



June 10, 2026

File: Z26-02

NOTICE OF PUBLIC HEARING

OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT NO. 2464 ZONING BYLAW AMENDMENT NO. 2465

In accordance with the requirements of BC's *Local Government Act* s. 467 and the District of Peachland *Development Application Procedures Bylaw No. 2396*, this notice is being mailed to all property owners located within 100 metres of the subject property legally described as:

Lot A, District Lot 220, ODYD, Plan EPP151630
4217 San Clemente Avenue

PURPOSE OF PROPOSAL

Official Community Plan Bylaw Amendment No. 2464 is a proposal to change the land use designation:
From Mixed Use (MX) and unassigned road (road closure area) to Institutional (INST)

Zoning Bylaw Amendment No. 2465 is a proposal to rezone:
From Multi-unit Infill Residential (RM2) and unassigned road (closed road area) to CD12 Zone – Protective Services Building

A Public Hearing before Council is scheduled for **June 23, 2026 at 2:00 PM** in the Municipal Council Chambers located at the Peachland Community Centre, 4450 6th St.



VIEW RELATED DOCUMENTS

The proposed bylaws and related documents can be reviewed by appointment at the Municipal Office located at 5806 Beach Avenue, Monday to Friday, 8:00 am to 4:00 pm except statutory holidays, or online at www.peachland.ca/publichearings.

PROVIDE COMMENT

All persons are provided an opportunity to comment at the Public Hearing. Written submissions are encouraged and must be delivered to the Corporate Officer at the District of Peachland Municipal Office, 5806 Beach Ave, Peachland, BC, V0H 1X7, or emailed to corporateservices@peachland.ca by 4:00 pm Monday June 22, 2026. No submissions can be accepted after the close of the public hearing.

WATCH MEETING

Watch the meeting online at www.peachland.ca/watch or in-person at the Council Chambers at 4450 6th St., Peachland.

All submissions form part of the public record. Personal information is protected in accordance with Section 22 of the *Freedom of Information and Protection of Privacy Act*.

THE CORPORATION OF THE DISTRICT OF PEACHLAND

BYLAW NUMBER 2464

A Bylaw to Amend Official Community Plan Bylaw No. 2220

WHEREAS the Council of the Corporation of the District of Peachland has adopted Official Community Plan Bylaw No. 2220;

AND WHEREAS it is deemed necessary to amend Official Community Plan Bylaw No. 2220;

NOW THEREFORE BE IT RESOLVED that the Council of the Corporation of the District of Peachland, in open meeting assembled, hereby enacts the following:

1. That Official Community Plan Bylaw No. 2220, *Schedule 2 – Future Land Use Map* be amended by changing the land use designation of the property at Lot A, District Lot 220, ODYD, Plan EPP151630 from “Mixed Use (MX)” and unassigned road to “Institutional (INST)” per Schedule “A” attached to and forming part of this bylaw.
2. This bylaw may be cited for all purposes as Official Community Plan Bylaw No. 2220, Amendment Bylaw No. 2464.
3. This bylaw shall take effect upon its adoption by the Council of the Corporation of the District of Peachland.

READ A FIRST TIME, this 9th day of June, 2026

PUBLIC HEARING HELD, this ___ day of _____, 2026

READ A SECOND TIME, this ___ day of _____, 2026

READ A THIRD TIME, this ___ day of _____, 2026

ADOPTED, this ___ day of _____, 2026

Corporate Officer

Mayor

Dated at Peachland, BC
This ___ day of _____, 2026

Schedule “A” to Amendment Bylaw No. 2464



Application: Z26-02

From: Mixed Use (MX) and unassigned road (road closure area)
To: Institutional (INST)

Legals: Lot A, District Lot 220, ODYD, Plan EPP151630

Addresses: 4217 San Clemente Avenue

THE CORPORATION OF THE DISTRICT OF PEACHLAND

BYLAW NUMBER 2465

A Bylaw to Amend Zoning Bylaw No. 2400

WHEREAS the Council of the Corporation of the District of Peachland has adopted Zoning Bylaw No. 2400;

AND WHEREAS it is deemed necessary to amend Zoning Bylaw No. 2400;

NOW THEREFORE, the Council of the Corporation of the District of Peachland, in open meeting assembled, enacts the District of Peachland Zoning Bylaw No. 2400 be amended as follows:

1. THAT Schedule "B" – Zoning Map be amended by:
 - a. Changing the zone of the following property from "Multi-unit Infill Residential (RM2)" and unassigned road to "CD12 Zone – Protective Services Building" per Schedule "A" attached to and forming part of this bylaw:
 - Lot A, District Lot 220, ODYD, Plan EPP151630
2. This Bylaw may be cited as "Zoning Bylaw No. 2400, Zoning Amendment Bylaw No. 2465;"
3. This Bylaw shall take effect upon its adoption by the Council of the Corporation of the District of Peachland.

READ A FIRST TIME, this 9th day of June, 2026

PUBLIC HEARING HELD, this ___ day of _____, 2026

READ A SECOND TIME, this ___ day of _____, 2026

READ A THIRD TIME, this ___ day of _____, 2026

ADOPTED, this ___ day of _____, 2026

Corporate Officer

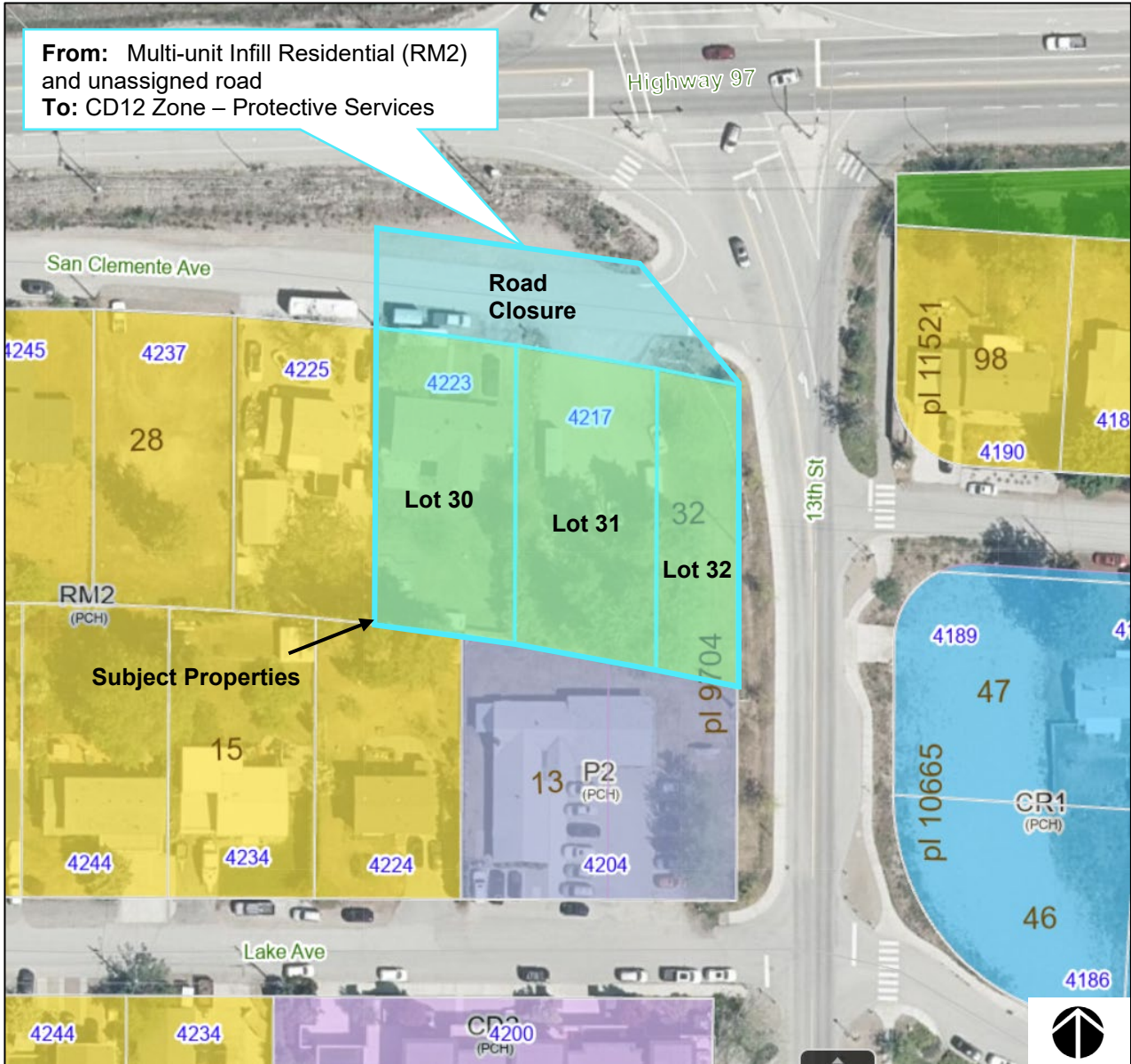
Mayor

Approved pursuant to section 52(3)(a) of the *Transportation Act*
this ___ day of _____, 20___

for Minister of Transportation & Transit

Dated at Peachland, BC
This ___ day of _____, 2026

Schedule “A” to Amendment Bylaw No. 2465



Application: Z26-02

From: Multi-unit Infill Residential (RM2) and unassigned road (closed road area)
To: CD12 Zone – Protective Services Building

Legals: Lot A, District Lot 220, ODYD, Plan EPP151630

Addresses: 4217 San Clemente Avenue



BYLAW

Agenda Item Number: 6.1.2

Meeting Date: 6/9/2026

Author: D. Schaal

TO: Mayor and Council

FROM: Planning and Development Services Department

BYLAW: Official Community Plan and Zoning Amendment Bylaws – Protective Services Building

RECOMMENDATION:

1. THAT Council give first reading to Official Community Plan Bylaw No. 2220, Amendment Bylaw No. 2464.
2. THAT Council give first reading to Zoning Bylaw No. 2400, Amendment Bylaw No. 2465.
3. THAT Council direct staff to schedule a public hearing for Bylaw 2464 and Bylaw 2465 on June 23, 2026 at 2:00 p.m. to receive community input on the proposed land use change.
4. THAT Council waive the requirement to hold a public information meeting for the amendment bylaws and the requirement to post a Development Proposal sign on the subject property.

PURPOSE

These amendment bylaws support the development of a Protective Services Building. The purpose of bringing these amendment bylaws forward for first reading is to introduce them formally to Council and make them available for public viewing. Should Council give first reading, a public hearing will be scheduled for the next available meeting date (June 23, 2026).

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Council has the authority to amend the Official Community Plan in accordance with s. 472 of the *Local Government Act*. Council has the authority to amend the Zoning Bylaw in accordance with s. 479 of the *Local Government Act*.

CHIEF ADMINISTRATIVE OFFICERS COMMENTS

Approved for Council's consideration.

REPORT

BACKGROUND

The District of Peachland is the owner of four properties that have recently been consolidated into a single parcel to facilitate the development of a new Protective Services Building—a new home for the Peachland Fire and Rescue Service (see: Figure 1; Attachment 1). The overall site is 3,390 m² (0.84 ac) in area and is strategically located to provide the best possible service for the whole community. The subject property is situated in the Beach Avenue neighbourhood, adjacent to Highway 97 (a provincial highway under the jurisdiction of the Ministry of Transportation and Transit) and 13th Street and San Clemente Avenue.

The purpose of the amendment bylaws is twofold:

1. To amend the OCP land use designation from Mixed Use (MX) and unassigned road to Institutional (INST).
2. To amend the zoning from Multi-unit Infill Residential (RM2) and unassigned road to CD12 Zone – Protective Services Building.



Figure 1 - Aerial image of subject parcels prior to lot consolidation

DISCUSSION

These bylaws are being brought forward for consideration of first reading as a more general introduction to Council and for scheduling purposes. To explain, should Council give first reading, staff may then commence the necessary steps to hold a public hearing for the amendment bylaws, which is required for an amendment to the Official Community Plan (OCP). This process is intended to allow the public hearing to be held on June 23, 2026, which will be followed afterwards with Council consideration of second and third readings. Following third reading, the Ministry of Transportation and Transit (MoTT) will be forwarded the zoning amendment bylaw, which they are required to approve prior to adoption, and for which the approval timeline is uncertain. The overall intent of this process is to avoid a situation wherein the amendment process for the bylaws imposes delays on the construction timeline for the new firehall.

STRATEGIC DIRECTION

Infrastructure Improvements – Priority #5: Construct a new Fire Hall.

OPTIONS

The following options are provided for Council consideration:

Option 1 – Recommended Motion

The recommended motion is located at the top of this Council Report.

Option 2 – Deferral

Should Council defer consideration, further direction is requested on the additional information that Council requires prior to re-consideration of the amendment bylaws.

THAT Council defer consideration of Official Community Plan Bylaw No. 2220, Amendment Bylaw No. 2464 and Zoning Bylaw No. 2400, Amendment Bylaw No. 2465.

SUPPORTING DOCUMENTATION

1. Subject Property Map
2. OCP Amendment Bylaw No. 2464
3. Zoning Amendment Bylaw No. 2465

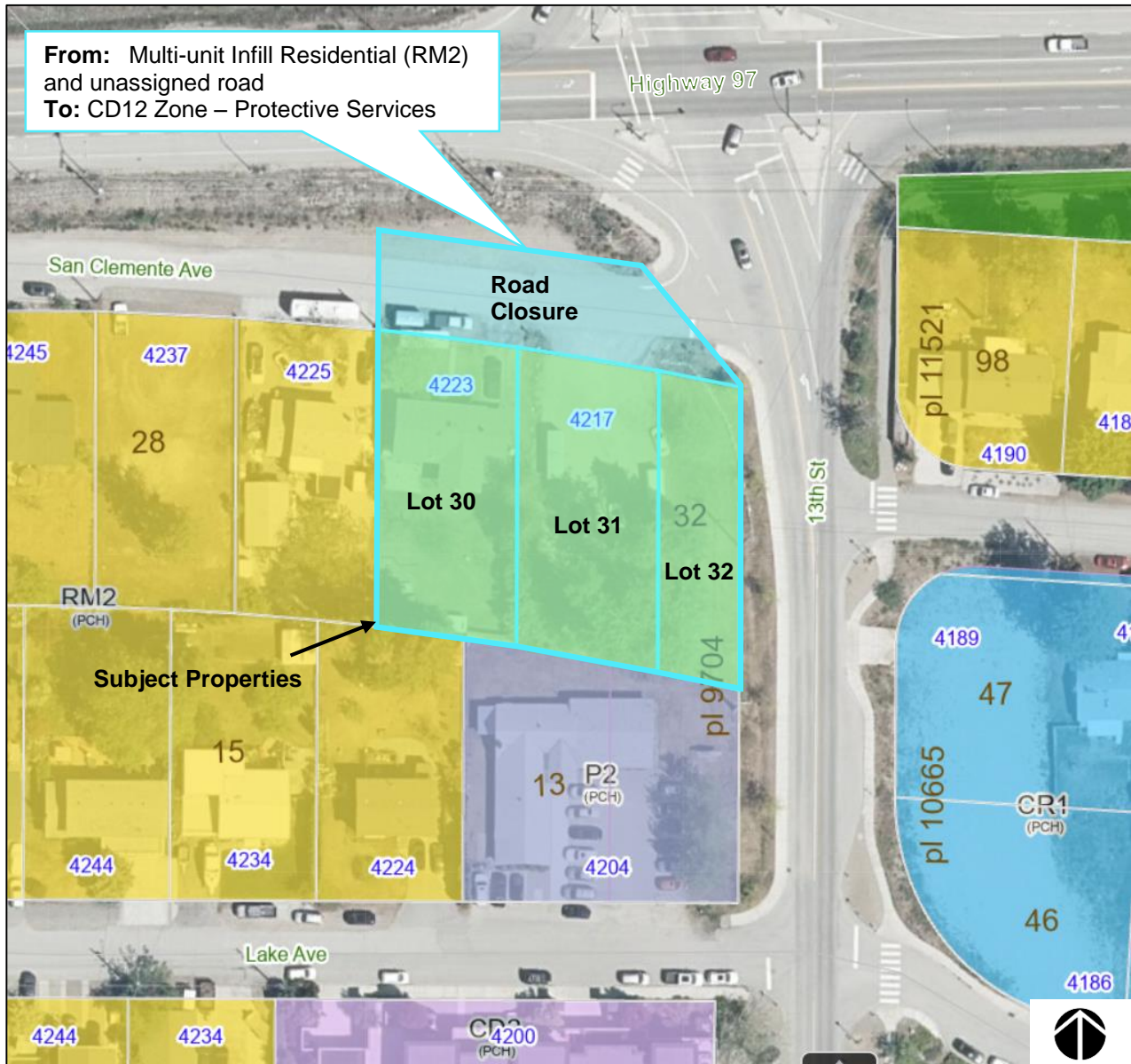
REVIEWED BY

**Jason Sandberg, Director of Engineering and Operations
Ian Cummings, Fire Chief**

REVIEWED & APPROVED BY

Jennifer Sawatzky, Director of Corporate Services

Subject Property Map



Application: Z26-02

From: Multi-unit Infill Residential (RM2) and unassigned road (closed road area)
To: CD12 Zone – Protective Services Building

Legals: Lot 30, District Lot 220, ODYD, Plan 9704
 Lot 31, District Lot 220, ODYD, Plan 9704
 Lot 32, District Lot 220, ODYD, Plan 9704 Except Plan H783
 That Part of District Lot 220 ODYD Shown on Plan EPP148735

Addresses: 4223 San Clemente Avenue
 4217 San Clemente Avenue
 Unaddressed
 Closed Road

THE CORPORATION OF THE DISTRICT OF PEACHLAND

BYLAW NUMBER 2464

A Bylaw to Amend Official Community Plan Bylaw No. 2220

WHEREAS the Council of the Corporation of the District of Peachland has adopted Official Community Plan Bylaw No. 2220;

AND WHEREAS it is deemed necessary to amend Official Community Plan Bylaw No. 2220;

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1. That Official Community Plan Bylaw No. 2220, *Schedule 2 – Future Land Use Map* be amended by:
 - a. Changing the land use designation of the following properties from “Mixed Use (MX)” and unassigned road to “Institutional (INST)” per Schedule “A” attached to and forming part of this bylaw:
 - Lot 30, District Lot 220, ODYD, Plan 9704 (4223 San Clemente Avenue)
 - Lot 31, District Lot 220, ODYD, Plan 9704 (4217 San Clemente Avenue)
 - Lot 32, District Lot 220, ODYD, Plan 9704 Except Plan H783 (Unaddressed)
 - That Part of District Lot 220 ODYD Shown on Plan EPP148735 (Closed Road)
2. This bylaw may be cited for all purposes as Official Community Plan Bylaw No. 2220, Amendment Bylaw No. 2464.
3. This bylaw shall take effect upon its adoption by the Council of the Corporation of the District of Peachland.

READ A FIRST TIME, this ___ day of _____, 2026

READ A SECOND TIME, this ___ day of _____, 2026

PUBLIC HEARING HELD, this ___ day of _____, 2026

READ A THIRD TIME, this ___ day of _____, 2026

ADOPTED, this ___ day of _____, 2026

Corporate Officer

Mayor

Dated at Peachland, BC
This ___ day of _____, 2026

Schedule “A” to Amendment Bylaw No. 2464



Application: Z26-02

From: Mixed Use (MX) and unassigned road (road closure area)
To: Institutional (INST)

Legals: Lot 30, District Lot 220, ODYD, Plan 9704
Lot 31, District Lot 220, ODYD, Plan 9704
Lot 32, District Lot 220, ODYD, Plan 9704 Except Plan H783
That Part of District Lot 220 ODYD Shown on Plan EPP148735

Addresses: 4223 San Clemente Avenue
4217 San Clemente Avenue
Unaddressed
Closed Road

THE CORPORATION OF THE DISTRICT OF PEACHLAND

BYLAW NUMBER 2465

A Bylaw to Amend Zoning Bylaw No. 2400

WHEREAS the Council of the Corporation of the District of Peachland has adopted Zoning Bylaw No. 2400;

AND WHEREAS it is deemed necessary to amend Zoning Bylaw No. 2400;

NOW THEREFORE, the Council of the Corporation of the District of Peachland, in open meeting assembled, enacts the District of Peachland Zoning Bylaw No. 2400 be amended as follows:

1. THAT Schedule "B" – Zoning Map be amended by:
 - a. Changing the zone of the following properties from "Multi-unit Infill Residential (RM2)" and unassigned road to "CD12 Zone – Protective Services Building" per Schedule "A" attached to and forming part of this bylaw:
 - Lot 30, District Lot 220, ODYD, Plan 9704 (4223 San Clemente Avenue)
 - Lot 31, District Lot 220, ODYD, Plan 9704 (4217 San Clemente Avenue)
 - Lot 32, District Lot 220, ODYD, Plan 9704 Except Plan H783 (Unaddressed)
 - That Part of District Lot 220 ODYD Shown on Plan EPP148735 (Closed Road)
2. This Bylaw may be cited as "Zoning Bylaw No. 2400, Zoning Amendment Bylaw No. 2465;"
3. This Bylaw shall take effect upon its adoption by the Council of the Corporation of the District of Peachland.

READ A FIRST TIME, this ___ day of _____, 2026

READ A SECOND TIME, this ___ day of _____, 2026

PUBLIC HEARING HELD, this ___ day of _____, 2026

READ A THIRD TIME, this ___ day of _____, 2026

ADOPTED, this ___ day of _____, 2026

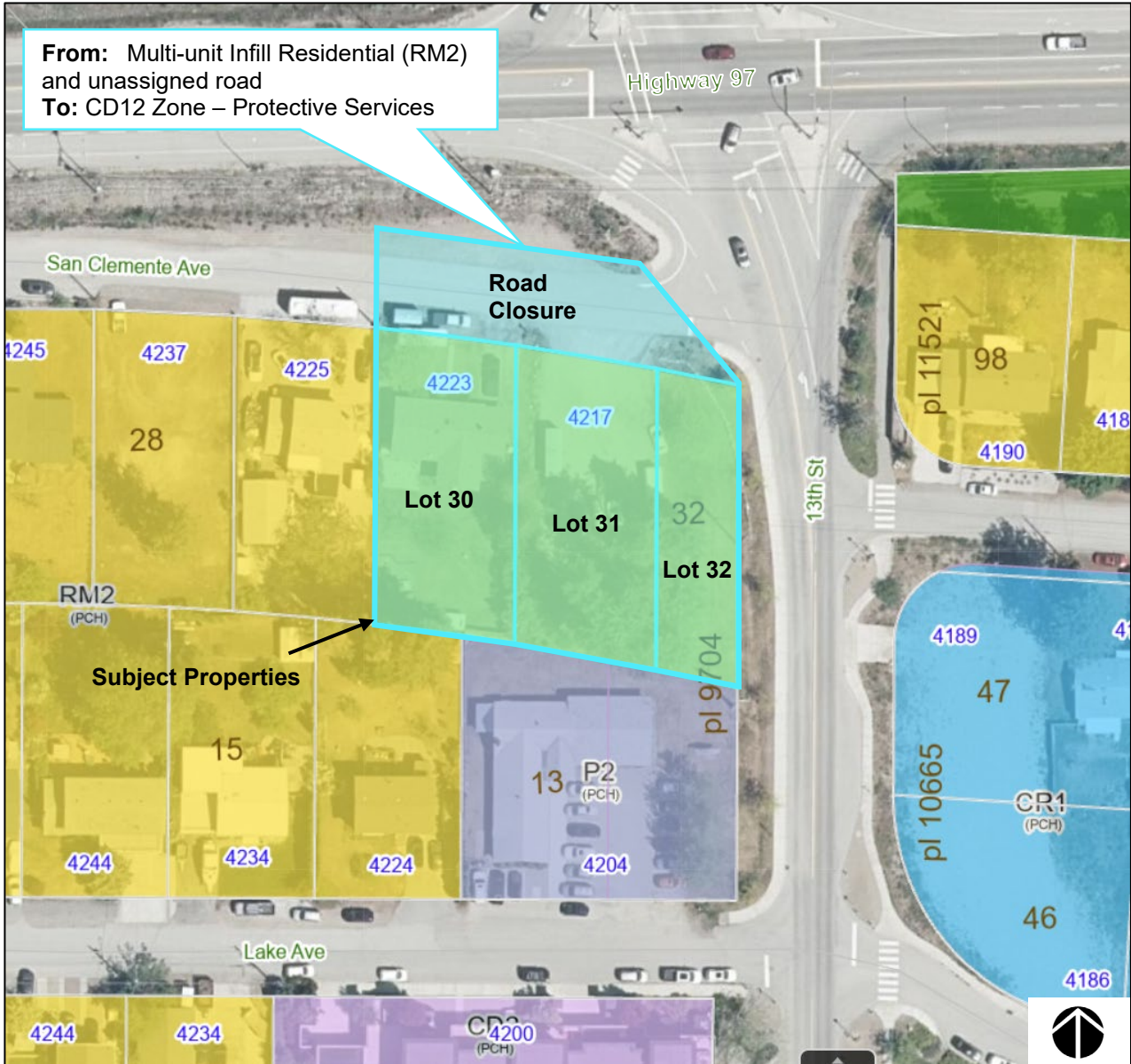
Approved pursuant to section 52(3)(a) of the <i>Transportation Act</i> this ___ day of _____, 20___ _____ for Minister of Transportation & Transit

Corporate Officer

Mayor

Dated at Peachland, BC
This ___ day of _____, 2026

Schedule “A” to Amendment Bylaw No. 2465



Application: Z26-02

From: Multi-unit Infill Residential (RM2) and unassigned road (closed road area)
To: CD12 Zone – Protective Services Building

Legals: Lot 30, District Lot 220, ODYD, Plan 9704
 Lot 31, District Lot 220, ODYD, Plan 9704
 Lot 32, District Lot 220, ODYD, Plan 9704 Except Plan H783
 That Part of District Lot 220 ODYD Shown on Plan EPP148735

Addresses: 4223 San Clemente Avenue
 4217 San Clemente Avenue
 Unaddressed
 Closed Road

8.7 CD12 ZONE – PROTECTIVE SERVICES BUILDING

Intent: This zone is intended to accommodate and regulate the development of a protective services building.

Uses Permitted .1 The following uses and no others shall be permitted in the CD12 Zone:

- Principal Uses**
- .1 Assembly use
 - .2 Public buildings and facilities

Accessory Uses .2 The following uses and no others are permitted as accessory to the principal uses in the CD12 Zone:

- .1 Outdoor storage
- .2 Parking facility

Lot Area .3 The minimum lot area is 3000 m² (0.74 ac).

Lot Dimensions .4 The minimum lot dimensions on subdivision are:

Width	20.0 m (65.5 ft)
Depth	20.0 m (65.5 ft)

Density .5 The maximum floor area is 1.2 FAR.

Lot Coverage .6 The maximum lot coverage is 75%.

Setback Requirements .7 The minimum setback requirements for all buildings and structures are:

Front yard	4.5 m (14.8 ft)
Rear yard	1.5 m (4.9 ft)
Interior side yard	1.5 m (4.9 ft)
Exterior side yard (13 th St)	1.5 m (4.9 ft)
Exterior side yard (Hwy 97)	4.5 m (14.8 ft)

Height .8 The maximum building heights are as follows:

Principal building	18.0 m (59.1 ft)
Accessory buildings and structures	9.0 m (29.5 ft)

Off-street Parking .9 The minimum number of parking spaces is 1.0 space per 100 m² of gross floor area and 1.0 EV parking space.

8.7 CD12 ZONE – PROTECTIVE SERVICES BUILDING

Intent: This zone is intended to accommodate and regulate the development of a protective services building.

Uses Permitted .1 The following uses and no others shall be permitted in the CD12 Zone:

- Principal Uses**
- .1 Assembly use
 - .2 Public buildings and facilities

Accessory Uses .2 The following uses and no others are permitted as accessory to the principal uses in the CD12 Zone:

- .1 Outdoor storage
- .2 Parking facility

Lot Area .3 The minimum lot area is 3000 m² (0.74 ac).

Lot Dimensions .4 The minimum lot dimensions on subdivision are:

Width	20.0 m (65.5 ft)
Depth	20.0 m (65.5 ft)

Density .5 The maximum floor area is 1.2 FAR.

Lot Coverage .6 The maximum lot coverage is 75%.

Setback Requirements .7 The minimum setback requirements for all buildings and structures are:

Front yard	4.5 m (14.8 ft)
Rear yard	1.5 m (4.9 ft)
Interior side yard	1.5 m (4.9 ft)
Exterior side yard (13 th St)	1.5 m (4.9 ft)
Exterior side yard (Hwy 97)	4.5 m (14.8 ft)

Height .8 The maximum building heights are as follows:

Principal building	18.0 m (59.1 ft)
Accessory buildings and structures	9.0 m (29.5 ft)

Off-street Parking .9 The minimum number of parking spaces is 1.0 space per 100 m² of gross floor area and 1.0 EV parking space.