

PROPERTY DESCRIPTION:

Civic address: 500 Secest Hill Rd., Oliver, BC

Legal Description (e.g. Lot, Plan No. and District Lot):
Portion of Block A, Plan KAP1729, DL 2450S, SDYD

Current land use:
Campground (OCP Designation: AG - Zoning: AG2)

Surrounding land uses:
Agriculture

REQUESTED VARIANCE(S):

List all requested variances to the regulations in bylaws of the Regional District. Each variance should be marked on the applicable drawings. A variance cannot be considered where use or density would be affected.

Zoning Bylaw: Campground Regulation Bylaw No. 2779

Section No.: 7.2.1.1(c)

Current regulation: Total number of urinals required: three (3)

Proposed variance: Total number of urinals required: one (1)

Section No.: 7.2.2.1(a) & 7.2.2.1(b)

Current regulation: One washing machine and one dryer (clothes) for each thirty (30) campsites

Proposed variance: Zero washing machines and dryers for each thirty (30) campsites

DEVELOPMENT INFORMATION:

Please provide a general description of the proposed development:
(e.g. "to allow for an addition over an existing garage")

The purpose of the development is to continue providing temporary accommodations to farmworkers across the region with an intent to upgrade the washroom facilities, cookhouse structure, host structure as well as fence and gate upgrades. All defined improvements are in support of 122 individual campsites.

SUPPORTING RATIONALE:

When considering a variance request, Regional District staff will *generally* assess the proposal against the following criteria:

- *is the proposed variance consistent with the general purpose and intent of the zone?*
- *is the proposed variance addressing a physical or legal constraint associated with the site (e.g., unusual parcel shape, topographical feature, statutory right-of-way, etc.)?*
- *is strict compliance with the zoning regulation unreasonable or un-necessary?*
- *will the proposed variance unduly impact the character of the streetscape or surrounding neighbourhood?*

A request to change a zoning regulation should only be considered as a last resort to a design challenge. Please explain how the requested variance(s) meet the assessment criteria listed above:

The request for variances is due to the nature of this particular campground. The site was created to help with a housing shortage for seasonal workers in the agriculture industry, funding for the creation of said campground was provided through Provincial grant(s).

Current funding has been prioritized with critical improvements and infrastructure at the top of the list. Although the RDOS considers laundry facilities to be beneficial to the usability of a campground, other improvements have taken priority from a budgetary standpoint. The RDOS intends to revisit the topic of laundry facilities in the future should additional funding be made available.

The RDOS chose to develop gender neutral bathrooms as such bathroom stalls (rather than urinals) were given priority. It is understood that the current toilet facilities meet the needs of this campground.

Regarding "Required Documentation":

Please refer to the Campsite Permit Application for any/all applicable documentation as listed within the section below.