

March 15, 2026

**Our File No. 24-117**

Regional District of Okanagan Similkameen  
101 Martin St.  
Penticton, BC V2A 5J9

**Re: 146 Willow Court, Oliver, B.C. – Rezoning Application**

Please accept this letter as a supplement to the above noted Rezoning Application for the above noted property under the jurisdiction of the Regional District of Okanagan - Similkameen (RDOS).

This application proposes to rezone the property from the CT1 to the CT2 Zone to utilize 0.3ha of the site for a Recreational Vehicle (RV) park accommodating up to sixteen (16) RVs on a short-term basis and the construction of an accessory 51m<sup>2</sup> office building.

**PROPERTY & NEIGHBOURHOOD DESCRIPTION**

The Subject Property is approximately 1.33ha (3.34 acres) in area and is generally flat. The property has split designations under the Electoral Area “C” Official Community Plan (OCP) and split zoning under the Okanagan Valley Zoning Bylaw – Area C. The northernmost 0.3 ha (0.75 acres) is designated “C” (Commercial) in the OCP and zoned “CT1” (Tourist Commercial). The remaining 1.03ha (2.55 acres) to the south is designated “LR” (Low Density Residential) and zoned “RSM1” (Low Density Residential Manufactured Home Park).

The portion of the Subject Property zoned RSM1 is currently used for a manufactured home park consisting of approximately twelve (12) manufactured homes. The portion of the Subject Property zoned CT1 is currently used for five (5) rental cabins as well as an accessory single-family dwelling.

The property is located approximately 3.0km north of the Town of Oliver and lies within the Agricultural Land Reserve (ALR). It is not serviced by community water or sewer; existing servicing consists of two private septic systems and a well. The property does not contain any watercourses or potential geotechnical hazardous areas.

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*"A plan without action is a dream,  
an action without a plan is a nightmare."*



The Subject Property does not have Farm Status. The Subject Property is bounded to the northeast by Willow Court, beyond which lies Tucelnuit Drive, and to the northwest by Okanagan Highway (British Columbia Highway 97). To the west, the property borders Inkaneep Provincial Park, with the Okanagan River located beyond the park boundary.

The property also abuts the Kettle Valley Rail Trail to the northwest and private residential properties to the south. The residential properties to the south are designated “LR” (Low Density Residential) in the OCP and zoned “SH1” (Small Holdings One) under the Zoning Bylaw.

All properties abutting the Subject Property also fall within the ALR with the exception of the property to the north (8102 Highway 97).

Characteristics of the Surrounding Properties				
Relation to Subject Properties	Address	ALR	Land Use Type	Specific Land Use Activity
North	8102 Highway 97	N	Commercial	Canco Gas Station and Convenience Store, and attached Nimbus Cannabis Store
East	7857 Tucelnuit Drive	Y	Agricultural	Arterra Wines Canada
South	7890 Campsite Court	Y	Residential	Single Family Dwelling
South	7852 Tucelnuit Drive	Y	Residential	Single Family Dwelling
West	N/A	Y	Parks, Recreation and Trails	Inkaneep Provincial Park

For information, Figures 1 and 2 provide an aerial image and zoning map of the subject property.



Figure 1 - Aerial View of the Subject Property

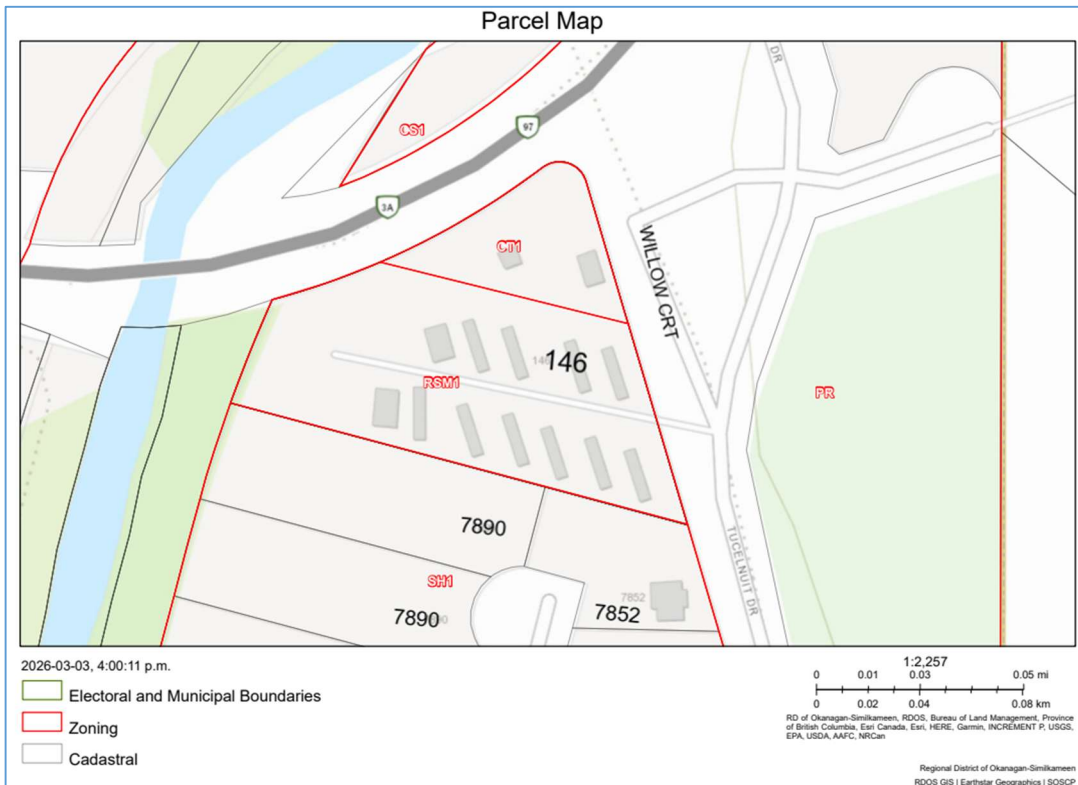


Figure 2 - Zoning Map of Subject Property

## BACKGROUND

A Non-Farm Use application was submitted September 2025 proposing to utilize 0.3ha of the Property to establish a Recreational Vehicle (RV) park accommodating up to sixteen (16) RVs on a temporary, short-term, or seasonal holiday basis. The proposal also included the construction of a 51m<sup>2</sup> office building to serve the RV park, as well as the placement of fill to facilitate RV parking (approximately 2,600m<sup>2</sup>) and associated landscaping (approximately 762m<sup>2</sup>) (the “Proposal”).

The Agricultural Land Commission (ALC) issued a decision (Resolution #163 / 2026) on February 27, 2026, which states the following:

### **“DECISION**

*[14] For the reasons given above, the Panel approves the Proposal to establish a RV park that can accommodate up to 16 RVs on a temporary, short-term basis, construct a 51m<sup>2</sup> office building to operate the RV park, and the placement of ~2600m<sup>2</sup> of fill for internal driveways and ~762m<sup>2</sup> of topsoil for landscaping subject to the following conditions:*

*(a) Siting of the non-farm use is in accordance with Schedule A.*

*(b) Use of the RV Park is limited to the use of accommodation for a period of not more than 30 (consecutive) days.”*

Figure 3 below is a copy of the Decision Map provided with the ALC Letter.

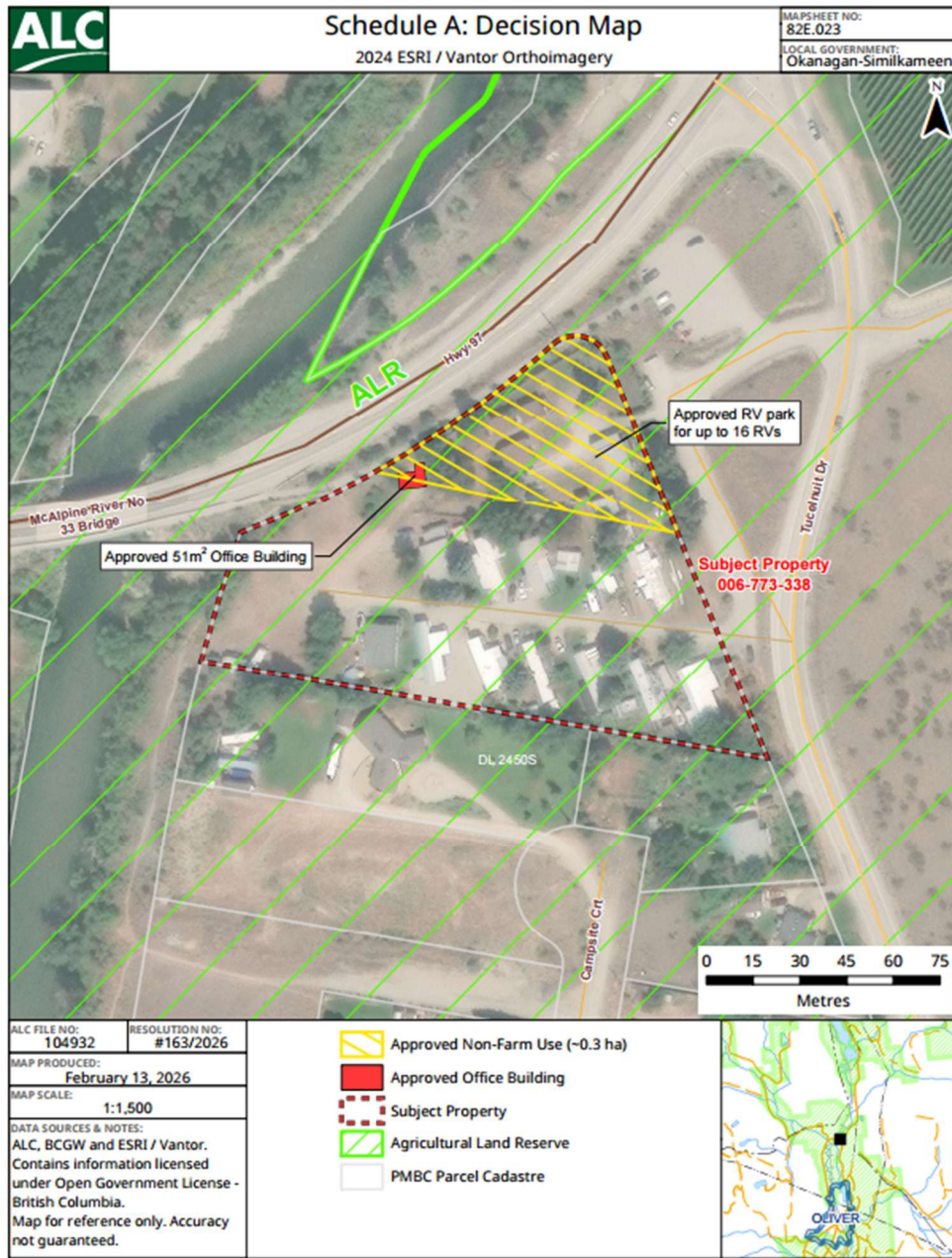


Figure 3 - ALC Decision Map

## PROPOSAL

This application seeks approval for a Rezoning of the Subject Property from the CT1 Zone to the CT2 Zone to utilize 0.3ha of the Subject Property for the establishment of a Recreational Vehicle (RV) park within the northern portion of the site, located in the area currently zoned CT1.

The proposal includes the following components:

- Accommodation for up to sixteen (16) RVs on a temporary, short-term, or seasonal holiday basis.
- Construction of a 51m<sup>2</sup> office building to support the RV park operation.
- Placement of approximately 2,600m<sup>2</sup> of fill to facilitate RV parking areas.
- Installation of associated landscaping, covering approximately 762m<sup>2</sup>.

The operation will consist of the travelling public parking onsite for temporary, short-term or seasonal holiday stays. The operation will be serviced by additional septic systems where required and the existing well on site.

The proposal also includes a Site-Specific Text Amendment to add a new Section (20.2.10) to the CT2 Zone as follows:

**i) in the case of land described as LOT 836 DISTRICT LOT 2450S SIMILKAMEEN DIVISION YALE DISTRICT PLAN 6070 (146 Willow Court, Oliver):**

Despite Section 7.5 of this bylaw, a campground use shall be permitted serviced by a private well(s) and onsite septic systems.

All existing buildings within the portion of the property to be rezoned are proposed to be removed. For information *Figure 4* below provides a Conceptual Site Plan for the proposed development.

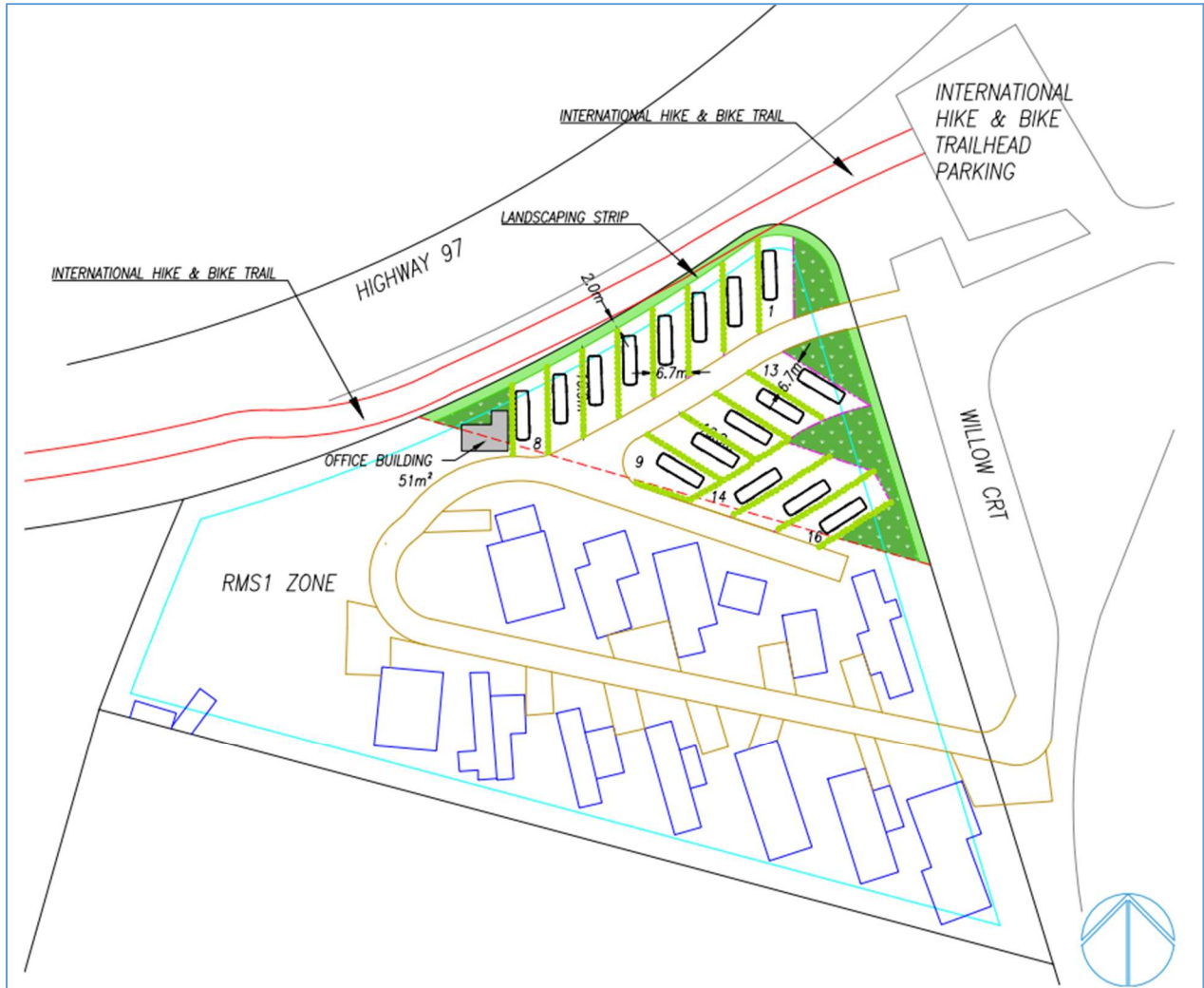


Figure 4 - Conceptual Site Plan

## RATIONALE

The proposed RV park represents a logical and compatible extension of the existing tourism-oriented uses currently established on the Subject Property. The land has a long-standing history of residential and tourism-related activities, with historical aerial imagery from 1975 indicating the presence of a manufactured home and tourist cabin park for approximately 50 years. This established pattern of use demonstrates the site's suitability for accommodation-based tourism and indicates that the development has not historically caused conflicts with surrounding properties or impacted neighbouring land uses.

The Subject Property is well-situated to accommodate the proposed RV park given its highway-adjacent location, existing access, and separation from residential or agricultural land uses. The site's configuration and context make it particularly suited to non-residential uses, with no directly abutting agricultural operations or other land uses that would be disrupted. Surrounding parcels are generally small, non-agricultural in character, and constrained by nearby transportation corridors and the Okanagan River, further supporting the appropriateness of tourism and accommodation uses in this area.

The proposed RV park has been carefully designed to minimize land disturbance and environmental impact. The development includes a small office building and RV parking areas constructed using gravel or other permeable materials, with minimal grading and vegetation removal. Landscaping will utilize native species, and stormwater will be managed through best-practice techniques to reduce runoff and protect local ecosystems. The low intensity of permanent infrastructure ensures that the site remains flexible and can be restored or repurposed in the future if necessary.

The proposed site-specific text amendment is considered supportable, as the Subject Property has accommodated multiple modular homes serviced by private well and septic systems for many years, demonstrating its suitability for private servicing. Additionally, prior to any new development, a qualified well and septic engineer will assess site conditions, prepare a professional report and system design, and ensure that all new installations comply with those requirements.

Given the ALC's approval of the Non-Farm Use application, this rezoning seeks to align the municipal zoning with the established and approved use. The proposed CT2 Zone supports the continuation of a long-standing, low-impact tourism use that contributes to the local economy while maintaining compatibility with the character, scale, and objectives of the surrounding area.



Overall, the proposal represents a practical, contextually appropriate, and minimally invasive use of the Subject Property, consistent with the municipality's planning objectives and the property's existing development pattern.

## APPLICATION PACKAGE

Please find the following additional documents submitted with this letter:

- Letter of Agency
- Title Certificate
- Corporate Summary
- Site Plan

Thank you for your time and consideration. If you have any questions, please do not hesitate to contact the undersigned.

Regards,

A handwritten signature in black ink, appearing to read 'Shannon Webb', is written over a horizontal line.

Shannon Webb  
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