

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

**Delegation:** Ken Pickering, Property Owner

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

**Summary:** Executive Summary – Proposal for Lot 159  
Delegation: Ken Pickering, property owner  
Lot 159 is a 60-acre property that borders Englishman River Park to the south and west, RDN land to the north, and the Allsbrook Estates subdivision to the east. Recognizing the ecological significance and rural charm of this area, we acquired the land to protect its natural integrity and to guide its future in a way that aligns with the community’s values. Under the current 27-year-old resource zoning, development options are limited to uses that would negatively impact the environment—most likely large-scale logging or other industrial activity. Such outcomes would destroy much of the forest cover, generate heavy equipment traffic, and eliminate public trail access to Englishman River Park. Our proposal offers a responsible alternative. It creates 16 rural residential properties, consistent with the 1-hectare lot size strongly supported by residents throughout the Area F Official Community Plan (OCP) process. The design prioritizes environmental preservation:

- 10-meter buffer zones along all park and subdivision boundaries
- Protection of riparian areas and existing trails
- Retention of the majority of mature trees, supporting aquifer health and rural aesthetics

This plan maintains public access to the Englishman River Park trail network, enhances recreational opportunities, and upholds the area’s natural beauty—while meeting community needs for modest, sustainable housing. By moving this proposal forward, the Board would be supporting a vision that protects the land, serves the community, and ensures long-term compatibility with the surrounding park and neighbourhood. It is a balanced, forward-looking approach that reflects both environmental responsibility and thoughtful rural development.

**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.*