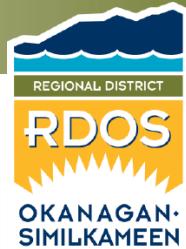


# ADMINISTRATIVE REPORT



**TO:** Electoral Area Services Committee

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

**DATE:** February 5, 2026

**RE:** Review of Large Holdings One Site Specific (LH1s) Zone - Anarchist Mountain (A2026.001-ZONE)

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## Administrative Recommendation:

**THAT the replacement of the Large Holdings One Site Specific (LH1s) Zone that applies to approximately 25 parcels fronting Raven Hill Road and Nine Mile Place in Electoral Area "A" with a Large Holdings One (LH1) Zone be initiated;**

**AND THAT the application proposing to amend the Okanagan Valley Zoning Bylaw No. 2800, 2022, as it applies to the property at 31 Nine Mile Place (Lot 2, Plan KAP76059, District Lot 2709, SDYD) be postponed until the completion of the LH1s Zone Review at Anarchist Mountain.**

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## Purpose:

The purpose of this report is to seek direction from the Board regarding a Large Holdings One Site Specific (LH1s) Zone that applies to approximately 25 parcels fronting Raven Hill Road and Nine Mile Place in Electoral Area "A".

## Strategic Priorities: Operational

### Background:

The development of the "Regal Ridge" community on Anarchist Mountain in Electoral Area "A" occurred between 2001 and 2012 and envisioned the creation of "a model community of sustainability design and rural development" (Regal Ridge "Vision 2020" Final Report, 2008).

At its meeting of October 2, 2003, the Board adopted Amendment Bylaw No. 2221 to the (then) Electoral Area "A" Zoning Bylaw No. 1749, 1997, which introduced a site specific Large Holdings Zone ("LHa") and applied this to, amongst other areas, an approximately 120 ha area of land that now comprises Raven Hill Road and Nine Mile Place.

This "LHa" Zone restricted residential density to one (1) principal dwelling and excluded "accessory dwellings", limited the range of non-residential uses, and restricted the number of livestock on parcels less than 4.0 ha to five (5).

This zone was subsequently carried forward, with minor modifications, into subsequent zoning bylaws adopted by the Board for Electoral Area "A" and is currently comprises an "LH1s" Zone found at Section 14.1.8(a)(i) of the Okanagan Valley Zoning Bylaw No. 2800, 2022.

### SSMUH Implementation:

On November 30, 2023, the provincial Legislature adopted Bill 44, which introduced a number of substantial amendments to the *Local Government Act*, the intent of which was the delivery of "more

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small-scale, multi-unit housing for people, including townhomes, triplexes and laneway homes, and fix outdated zoning rules to help build more homes faster.”

The province subsequently released *Provincial Policy Manual & Site Standards* (Small-Scale, Multi-Unit Housing) as a resource to assist local governments with the implementation of zoning bylaw amendments required to comply with the changes to the Act.

Through this guide, the province encouraged local governments to apply a flexible approach when amending their zoning bylaw(s) as “it is typically not a single zoning rule that impacts the viability of a SSMUH project, but rather the cumulative and cross-cutting impacts of several regulations combined.”

In response, the Okanagan Valley Zoning Amendment Bylaw No. 2800.37, 2024, was considered by the Board and, amongst other things, proposed to remove the site specific zoning regulations applied to the parcels at Raven Hill Road and Nine Mile Place.

This amendment bylaw was subsequently abandoned by the Board at its meeting of August 15, 2024, and later implementation of SSMUH requirements by the Board did not address this LH1s zoning in Electoral Area “A”.

**Rezoning Application:**

On January 12, 2026, a rezoning application was submitted to the Regional District requesting that the restriction prohibiting an “accessory dwelling” found within the LH1s zoning that applies to a property on Nine Mile Place be removed.

Under Section 3.4 (Bylaw Amendments – Approval or Refusal) of the Regional District’s Development Procedures Bylaw No. 2500, 2011, the Board may, by resolution, agree to postpone giving consideration to individual amendments to a Zoning Bylaw “until completion of any major review that the said bylaw may be undergoing at the time of the request.”

**Analysis:**

Administration maintains its support, previously presented in relation to Amendment Bylaw No. 2800.37 (SSMUH Implementation) for the removal of the site specific regulations applied to the properties at Raven Hill Road and Nine Mile Place.

The site specific zoning regulations that apply to the subject parcels are considered to be redundant, overly restrictive, and no longer supported by current land use policy or planning rationale. Their removal will improve consistency, clarity, and fairness in the application of the LH1 Zone while maintaining appropriate controls for rural and agricultural land use.

In light of the recently received rezoning application seeking to remove the restriction on “accessory dwellings” on a property at Nine Mile Place, Administration’s preference is that this be considered by the Board holistically as opposed to an ad hoc, case-by-case basis as the privilege being requested by the applicant (e.g. “accessory dwelling”) would likely be beneficial to other parcels so affected.

Accordingly, it is being recommended that the Board initiate a broader amendment to the zoning bylaw in order to remove this zoning.

Administration considers this to be an Operational matter that will not impact projects on the 2026 Strategic Plan as statutory processes required in relation to a rezoning application versus a Board initiated amendment are comparable.

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Should the Board resolve to initiate an amendment, it is proposed that consideration of the current rezoning application be deferred until resolution of the site specific zoning is achieved (e.g. approval or denial).

Further, Administration will initiate consultation with affected property owners in accordance with the requirements of the *Local Government Act* and the Regional District's Development Procedures Bylaw.

**Alternative:**

Conversely, the option of retaining the existing LH1s zoning that applies to the properties at Raven Hill Road and Nine Place is available to the Board.

This could be in the form of retaining the existing zone unchanged, or retaining it in a modified version (e.g. maintain restrictions on uses and livestock but remove residential density limits).

Under this option, property owners seeking to modify elements of the site specific regulations would continue to be required to seek Board approval through the submission of individual rezoning applications, including fees (currently set at \$2,500).

**Summary:**

For the reasons outlined above, Administration supports the initiation of an amendment bylaw by the Board to remove the LH1s zoning that applies to the properties at Raven Hill Road and Nine Mile Place in order to reduce regulatory burdens and improve efficiencies within the Regional District.

**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.

**Alternatives:**

1. THAT the replacement of the Large Holdings One Site Specific (LH1s) Zone that applies to approximately 25 parcels fronting Raven Hill Road and Nine Mile Place in Electoral Area "A" with a Large Holdings One (LH1) Zone be initiated, subject to the following revisions:
  - i) *TBD*  
AND THAT the application proposing to amend the Okanagan Valley Zoning Bylaw No. 2800, 2022, as it applies to the property at 31 Nine Mile Place (Lot 2, Plan KAO76059, District Lot 2709, SDYD) be postponed until the completion of the LH1s Zone Review at Anarchist Mountain.
2. Status quo.

Will a PowerPoint presentation be presented at the meeting? Yes

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**Respectfully submitted:**



C. Garrish, Senior Manager of Planning

**Endorsed By:**



A. Fillion, Managing Director, Dev. & Infrastructure

**Attachments:** No. 1 – Aerial Photo

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Attachment No. 1 – Aerial Photo



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Review of LH1s Zone at Anarchist Mountain (Electoral Area "A")