

Our File: 2422-03745-00

October 27, 2025

Attention: Regional District of Okanagan Similkameen
101 Martin Street, Penticton, BC

Rezoning/OCP Amendment Application – 3831 Princeton – Summerland Road

Location of Subject Property/ Context and History

The subject property is located within Electoral Area “H” at 3831 Princeton-Summerland Road (LOT B DISTRICT LOTS 2088 AND 4162 KAMLOOPS DIVISION YALE DISTRICT PLAN EPP137858) in Bankeir (Osprey Lake) area. The location is shown below:

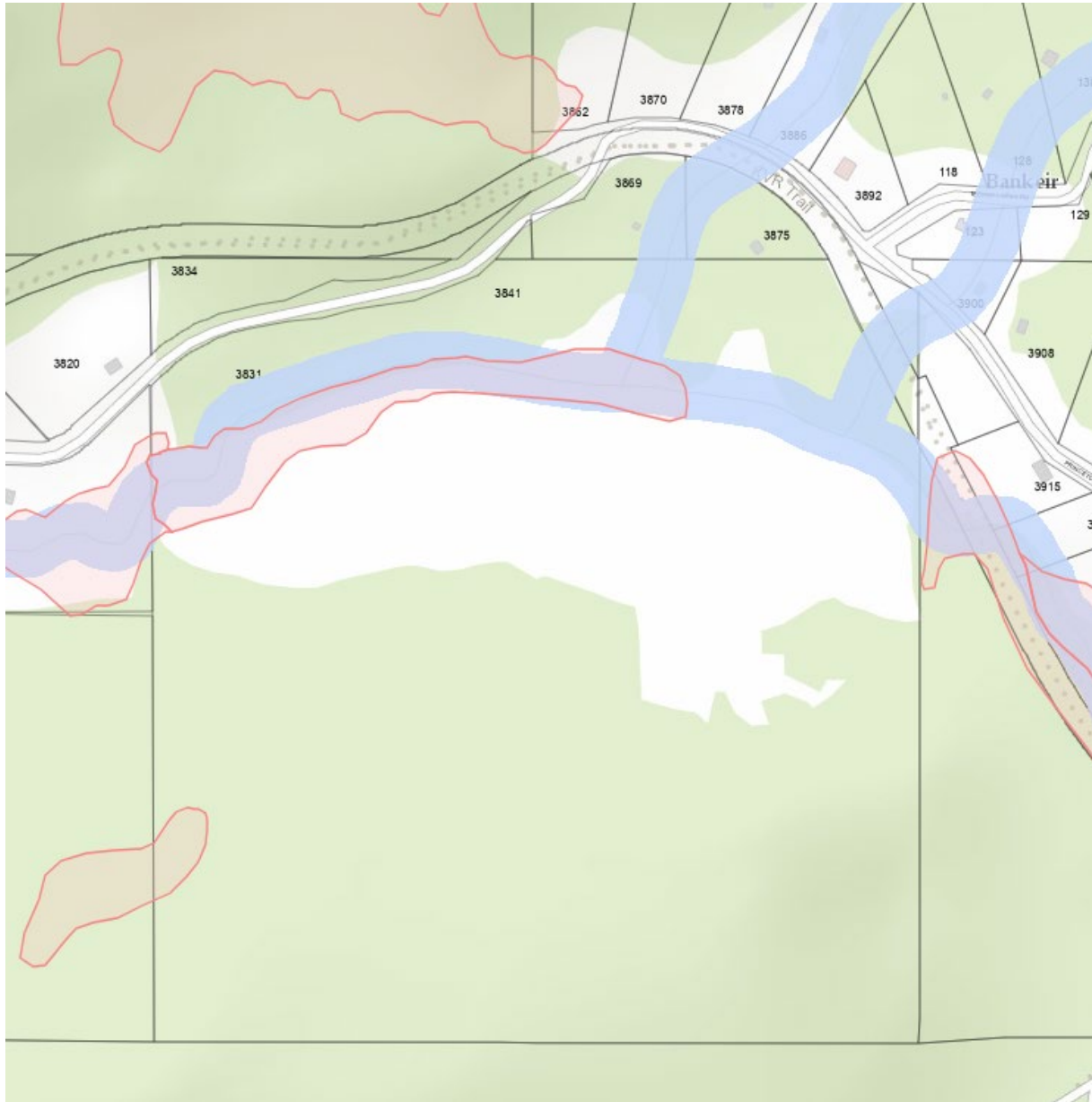


A lot line adjustment was previously completed this year which resolved encroachments from the neighboring property.

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The property is additionally located in an Environmentally Sensitive development Permit Area and Water Course Development Area. The figure below shows those areas:



Development Proposal

There are currently 2 dwellings located on the subject property. The owner's goal is to subdivide the property to create 4 lots and large reminder parcel. A Proposed Subdivision Plan can be found in Appendix A.

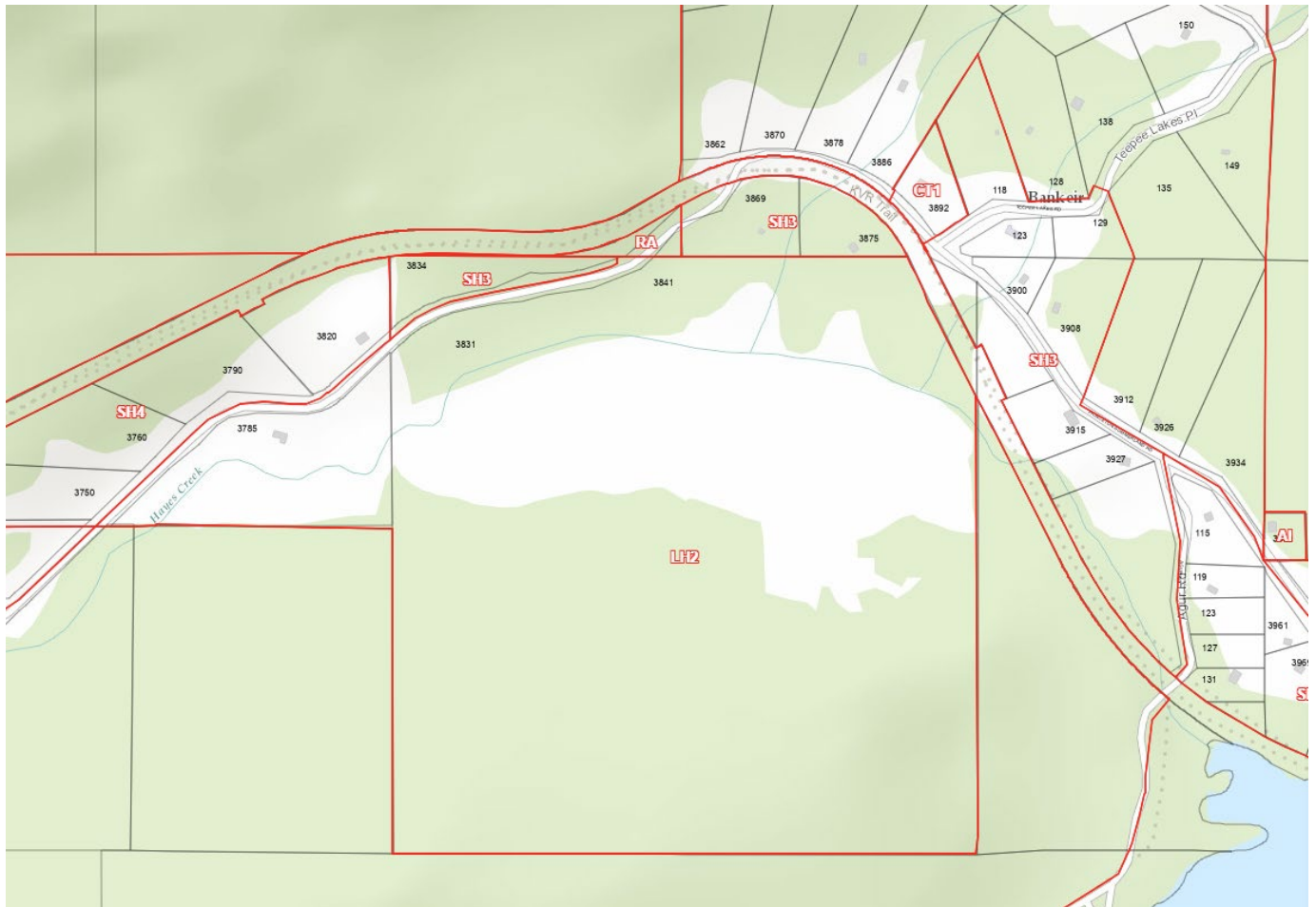


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Current Land Use Designations

The property is currently designated as Large Holdings (LH) within Electoral Area “H”. The figure below shows the current and surrounding designated zonings.



As you can see all the surrounding properties are zoned as SH3 and SH4.



The property has an Official Community Plan (OCP) Designations Large Holdings (LH) within Electoral Area "H". The figure below shows the current and surrounding designated zonings.



As you can see all the surrounding properties have an OCP of SH.



Proposed Zoning Change

We are proposing to change the existing OCP Designations from LH to SH and the existing zoning from LH2 to SH3.

Rational and Justification

Considering the information provided in this report, we offer the following rational for the proposed rezoning and OCP amendment.

- 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.

Enclosed with this application:

- Proposed Subdivision Plan,
- Agent Authorizations,
- Certificates of Title,
- Registered Statutory Rights of Way KN10169, KN10170
- Registered Covenant CB726924

The Owner will be submitting payment for application fees directly to RDOS.

If we have omitted anything or you require any clarification, please don't hesitate to call.

Sincerely,

McElhanney Associates Land Surveying Ltd.



Lucas Bonneau, BCLS, CLS

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Appendix A - PLAN SHOWING PROPOSED OFFICIAL COMMUNITY PLAN AND ZONING AMENDMENT ASSOCIATED WITH THE PROPOSED SUBDIVISION

