

# ADMINISTRATIVE REPORT



**TO:** Board of Directors  
**FROM:** J. Zaffino, Chief Administrative Officer  
**DATE:** March 5, 2026  
**RE:** Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “H” (H2025.017-ZONE)

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## Administrative Recommendation:

**THAT the Electoral Area “H” Official Community Plan Amendment Bylaw No. 2497.18, 2026, and the Electoral Area “H” Zoning Amendment Bylaw No. 3065.02, 2026, 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 March 5, 2026, 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. 2497.18, 2026, 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 March 19, 2026;**

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

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Purpose: To facilitate a five-lot subdivision

Folio: H-01113.000

Legal: Lot B, Plan EPP137858, District Lot 4162 & 2088, KDYD

Civic: 3831 Princeton-Summerland Road

OCP: Large Holdings (LH)

Zone: Large Holdings Two (LH2)

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## Purpose:

This application is seeking to amend the zoning of the subject property in order to facilitate the subdivision of the property into five lots ranging from 1.05 ha to 5.36 ha in area.

In order to accomplish this, the following land use bylaw amendments are being proposed by the applicant:

- amend the land use designation of an approximately 10.42 ha portion of the subject property under Schedule ‘B’ (OCP Map) of the Electoral Area “H” Official Community Plan (OCP) Bylaw No. 2497, 2012, from Large Holdings (LH) to Small Holdings (SH); and
  - amend the zoning of an approximately 10.42 ha portion of the subject property under Schedule ‘2’ (Zoning Map) of the Electoral Area “H” Zoning Bylaw No. 3065, 2024, from Large Holdings Two (LH2) to Small Holdings Three (SH3).
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In support of the rezoning, the applicant has stated that:

- *The proposed rezoning and OCP amendment align with surrounding zoning and OCP designations.*
- *The proposed lots align with the current size and configuration of the surrounding lots.*
- *Creating additional lots align with RDOS growth strategy.*
- *The proposed subdivision plan shows large amounts of usable area clear of the WDP and ESDP permit areas allowing minimal impact to watercourse and environment.*

## **Strategic Priorities: Operational**

### **Background & Analysis:**

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on May 15, 2024, while available Regional District records indicate that a building permit have been issued for a modular home (2022) and a modular home (2023) on this property.

Under the Electoral Area “H” Official Community Plan (OCP) Bylaw No. 2497, 2012, the subject property is currently designated Large Holdings (LH) and is the subject of a Watercourse Development Permit (WDP) and Environmentally Sensitive Development Permit (ESDP) Area designations.

Under the Electoral Area “H” Zoning Bylaw No. 3065, 2024, the property is currently zoned Large Holdings Two (LH2) which lists “single detached dwelling or mobile home or recreational vehicle” as permitted principal uses and lists “accessory dwelling or mobile home” as permitted accessory uses.

BC Assessment has classified the property as Residential (Class 01).

### **Analysis:**

In considering this proposal, Administration notes that that the requested rezoning is intended to facilitate subdivision and the future development of the subject property.

Section 8.7 of the Official Community Plan (OCP) identifies the subject property as being located within a designated growth area. As such, the proposed rezoning aligns with the OCP’s policies and objectives, as the area is considered appropriate for residential growth and increased density.

The proposal contemplates parcel sizes ranging from approximately 1.05 ha to 5.36 ha, all of which exceed the minimum parcel size of 1.0 ha required under the Subdivision and Development Servicing Bylaw No. 2900, 2024.

Given that the proposed parcels are larger than 1.0 ha, the development is not anticipated to generate additional demands on municipal servicing. Accordingly, no additional costs related to the provision of community services are expected to result from the proposed development.

Overall, Administration is of the opinion that the proposed rezoning is consistent with the policies and intent of the Official Community Plan and complies with applicable subdivision regulations.

### **Alternative:**

Conversely, Administration recognises that that while the proposal aligns with the Official Community Plan’s (OCP) identified growth area, rezoning the property from Large Holdings (LH) to Small Holdings

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(SH) may be seen as inconsistent with the Large Holdings (LH) intent to preserve larger parcels for ranching, resource use, and limited residential development.

Although Small Holdings (SH) parcels exist nearby, further rezoning may reduce the availability of larger undeveloped rural lands and increase potential servicing or environmental impacts given the site's WDP and ESDP areas.

Summary:

In summary, Administration considers the requested amendments to be consistent with the policies and intent of the OCP's Small Holdings (SH) designation and the Regional District's land use bylaws. For these reasons, Administration is recommending approval.

**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.

**Site Context:**

The subject property is approximately 55.45 ha in area and is located south of Princeton-Summerland Road, 30.0 km northeast of the boundary of the Town of Princeton. It is understood that the parcel is comprised of two (2) modular homes and one (1) garage.

The surrounding pattern of development is generally characterised by rural residential parcels that have been development with single detached dwellings.

**Referrals:**

Approval from the Ministry of Transportation and Transport (MoTT) is not required prior to adoption as the proposed amendments involve lands beyond 800 metres of a controlled access highway.

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. 58, Erris Volunteer Fire Association, Archaeology Branch, and Upper Similkameen Indian Band have 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.

**Public Process:**

On January 7, 2026, a Public Information Meeting (PIM) was held on Webex and was attended by approximately four (4) members of the public.

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At its meeting of February 9, 2026, the Electoral Area “H” Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject development application be approved.

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 “H” Official Community Plan Amendment Bylaw No. 2497.18, 2026, and the Electoral Area “H” Zoning Amendment Bylaw No. 3065.02, 2026, be read a first and second time and proceed to public hearing;

AND THAT the Board of Directors considers the process, as outlined in the report from the Chief Administrative Officer dated March 5, 2026, 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. 2497.18, 2026, in conjunction with its Financial and applicable Waste Management Plans;

AND THAT the holding of the public hearing be delegated to Director B. Coyne;

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

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

2. THAT the Electoral Area “H” Official Community Plan Amendment Bylaw No. 2497.18, 2026, and the Electoral Area “H” Zoning Amendment Bylaw No. 3065.02, 2026, be denied.

Will a PowerPoint presentation be presented at the meeting?    Yes

**Respectfully submitted:**

Mariane Frizzi

Mariane Frizzi  
Planning Technician

**Endorsed By:**



C. Garrish  
Senior Manager of Planning

**Endorsed By:**

Allen Fillion

A. Fillion  
Managing Director, Dev. & Infrastructure

Attachments: No. 1 – Agency Referral List

No. 2 – Applicant’s Site Plan

No. 3 – Aerial Photo

## Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a , regarding Amendment Bylaw No. 2497.18, 2026:

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





Attachment No. 4 – Aerial Photo

