

ADMINISTRATIVE REPORT



TO: Advisory Planning Commission

FROM: J. Zaffino, Chief Administrative Officer

DATE: May 12, 2025

RE: Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “H” (H2025.004-ZONE)

Purpose: To allow for a two-lot subdivision. Folio: H-00573.050

Civic: 2531 Coalmont Road Legal: Lot 2, Plan KAP89110, District Lot 128, YDYD

OCP: Small Holdings (SH) Zone: Small Holdings Two (SH2)

Proposed Development:

This application is seeking to amend the zoning of the subject property in order to facilitate a boundary adjustment (e.g. subdivision) with the adjacent parcel at 2567 Coalmont Road.

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 “H” Official Community Plan (OCP) Bylaw No. 2497, 2012, from Small Holdings (SH) to Low Density Residential (LR); and
- amend the zoning under Schedule ‘2’ (Zoning Map) of the Electoral Area “H” Zoning Bylaw No. 3065, 2024, from Small Holdings Two (SH2) to Low Density Residential One (RS1).

In support of the rezoning, the applicant has stated that:

the boundary adjustment will allow me to ensure that the privacy trees currently adjacent to my property will become part of my property. These trees offer shade and privacy to my property from the neighbouring property and will allow me to maintain the natural habitat of the area benefitting both my property, but the community as well. My family has owned property in the area for generations and I have enjoyed the community as both a child and now as a parent of a young daughter. My goal is to be able to provide the experience of Tulameen and the beautiful outdoors it has to offer to my family.

Site Context:

The subject property is approximately 0.608 ha. in area and is situated on the south side of Coalmont Road, approximately 18 km northwest from the boundary with the Town of Princeton, and approximately 60 metres from the Tulameen river. It is understood that the parcel is comprised of a single detached dwelling and various accessory structures.

The surrounding pattern of development is generally characterised by similarly sized residential parcels that have been development with single detached dwellings to the northwest in Tulameen.

Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on May 27, 2009, while available Regional District records indicate that a building permits for a garage (2021), a single family dwelling (2021), a cabin demolition (2021), and a garage (2019) have previously been issued for this property.

Under the Electoral Area “H” Official Community Plan (OCP) Bylaw No. 2497, 2012, the subject property is currently designated Small Holdings (SH) and is the subject of no Development Permit Area designations.

Under the Electoral Area “H” Zoning Bylaw No. 3065, 2024, the property is currently zoned Small Holdings Two (SH2) which requires a minimum parcel size of 0.5 ha, subject to servicing requirements.

Under Section 10.0 (Floodplain Regulations) of the Zoning Bylaw, the subject property is within the floodplain associated with Tulameen River and future development will be required to be consistent with the Zoning Bylaw’s Floodplain Regulations.

The property is not within the Agricultural Land Reserve (ALR) and has been classified as “Residential” (Class 01) by BC Assessment.

On December 6, 2024, the Ministry of Transportation and Transit (MoTT) referred a proposed 1 lot subdivision involving the subject property to the Regional District for compliance with any applicable RDOS land use bylaws.

Analysis:

In considering this proposal, Administration notes that the Zoning Bylaw provides a number of exemptions from minimum parcel size requirements apply to boundary adjustments, provided certain criteria is met.

In this instance, not all of these criteria are being met as the proposed “Lot A” is proposed to be split-zoned part Small Holdings Two (SH2) and part Low Density Residential One (RS1). Consequently, the minimum parcel size requirement that applies is the more onerous of these two zones; being the 0.5 ha associated with the SH2 Zone.

As the proposed size of “Lot A” is approximately 1,640 m², it does not meet this 0.5 ha requirement (NOTE: the proposed “Lot B”, at approximately 5,430 m² in area, does comply) and an amendment to the zoning of the property is required.

Importantly, the proposed boundary adjustment is not otherwise resulting the creation of additional parcels (e.g. triggering the need for a community water and sewer connection), is not resulting in new parcel lines infringing on the setbacks associated with existing structures and will result in new parcel layouts generally consistent with those found elsewhere in the community.

Consistency between the parcel lines, zoning and OCP designations will alleviate future administrative challenges by more clearly delineating what uses may take place on the property.

Alternative:

Conversely, the option of not supporting the proposed rezoning is available to the APC and would result in the current parcel boundaries between the two properties being maintained (e.g. status quo).

In this instance, however, it is not clear that there is a strong community interest in maintaining the current boundaries.

Summary:

In summary, the proposed OCP and Zoning Bylaw amendments are seen to be consistent with the long-term preferred future land use of this property.

Administrative Recommendation:

THAT the Electoral Area “H” Official Community Plan Amendment Bylaw No. 2947.17, 2025, and the Electoral Area “H” Zoning Amendment Bylaw No. 3064.01, 2025, be supported.

Options:

1. THAT the APC recommends to the RDOS Board of Directors that the subject development application be approved.
2. THAT the APC recommends to the RDOS Board of Directors that the subject development application be approved with the following conditions:
 - i) *TBD*
3. THAT the APC recommends to the RDOS Board of Directors that the subject development application be denied.

Respectfully submitted:

Colin Martin

Colin Martin, Planner I

Endorsed By:



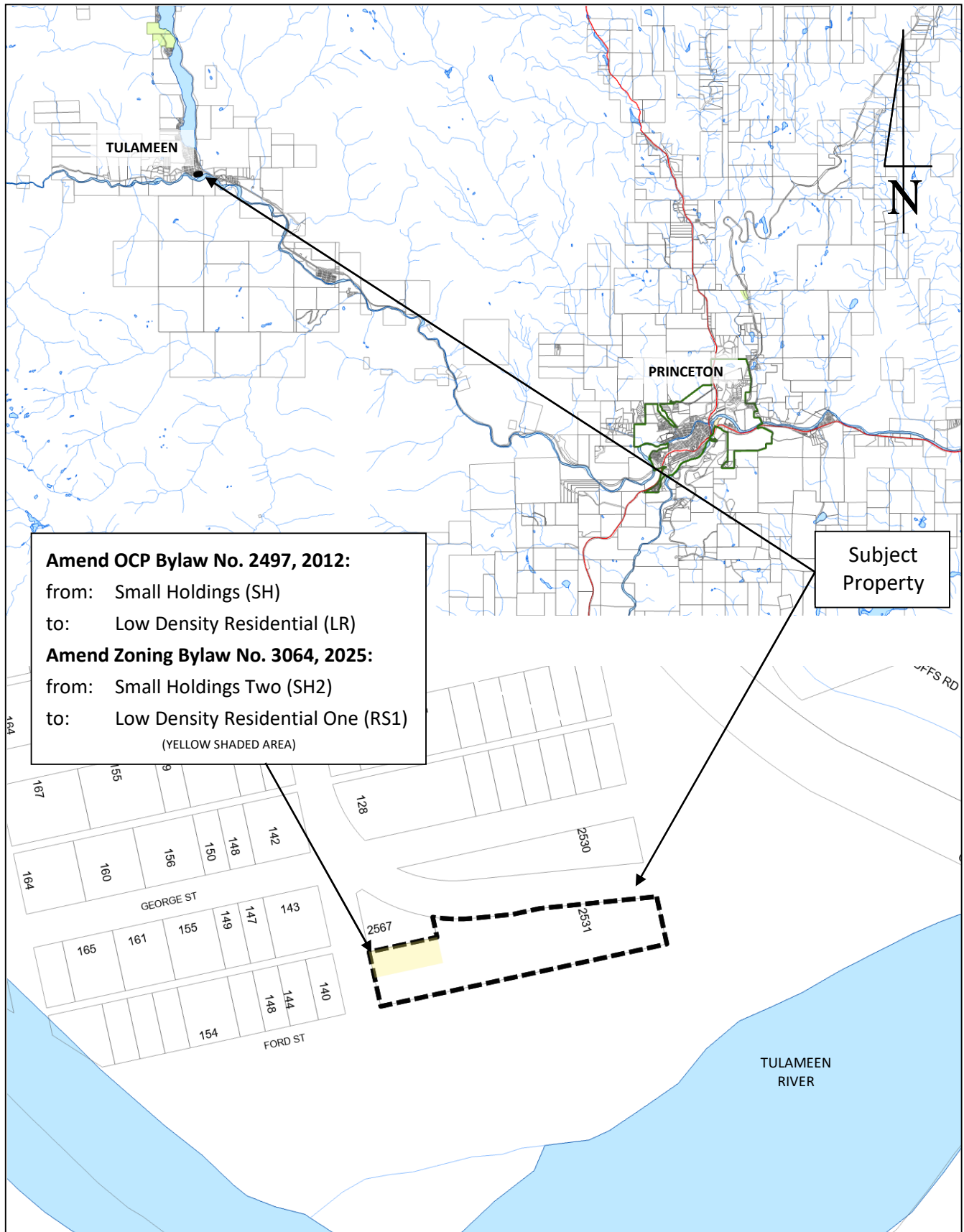
C. Garrish, Senior Manager of Planning

Attachments: No. 1 – Context Maps

No. 2 – Applicant’s Site Plan

No. 3 – Site Photo (Google Earth, 2025)

Attachment No. 1 – Context Maps



Attachment No. 2 – Applicant's Site Plan

PROPOSED SUBDIVISION PLAN OF LOT 1 AND 2,
DL 128, YDYL, PLAN KAP89110.

PID: 027-930-041 AND 027-930-017

CIVIC ADDRESS: 2567 COALMONT ROAD AND 2531 COALMONT ROAD

CLIENT: KELLETT / NICHOLSON

This document shows the relative location of proposed improvement(s) named above with respect to the boundaries of the described parcel.

This document was prepared for the exclusive use of the client named herein, for planning purposes.

Lot dimensions shown are derived from field survey measurements and may differ from Land Title Office records.

This document shall not be used to define property lines or corners.

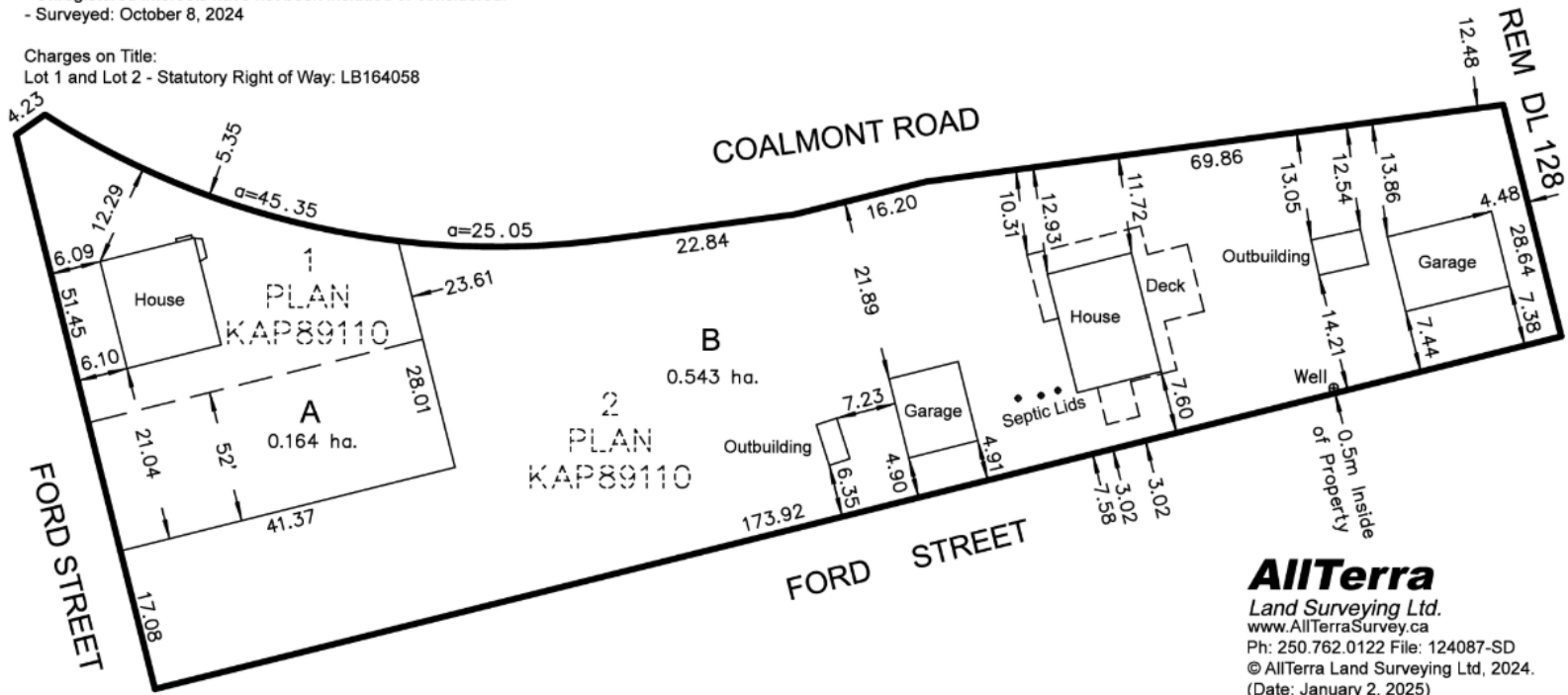
Scale 1:750 Metric. Distances shown are in metres and decimals thereof.

Notes:

- Unregistered interests have not been included or considered.
- Surveyed: October 8, 2024

Charges on Title:

Lot 1 and Lot 2 - Statutory Right of Way: LB164058



Attachment No. 3 – Site Photo (Google Earth, 2025)

