

# ADMINISTRATIVE REPORT



**TO:** Advisory Planning Commission  
**FROM:** B. Newell, Chief Administrative Officer  
**DATE:** October 25, 2021  
**RE:** Zoning Bylaw Amendment – Electoral Area “F”

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Purpose: To facilitate a two-lot subdivision. Folio: F-04597.102  
Civic: 8151 Princeton-Summerland Road Legal: Lot 1, District Lot 1072, ODYD, Plan EPP56892  
OCP: Small Holdings (SH) Zone: Small Holdings Two (SH2)

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## Proposed Development:

This application is seeking to amend the zoning of the subject property in order to subdivide the property into one lot of approximately 2.3 ha and one lot of approximately 1.0 ha.

In order to accomplish this, the applicant is proposing to amend the zoning under Schedule ‘2’ (Zoning Map) of the Electoral Area “F” Zoning Bylaw No. 2461, 2008, from Small Holdings Two (SH2) to Small Holdings Three (SH3).

In support of the rezoning, the applicant has stated that “[the] parcel is very large and easily capable of allowing another family to enjoy this wonderful area” and that “[the] SH3 size is in keeping with rural living at its best and also allows people to experience and enjoy making a home here. This parcel would be plenty big enough to be self sustaining with gardening, chickens and/or a small hobby farm etc. Many who live in the area drive to their employment every day with the school bus accommodating school age children making the area very family friendly.”

## Site Context:

The subject property is approximately 3.503 ha in area and is situated on the south side of Princeton-Summerland Road. It is understood that the parcel is comprised of a single family dwelling and a detached garage/carport.

The surrounding pattern of development is generally characterised by smaller residential parcels that have been developed with single detached dwellings, with the exception of the parcel directly to the west which is zoned and designated as Resource Area (RA).

## Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on May 11, 2017, while available Regional District records indicate that a building permits for a single family dwelling (2017) and a detached garage/carport with a woodstove (2015).

Under the Electoral Area “F” Official Community Plan (OCP) Bylaw No. 2790, 2008, the subject property is currently designated Small Holdings (SH), and is the subject of a Watercourse Development Permit (WDP) and Environmentally Sensitive Development Permit (ESDP) Area).

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Under the Electoral Area “F” Zoning Bylaw No. 2461, 2008, the property is currently zoned Small Holdings Two (SH2) which requires a minimum parcel size of 2.0 ha, subject to servicing requirements. BC Assessment has classified the property as “Residential” (Class 01).

### Faulder Water System Service Area

The subject property is within the Faulder Community Water System Service area.

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."

A 1996 review of the Faulder water system completed by Stantec (then known as Stanley Associates) concluded that “the water system was designed to supply a maximum of 80 lots ... [and that] prior to exceeding the original 80 lots, we would recommend a review of the actual demands be completed.”

In 2008, the Faulder water system lost its supply of water due to drought conditions and water was trucked into the community. In 2015, a new deeper well was drilled into the aquifer in order to avoid the water shortages that occurred in 2008. Despite this improvement, the water system remains at capacity.

Under Section 5.1 of the RDOS Water Use Regulation Bylaw No. 2824, 2019, “subject to the Regional District’s authority under Section 10.1 [Discontinuance of Water Services], the owner or occupier (or an agent authorized to act on their behalf) of a *parcel* used for residential, commercial, industrial, or agricultural purposes within a *Water Service Area* must apply for *Water Services* and be connected to the *Water Supply System*.”

### **Analysis:**

In consideration of the Water Use Regulation Bylaw, Administration recognizes that the proposed subdivision which would be facilitated by the rezoning of the property would require any new parcels to be connected to the Faulder Community Water System.

Significant upgrades to the water system are required in order to accommodate the inclusion of any new parcel(s), such as upgrading the treatment plant and pumping system. The scope of such works exceeds the ability of the service area to finance the upgrades.

The water system is also seen to have already exceeded its capacity and the Regional District is having difficulty accommodating current demand within the system.

Sections 19.4.2.6 and 19.4.2.11 of the Electoral Area “F” OCP state that the Regional Board “should consider new development only if proven adequate water supply and appropriate water systems are in place...” and “strives to ensure that new developments do not restrict or limit the availability of water supply for existing users and agricultural irrigation”, respectively. In this regard, Administration

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finds that the proposal, by facilitating the subdivision of the property, is not in keeping with the policy statements relating to water supply and distribution in the OCP.

Further, the Regional District Board has recently initiated amendments to the Electoral Area "F" OCP & Zoning Bylaws that, amongst other things, speak to not supporting the extension of the water service to any new parcels in the Faulder community.

In light of the limitations associated with the current infrastructure within the Faulder Community Water System Service Area as described above, Administration recommends that the application be denied.

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**Administrative Recommendation:**

**THAT the APC recommends to the RDOS Board of Directors that the subject development application be denied.**

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**Options:**

1. THAT the APC recommends to the RDOS Board of Directors that the subject development application be approved.
2. THAT the APC recommends to the RDOS Board of Directors that the subject development application be approved with the following conditions:
  - i) *TBD*

**Respectfully submitted:**

  
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Shannon Duong, Planner I

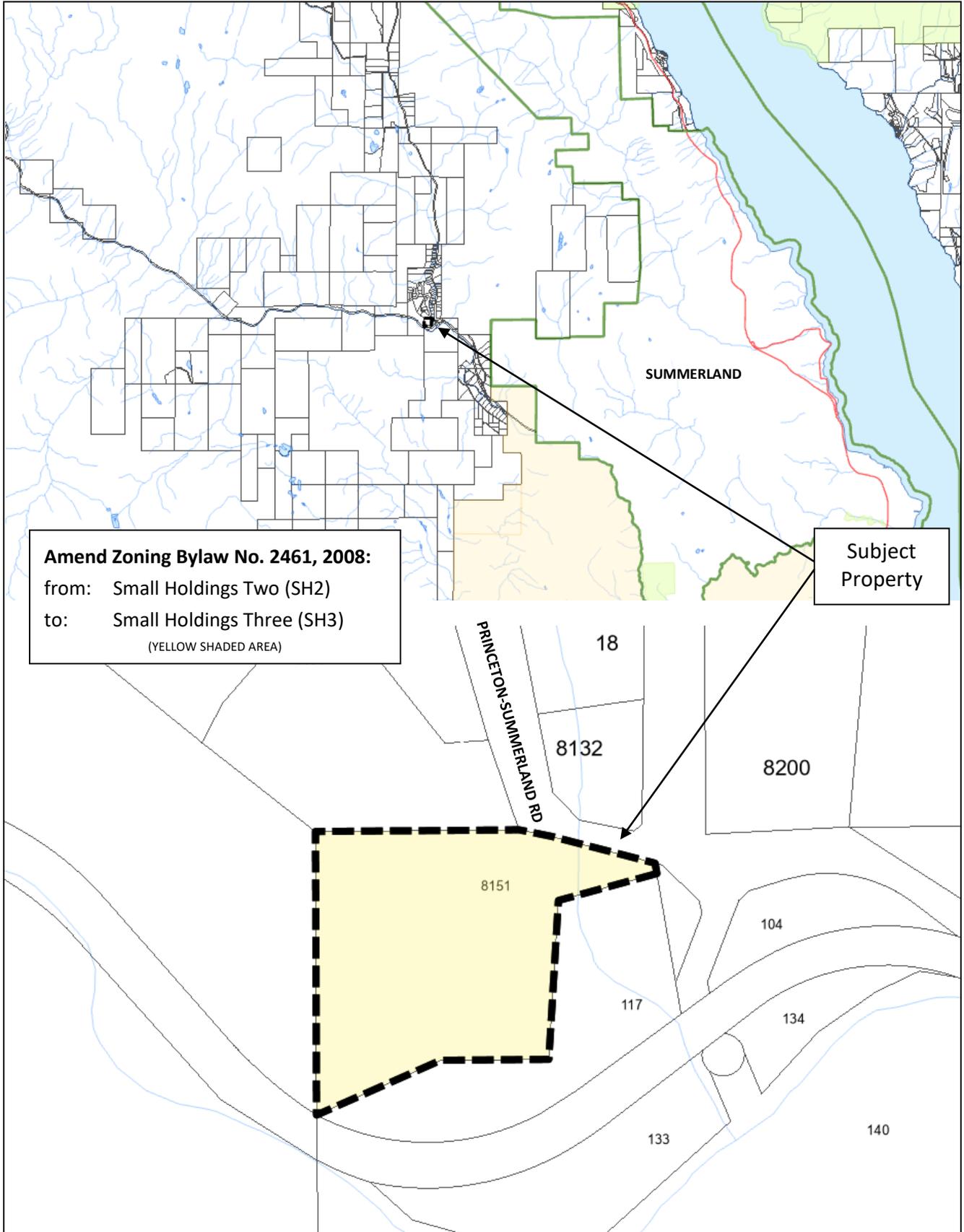
**Endorsed By:**

  
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C. Garrish, Planning Manager

Attachments: No. 1 – Context Maps

No. 2 – Applicant's Proposed Subdivision Plan

Attachment No. 1 – Context Maps



Attachment No. 2 – Applicant’s Proposed Subdivision Plan

