

**TO:** Board of Directors

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

**DATE:** January 22, 2026

**RE:** Development Variance Permit Application — Electoral Area “G” (G2025.031-DVP)

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## Administrative Recommendation:

**THAT Development Variance Permit No. G2025.031-DVP, to allow a new parcel to be created through subdivision without proof of sufficient quantities of potable water at 77 Ashnola Road, be approved.**

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Legal: Lot 2, Plan KAP50817, District Lot 2467, SDYD Folio: G-02550.010

OCP: Agriculture (AG) Zone: N/A

Variance Request: to allow for a 15.3 ha parcel to be created by subdivision without proof of sufficient quantities of potable water.

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## Purpose:

This application is seeking a variance to the subdivision servicing requirement to provide proof of potable water that applies to the subject property in order to undertake the subdivision of the property into four lots of 10.2 ha, 15.3 ha, 2.02 ha, and 2.19 ha.

Specifically, it is being proposed to vary the requirement for new parcels created by subdivision to provide sufficient quantities of potable water from a private source or community water system by allowing for a 15.3 ha parcel to be created by subdivision without proof of sufficient quantities of potable water.

In support of this request, the applicant has stated that:

- *There is no operational need for a water source for the quarry*
- *The cost of establishing a well, in the order of \$20-30,000, has no operational value to the company and will not benefit the business*
- *The variance is site-specific to reflect the existing business needs and has no impact on adjacent lands.*

**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 November 5, 1993, while available Regional District records indicate that building permit have not previously been issued for this property.

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Under the Electoral Area “G” Official Community Plan (OCP) Bylaw No. 2975, 2022, the subject property is currently designated Agriculture (AG) but is not currently zoning under the Electoral Area “G” Zoning Bylaw No. 2781, 2017.

Although the property is not zoned under the Electoral Area “G” Zoning Bylaw, in order to subdivide the property must meet the necessary requirements outlined in the Subdivision and Development Servicing Bylaw No 2900, 2024.

Under the Regional District’s Subdivision and Development Servicing Bylaw No 2900, 2024, “all new parcels to be created by subdivision must be provided with sufficient quantities of potable water ... [and] for parcels greater than 1.0 ha in area and less than 20.0 ha in area, proving availability of sufficient quantities of potable water from a private water source or from a community water system” (Section 4.1.1.1(a)).

The property is located within the floodplain associated with the Similkameen River, is within the Agricultural Land Reserve (ALR) and has been classified as “Residential” (Class 01) by BC Assessment.

Application History:

On February 18, 2021, the Ministry of Transportation and Transit (MoTT) referred a proposed 4-lot subdivision involving the subject property to the Regional District for compliance with any applicable RDOS land use bylaws.

A Subdivision Review Report (SRR) was subsequently provided to the Ministry and provided an assessment of the proposal against applicable RDOS bylaws. Amongst other things, it was confirmed that proof of sufficient quantities of potable water would need to be provided to the Regional District in order for the proposed subdivision to comply with the SDS Bylaw.

Analysis:

In considering this proposal, it is Administration’s understanding that the requirement of proof of a potable water source at the time of creating a new parcel by subdivision is generally to ensure that the new parcel can support human habitation and that future residents will not be confronted with an intermittent or unsafe water supply (e.g. the creation of unserviceable parcel).

It is recognized, however, that in a rural setting, despite groundwater quality and yield varying over even short distances that, due to larger parcel sizes, there may be multiple locations on a parcel that a well can be provided.

Further, at the time of subdivision, it is not always known where a future dwelling will be located and, for these reasons, the SDS Bylaw exempts parcels over 20.0 ha from the requirement to provide proof of water.

In this instance, Administration recognizes that the proposed new parcel will be over 15.0 ha in size and its relatively large size increases the likelihood that an appropriate water source can be located on the property reducing concerns of proof being needed for subdivision.

In addition, the proposed parcel will be within approximately 250 metres of the Similkameen River and, it is *presumed*, close proximity of the associated water table.

It is also understood that the existing gravel pit that will be comprised within this parcel has been operating without water on this portion of the parcel and has been using a water truck to provide water when needed for dust control purposes.

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Finally, due to the property being within the ALR there are limited opportunities for re-development other than for agricultural uses and the ALC limits residential densities in the Reserve to one (1) principal and one (1) accessory dwelling.

Alternative:

Conversely, it is recognised that the existing gravel pit would benefit from the provision of a private water source in terms of providing workers with safe and accessible drinking water and to support the operation of the pit (e.g. dust control).

Future development could increase the demand for water, and it is important to establish the availability of potable water for both current and future uses and owners by adhering to water servicing requirements at the time of subdivision.

There is also limited recourse after subdivision to ensure that appropriate servicing is being provided to properties in Electoral Area “G” due to the absence of Building Inspection services (but it is recognized that this an accepted trade-off by the community to not having such a service).

Requiring proof of water at subdivision also allows for the cost to be incurred by the developer, thereby reducing the financial burden on the local government, and future property owners.

There does not appear to be any physical or legal constraints that limit the ability to provide potable water to the property, and establishing a well is unlikely to adversely impact the operation of the gravel pit.

Summary:

For the reasons outlined above, Administration supports the requested variances and is recommending approval.

**Financial Implications:**

Financial implications have been considered and none were found.

**Communication Strategy:**

The proposed variance(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 29.24 ha in area, it is bisected by River Road, and situated on the north and south side of the road. The property is on the south bank of the Similkameen River. The property is currently developed to include an approximately 7.5 ha hayfield on the north portion of the property, and a gravel pit on the south side.

The surrounding pattern of development is characterised by primarily agricultural parcels along the Similkameen River and Crown land to the south.

**Public Process:**

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted, in accordance with Section 2.10 of Schedule ‘4’ of the

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Regional District's Development Procedures Bylaw No. 2500, 2011, until 4:30 p.m. on December 9, 2025. All comments received are included as a separate item on the Board's Agenda.

**Alternatives:**

1. That Development Variance Permit No. G2025.031-DVP, to allow a new parcel to be created through subdivision without proof of sufficient quantities of potable water at 77 Ashnola Road, be denied.

Will a PowerPoint presentation be presented at the meeting?      Yes

**Respectfully submitted**

Colin Martin  
Colin Martin  
Planner I

**Endorsed by:**

  
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C. Garrish  
Senior Manager of Planning

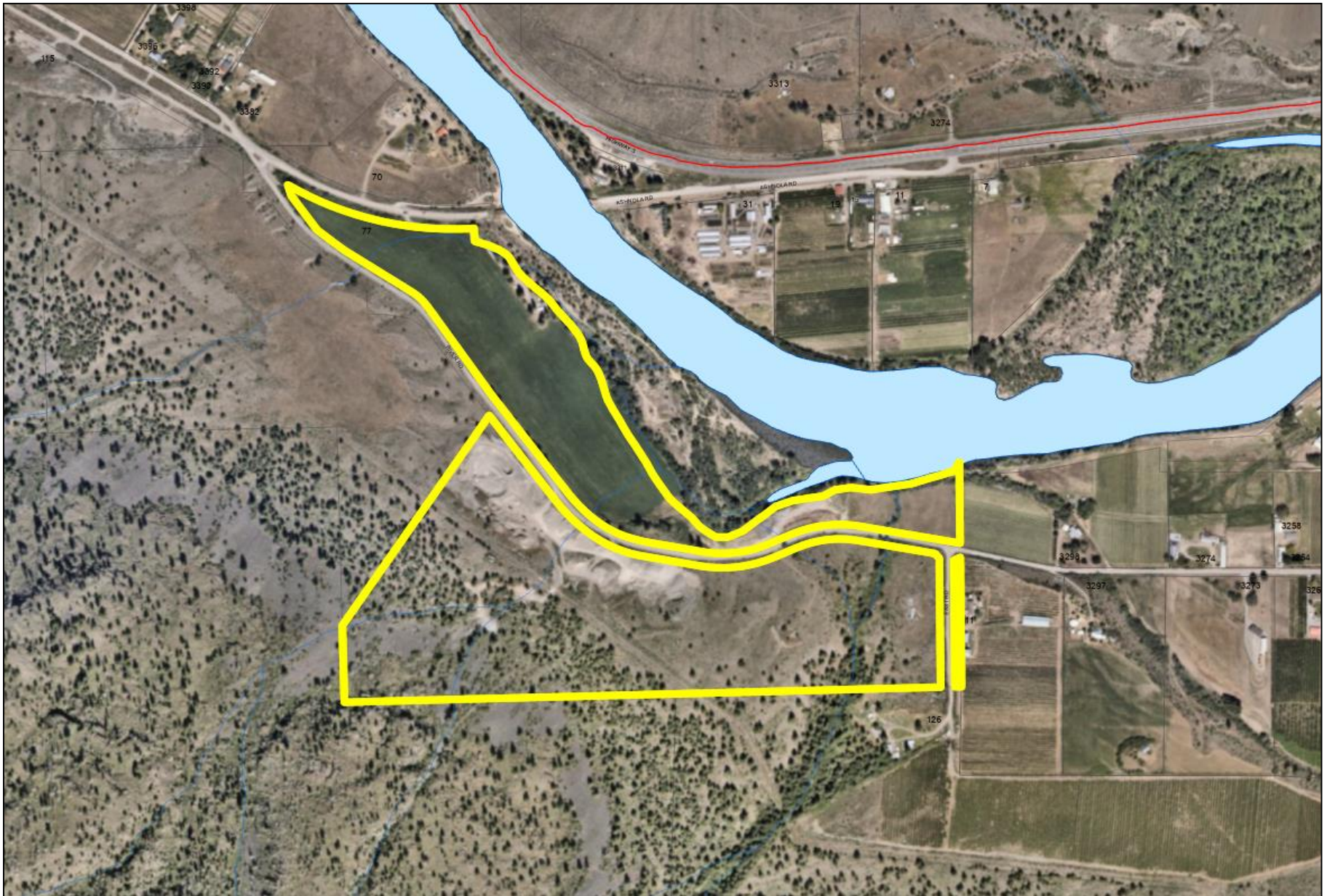
**Endorsed by:**

  
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A. Fillion  
Managing Director, Dev. & Infrastructure

Attachments: No. 1 – Aerial Photo

No. 2 – Site Photo (Google Streetview)

Attachment No. 1 – Aerial Photo





Attachment No. 2 – Site Photo (Google Streetview)

