

## ADMINISTRATIVE REPORT



**TO:** Board of Directors

**FROM:** J. Zaffino, Chief Administrative Officer

**DATE:** February 19, 2026

**RE:** Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “I” (I2025.008-ZONE)

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### Administrative Recommendation:

**THAT the Electoral Area “I” Official Community Plan Amendment Bylaw No. 2683.09, 2025, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.56, 2025, be read a third time.**

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Purpose: To facilitate a four (4) lot subdivision. Folio: I-08036.021

Civic: 100 Turtle Lake Road Legal: Strata Lot 1, Plan EPS8777, Section 14, Township 88, SDYD

OCP: Resource Area (RA) Zone: Resource Area (RA)

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### Purpose:

This application is seeking to amend the zoning of the subject property in order to facilitate a four (4) lot subdivision.

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

- amend the land use designation under Schedule ‘B’ (OCP Map) of the Electoral Area “I” Official Community Plan (OCP) Bylaw No. 2683, 2016, from Resource Area (RA) to Large Holdings (LH); and
- amend the zoning under Schedule ‘2’ (Zoning Map) of the Okanagan Valley Zoning Bylaw No. 2800, 2022, from Resource Area (RA) to Large Holdings One Site Specific (LH1s), with a site specific regulation prohibiting accessory dwellings.

In support of the rezoning, the applicant has stated, among other things, that:

- Maintains rural character by proposing four large lots that exceed the 4.0 ha minimum required parcel size in the LH zone reflecting the area’s existing low-density form. The property is close to the St. Andrews Development which has similar sized parcels.
- Provides Increased Opportunity for Homeownership without increasing Density – aligns with the intent of the LH1 zone to support limited subdivision in rural areas while maintaining large parcel sizes, protecting rural character, and not increasing density.
- No Impacts on Adjacent Properties – The proposed site-specific rezoning and subdivision will reduce the number of potential detached dwellings or mobile homes in the neighbourhood and

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therefore the proposed development will not have a negative impact on the use and enjoyment of adjacent or surrounding properties.

- The proposed OCP and zoning amendments reflect a responsible, policy-aligned approach to rural development that balances land use potential with environmental, community and neighbourhood values.

### **Strategic Priorities: Operational**

#### **Background & Analysis:**

On September 3, 2025, a Public Information Meeting (PIM) was held at the online with Webex and was attended by no members of the public.

At its meeting of September 2, 2025, the Electoral Area "I" Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject development application be approved, subject to the following condition; that the maximum parcel coverage be 5%.

At its meeting of October 2, 2025, the Regional District Board resolved to approve first and second reading of the amendment bylaws.

At its meeting of January 22, 2026 the Regional District Board resolved to schedule a public hearing ahead of its meeting of February 19, 2026.

On February 19, 2026, a public hearing was held at 101 Martin Street, Penticton, B.C., and all comments received to date in relation to this application are included with this report.

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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 97).

#### **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 OCP policies that speak to development outside designated Rural Growth Areas, rural sprawl, and maintaining Resource Area zones as large parcels.

#### **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.

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**Site Context:**

The subject property is approximately 20.0 ha in area and is situated on the southwest side of Turtle Lake Road approximately 7 km southwest of the boundary with the City of Penticton. It is understood that the parcel is comprised of vacant land.

The surrounding pattern of development is generally characterised by large Resource Area and Agriculture zoned parcels that are mostly undeveloped or have been developed with single detached dwellings.

**Alternatives:**

1. THAT first and second readings of the Electoral Area "I" Official Community Plan Amendment Bylaw No. 2683.09, 2025, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.56, 2025, be rescinded and the bylaws be abandoned.

Will a PowerPoint presentation be presented at the meeting?    Yes

**Respectfully submitted:**

*Colin Martin*

Colin Martin  
Planner I

**Endorsed By:**

C. Garrish  
Senior Manager of Planning

**Endorsed By:**

*Allen Fillion*

A. Fillion  
Managing Director, Dev. & Infrastructure

Attachments: No. 1 – Applicant’s Site Plan

No. 2 – Aerial Image (Google Earth)

Attachment No. 1 – Applicant’s Site Plan



Attachment No. 2 – Aerial Image (Google Earth)

