

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: J. Zaffino, Chief Administrative Officer
DATE: March 19, 2026
RE: Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “H” (H2025.017-ZONE)

Administrative Recommendation:

THAT the Electoral Area “H” Official Community Plan Amendment Bylaw No. 2497.18, 2026, and the Electoral Area “H” Zoning Amendment Bylaw No. 3065.02, 2026, be read a third time and adopted.

<u>Purpose:</u> To facilitate a five-lot subdivision	<u>Folio:</u> H-01359.007
<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)

Alternatives:

1. THAT first and second readings of the Electoral Area “H” Official Community Plan Amendment Bylaw No. 2497.18, 2026, and the Electoral Area “H” Zoning Amendment Bylaw No. 3065.02, 2026, be rescinded and the bylaws be abandoned.

Purpose:

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.*

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- *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.*

Strategic Priorities: Operational

Background:

On January 27, 2026, a Public Information Meeting (PIM) was held on Webex and was attended by approximately four (4) members of the public.

At its meeting of February 9, 2026, the Electoral Area “H” Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject development application be approved.

At its meeting of March 5, 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 March 19, 2026.

On March 19, 2026, a public hearing was held at 101 Martin Street, Penticton, B.C., and all comments received to date in relation to this application are included with this report.

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 not required prior to adoption as the proposed amendments involve lands beyond 800 metres of a controlled access highway (i.e. Highway 97/3).

Analysis:

In considering this proposal, Administration notes that 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.

Alternative:

Conversely, Administration recognises that 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.

Financial Implications:

Financial implications have been considered and none were found.

Communication Strategy:

The proposed bylaw amendment(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 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 development with single detached dwellings.

Will a PowerPoint presentation be presented at the meeting? Yes

Respectfully submitted:

Mariane Frizzi
Mariane Frizzi
Planning Technician

Endorsed By:


C. Garrish
Senior Manager of Planning

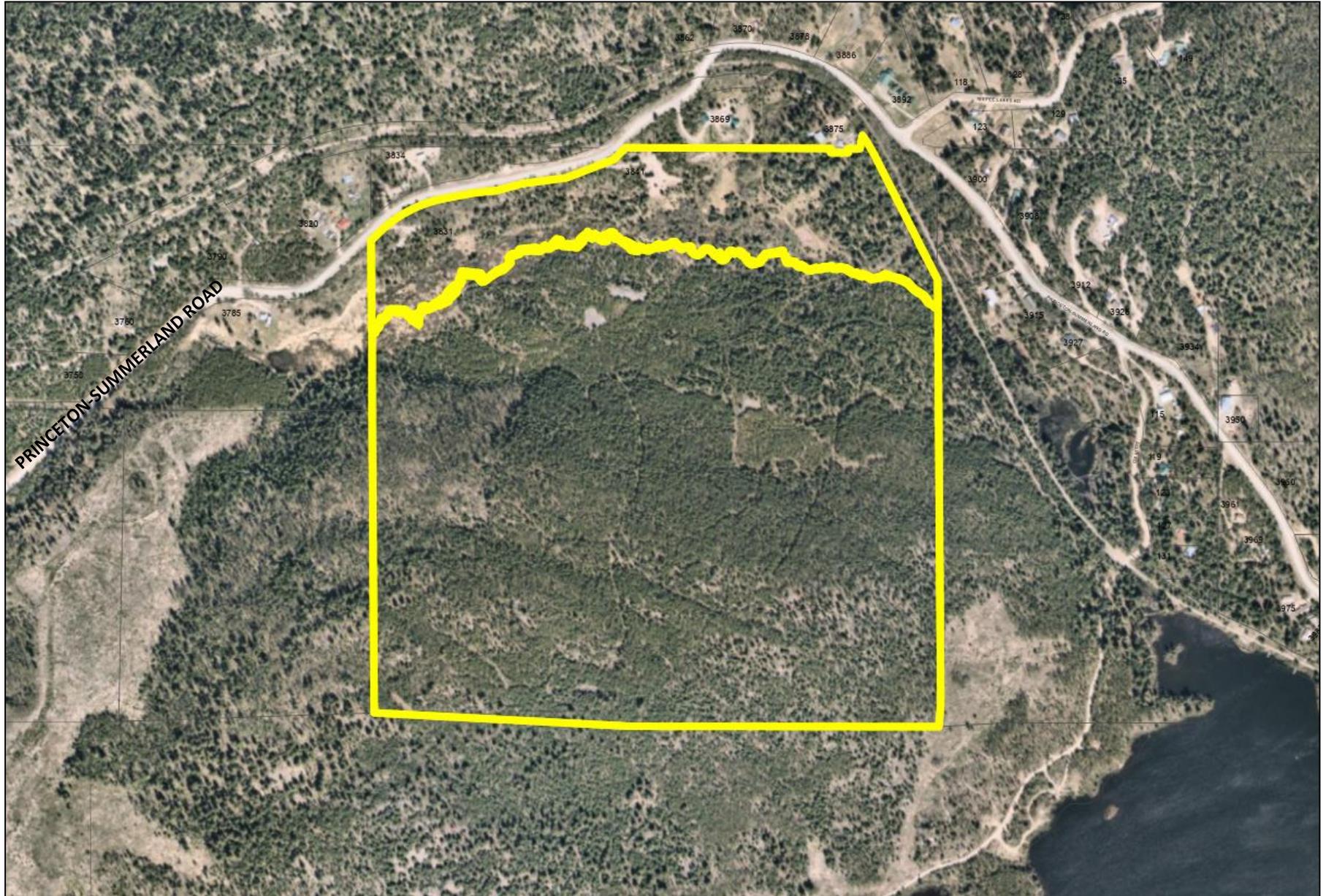
Endorsed By:

Allen Fillion
A. Fillion
Managing Director, Dev. & Infrastructure

Attachments: No. 1 – Aerial Photo

No. 2 – Applicant's Site Plan

Attachment No. 1 – Aerial Photo



Attachment No. 2 – Applicant's Site Plan

