то:	Board of Directors	RDOS
FROM:	B. Newell, Chief Administrative Officer	OKANAGAN SIMILKAMEEN
DATE:	November 19, 2020	
RE:	Zoning Bylaw Amendment – Electoral Area "C"	

Administrative Recommendation:

THAT Bylaw No. 2453.38, 2020, Electoral Area "C" Zoning Amendment Bylaw be read a third time and adopted.

Purpose:	To formalize the operation of the "Loose Bay" campground on the subject property.		
Owners:	Crown Land	Agent: RDOS	Folio: C-05193.008
<u>Legal</u> :	Block A, Plan KAP1729, District Lot 2450S, SDYD		Civic: 500 Secrest Hill Road
OCP:	Agriculture (AG)	Proposed OCP: Agriculture (AG)	
<u>Zone</u> :	Agriculture Two (AG2)	Proposed Zoning: Agriculture Two – Site Specific (AGs)	

Proposal:

This proposal seeks to amend the zoning of the subject property to formalize the operation of the "Loose Bay" campground on the subject property.

The "Loose Bay" campground provides an important accommodation option for labourers working at orchards, vineyards and other agricultural operations in the area. Formalisation of the use will also allow for the issuance of building permits for the installation of proper facilities generally associated with a campground; such as washroom, laundry and shower buildings.

The Regional District is the applicant and the Ministry of Agriculture is providing funding in order that these improvements can be undertaken, and in recognition of the importance of "Loose Bay" to the local farm economy.

Site Context:

The subject area is approximately 5.5 ha in area and is situated at the north-east corner of the intersection of Secrest 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:

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) resolved to recommend to the RDOS Board that the subject development application be approved.

At its meeting of September 17, 2020, the Regional District Board resolved to approve first and second reading of the amendment bylaws and scheduled the holding of a public hearing for the Regional District Board meeting of October 15, 2020.

At its meeting of October 15, 2020, the Board resolved to re-schedule the holding of the public hearing for the Regional District Board meeting of November 19, 2020.

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

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).

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 nonagricultural 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.

In Summary, Administration considers that the subject property's 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 third reading of Bylaw No. 2453.38, 2020, Electoral Area "C" Zoning Amendment Bylaw be deferred; or
- 2. THAT first and second readings of Bylaw No. 2453.38, 2020, Electoral Area "C" Zoning Amendment Bylaw be rescinded and the bylaw abandoned.

Respectfully submitted:

Endorsed By:

Cory Labrecque

Cory Labrecque, Planner II

C. Garrish, Planning Manager

<u>Attachments</u>: No. 1 – Site Plan No. 2 – Service Locations No. 3 – Site Photo

Attachment No. 1 – Site Plan



Attachment No. 2 – Service Locations





