

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: J. Zaffino, Chief Administrative Officer

DATE: October 8, 2026

RE: Zoning Bylaw Amendment – Electoral Area “C” (C2026.006-ZONE)

Administrative Recommendation:

THAT the Okanagan Valley Zoning Amendment Bylaw No. 2800.67, 2026, be adopted.

Alternatives:

1. THAT first, second and third readings of the Okanagan Valley Zoning Amendment Bylaw No. 2800.67, 2026, be rescinded and the bylaws abandoned.
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Purpose: To facilitate the operation of a campground Folio: C-06565.000

Civic: 146 Willow Court Legal: Lot 836, Plan KAP6070, District Lot 2450S, SDYD

OCP: Commercial (C) Zone: Tourist Commercial (CT1)

Purpose:

This application is seeking to amend the zoning of the subject property in order that an approximately 0.3 ha part can be used for the purposes of a “campground” (e.g. RV Park). The area to be rezoned will accommodate up to sixteen (16) pads for use by recreational vehicles (RVs) on a short-term basis as well as the construction of an accessory 51m² office building.

Strategic Priorities: Operational

Background:

On June 3, 2026, a Public Information Meeting (PIM) was held online through Webex and was attended by approximately 5 members of the public.

At its meeting of July 21, 2026, the Electoral Area “C” Advisory Planning Commission (APC) did not achieve quorum and therefore was unable to provide a recommendation to the RDOS Board regarding the subject proposal

At its meeting of September 3, 2026, the Regional District Board resolved to approve first and second reading of the amendment bylaw and directed that a public hearing occur at the Board meeting of September 24, 2026.

A Public Hearing was subsequently held on September 24, 2026, where approximately eight (8) members of the public attended, followed by Board approval of third reading of the amendment bylaw.

Approval from the Ministry of Transportation and Transit (MoTT), due to the amendment applying to land within 800 metres of a controlled area, was obtained on September 28, 2026.

Will a PowerPoint presentation be presented at the meeting? No

Respectfully submitted:

Mariane Frizzi

Mariane Frizzi
Planning Technician

Endorsed By:



C. Garrish
Senior Manager of Planning

Endorsed By:

Allen Fillion

A. Fillion
Managing Director, Dev. & Infrastructure

Attachments: No. 1 – Site Photo

Attachment No. 1 – Site Photo

