

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: September 2, 2021
RE: Zoning Bylaw Amendment – Electoral Area “F”

Administrative Recommendation:

THAT Bylaw No. 2461.16, 2021, a bylaw to amend the Electoral Area “F” Zoning Bylaw to allow for a campground at 5863 Princeton-Summerland Road be read a first and second time and proceed to public hearing;

AND THAT the holding of a public hearing be scheduled for the Regional District Board meeting of September 23, 2021;

AND THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*.

<u>Legal:</u>	District Lot 4478 ODYD	<u>Folio:</u> F-07294.000
<u>Zone:</u>	Resource Area (RA)	<u>Proposed Zoning:</u> Resource Area Site Specific (RAs)

Proposed Development:

The applicant is proposing to amend the zoning of the property from Resource Area (RA) to Resource Area Site Specific (RAs) with the site specific regulation stipulating that “campground” be allowed as a permitted use on the subject property.

In support of the rezoning, the agent has stated that the reinstatement of the campground use will not provide the owner with any land use rights or privileges that they did not have prior to 2018.

Site Context:

The subject property is approximately 64.6 ha in area and it is situated on both west and east side of Princeton-Summerland Road. The property is approximately 15 km west of the boundary with District of Summerland. The parcel is comprised of a single detached dwelling, various accessory structures and vacant rural land used for cattle grazing.

The surrounding pattern of development is generally characterised by large rural parcels (Large Holdings/Resource Area).

Background:

It is unknown when the current boundaries of the subject property were created, while available Regional District records indicate that building permits have not previously been issued for this property. BC Assessment has classified the property as part “Residential” (Class 01) and part “Farm” (Class 09).

Under the Electoral Area “F” Official Community Plan (OCP) Bylaw No. 2790, 2018, the subject property is currently designated Resource Area (RA), and parts of the property are the subject of a Watercourse Development Permit (WDP) and Environmentally Sensitive Development Permit (ESDP) Area designations.

Under the Electoral Area “F” Zoning Bylaw No. 2461, 2008, the property is currently zoned Resource Area (RA) which, among other uses, permits single detached dwelling and agriculture but does not allow for a campground. Under Section 8.0 (Floodplain Regulations) of the Zoning Bylaw, the subject property may be within the floodplain associated with Trout Creek.

At its meeting of October 18, 2018, the Regional District Board adopted Bylaw No. 2808, 2018, being an Update of the Tourist Commercial Zones in the Okanagan Electoral Area Zoning Bylaws. Amongst other things, this bylaw removed “campground” as a permitted use in the Resource Area (RA) Zone in the Electoral Area “E”, “F” and “I” Zoning Bylaws.

BC Assessment has classified the property as part “Residential” (Class 01) and part “Farm” (Class 09).

Referrals:

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 & 3).

Public Process:

On August 12, 2021, a Public Information Meeting (PIM) was held electronically via Webex application and was attended by no members of the public.

At its meeting of August 23, 2021, the Electoral Area “F” Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject development application be approved.

Analysis:

“campground” was recently a principal permitted use on the subject properties, and the property owner was in the midst of planning for a campground use prior to the change in zoning bylaw initiated by the Regional District.

The landowner would still be subject to a Campground Permit to bring the property into compliance with that bylaw, with specific regard to the development of a water and sanitary sewer system, road infrastructure, amenity facilities, etc.

The rationale for removing “campground” as a permitted use from the RA Zone in 2018 was sound, in that there are no known services at the subject property (i.e. water, sewer, etc.) to support a campground use and the applicant has not provided any conceptual plans or additional information on the proposed campground use, such as how much of the 64 ha property is required for the campground use occupy and how it will be serviced.

Alternatives:

1. THAT Bylaw No. 2461.16, 2021, Electoral Area “F” Zoning Amendment Bylaw be read a first and second time and proceed to public hearing;

AND THAT the holding of the public hearing be delegated to Director Gettens;

AND THAT staff schedule the date, time, and place of the public hearing in consultation with Director Gettens;

AND THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*.

2. THAT Bylaw No. 2461.16, 2021, Electoral Area "F" Zoning Amendment Bylaw be deferred; or
3. THAT Bylaw No. 2461.16, 2021, Electoral Area "F" Zoning Amendment Bylaw be, be denied.

Respectfully submitted:

Nikita Kheterpal

Nikita Kheterpal, Planner I

Endorsed by:



C. Garrish, Planning Manager

Attachments: No. 1 – Agency Referral List

No. 2 – Applicant's Site Plan

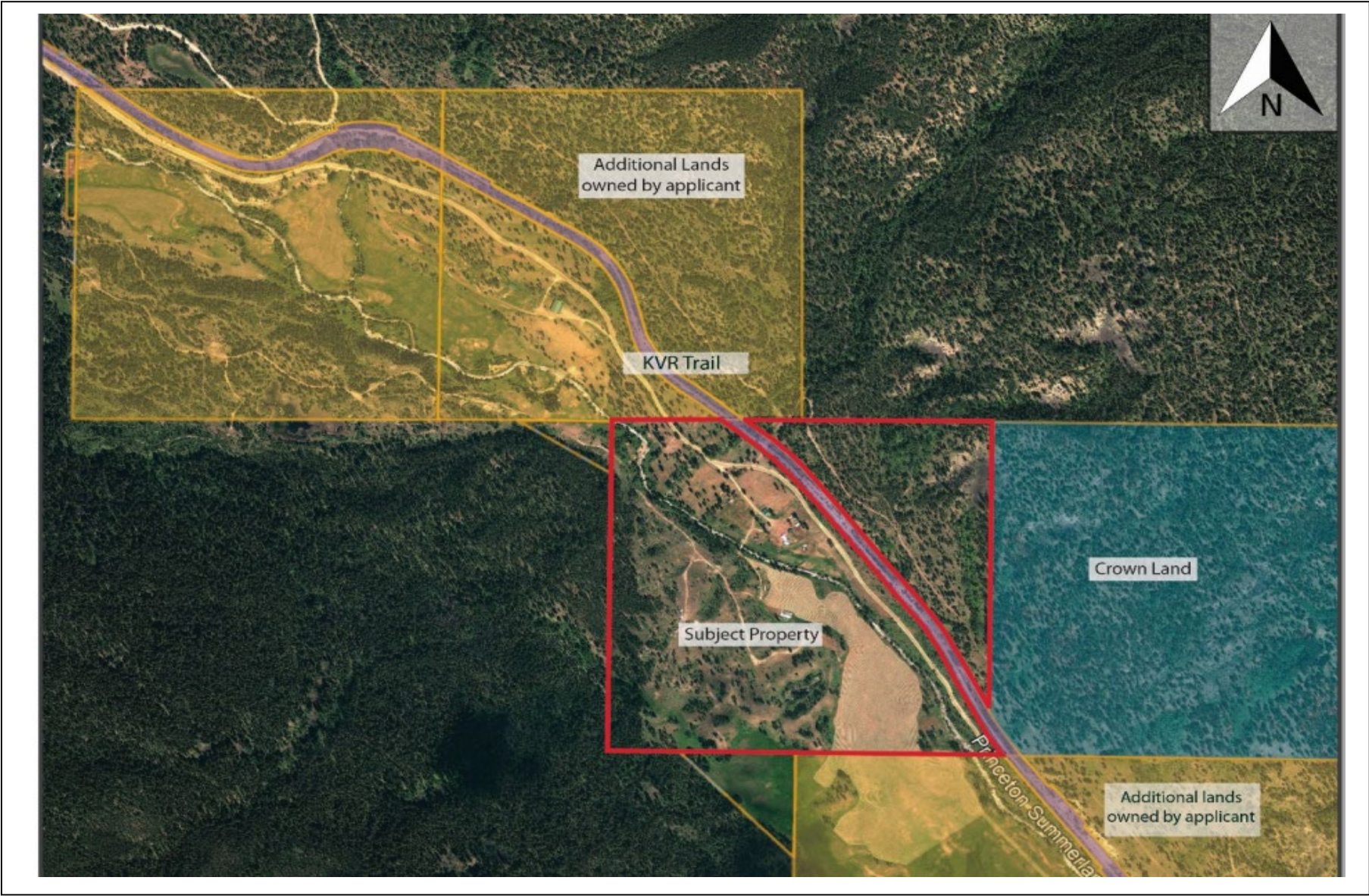
No. 3 – Google Streetview (2012)

Attachment No. 1 – Agency Referral List

Referrals to be sent to the following agencies as highlighted with a , prior to the Board considering first reading of Amendment Bylaw No. 2461.16.

<input type="checkbox"/>	Agricultural Land Commission (ALC)	<input checked="" type="checkbox"/>	Fortis
<input checked="" type="checkbox"/>	Interior Health Authority (IHA)	<input type="checkbox"/>	City of Penticton
<input type="checkbox"/>	Ministry of Agriculture	<input checked="" type="checkbox"/>	District of Summerland
<input type="checkbox"/>	Ministry of Energy, Mines & Petroleum Resources	<input type="checkbox"/>	Town of Oliver
<input type="checkbox"/>	Ministry of Municipal Affairs & Housing	<input type="checkbox"/>	Town of Osoyoos
<input checked="" type="checkbox"/>	Ministry of Forest, Lands, Natural Resource Operations & Rural Development (Ecosystem Section)	<input type="checkbox"/>	Town of Princeton
<input type="checkbox"/>	Ministry of Forest, Lands, Natural Resource Operations & Rural Development (Archaeology Branch)	<input type="checkbox"/>	Village of Keremeos
<input type="checkbox"/>	Ministry of Jobs, Trade & Technology	<input type="checkbox"/>	Okanagan Nation Alliance (ONA)
<input type="checkbox"/>	Ministry of Transportation and Infrastructure	<input type="checkbox"/>	Penticton Indian Band (PIB)
<input type="checkbox"/>	Integrated Land Management Bureau	<input type="checkbox"/>	Osoyoos Indian Band (OIB)
<input type="checkbox"/>	BC Parks	<input type="checkbox"/>	Upper Similkameen Indian Band (USIB)
<input type="checkbox"/>	School District #53 (Areas A, B, C, D & G)	<input type="checkbox"/>	Lower Similkameen Indian Band (LSIB)
<input type="checkbox"/>	School District #58 (Area H)	<input type="checkbox"/>	Environment Canada
<input type="checkbox"/>	School District #67 (Areas D, E, F, I)	<input type="checkbox"/>	Fisheries and Oceans Canada
<input type="checkbox"/>	Central Okanagan Regional District	<input type="checkbox"/>	Canadian Wildlife Services
<input type="checkbox"/>	Kootenay Boundary Regional District	<input type="checkbox"/>	OK Falls Irrigation District
<input type="checkbox"/>	Thompson Nicola Regional District	<input type="checkbox"/>	Kaleden Irrigation District
<input type="checkbox"/>	Fraser Valley Regional District		

Attachment No. 2 – Applicant’s Site Plan



Attachment No. 3 – Google Streetview (2012)

