
The Regional District has held a License of Occupation on an approximately 3.62 ha parcel of Crown land where Loose Bay Campground is located for the past 20-25 years. The Loose Bay Campground Society, an independent agricultural industry group has managed the operation of the campground on behalf of the Regional District.

At its meeting of January 19, 2017, the Regional District Board adopted Bylaw No. 2757, 2016, the purpose of which was to establish a Loose Bay Campground Service in Electoral Area "C". This bylaw allowed the Regional District to operate a campground, enter into contracts, own assets (land, water connection pipe, and any other improvements / infrastructure), borrow for a capital purpose, and addressed the discontinuance of a potable water supply from the neighbouring property to the campground use.

At its meeting of April 27, 2020, the Loose Bay Campground Society resolved to dissolve in response to the challenges associated with operating the campground during the current provincial health emergency related to COVID-19.

On May 22, 2020, the Ministry of Agriculture announced funding in the amount of \$60,000 to assist with the hiring of a COVID-19 coordinator, cleaning and hygiene measures, as well as printing educational materials and signage.

At its regular meeting of July 16, 2020, the RDOS Board resolved to "authorize" proceeding with an ALC application to allow a commercial campground as a non-farm use on and around the parcel, and initiated an amendment to the Electoral Area "C" Official Community Plan (OCP) Bylaw No. 2452, 2008, and Zoning Bylaw No. 2453, 2008, in order to formalise the campground.

On July 24, 2020, the Agricultural Land Commission issued a conditional approval indicating overall support for the project. One key ALC condition is to retain the Agriculture zoning and use a site-specific amendment process, rather than a "commercial campground" rezoning and OCP amendment.

Under the Electoral Area "C" Official Community Plan (OCP) Bylaw No. 2452, 2008, the subject property is currently designated Agriculture (AG), and is shown as comprising an Important Ecosystem Area (IEA) under Schedule 'C' of the bylaw.

Under the Electoral Area "C" Zoning Bylaw No. 2453, 2008, the property is currently zoned Agriculture Two (AG2) which permits a range of uses related to agriculture but does not permit "campground" as a permitted use.

The subject area is within the Agricultural Land Reserve (ALR) and has been classified as "Residential" (Class 01) by BC Assessment.

Analysis:

In considering this proposal, Administration notes that the "Loose Bay" campground has a long history of serving the needs of the migrant farm labour community in Electoral Area "C" and that an objective of the OCP is "to encourage the agricultural sector's improvement and expansion by pursuing supportive land use policies within and adjacent to farming areas."

Formalising the "Loose Bay" campground provides an important accommodation option for migrant farm labourers working at various orchards, vineyards and other agricultural operations in the area. As seen in the past, agricultural workers will come to the area, and there is not adequate housing supply on the farms where they are working.

This rezoning is required to issue permits and construct necessary improvements, to ensure the campsite can operate in a safe and healthy manner given the COVID-19 pandemic. Formalisation of the campground will allow for an upgrading of infrastructure to serve patrons, including improved washroom, laundry and shower facilities.

Conversely, lands capable of accommodating such a campground may exist elsewhere on non-agricultural lands. However, it is not clear that development of such lands are feasible or provide the same level of convenience and oversight as the current location. Administration considers that its current and long-term use by migrant farm labour exceeds its agricultural potential, and that the “Loose Bay” campground supports and helps sustain farming activity in the area.

In summary, Administration is supportive of the proposed rezoning

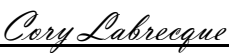
Administrative Recommendation:

THAT the APC recommends to the RDOS Board of Directors that the proposed rezoning of an approximately 5.5 ha part of Block A, Plan KAP1729, District Lot 2450S, SDYD, to accommodate the “Loose Bay” campground be approved.

Options:

1. THAT the APC recommends to the RDOS Board of Directors that the proposed rezoning of an approximately 5.5 ha part of Block A, Plan KAP1729, District Lot 2450S, SDYD, to accommodate the “Loose Bay” campground be approved.
2. THAT the APC recommends to the RDOS Board of Directors that the proposed rezoning of an approximately 5.5 ha part of Block A, Plan KAP1729, District Lot 2450S, SDYD, to accommodate the “Loose Bay” campground be approved with the following conditions:
 - i) *TBD*
3. THAT the APC recommends to the RDOS Board of Directors that the proposed rezoning of an approximately 5.5 ha part of Block A, Plan KAP1729, District Lot 2450S, SDYD, to accommodate the “Loose Bay” campground be denied.

Respectfully submitted:


Cory Labrecque, Planner II

Endorsed By:

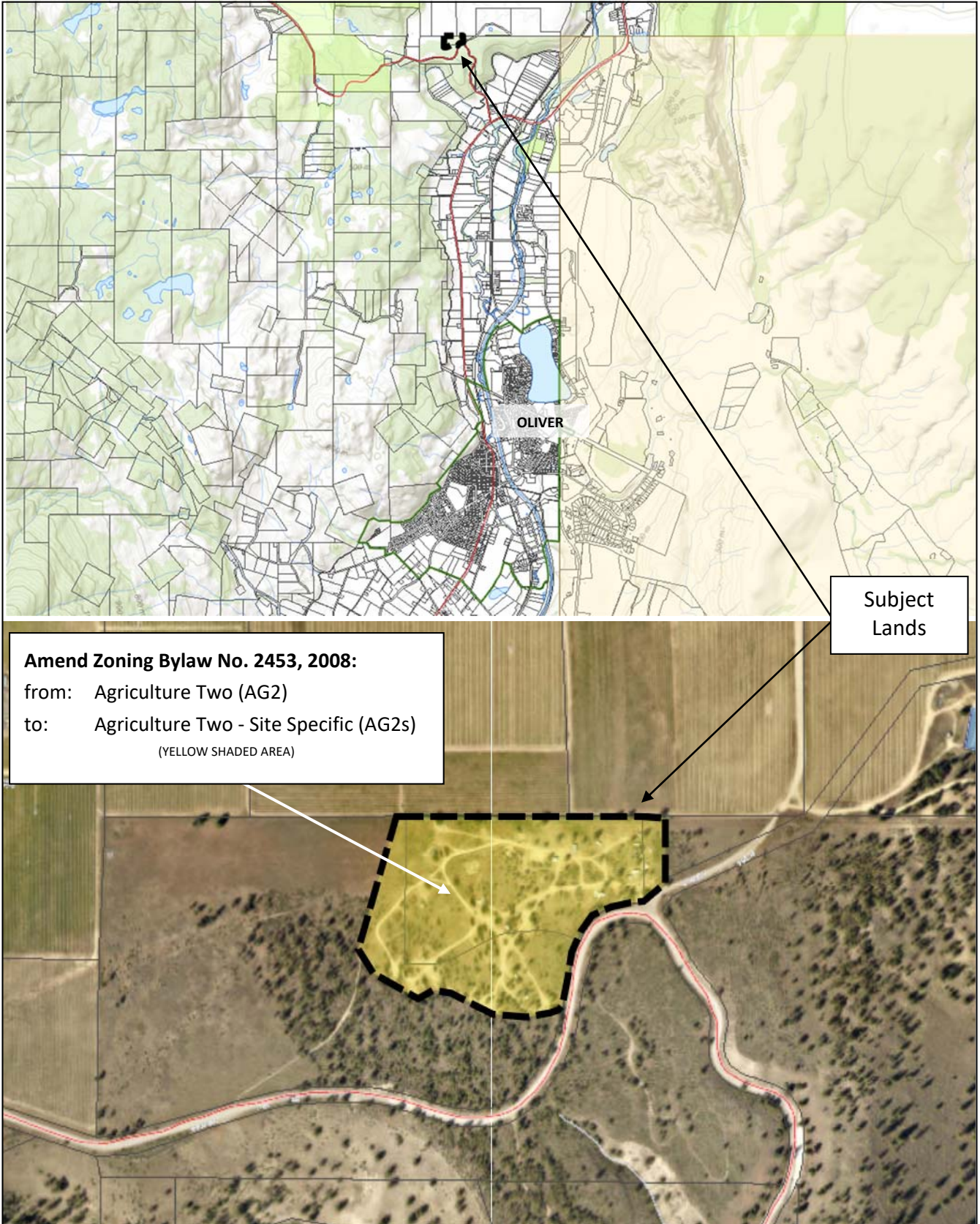

C. Garrish, Planning Manager

Attachments: No. 1 – Context Maps

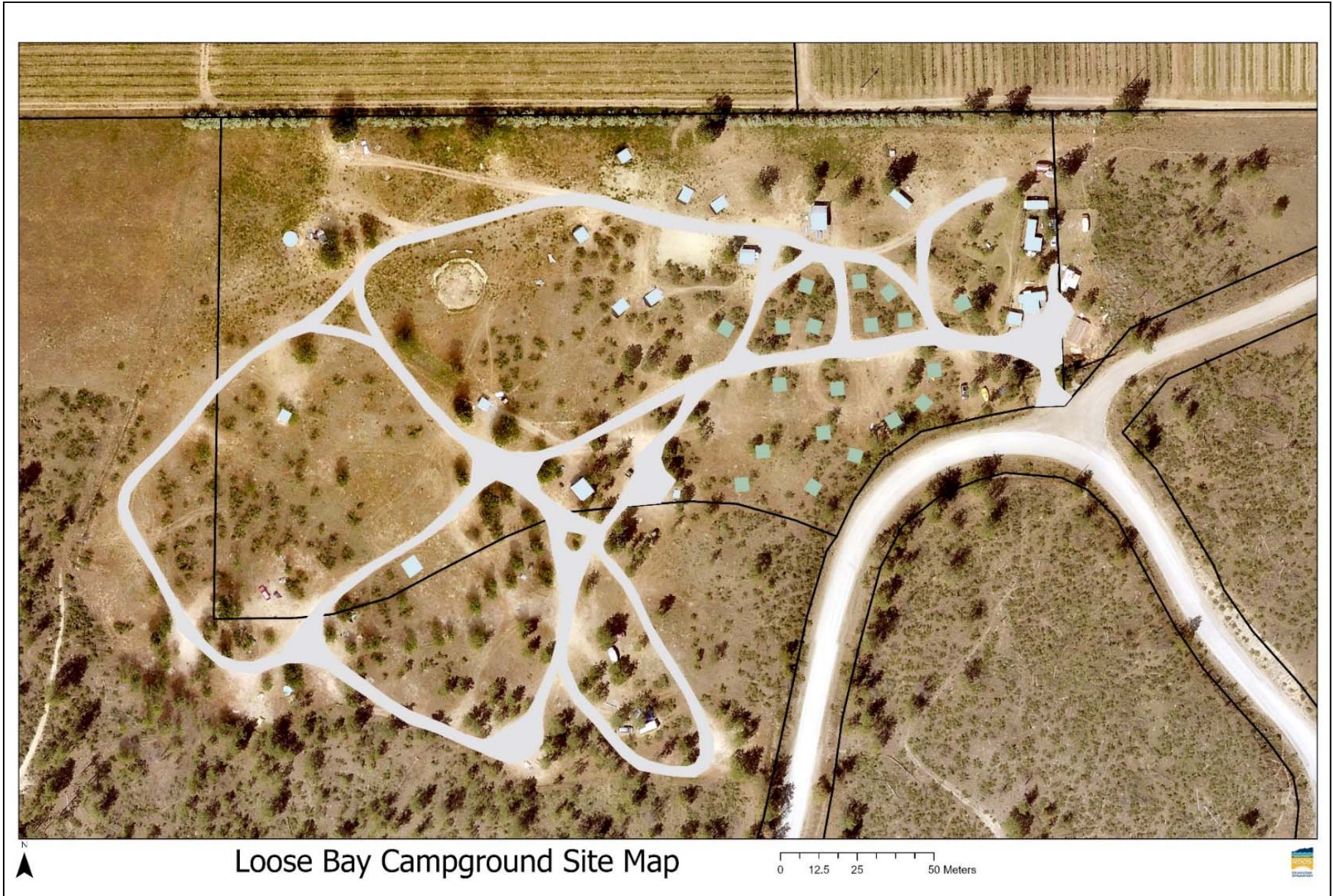
No. 2 – Site Plan

No. 3 – Site Photos

Attachment No. 1 – Context Maps



Attachment No. 2 – Site Plan



Loose Bay Campground Site Map

Attachment No. 3 – Site Photos

