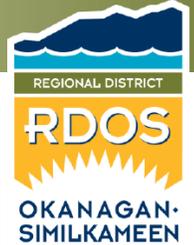


ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: J. Zaffino, Chief Administrative Officer

DATE: February 19, 2026

RE: Electoral Area “G” Zoning Bylaw Update – Conservation Area & Parks and Recreation Zones (G2025.013-ZONE)

Administrative Recommendation:

THAT the Electoral Area “G” Zoning Amendment Bylaw No. 2781.03, 2026 be read a first and second time and proceed to public hearing;

AND THAT the holding of a public hearing be scheduled for the Regional District Board meeting of March 5, 2026;

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

Purpose:

It is being proposed to introduce new Conservation Area (CA) and Parks and Recreation (PR) Zones to the Electoral Area “G” Zoning Bylaw No. 2781, 2017, and apply these zones to Crown lands within the electoral area.

Strategic Priorities: Operational

Background & Analysis:

At its meeting of December 15, 2022, the Regional District Board adopted the Electoral Area “G” Official Community Plan (OCP) Bylaw No. 2975, 2022, which sets out objectives, policies and land use designations which are intended to provide direction for land use and development consistent with the community values of the electoral area.

At its meeting of March 6, 2025, the Regional District Board resolved to adopt the 2025 Strategic Work Plan, which included the “Area ‘G’ Zoning” project.

Analysis:

The Electoral Area “G” Zoning Bylaw Update seeks to implement the direction set via the adoption of the Electoral Area “G” OCP Bylaw by expanding zoning within the electoral area in a phased manner.

Phase 1 of the project includes the introduction of new Conservation Area (CA) and Parks and Recreation (PR) Zones and associated regulations to the Electoral Area “G” Zoning Bylaw, and the application of the zoning designations to Crown lands which are correspondingly designated CA and PR under the OCP Bylaw.

While the introduction of these zones represents the application of zoning to approximately 27.12% of the electoral area, it is unlikely to have any major implications on land use given the limited application to Crown lands.

Alternative

Conversely, the option of not applying CA and PR zoning to Crown lands is available to the Board.

Summary

In summary, Administration is supportive of the Electoral Area “G” Zoning Amendment Bylaw No. 2781.03, 2026, and is recommending in favour of the bylaw.

Financial Implications:

Financial implications have been considered and none were found.

Communication Strategy:

The proposed bylaw amendment(s) 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.

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).

Public Process:

On September 17, 2025, a Public Information Meeting (PIM) was held at the Similkameen Recreation Centre at 311 9th Street in Keremeos, and was attended by approximately two (2) members of the public.

On September 18, 2025, an electronic Public Information Meeting (PIM) was held online via Webex, and was not attended by any members of the public.

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” Zoning Amendment Bylaw No. 2781.03, 2026 be read a first and second time and proceed to public hearing;

AND THAT the holding of the public hearing be delegated to Director Roberts;

AND THAT staff schedule the date, time, and place of the public hearing in consultation with Director Roberts;

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” Zoning Amendment Bylaw No. 2781.03, 2026, be denied.

Will a PowerPoint presentation be presented at the meeting? Yes

Respectfully submitted:



Shannon Duong
Planner II

Endorsed By:



C. Garrish
Senior Manager of Planning

Endorsed By:

Allen Fillion

A. Fillion
Managing Director, Dev. & Infrastructure