

ADMINISTRATIVE REPORT



TO: Advisory Planning Commission

FROM: J. Zaffino, Chief Administrative Officer

DATE: July 21, 2026

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

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)

Proposed Development:

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.

In order to accomplish this, the applicant is proposed to amend the zoning of the property from Tourist Commercial (CT1) to Campground Commercial (CT2).

In support of the rezoning, the applicant has stated that:

- *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 ...*
- *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.*
- *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.*

Site Context:

The subject property is approximately 1.3 ha in area and situated on the west side of Willow Court, south of Highway 97 and approximately 5.3 km north of The Town of Oliver. It is understood that the parcel is comprised of:

- twelve (12) manufactured homes on the RSM1 zoned part of the property; and
- five (5) rental cabins and one accessory dwelling on the CT1 zoned part of the property.

The surrounding pattern of development is generally characterised by agricultural lands to the east, park lands and the Okanagan River to the west, service commercial uses (i.e., gas station and retail sales) to the north across Highway 97, and small lot rural residential parcels to the south.

Background:

It is unknown when the current boundaries of the subject property were created, while BC Assessment has classified the whole of the parcel as Residential (Class 01).

Available Regional District records indicate that building permits have been issued for an addition to a mobile home (1975), the construction of a cabin (1979), and the completion of a basement within a dwelling (2006).

Under the Electoral Area “C” Official Community Plan (OCP) Bylaw No. 2452, 2008, the subject property is currently split-designated Low Density Residential (LR) and Commercial (C).

Under the Okanagan Valley Zoning Bylaw No. 2800, 2022, the property is currently zoned part Low Density Residential Manufactured Home Park (RSM1) and part Tourist Commercial (CT1).

Importantly, “campground” is not listed as a permitted use in the CT1 Zone.

Application History:

The property is within the Agricultural Land Reserve (ALR) and in July of 2024 a non-farm use application was submitted to the Agricultural Land Commission (ALC) in order to permit all the uses allowed by the Regional District’s zoning on the property.

As the proposal did not purport to affect lands zoned for agriculture and would not require an amendment to the OCP or Zoning bylaws, a Board resolution “authorizing” the application was not required, and application was subsequently forwarded by the Regional District to the ALC on September 19, 2024.

On May 27, 2025, the ALC refused the request for permission to “do any activity permitted within the RDOS RSM1 and CT1 zone on the Property.” The Commission determined that it was:

... unable to evaluate the impact of an unfettered expansion of the Manufactured Home Park and commercial tourist use in the ALR, and that pursuit of those uses could possibly be contrary to the ALCA ... [and] that it would be inappropriate to grant an approval ...

In response, a revised application seeking more specific non-farm use approval was subsequently referred by the ALC to the Regional District on June 17, 2025, and scheduled to be considered by the Board at its meeting of August 7, 2025.

At the request, however, of the applicant the proposal was removed from the meeting Agenda in order that the development plans could be revised, which was completed by the applicant on September 25, 2025.

Analysis:

In considering this proposal, Administration notes that an objective of the Commercial (C) designation that applies to part of the property speaks to “support [for] existing and new recreation and resort commercial opportunities.”

Supporting policies further speaks to protecting commercial developments adjacent to Highway 97 and support for future commercial tourism developments.

Accordingly, the applicant’s request to utilize the commercially designated part of the property for the purposes of a “campground” use, despite not being permitted under the current CT1 zoning, is seen to be generally consistent with the OCP.

Administration further agrees with the applicant's contention that the proposed campground will cause minimal land disturbance, will require few permanent structures and using gravel or compacted surfaces instead of extensive paving, allowing for easier future land restoration.

Alternatively:

Conversely, Administration recognises that the redevelopment of the site to a use currently permitted by the CT1 Zone, such as a motel or hotel might be a more preferable option for this property.

Summary:

In summary, Administration considers the proposed campground expansion and an office on the northern portion of the property to be consistent with the intent of the Electoral Area "C" Official Community Plan and with the site's historical non-farm uses.

Administrative Recommendation:

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

Options:

1. THAT the APC recommends to the RDOS Board of Directors that the subject development application be approved.
2. THAT the APC recommends to the RDOS Board of Directors that the subject development application be approved with the following conditions:
 - i) *TBD*
3. THAT the APC recommends to the RDOS Board of Directors that the subject development application be denied.

Respectfully submitted:

Mariane Frizzi
Mariane Frizzi, Planning Technician

Endorsed By:

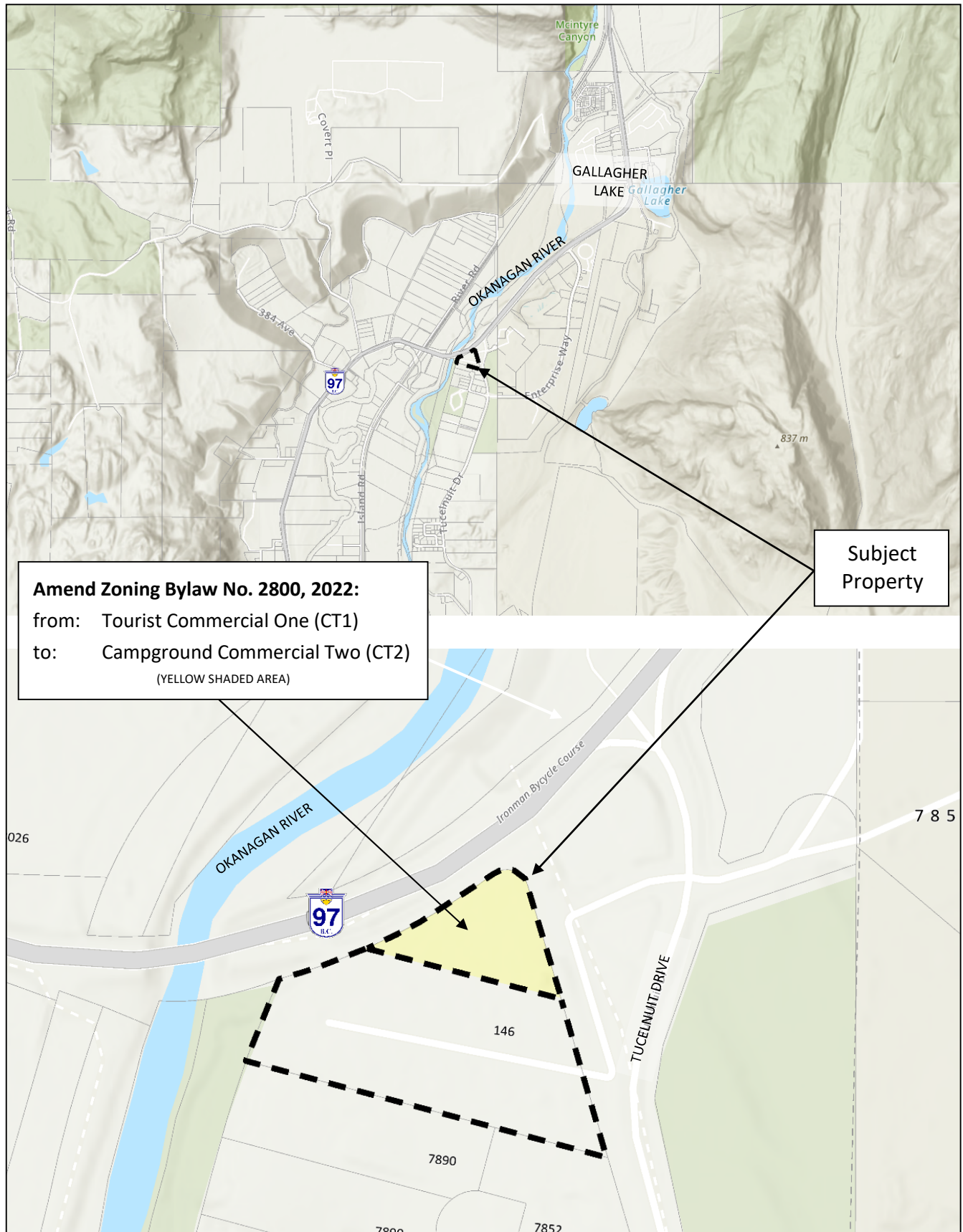

C. Garrish, Senior Manager of Planning

Attachments: No. 1 – Context Maps

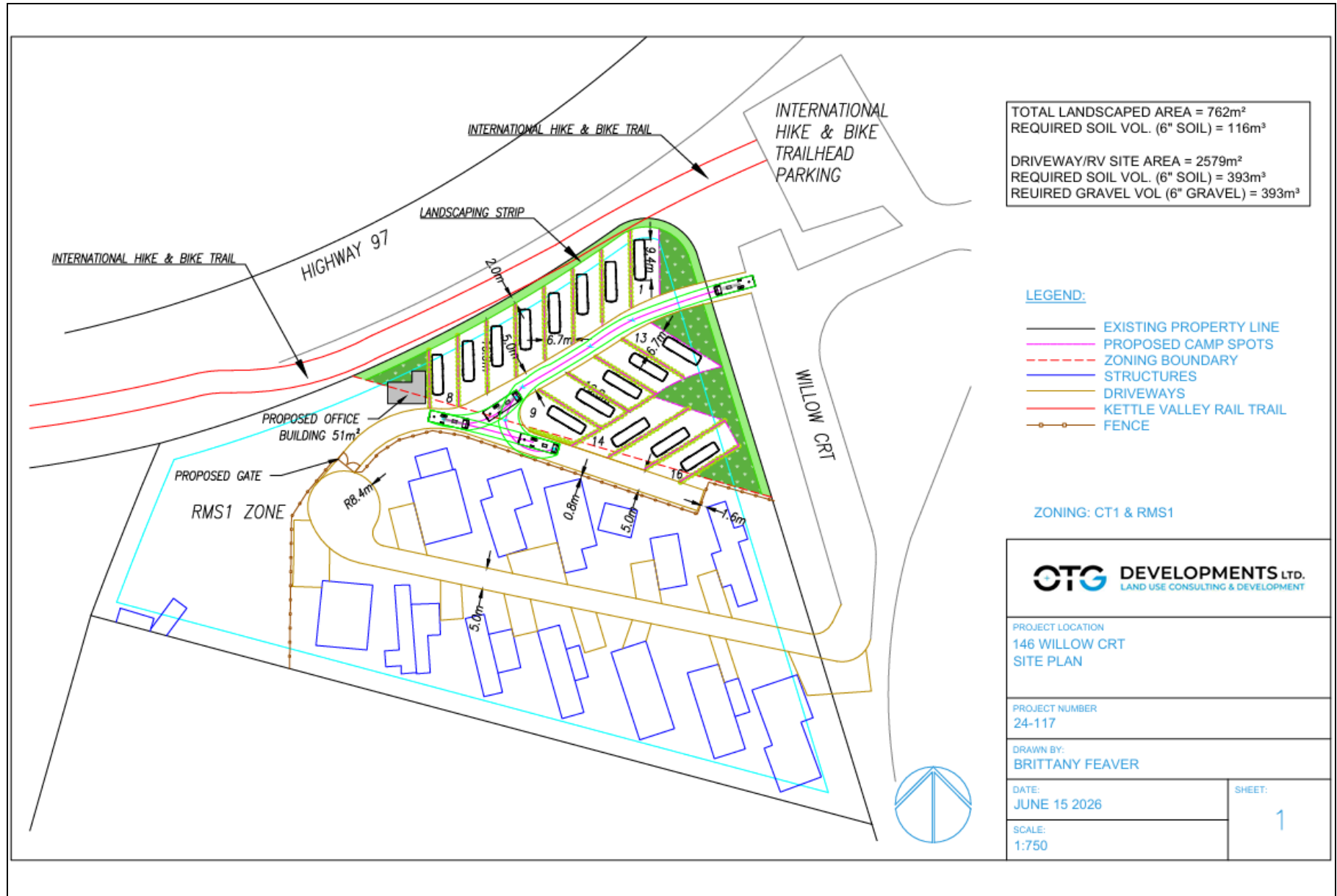
No. 2 – Applicant's Site Plan

No. 3 – Site Photo

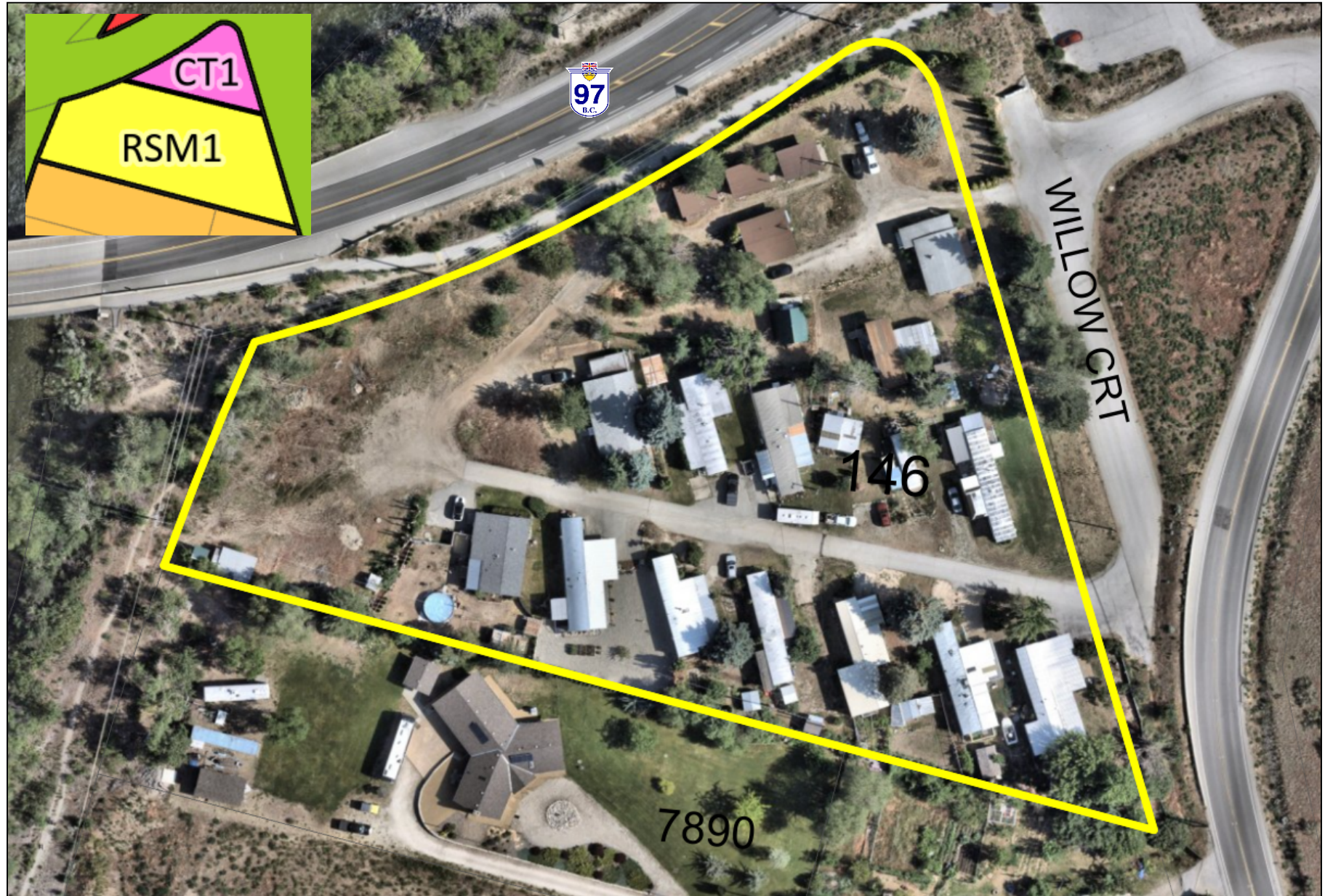
Attachment No. 1 – Context Maps



Attachment No. 2 – Applicant's Site Plan



Attachment No. 3 – Aerial Photo



Attachment No. 4 – Site Photo

