
The subject area is approximately 5.5 ha in area and is situated at the north-east corner of the intersection of Secret Hill Road and Covert Farms, 6.5 km north of the Town of Oliver. The parcel comprises various structures associated with an existing campground use.

The surrounding pattern of development is generally characterised by an agricultural operation (Covert Farm) to the north and undeveloped Crown land to the east, west and south.

Background:

The Regional District has held a License of Occupation on an approximately 3.62 ha parcel of Crown land where Loose Bay Campground is located for the past 20-25 years.

At its meeting of January 19, 2017, the Regional District adopted Bylaw No. 2757, 2016, to establish a Campground Service in Area “C”. This bylaw allowed the Regional District to operate a campground, enter into contracts, own assets (land, water connection pipe, and any other improvements), borrow for a capital purpose, and addressed the discontinuance of a potable water supply from the neighbouring property to the campground use.

In June, 2020, the Ministry of Agriculture provided a grant of \$200,000, to assist with COVID-19 compliance and to purchase new washroom/shower/laundry facilities.

At its meeting of July 16, 2020, RDOS resolved to “authorize” an ALC application to proceed to allow a commercial campground as a non-farm use on and around the parcel, and initiated an amendment to the Area “C” OCP and Zoning Bylaw in order to formalise the campground.

On July 24, 2020, the Agricultural Land Commission issued a conditional approval indicating overall support for the project. One key ALC condition is to retain the Agriculture zoning and use a site-specific amendment process, rather than a “commercial campground” rezoning and OCP amendment.

The Area “C” OCP Bylaw designates the subject property as AG and is designated as an Important Ecosystem Area (IEA) under Schedule ‘C’ of the bylaw. The property is zoned AG2, which permits a range of uses related to agriculture but does not permit “campground”. The subject area is within the Agricultural Land Reserve (ALR) and has been classified as “Residential” (Class 01) by BC Assessment.

Referrals:

Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required prior to adoption as the proposed amendments involve lands beyond 800 metres of a controlled access highway (i.e. Highway 97).

Pursuant to Section 475 of the *Local Government Act*, the Regional District must consult with the Agricultural Land Commission (ALC) when proposing to amend an OCP which might affect agricultural. Both the ALC and the Ministry of Agriculture have been made aware of the proposed amendment bylaw.

Public Process:

On August 25, 2020, an electronic Public Information Meeting (PIM) was held, and was attended by one Board member and no members of the public.

At its meeting of September 8, 2020, the Area “C” Advisory Planning Commission (APC) is scheduled to discuss the subject bylaw amendment, and the APC’s recommendation will be presented verbally

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

Analysis:

The “Loose Bay” campground has a long history of serving the needs of migrant farm labour and an objective of the OCP is “to encourage the agricultural sector’s improvement and expansion by pursuing supportive land use policies within and adjacent to farming areas.”

This rezoning is required to issue permits and construct necessary improvements, to ensure the campsite can operate in a safe and healthy manner given the COVID-19 pandemic. Formalisation of the campground will allow for an upgrading of infrastructure to serve patrons, including improved washroom, laundry and shower facilities.

Conversely, lands capable of accommodating such a campground may exist elsewhere on non-agricultural lands. However, it is not clear that development of such lands are feasible or provide the same level of convenience and oversight as the current location. Administration considers that its current and long-term use by migrant farm labour exceeds its agricultural potential, and that the “Loose Bay” campground supports and helps sustain farming activity in the area.

Alternatives:

1. THAT Bylaw No. 2453.38, 2020, Electoral Area “C” Zoning Amendment Bylaw be read a first and second time and proceed to public hearing;
AND THAT the holding of the public hearing be delegated to Director Knodel, or their delegate;
AND THAT staff schedule the date, time, and place of the public hearing in consultation with Director Knodel;
AND THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*.
2. THAT Bylaw No. 2453.38, 2020, Electoral Area “C” Zoning Amendment Bylaw be deferred; or
3. THAT Bylaw No. 2453.38, 2020, Electoral Area “C” Zoning Amendment Bylaw be denied.

Respectfully submitted:


Cory Labrecque, Planner II

Endorsed By:


C. Garrish, Planning Manager

- Attachments:** No. 1 – Applicant’s Site Plan
No. 2 – Site Plan Showing Service Locations
No. 3 – Site Photos

Attachment No. 1 – Site Plan



Attachment No. 2 – Site Plan Showing Service Locations



Attachment No. 3 – Site Photos

