

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: J. Zaffino, Chief Administrative Officer

DATE: May 7, 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 first and second time and proceed to public hearing;

AND THAT the holding of a public hearing be scheduled for the Regional District Board meeting of May 21, 2026;

AND THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*.

Alternatives:

1. THAT the Okanagan Valley Zoning Amendment Bylaw No. 2800.63, 2026, be denied.
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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:

Anarchist Mountain LH1s Zone:

The development of the "Regal Ridge" community on Anarchist Mountain in Electoral Area "A" occurred between 2001 and 2012 and envisioned the creation of "a model community of sustainability design and rural development" (Regal Ridge "Vision 2020" Final Report, 2008).

At its meeting of October 2, 2003, the Board adopted Amendment Bylaw No. 2221 to the (then) Electoral Area "A" Zoning Bylaw No. 1749, 1997, which introduced a site specific Large Holdings Zone ("LHa") and applied this to, amongst other areas, an approximately 120 ha area of land that now comprises Raven Hill Road and Nine Mile Place.

This “LHa” Zone restricted residential density to one (1) principal dwelling and excluded “accessory dwellings”, limited the range of non-residential uses, and restricted the number of livestock on parcels less than 4.0 ha to five (5).

This zone was subsequently carried forward, with minor modifications, into subsequent zoning bylaws adopted by the Board for Electoral Area “A” and is currently comprises an “LH1s” Zone found at Section 14.1.8(a)(i) of the Okanagan Valley Zoning Bylaw No. 2800, 2022.

SSMUH Implementation:

On November 30, 2023, the provincial Legislature adopted Bill 44, which introduced a number of substantial amendments to the *Local Government Act*, the intent of which was the delivery of “more small-scale, multi-unit housing for people, including townhomes, triplexes and laneway homes, and fix outdated zoning rules to help build more homes faster.”

The province subsequently released *Provincial Policy Manual & Site Standards (Small-Scale, Multi-Unit Housing)* as a resource to assist local governments with the implementation of zoning bylaw amendments required to comply with the changes to the Act.

Through this guide, the province encouraged local governments to apply a flexible approach when amending their zoning bylaw(s) as “it is typically not a single zoning rule that impacts the viability of a SSMUH project, but rather the cumulative and cross-cutting impacts of several regulations combined.”

In response, the Okanagan Valley Zoning Amendment Bylaw No. 2800.37, 2024, was considered by the Board and, amongst other things, proposed to remove the site-specific zoning regulations applied to the parcels at Raven Hill Road and Nine Mile Place.

This amendment bylaw was subsequently abandoned by the Board at its meeting of August 15, 2024, and later implementation of SSMUH requirements by the Board did not address this LH1s zoning in Electoral Area “A”.

Electoral Area Services Committee (EASC) Consideration

At its meeting of February 5, 2026, the EASC considered a proposal to replace the LH1s Zone that applies to approximately 25 parcels fronting Raven Hill Road and Nine Mile Place at Anarchist Mountain in Electoral Area “A” with a LH1 zone.

This was in response to a rezoning application that was submitted to the Regional District requesting that the restriction prohibiting an “accessory dwelling” found within the LH1s zoning that applies to a property on Nine Mile Place be removed.

The EASC resolved to initiate the Anarchist Mountain LH1s Zone Review and resolved to postpone consideration of the rezoning application under Section 3.4 (Bylaw Amendments – Approval or Refusal) of the Regional District’s Development Procedures Bylaw No. 2500, 2011, until the completion of the review.

At its meeting of April 16, 2026, the EASC considered public feedback received in relation to the proposed amendment bylaw and resolved to advance the bylaw for consideration of first and second reading.

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 Mile 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.

Referrals:

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

Public Process:

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

All comments received to date in relation to this proposal are included as a separate item on the Board Agenda.

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

