

Electoral Area “A”

Proposed Zoning Bylaw Amendment

RDOS File No. A2026.001-ZONE

Public Information Meeting

March 17, 2026

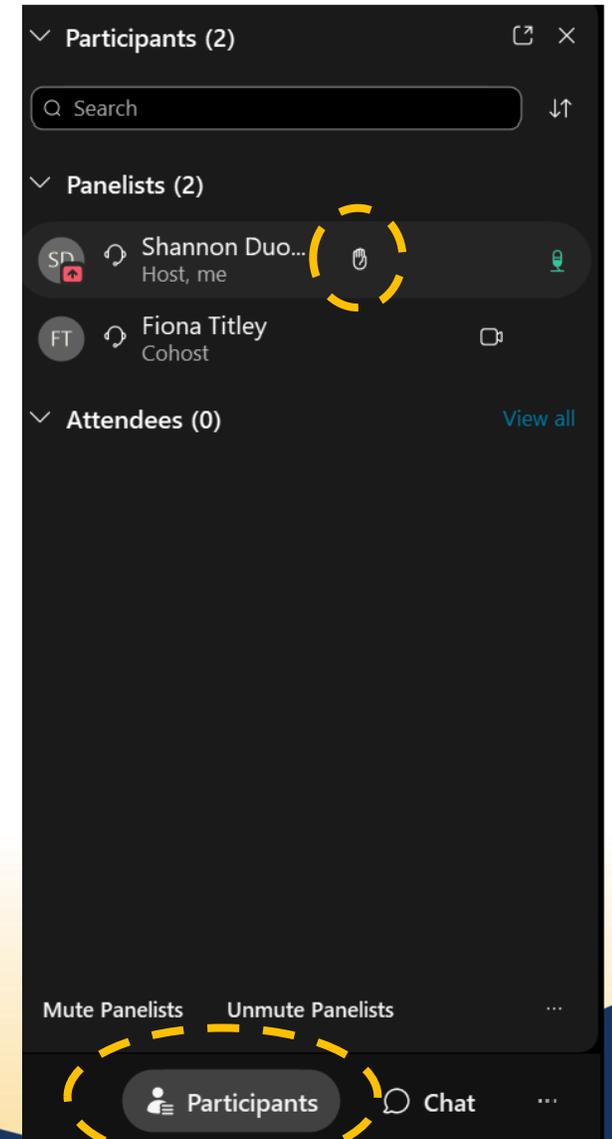
Public Information Meeting

What is a Public Information Meeting:

- It is informal:
 - no formal minutes will be taken but meeting is recorded;
 - comments for the RDOS Board to review at 1st/2nd reading should be submitted in writing (i.e. email, feedback form).
- Staff are available to answer questions;
 - we may not be able to answer all questions tonight but can follow-up (contact details will be needed).

Webex Instructions

- Will take questions in turn;
- To indicate you want to speak:
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Project Status

Project Status:

- RDOS Board Initiation February 5, 2026;
- Agency Referrals (e.g., Fire Department, MoTT, etc.) sent February 26, 2026;
- Public Information Meeting on March 17, 2026;
- RDOS Board consideration (i.e. 1st/2nd reading) April 16, 2026 (TBD);
- Public Hearing (dependent on 1st/2nd reading being approved).

LH1s Zone Review – Anarchist Mountain

Anarchist Mountain

- The LH1s Zone at Anarchist mountain was introduced in 2003 and applied to an early phase of the “Regal Ridge” development.
- The zoning restricted non-residential uses, limited density to one (1) principal dwelling unit and also limited the number of livestock.



Vision 2020

“Charting a Clear Course for the Future”

“At Regal Ridge we strive for excellence in everything we do. Your ideas, comments and suggestions are vital for our success. Therefore, we ask you to take a few minutes to complete this questionnaire.”

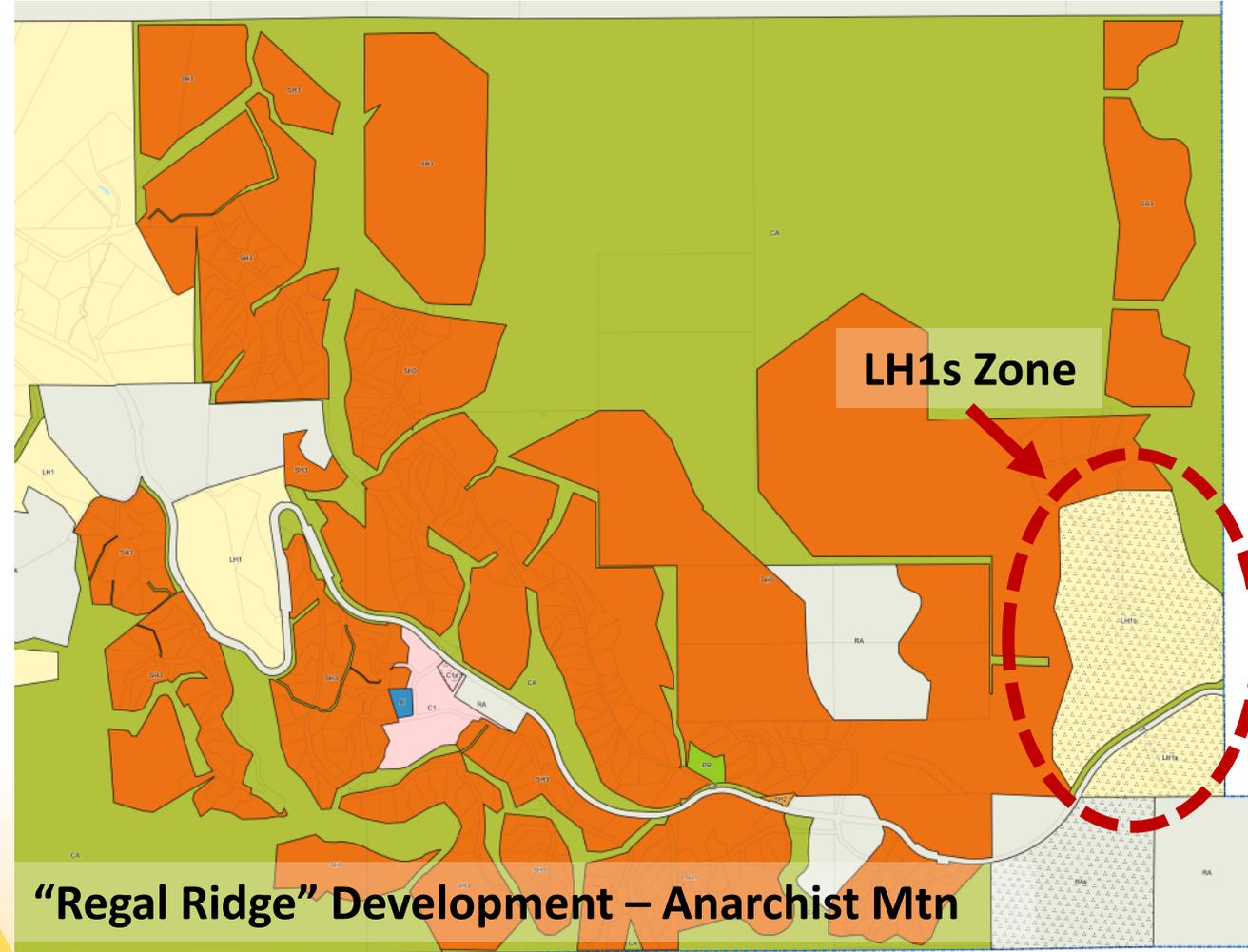
Adrian Erickson



LH1s Zone Review – Anarchist Mountain

Anarchist Mountain LH1s Zone

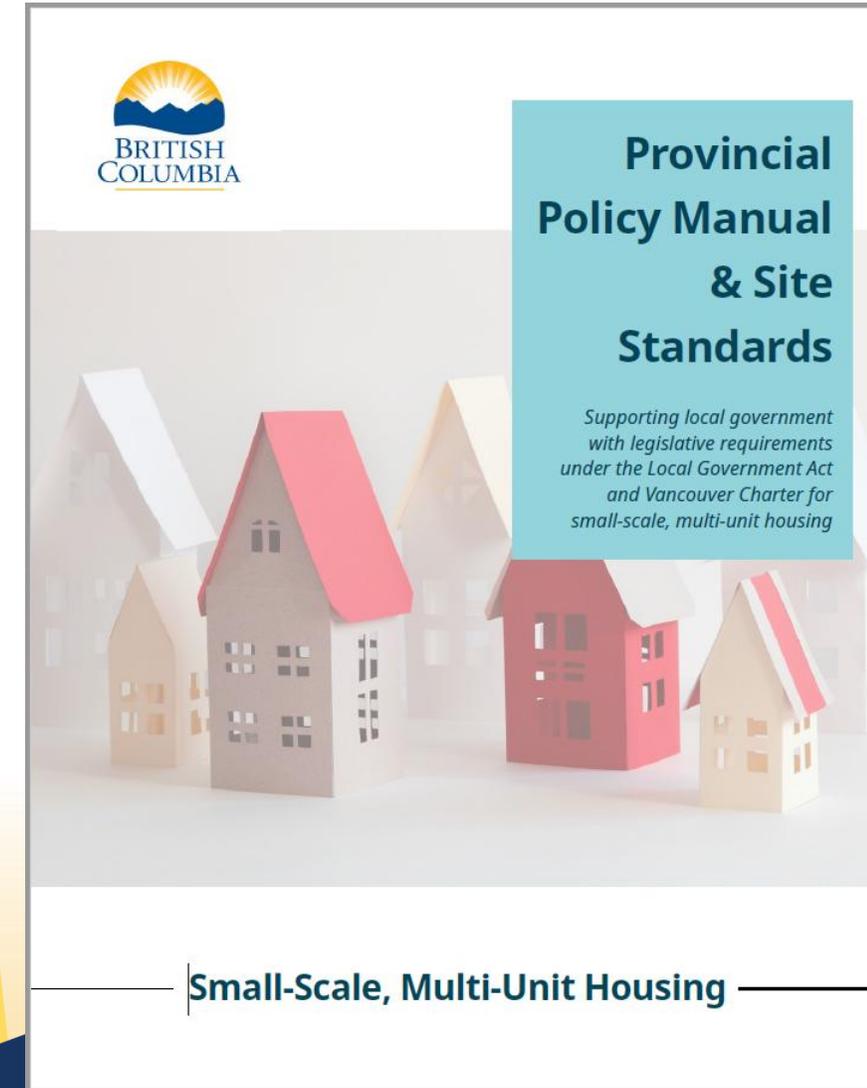
- LH1s Zone applies to approx. 25 parcels.
- LH1s Zone is seen to be a remnant – Regal Ridge developed after 2003 with smaller parcel sizes and no restrictions on use, density or livestock.



LH1s Zone Review – Anarchist Mountain

Small-Scale Multi-Unit Housing (SSMUH):

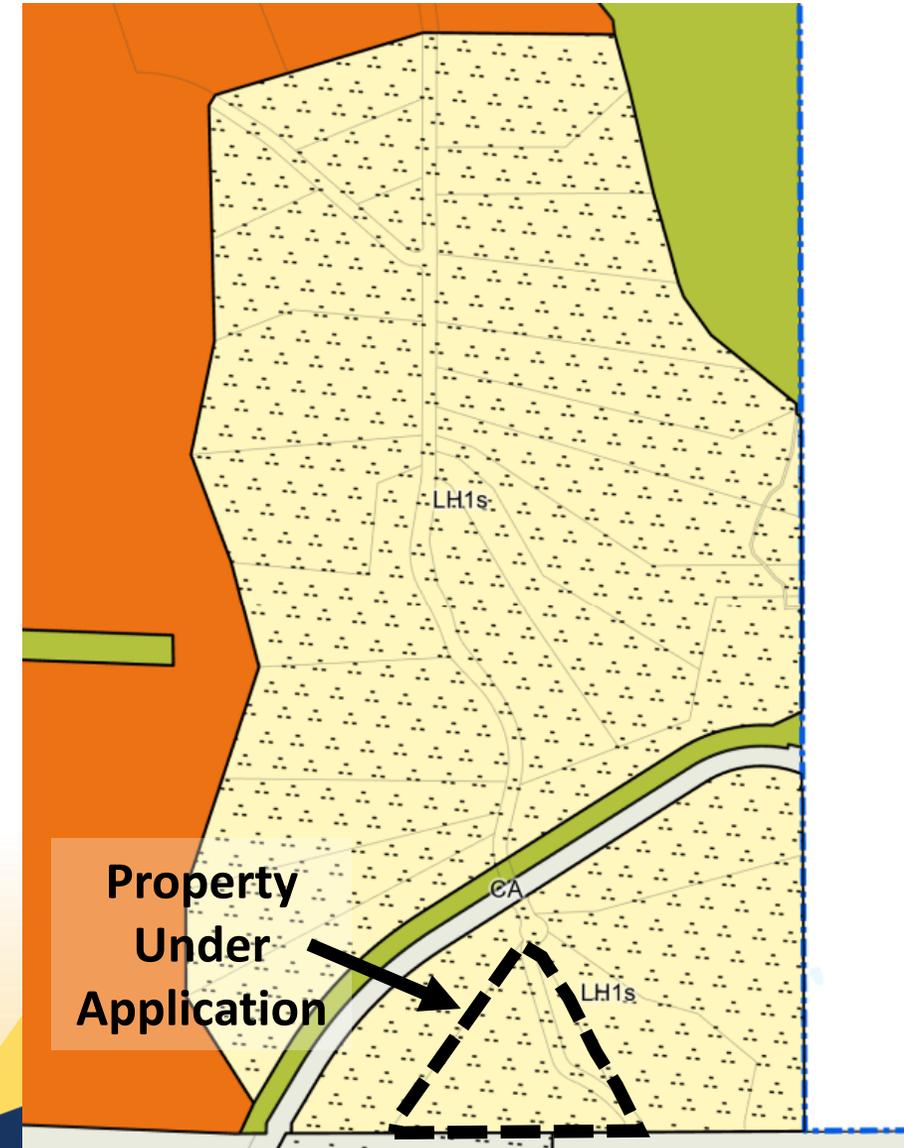
- The Province encourages “a favourable regulatory environment” for new building forms in areas traditionally reserved for detached single-family and duplex homes.
- This included encouragement of additional dwelling units in the form of secondary suites and accessory dwellings.



LH1s Zone Review – Anarchist Mountain

Rezoning Application

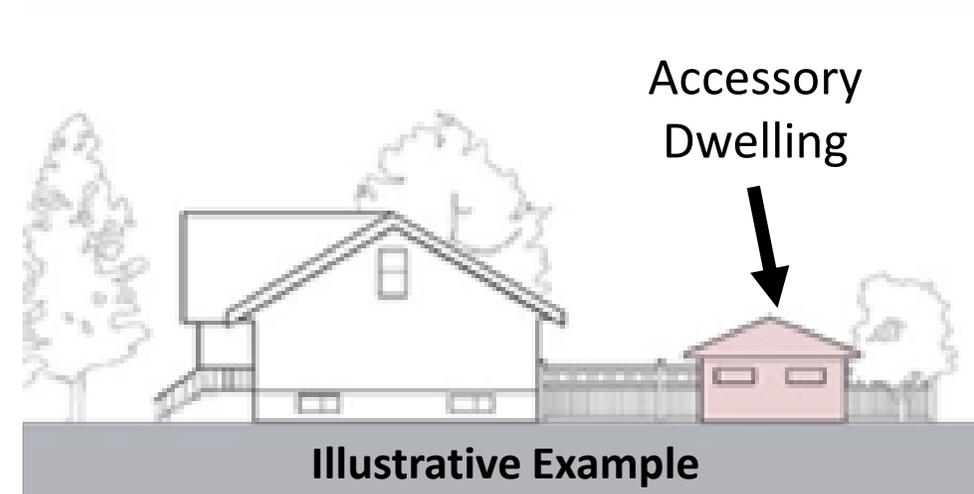
- An application to amend the LH1s zoning at 31 Nine Mile Place has been submitted to the Regional District.
- Request is seeking to remove the restriction on accessory dwellings.
- Request is seen to have broader merit and could be considered all parcels zoned LH1s.



LH1s Zone Review – Anarchist Mountain

Considerations

- Removal of prohibition on accessory dwellings is consistent with Board policy on parcels greater than 1.0 ha served by on-site sewage disposal.
- Removing LH1s Zone would extend the benefit of accessory dwellings to all parcels on Nine Mile Place & Raven Hill Road.



Large Holdings One (LH1) Zoning

Relevant Principal Uses:

- LH1s Zone restricts to agriculture and single detached dwelling.
- The LH1 Zone also allows equestrian centre and veterinary establishment.
- LH1 Zone allows for the principal dwelling to be in the form of a CSA Z240 mobile home.

14.1 LARGE HOLDINGS ONE (LH1) ZONE

14.1.1 Permitted Uses:

Principal Uses:

- a) *agriculture*;
- b) *equestrian centre*;
- c) *single detached dwelling or mobile home*;
- d) *veterinary establishment*;

Accessory Uses:

- e) *accessory building or structure*, subject to Section 7.1;
- f) *accessory dwelling or mobile home*, subject to Section 7.2;
- g) *deleted*^{lxi}
- h) *home industry*, subject to Section 7.6;
- i) *home occupation*, subject to Section 7.7;
- j) *kennel*, subject to Section 7.8;
- k) *packing, processing and storage of farm products*;
- l) *retail sales of farm products*, subject to Section 7.9;
- m) *secondary suite*, subject to Section 7.10; and
- n) *short-term rental accommodation*, subject to Section 7.11.^{lxii}

Large Holdings One (LH1) Zoning

Relevant Accessory Uses:

- LH1s Zone restricts to home occupation, secondary suite, accessory buildings and structures, and short-term rental accommodation.
- In comparison, the LH1 Zone allows a broader range of rural-residential uses, including accessory dwellings.

14.1 LARGE HOLDINGS ONE (LH1) ZONE

14.1.1 Permitted Uses:

Principal Uses:

- a) *agriculture;*
- b) *equestrian centre;*
- c) *single detached dwelling or mobile home;*
- d) *veterinary establishment;*

Accessory Uses:

- e) *accessory building or structure, subject to Section 7.1;*
- f) *accessory dwelling or mobile home, subject to Section 7.2;*
- g) *deleted^{lxi}*
- h) *home industry, subject to Section 7.6;*
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- j) *kennel, subject to Section 7.8;*
- k) *packing, processing and storage of farm products;*
- l) *retail sales of farm products, subject to Section 7.9;*
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Large Holdings One (LH1) Zoning

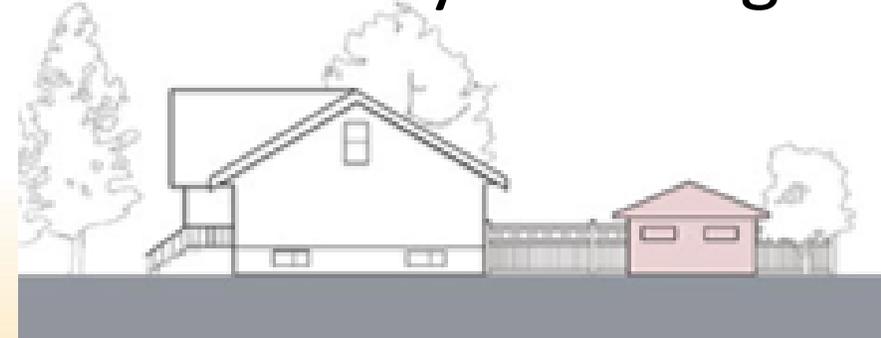
Maximum Number of Dwellings:

- LH1s Zone allows:
 - 1 principal dwelling, and
 - 1 secondary suite
- LH1 Zone allows:
 - 1 principal dwelling, and
 - 1 secondary suite or accessory dwelling (for parcels less than 8.0 ha in area).

Secondary Suite



Accessory Dwelling



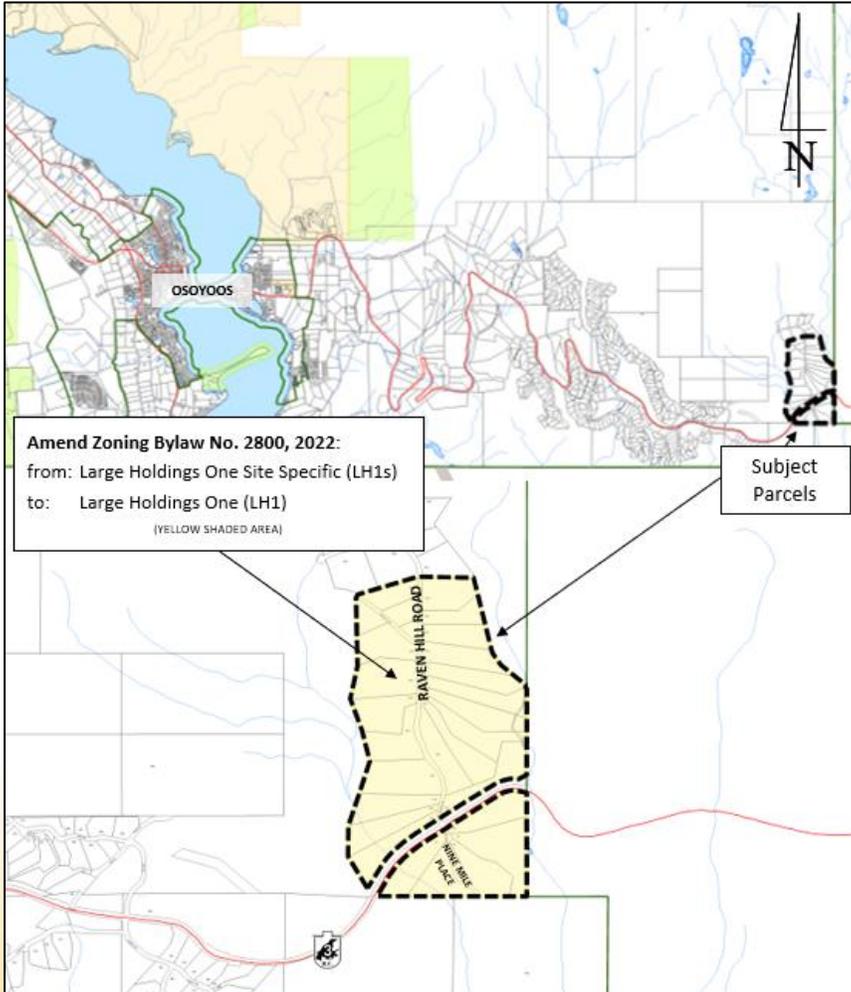
Large Holdings One (LH1) Zoning

Maximum Number of Livestock:

- LH1s Zone limits livestock to a maximum of 5.
- LH1 Zone does not limit number of livestock on parcels greater than 2.0 ha in area.



Proposal Details



Proposed Amendments:

- to amend the zoning of the properties under the Okanagan Valley Zoning Bylaw No. 2800, 2022:
 - From: Large Holdings One Site Specific (LH1s)
 - To: Large Holdings One (LH1)

QUESTIONS?

If you do not get the chance to speak tonight, have more questions, or would like to submit written comments, please contact me at:

bkent@rdos.bc.ca

(250) 490-4109

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