

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: J. Zaffino, Chief Administrative Officer

DATE: May 21, 2026

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

Administrative Recommendation:

THAT the Okanagan Valley Zoning Amendment Bylaw No. 2800.63, 2026, be read a third time.

Alternative:

1. THAT first and second readings of the Okanagan Valley Zoning Amendment Bylaw No. 2800.63, 2026, be rescinded and the bylaws be abandoned.
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Purpose:

The purpose of this report is to remove the site specific zone provisions that apply to approximately 25 parcels fronting Raven Hill Road and Nine Mile Place in Electoral Area "A".

In order to accomplish this, it is proposed to amend the zoning of the property under Schedule '2' (Zoning Map) of the Okanagan Valley Zoning Bylaw No. 2800, 2022, from Large Holdings One Site Specific (LH1s) to Large Holdings One (LH1).

Strategic Priorities: Operational

Background & Analysis:

On February 5, 2026, the EASC resolved to initiate the LH1s Zone Review at Anarchist Mountain and resolved to postpone consideration of a rezoning application at Nine Mile Place until the completion of the review.

On March 17, 2026, a Public Information Meeting (PIM) was held online via Webex and was attended by approximately 8 members of the public.

At its meeting of April 16, 2026, the EASC considered public feedback received in relation to the proposed amendment bylaw and resolved to consider first reading at a forthcoming meeting.

At its meeting of May 7, 2026, the Regional District Board resolved to approve first and second reading of the amendment bylaws and scheduled a public hearing ahead of its meeting of May 21, 2026.

All comments received to date in relation to this application are included with this report.

Approval from the Ministry of Transportation and Transit (MoTT) is required prior to adoption as the proposed amendments involve lands within 800 metres of a controlled access highway (i.e. Highway 3).

Analysis:

Further to the direction of the EASC, and in light of the recently received rezoning application, Administration supports consideration of this matter 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.

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.

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 amendment bylaw on the basis that it is seen 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 has 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.

Will a PowerPoint presentation be presented at the meeting? No

Respectfully submitted:

“Ben Kent”

Ben Kent
Planner II

Endorsed By:



C. Garrish
Senior Manager of Planning

Endorsed By:



A. Fillion
Managing Director, Dev. & Infrastructure

Attachments: No. 1 – Aerial Photo

Attachment No. 1 – Aerial Photo

