

**Meeting:** Electoral Area Services Committee – November 6, 2025

**Delegation:** Rachel Hamling, Prism Land Surveying Ltd.

**Subject:** Elk Trail Estates OCP Amendment Application

**Summary:** Elk Trail Estates OCP Amendment Application  
Applicant: Prism Land Surveying (Rachel Hamling, on behalf of property owners)  
Location: Elk Trail Estates, Area F

---

#### Purpose

To amend the Official Community Plan (OCP) designation from Resource Lands to Rural Residential to permit a 16-lot subdivision (1-hectare lots) on a 24-hectare (60-acre) forested property adjacent to Englishman River Regional Park.

The proposal is for low-impact rural residential use, consistent with community values and surrounding land uses.

---

#### Property Context

- 24 ha forested parcel bordered by:
    - o Englishman River Regional Park – south & east
    - o Allsbrook Estates – north
    - o Rural properties – west
  - Currently zoned Forestry/Resource 1, permitting industrial resource uses (logging, mineral processing, log sorting) that are incompatible with adjacent park and residential areas.
  - Existing designation established 27 years ago; community context and priorities have since evolved.
- 

#### Proposal Highlights

- 16 rural residential lots (1 ha each) – self-sufficient with individual wells & septic.
  - Low-density, low-impact design retaining mature forest and natural site features.
  - Not a yield-driven subdivision; designed to preserve landscape character.
- 

#### Environmental & Sustainability Measures

- 10 m vegetated buffers along property boundaries.
- 15 m riparian setbacks from onsite watercourse.
- 1.2 ha (3 acres) park dedication expanding Englishman River Park and protecting the older forest.
- Public trail connection formalizing existing community use.

- Commitment to sustainable building standards:
    - o Solar energy integration
    - o Dark-sky compliant lighting
    - o Rainwater collection / gray water reuse
    - o FireSmart design principles
  - Independent technical studies (Elanco Enterprises, Toth & Associates, Gibson & Sons) confirm suitability for wells, septic, and environmental protection with no major constraints.
- 

#### Community Alignment

- Reflects resident feedback from OCP engagement supporting large rural lots and nature protection.
  - Consistent with the Area “F” OCP and the principle of a living document responsive to community input.
- 

#### Addressing Staff Concerns

Although outside the Urban Containment Boundary, this proposal:

1. Is context-appropriate – small-scale, adjoining existing development and parkland.
  2. Improves environmental outcomes – removes industrial uses, reduces ecological risk.
  3. Implements community vision – protects open space and supports rural living values.
- 

#### Benefits of Approval

- Expands and protects Englishman River Park
- Maintains public trail access
- Preserves forest cover and groundwater recharge areas
- Supports wildlife habitat continuity
- Provides modest, compatible rural housing

**Action Requested:** To consider the amendment of the OCP designation from Resource Lands to Rural Residential

*Please note: This delegation plans to attend in person.  
They will not have a presentation.*