

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: J. Zaffino, Chief Administrative Officer
DATE: March 5, 2026
RE: Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “I” (I2025.008-ZONE)

Administrative Recommendation:

THAT the Electoral Area “I” Official Community Plan Amendment Bylaw No. 2683.09, 2025, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.56, 2025, be adopted.

Purpose: To facilitate a four (4) lot subdivision. Folio: I-08036.021
Civic: 100 Turtle Lake Road Legal: Strata Lot 1, Plan EPS8777, Section 14, Township 88, SDYD
OCP: Resource Area (RA) Zone: Resource Area (RA)

Purpose:

This application is seeking to amend the zoning of the subject property in order to facilitate a four (4) lot subdivision.

Strategic Priorities: Operational

Background & Analysis:

On September 3, 2025, a Public Information Meeting (PIM) was held online with Webex and was attended by no members of the public.

At its meeting of September 2, 2025, the Electoral Area “I” Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject development application be approved, subject to the following condition; that the maximum parcel coverage be 5%.

At its meeting of October 2, 2025, the Regional District Board resolved to approve first and second reading of the amendment bylaws.

At its meeting of January 22, 2026, the Regional District Board resolved to schedule a public hearing ahead of its meeting of February 19, 2026.

A Public Hearing was subsequently held on February 19, 2026, and no members of the public attended, followed by Board approval of third reading of the amendment bylaw.

Approval from the Ministry of Transportation and Transit (MoTT), due to the amendment applying to land within 800 metres of a controlled area, was obtained on February 20, 2026.

Alternatives:

1. THAT first, second and third readings of the Electoral Area "I" Official Community Plan Amendment Bylaw No. 2683.09, 2025, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.56, 2025, be rescinded and the bylaws abandoned.

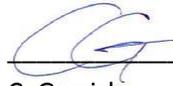
Will a PowerPoint presentation be presented at the meeting? Yes

Respectfully submitted:

Colin Martin

Colin Martin
Planner I

Endorsed By:



C. Garrish
Senior Manager of Planning

Endorsed By:

Allen Fillion

A. Fillion
Managing Director, Dev. & Infrastructure

Attachments: No. 1 – Aerial Image (Google Earth)

Attachment No. 1 – Aerial Image (Google Earth)

