

## ADMINISTRATIVE REPORT



**TO:** Board of Directors  
**FROM:** B. Newell, Chief Administrative Officer  
**DATE:** June 16, 2022  
**RE:** Zoning Bylaw Amendment – Electoral Area “E” (E2021.023-ZONE)

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### Administrative Recommendation:

**THAT Bylaw No. 2800.09, 2022, a bylaw to amend the Okanagan Valley Zoning Bylaw to allow for the use of six (6) agri-tourism accommodation sleeping units at 940/950 Lower Debeck Road be read a third time and adopted.**

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Folio: E-02125.010

Legal: Lot A, District Lots 209 & 210, SDYD, Plan KAP42748

OCP: Agriculture (AG)

Zone: Agriculture One (AG1)

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### Proposed Development:

This application is seeking to amend the zoning of the subject property in order to allow for use of six agri-tourism accommodation sleeping units within an existing building (the “guestroom inn”).

The application is to amend the zoning under Schedule ‘2’ (Zoning Map) of the Electoral Area “E” Zoning Bylaw No. 2459, 2008, from Agriculture One (AG1) to Agriculture One Site Specific (AG1s), with the site specific regulation to allow for one more unit than is currently allowed for a property between 4.0 to 8.0 ha in size under Section 7.26 of the Zoning Bylaw.

### Site Context:

The subject property is approximately 4.32 ha in area and is situated on the south side of Lower Debeck Rd. It is understood that the parcel is comprised of a vineyard, wine shop and storage building, a winery production building and the subject guestroom inn.

The surrounding pattern of development is generally characterised by agricultural and low density residential development and the parcels to the north, east, and west of the subject property are within the Agricultural Land Reserve (ALR).

### Background:

**February 7, 2022** - a Public Information Meeting (PIM) was held via Webex and was attended by eight members of the public.

**February 7, 2022** - the Electoral Area “E” Advisory Planning Commission recommended that the development application be approved.

**May 5, 2022** - the Regional District approved first and second reading of the amendment bylaws and delegated the holding of a public hearing to Director Kozakevich.

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**May 31, 2022** - a public hearing was held via Webex and was attended by the agent, property owner and seven members of the public.

All comments received to date in relation to this application are included with this report.

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:**

There must be a balance between preserving agricultural land for current and future production with the use of agricultural land for compatible secondary, value-added activities which are meant to provide supplementary income to farmers and diversify the local agricultural and rural economy.

This proposal is requesting the use of one additional bedroom which is already located within the existing guestroom inn, but unused due to the current five-unit agri-tourism accommodation sleeping unit restrictions for parcels between 4.0 to 8.0 ha under the Okanagan Valley Zoning Bylaw. The proposal does not significantly change the building density.

In terms of impacts on the agricultural use of the property, the Ministry of Agriculture, Food and Fisheries stated in their January 31, 2022 response to the proposed amendment bylaw, that “by adding an additional sleeping unit to the existing building with no proposed change to the footprint or parking stalls this should pose no impact to agricultural lands or operations.”

Spot zonings grant privileges to a single parcel, which are not granted or extended to other parcels in the vicinity and should be applied cautiously.

**Alternatives:**

1. THAT first and second readings of Bylaw No. 2800.09, 2022, Okanagan Valley Zoning Amendment Bylaw be rescinded and the bylaws abandoned.

**Respectfully submitted:**



Shannon Duong, Planner I

**Endorsed By:**



C. Garrish, Planning Manager

- Attachments:** No. 1 – Applicant’s Site Plan  
No. 2 – Lower Floor Plan  
No. 3 – Main Floor Plan  
No. 4 – West and South Elevations  
No. 5 – East and North Elevations  
No. 6 – Aerial Photo (2017)







Attachment No. 6 – Aerial Photo (2017)



Existing agri-tourism structure