

## ADMINISTRATIVE REPORT



**TO:** Board of Directors  
**FROM:** B. Newell, Chief Administrative Officer  
**DATE:** February 20, 2020  
**RE:** Zoning Bylaw Amendment – Electoral Area “E”

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### Administrative Recommendation:

**THAT Bylaw No. 2459.35, 2019, Electoral Area “E” Zoning Amendment Bylaw be read a third time and adopted.**

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Purpose: To allow for “campground” as a principal permitted use.

Owner: Naramata Benchland Properties Ltd. Applicant: McElhanney Consulting Folio: E-07171.100

Civic: 3690 Arawana Road unaddressed property  
3440 Arawana Road

Legal: Lot A, Plan KAP59640, District Lot 3474, SDYD;  
Lot 5, Plan EPP60812, District Lot 3474, SDYD  
Lot 4, Plan EPP60812, District Lot 2711 and 3474, SDYD

Zoning: part Resource Area (RA); and  
part Resource Area Site Specific (RAs)

Proposed Zoning: Resource Area Site Specific (RAs)

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### Proposed Development:

This application is seeking approval to reinstate “campground” as a principal permitted use for the properties located at 3440 and 3690 Arawana Road, and an adjacent unaddressed property.

In order to accomplish this, the applicant is proposing to amend the zoning of the property under the Electoral Area “E” Zoning Bylaw No. 2459, 2008, from Resource Area (RA) to Resource Area Site Specific (RAs), with the site specific regulation permitting “campground” as a principal use.

In support of the proposal the applicant states that:

*Over the last 10 years the owner has been developing the lower elevation NBL lands for residential use, and over a year ago the owner had decided that he did not want to pursue further zoning changes on the upper lands, but rather had decided that he was going to develop the land for a use that was permitted in the present zoning for the property. The Resource Area zone has a limited number of permitted uses, but because of the properties natural setting and location to eco-tourism opportunities, he decided in 2018 that he was going to pursue a campground on the upper NBL lands and began to move forward planning for a campground use in accordance with the zoning bylaw requirements.*

### Site Context:

The properties are approximately 20.03 ha, 44.31 ha, and 47.15 ha, for a total of approximately 111.49 ha, and located east and south of Arawana Road, approximately 3.3 km north of the City of Penticton.

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The surrounding pattern of development is characterized by undeveloped lands zoned as Resource Area (RA) to the north, east and south, an undeveloped Conservation Area and single detached neighbourhood to the west, with some small holdings properties to the north-west.

**Background:**

At its meeting of November 21, 2019, the Regional District Board resolved to approve first and second reading of the amendment bylaws and directed that that the holding of a public hearing be delegated to Director Kozakevich.

A public hearing was held on December 17, 2019, 7:00 p.m., at the 3580 3<sup>rd</sup> Street, Naramata (Old Age Pensioners Hall) and was attended by approximately fourteen (14) members of the public.

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.

All comments received through the public process are compiled and included as a separate item on the Board Agenda.

**Analysis:**

Administration notes that “campground” was recently a principal permitted use on the subject properties, and further understands that the property owner was in the midst of planning for and was intending to apply for a campground use, prior to the change in zoning bylaw initiated by the Regional District.

In addition, the subject properties may be suitable for a campground due to their particular location and attributes, noting that any potential future development of the properties as a campground would be subject to compliance with the Campground Regulations Bylaw No. 2779, 2018.

Administration notes that regardless of the zoning bylaw amendment being adopted or not, the landowner would still be subject to a Campground Permit to bring the property into compliance with that bylaw, with specific regard to the development of a water and sanitary sewer system, road infrastructure, amenity facilities, etc.

In summary, given the particular set of circumstances surrounding this application and its subject properties, Administration supports the proposed bylaw.

**Alternatives:**

1. THAT Bylaw No. 2459.35, 2019, Electoral Area “E” Zoning Amendment Bylaw be read a third time and adopted;
2. THAT third reading and adoption of the Electoral Area “E” Zoning Amendment Bylaw No. 2459.35, 2019, be deferred.
3. THAT first and second readings of the Electoral Area “E” Zoning Amendment Bylaw No. 2459.35, 2019, be rescinded and the bylaws abandoned.

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**Respectfully submitted**

C. Labrecque

C. Labrecque, Planner II

**Endorsed by:**

CG

C. Garrish, Planning Manager

**Endorsed by:**

B. Dollevoet

B. Dollevoet, G.M. Dev. Services