

ADMINISTRATIVE REPORT



TO: Advisory Planning Commission

FROM: J. Zaffino, Chief Administrative Officer

DATE: February 9, 2026

RE: Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “H” (H2025.017-ZONE)

<u>Purpose:</u>	To facilitate a five-lot subdivision	<u>Folio:</u>	H-01113.000
<u>Legal:</u>	Lot B, Plan EPP137858, District Lot 4162 & 2088, KDYD	<u>Civic:</u>	3831 Princeton-Summerland Road
<u>OCP:</u>	Large Holdings (LH)	<u>Zone:</u>	Large Holdings Two (LH2)

Proposed Development:

This application is seeking to amend the zoning of the subject property in order to facilitate the subdivision of the property into five lots ranging from 1.05 ha to 5.36 ha in area.

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

- amend the land use designation of an approximately 10.42 ha portion of the subject property under Schedule ‘B’ (OCP Map) of the Electoral Area “H” Official Community Plan (OCP) Bylaw No. 2497, 2012, from Large Holdings (LH) to Small Holdings (SH); and
- amend the zoning of an approximately 10.42 ha portion of the subject property under Schedule ‘2’ (Zoning Map) of the Electoral Area “H” Zoning Bylaw No. 3065, 2024, from Large Holdings Two (LH2) to Small Holdings Three (SH3).

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

- *The proposed rezoning and OCP amendment align with surrounding zoning and OCP designations.*
- *The proposed lots align with the current size and configuration of the surrounding lots.*
- *Creating additional lots align with RDOS growth strategy.*
- *The proposed subdivision plan shows large amounts of usable area clear of the WDP and ESDP permit areas allowing minimal impact to watercourse and environment.*

Site Context:

The subject property is approximately 55.45 ha in area and is located south of Princeton-Summerland Road, 30.0 km northeast of the boundary of the Town of Princeton. It is understood that the parcel is comprised of two (2) modular homes and one (1) garage.

The surrounding pattern of development is generally characterised by rural residential parcels that have been developed with single detached dwellings.

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 15, 2024, while available Regional District records indicate that a building permit have been issued for a modular home (2022) and a modular home (2023) on this property.

Under the Electoral Area “H” Official Community Plan (OCP) Bylaw No. 2497, 2012, the subject property is currently designated Large Holdings (LH) and is the subject of a Watercourse Development Permit (WDP) and Environmentally Sensitive Development Permit (ESDP) Area designations.

Under the Electoral Area “H” Zoning Bylaw No. 3065, 2024, the property is currently zoned Large Holdings Two (LH2) which lists “single detached dwelling or mobile home or recreational vehicle” as permitted principal uses and lists “accessory dwelling or mobile home” as permitted accessory uses.

BC Assessment has classified the property as Residential (Class 01).

Analysis:

In considering this proposal, Administration notes that the requested rezoning is intended to facilitate subdivision and the future development of the subject property.

Section 8.7 of the Official Community Plan (OCP) identifies the subject property as being located within a designated growth area. As such, the proposed rezoning aligns with the OCP’s policies and objectives, as the area is considered appropriate for residential growth and increased density.

The proposal contemplates parcel sizes ranging from approximately 1.05 ha to 5.36 ha, all of which exceed the minimum parcel size of 1.0 ha required under the Subdivision and Development Servicing Bylaw No. 2900, 2024.

Given that the proposed parcels are larger than 1.0 ha, the development is not anticipated to generate additional demands on municipal servicing. Accordingly, no additional costs related to the provision of community services are expected to result from the proposed development.

Overall, Administration is of the opinion that the proposed rezoning is consistent with the policies and intent of the Official Community Plan and complies with applicable subdivision regulations.

Alternatively:

Conversely, Administration notes that while the proposal aligns with the Official Community Plan’s (OCP) identified growth area, rezoning the property from Large Holdings (LH) to Small Holdings (SH) may be seen as inconsistent with the Large Holdings (LH) intent to preserve larger parcels for ranching, resource use, and limited residential development.

Although Small Holdings (SH) parcels exist nearby, further rezoning may reduce the availability of larger undeveloped rural lands and increase potential servicing or environmental impacts given the site’s WDP and ESDP areas.

Summary:

In summary, Administration considers the requested amendments to be consistent with the policies and intent of the OCP’s Small Holdings (SH) designation and the Regional District’s land use bylaws. For these reasons, Administration is recommending approval.

Administrative Recommendation:

THAT the Electoral Area “H” Official Community Plan Amendment Bylaw No. 2497.18, 2025, and the Okanagan Valley Zoning Amendment Bylaw No. 3065.02, 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:

Mariane Frizzi
Mariane Frizzi, Planning Technician

Endorsed By:

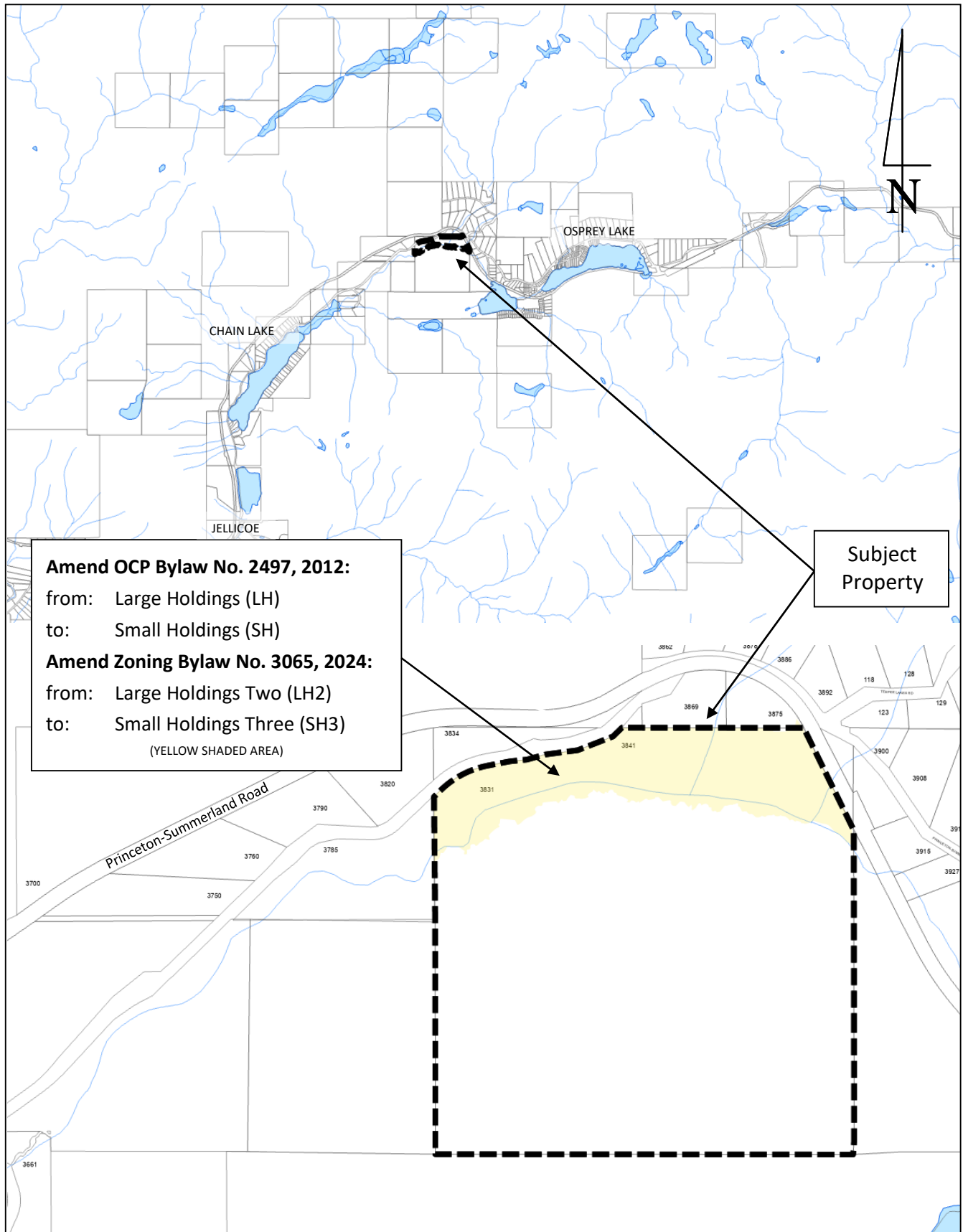

C. Garrish, Senior Manager of Planning

Attachments: No. 1 – Context Maps

No. 2 – Applicant’s Site Plan

No. 3 – Applicant’s Rezoning & Subdivision Plan

Attachment No. 1 – Context Maps



Attachment No. 3 – Applicant's Rezoning & Subdivision Plan

File No: H2025.017-ZON