systems - Zoning Review
- West Bench Geotechnical Review
- Electoral Area "E" OCP Bylaw Review
- Secondary Suite & Accessory Dwelling Floor Area Update
- Faulder Zoning Review**
- Street Lighting Policy Review
- Regional Economic

Faulder Zoning Review

The Faulder Community relies on groundwater from the Meadow Valley Aquifer for their drinking water supply. In 2015, a new Faulder Community Well was drilled into the Meadow Valley Aquifer to replace the existing well that supplied domestic water to an estimated 215 residents.

This well is seen to be near capacity and is not capable of accommodating unlimited growth, a situation that is reflected in the Electoral Area "F" Official Community Plan (OCP) Bylaw No. 2790, 2018, which recognizes that water supply and quality issues are of concern in the Faulder area and includes a policy discouraging "subdivision of properties in order to maintain the rural character of the area."

To support this general policy direction, the Regional District is reviewing existing policy directions and the zoning of properties within the Faulder Water Service Area in order to determine alternate approaches (see information linked below).

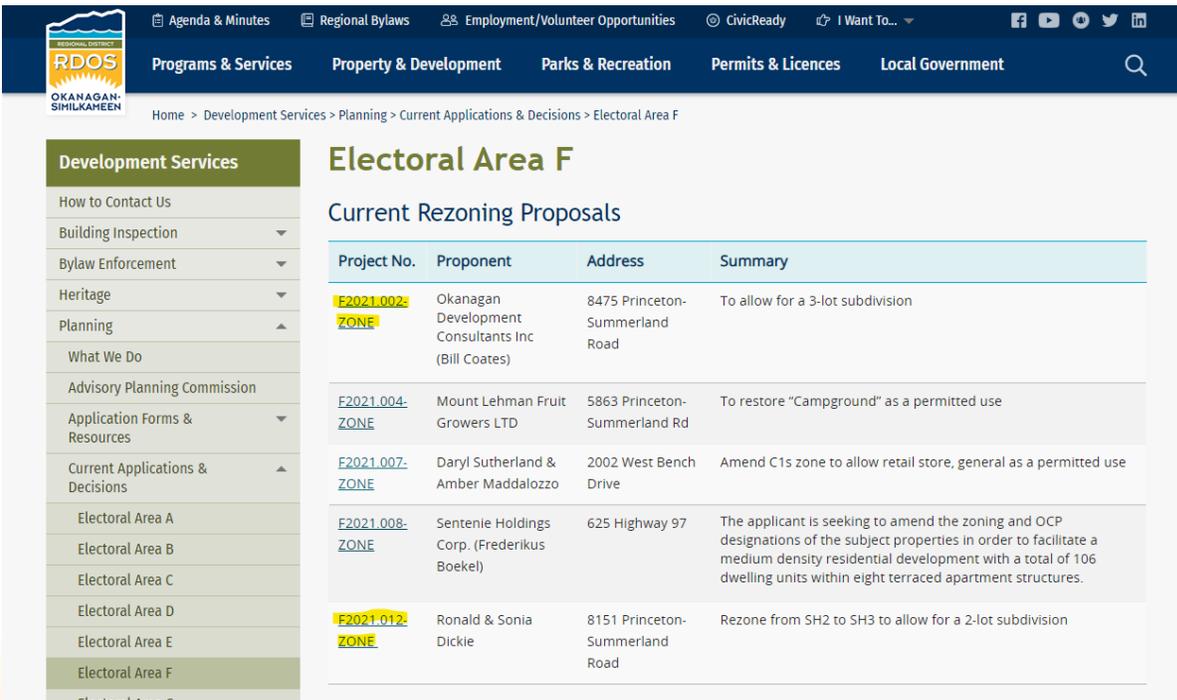
Amendment Bylaw Status

Draft Documents	Public Consultation	Regional District Board Consideration
Draft Amendment Bylaw: Amendment Bylaw 2790.03 (version - 2021-08-19) Amendment Bylaw 2461.19 (version - 2021-08-19)	Public Information Meeting: Date: TBD Time: TBD Location: TBD Notice of Meeting	Planning & Development Committee: Administrative Report PowerPoint Presentation Minutes (2020-08-19)
Other Materials: Faulder Water Service Area Map Faulder Water System	Advisory Planning Commission (APC): Date: TBD Time: TBD Location: TBD	Administrative Report Minutes Bylaw Introduction (1st & 2nd reading): Administrative Report

Status Updates

- For status updates, please visit www.rdos.bc.ca:

- **Rezoning Applications:**
Property & Development → Planning, Zoning and Subdivision → Current Applications & Decisions → Electoral Area “F” → Current Rezoning Proposals → [F2021.002-ZONE](#) / [F2021.012-ZONE](#)



Home > Development Services > Planning > Current Applications & Decisions > Electoral Area F

Development Services

- How to Contact Us
- Building Inspection
- Bylaw Enforcement
- Heritage
- Planning
- What We Do
- Advisory Planning Commission
- Application Forms & Resources
- Current Applications & Decisions
- Electoral Area A
- Electoral Area B
- Electoral Area C
- Electoral Area D
- Electoral Area E
- Electoral Area F
- Electoral Area G

Electoral Area F

Current Rezoning Proposals

Project No.	Proponent	Address	Summary
F2021.002-ZONE	Okanagan Development Consultants Inc (Bill Coates)	8475 Princeton-Summerland Road	To allow for a 3-lot subdivision
F2021.004-ZONE	Mount Lehman Fruit Growers LTD	5863 Princeton-Summerland Rd	To restore "Campground" as a permitted use
F2021.007-ZONE	Daryl Sutherland & Amber Maddalozzo	2002 West Bench Drive	Amend C1s zone to allow retail store, general as a permitted use
F2021.008-ZONE	Sentenie Holdings Corp. (Frederikus Boekel)	625 Highway 97	The applicant is seeking to amend the zoning and OCP designations of the subject properties in order to facilitate a medium density residential development with a total of 106 dwelling units within eight terraced apartment structures.
F2021.012-ZONE	Ronald & Sonia Dickie	8151 Princeton-Summerland Road	Rezone from SH2 to SH3 to allow for a 2-lot subdivision