

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: J. Zaffino, Chief Administrative Officer

DATE: October 16, 2025

RE: Official Community Plan (OCP) & Zoning Bylaw Amendments – Electoral Area “G” (G2025.011-ZONE)

Administrative Recommendation:

THAT the Electoral Area “G” Official Community Plan Amendment Bylaw No. 2975.01, 2025, and the Electoral Area “G” Zoning Amendment Bylaw No. 2781.02, 2025, be denied.

<u>Purpose:</u>	To provide for future development capability.	<u>Folio:</u> G-02765.000
<u>Civic:</u>	2748 River Road	<u>Legal:</u> District Lot 392, SDYD, Except Plan 34920
<u>OCP:</u>	Agriculture (AG)	<u>Zone:</u> N/A

Purpose:

This application is seeking to amend the Official Community Plan (OCP) designation and apply zoning to a portion of the subject property in order to provide for future development capability of the lands. In order to accomplish this, the following land use bylaw amendments are being proposed by the applicant with respect to an approximately 58.8 ha portion of the subject property:

- amend the land use designation under Schedule ‘B’ (OCP Map) of the Electoral Area “G” Official Community Plan (OCP) Bylaw No. 2975, 2022, from Agriculture (AG) to Small Holdings (SH); and
- amend Schedule ‘2’ (Zoning Map) of the Electoral Area “G” Zoning Bylaw No. 2781, 2017 to introduce a Small Holdings Three (SH3) Zone to the lands.

In support of the rezoning, the applicant has stated that:

The RDOS a few years ago embarked upon the Development of an OCP for Area G. As we had substantial land that was out of the ALR and had no zoning on the property I was concerned that an OCP designation on our property would reduce the value of the property.

The planning department at the time assured me that this was not the case, as it was only an OCP and not a zoning bylaw. They also said that the OCP would reference our property as future development potential.

This did not happen as there is nothing in the OCP that addresses my concern. Given that, I feel I have no option but to request zoning on our property that is consistent with my neighbours who also in previous years requested this same zoning for their properties.

I have no immediate plans for further development of our property, but I may require [further] subdivision to provide some inheritance property to my children and relatives. I purchased the

property knowing I had development capability similar to the adjacent properties, and I just want to insure I am able to maintain this status.

I recognize that I could apply for subdivision at even higher densities of our property at the present time, and this zoning would limit what can occur on the property, however it does give me some certainty, which I do not have at this point.

Strategic Priorities: Operational

Background & Analysis:

It is unknown when the current boundaries of the subject property were created and no record of building permit issuance exists as Electoral Area “G” does not participate in the Regional District Building Inspection Service.

Under the Electoral Area “G” Official Community Plan (OCP) Bylaw No. 2975, 2022, the subject property is currently designated Agriculture (AG).

While Electoral Area “G” has limited zoning under the Electoral Area “G” Zoning Bylaw No. 2781, 2017, the subject property is not currently zoned.

The subject property is within the floodplain associated with the Similkameen River.

The property is partially within the Agricultural Land Reserve (ALR). NOTE: The application proposes to amend the OCP and zoning designations of the portion of the property located outside of the ALR.

BC Assessment has classified the property as part “Residential” (Class 01) and part “Farm” (Class 09).

Analysis:

In considering this proposal, Administration notes that it is an existing policy of the Board to consider alternate, non-Agriculture (AG) land use designations and zonings for the subject property subject to the following criteria being met:

- the land is not within Agricultural Land Reserve (ALR); and
- community water and sewer infrastructure is being proposed as part of the redevelopment in order to facilitate low density residential development.

While the zoning proposal does not apply to the portion of the lands within the ALR, the second criteria has not been met.

In addition, Administration notes that the area under application is currently being utilized as productive farmland, is located entirely within the floodplain associated with the Similkameen River and further poses very high conservation rankings associated with the proximity to the river.

Administration is further concerned that this application is premature in the context of the Electoral Area “G” Zoning Bylaw Update project initiated by the Board, and which remains on-going.

While this project has yet to consider zoning for parcels that are designated Agriculture (AG) under the OCP, the applicant’s request may be contrary or undermine any future direction provided by the Board in relation to this parcel.

For instance, and in light of the considerations outlined above, the most appropriate zoning of this parcel may remain as Agriculture (AG) as the OCP speaks to lands subject to flood hazard being retained for parks, open space, habitat conservation, recreation or agricultural purposes.

The subdivision of agricultural lands in order to facilitate rural-residential uses represents rural sprawl, and may result in potential conflicts between agricultural and residential land users, fragmentation may reduce the long-term agricultural capability of the lands.

Alternative:

Conversely, Administration recognizes a policy contained within a OCP does not commit the Board to proceed with a specific work or action, and that an OCP policy is meant to guide decisions and not to dictate them.

Accordingly, and in recognition of the challenges faced by the subject property, such as being situated entirely within a floodplain and unable to connect to any infrastructure services that may (or may not) be available from the Village of Keremeos, rezoning to allow the creation of 1.0 ha parcels *may* be an acceptable use of the land.

Assuming perfect site efficiency can be achieved, and taking account of requirements for road dedication and other environmental considerations (riparian setbacks), it may be that 30-40 parcels *could* be achieved on the lands to be rezoned.

A rural-residential land use pattern would also be consistent with what has occurred on adjacent, non-ALR parcels to the west.

Summary:

In summary, Administration considers the proposed rezoning of part of the subject property to be inconsistent with the applicable objectives and policies of the Electoral Area “G” OCP Bylaw and premature in the context of the on-going Electoral Area “G” Zoning Bylaw Update project. For these reasons, it is recommended that the amendment bylaws be denied.

Financial Implications:

Financial implications have been considered and none were found.

Communication Strategy:

The proposed bylaw amendments have been notified in accordance with the requirements of the *Local Government Act* as well as the Regional District’s Development Procedures Bylaw No. 2500, 2011.

Site Context:

The subject property is approximately 95.9 ha in area and is situated at the eastern end of River Road. It is understood that the parcel is largely used for agricultural purposes, and contains a number of related buildings and structures.

The surrounding pattern of development is generally characterised by agriculture and rural residential development.

Referrals:

Approval from the Ministry of Transportation and Transport (MoTT) is required prior to adoption as the proposed amendments involve lands within 800 metres of a controlled access highway (i.e. Highway 3).

Pursuant to Section 476 of the *Local Government Act*, the Regional District must consult with the relevant School District when proposing to amend an OCP for an area that includes the whole or any part of that School District. In this instance, School District No. 53 has been made aware of the proposed amendment bylaw.

Pursuant to Section 477 of the *Local Government Act*, after first reading the Regional Board must consider the proposed OCP amendment in conjunction with Regional District's current financial and waste management plans. The proposed OCP amendment has been reviewed by the Solid Waste Department and Finance Department, and it has been determined that the proposed bylaw is consistent with RDOS's current waste management plan and financial plan.

Pursuant to Section 475 of the *Local Government Act*, the Regional District must consult with the Agricultural Land Commission (ALC) when proposing to amend an OCP which might affect agricultural land. Both the ALC and the Ministry of Agriculture have been made aware of the proposed amendment bylaws.

Public Process:

On September 3, 2025, a Public Information Meeting (PIM) was held electronically via Webex and was attended by approximately three (3) members of the public.

Administration recommends that the written notification of affected property owners, the public meetings as well as formal referral to the agencies listed at Attachment No. 1, should be considered appropriate consultation for the purpose of Section 475 of the *Local Government Act*. As such, the consultation process undertaken is seen to be sufficiently early and does not need to be further ongoing.

All comments received to date in relation to this application are included as a separate item on the Board Agenda.

Alternatives:

1. THAT the Electoral Area "G" Official Community Plan Amendment Bylaw No. 2975.01, 2025, and the Electoral Area "G" Zoning Amendment Bylaw No. 2781.02, 2025, be read a first and second time and proceed to public hearing;

AND THAT the Board of Directors considers the process, as outlined in this report from the Chief Administrative Officer dated October 16, 2025, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*;

AND THAT, in accordance with Section 477 of the *Local Government Act*, the Board of Directors has considered Amendment Bylaw No. 2975.01, 2025, in conjunction with its Financial and applicable Waste Management Plans;

AND THAT the holding of a public hearing be scheduled for the Regional District Board meeting of November 20, 2025;

AND THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*.

2. THAT the Electoral Area “G” Official Community Plan Amendment Bylaw No. 2975.01, 2025, and the Electoral Area “G” Zoning Amendment Bylaw No. 2781.02, 2025, be denied.

Will a PowerPoint presentation be presented at the meeting? No

Respectfully submitted:



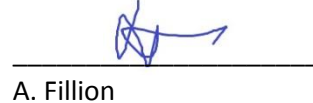
Shannon Duong
Planner II

Endorsed By:



C. Garrish
Senior Manager of Planning

Endorsed By:



A. Fillion
Managing Director, Dev. & Infrastructure

Attachments: No. 1 – Agency Referral List

No. 2 – Aerial Photo

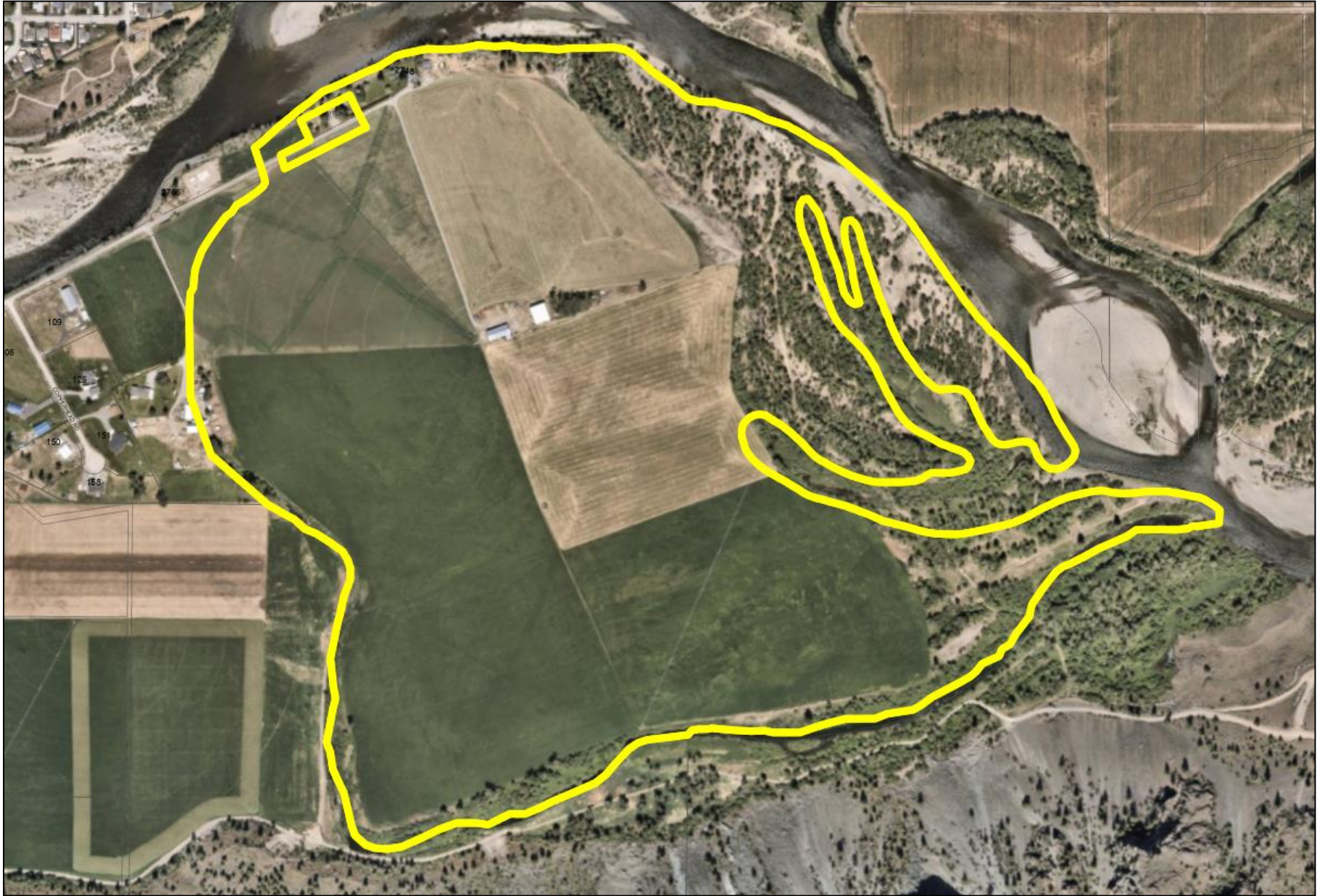
No. 3 – Applicant’s Proposal

Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a ☒, regarding Amendment Bylaw Nos. 2781.02 & 2975.01:

MEMBER MUNICIPALITIES			
☐	City of Penticton	☐	Town of Oliver
☐	District of Summerland	☐	Town of Osoyoos
☐	Town of Princeton	☒	Village of Keremeos
FIRST NATIONS			
☐	Okanagan Nation Alliance (ONA)	☒	Lower Similkameen Indian Band (LSIB)
☐	Osoyoos Indian Band (OIB)	☐	Upper Similkameen Indian Band (USIB)
☒	Penticton Indian Band (PIB)	☐	
SCHOOL DISTRICTS			
☒	School District No. 53 (Areas A, C & G)	☐	School District No. 67 (Areas D, E, F, I)
☐	School District No. 58 (Area H)		
REGIONAL DISTRICTS			
☐	Central Okanagan Regional District	☐	Kootenay Boundary Regional District
☐	Fraser Valley Regional District	☐	Thompson Nicola Regional District
IRRIGATION & IMPROVEMENT DISTRICTS			
☐	Allison Lake Improvement District	☐	Lakeshore Water Works
☐	Apex Mountain Resort (utilities)	☐	Lower Nipit Improvement District
☐	Boundary Line Irrigation District	☐	Meadow Valley Irrigation District
☐	Cawston Irrigation District	☐	Osoyoos Irrigation District
☐	Farleigh Lake Water Users Community	☐	Red Wing Resorts (Water System)
☐	Fairview Heights Irrigation District	☐	Rolling Hills Waterworks District
☐	Hedley Improvement District	☐	Similkameen Improvement District
☐	Kaleden Irrigation District	☐	Skaha Estates Improvement District
☐	Keremeos Irrigation District	☐	Vaseux Lake Improvement District
FIRE DEPARTMENTS			
☐	Anarchist Mnt Volunteer Fire Department	☐	Oliver Fire Department
☐	Apex Volunteer Fire Department	☐	Osoyoos Fire Department
☒	Keremeos Volunteer Fire Department	☐	Penticton Fire Department
☐	Naramata Volunteer Fire Department	☐	Summerland Fire Department
☐	OK Falls Volunteer Fire Department	☐	Willowbrook Volunteer Fire Department
PROVINCIAL MINISTRIES & AGENCIES			
☒	Agricultural Land Commission (ALC)	☒	Ministry of Agriculture & Food
☐	Archaeology Branch	☐	Ministry of Energy & Climate Solutions
☐	BC Parks	☐	Ministry of Housing & Municipal Affairs
☐	Integrated Land Management Bureau	☐	Ministry of Infrastructure
☐	Interior Health Authority (IHA)	☐	Ministry of Mining & Critical Minerals
☐	Mountain Resort Branch	☒	Ministry of Transportation and Transit
☒	Ministry of Water, Land & Resource Stew.	☐	
FEDERAL MINISTRIES & AGENCIES			
☐	Canadian Wildlife Services	☐	Fisheries and Oceans Canada
☐	Dominion Radio Astrophysical Observatory	☐	Parks Canada
☐	Environment Canada		
OTHER			
☐	Fortis		

Attachment No. 2 – Aerial Photo



Attachment No. 3 – Applicant's Proposal

Proposed SH3 Zoning Lot 392 Except plan 34920



9/26/2025, 10:36:54 AM

World Imagery High Resolution 30cm Imagery Zoning
 Low Resolution 15m Imagery Citations Agricultural Land Reserve
 High Resolution 60cm Imagery Electoral and Municipal Boundaries Cadastral

1:9,028
 0 0.07 0.15 0.3 mi
 0 0.1 0.2 0.4 km

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