

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: J. Zaffino, Chief Administrative Officer

DATE: November 20, 2025

RE: Official Community Plan (OCP) & Zoning Bylaw Amendment – 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 read a third time.

<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:

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.

At its meeting of October 16, 2025, the Regional District Board resolved to approve first and second reading of the amendment bylaws and scheduled a public hearing ahead of its meeting of November 20, 2025.

On November 20, 2025, a public hearing was held at 101 Martin Street, Penticton (RDOS Boardroom).

All comments received to date in relation to this application are included with this report.

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

Analysis:

Further to the direction provided by the Board at first reading, it is being recommended that the amendment bylaws be given third reading.

Alternative:

Conversely, Administration maintains its concerns regarding the proposed amendments; specifically that the proposal is:

- inconsistent with Section 9.3.20, in that the applicant has not proposed the provision of community water and sewer infrastructure;
- inconsistent with OCP policies in relation to development within lands that comprise a floodplain and high conservation rankings;
- seen to represent rural spawl, which may result in conflicts between agricultural and residential land users, and may reduce the long-term agricultural viability of the lands due to fragmentation via subdivision.

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:

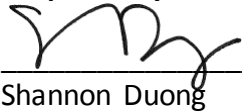
The subject property is approximately 95.9 ha in area and is situated at the eastern end of River Road. It is understood that the parcel is largely used for agricultural purposes, and contains a number of related buildings and structures.

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

Alternatives:

1. THAT first and second readings of the Electoral Area "G" Official Community Plan Amendment Bylaw No. 2975.01, 2025, and the Electoral Area "G" Zoning Amendment Bylaw No. 2781.02, be rescinded and the bylaws be abandoned

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 – Applicant's Proposal

No. 2 – Aerial Photo

Attachment No. 1 – Applicant's Proposal

Proposed SH3 Zoning Lot 392 Except plan 34920



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

World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery

High Resolution 30cm Imagery
Citations
Electoral and Municipal Boundaries

Zoning
Agricultural Land Reserve
Cadastral

1:9,028

0 0.07 0.15 0.3 mi
0 0.1 0.2 0.4 km

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Attachment No. 2 – Aerial Photo

