

ADMINISTRATIVE REPORT



TO: Advisory Planning Commission
FROM: B. Newell, Chief Administrative Officer
DATE: August 23, 2021
RE: Zoning Bylaw Amendment – Electoral Area “F”

Purpose: to allow for “campground” as a permitted use. Civic: 5863 Princeton-Summerland Road

Legal: District Lot 4478 ODYD Folio: F-07294.000

Zone: Resource Area (RA) Proposed Zoning: Resource Area Site Specific (RAs)

Proposed Development:

This application is seeking to amend the zoning of the subject property in order to permit campground as a use.

In order to accomplish this, the applicant is proposing to amend the zoning of the property under the Electoral Area “F” Zoning Bylaw No. 2461, 2008, 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 applicants have owned the property since 2005 and were aware of the Resource Area (RA) zoning on the property and were aware that a campground was a permitted use within the RA zoning. During 2018 and 2019 the owners were contemplating developing a campground on their property ... in 2019, while furthering discussions with the province about developing a provincial campground on their property, the owners were shocked and embarrassed when they were advised by the provincial representatives that a campground was not a permitted use in their RA zoning, and subsequently, discussions with the province immediately halted. After researching this matter, the owners realized that the campground use which was historically permitted on the property was removed by the RDOS through a ‘house-keeping’ zoning amendment in the fall of 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. It is understood that 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.

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.

At this same meeting, the Regional District Board also adopted a new Campground Regulations Bylaw No. 2779, 2018 (which repealed the Campsite Bylaw No. 712, 1982). Bylaw No. 2779, 2018 (as well as its predecessor bylaw) requires the issuance of a Campground Permit by the Regional District prior to the establishment of a campground.

Under Section 8.0 (Floodplain Regulations) of the Zoning Bylaw, the subject property may be within the floodplain associated with Trout Creek.

Analysis:

In considering this proposal, Administration notes that the intent of the Tourist Commercial Zone Review completed in 2018 was to bring consistency to how the Regional District regulates campground uses.

Prior to this Review, “campgrounds” were permitted in 10 different zones comprising 5 different types of land use (i.e. Rural, Commercial, Tourist Commercial, Institutional and Parks & Open Space) and were further governed by a Campground Bylaw that had not been reviewed in over 35 years. As a result, the requirements for campgrounds such as permitted density, minimum parcel size requirements, accessory uses, etc. varied across Electoral Areas.

The Review addressed this by assessing the intent of the underlying OCP designation (i.e. allowing commercial campgrounds in public parks and conservation areas was deemed to be inconsistent) and the servicing requirements associated with a campground use.

For instance, the Campground Bylaw requires the provision of a potable water system and either a community sewer system or private sewerage system designed and maintained in compliance with applicable provincial regulations. This supports the provision of washroom facilities (i.e. toilets, urinals, washbasins & showers) and laundry facilities, while the bylaw also requires other services such as garbage disposal and a storm water drainage system.

A benchmarking exercise was also conducted with other regional district zoning bylaws to see how and where commercial campgrounds were permitted (of the regional districts reviewed, it was uncommon for a commercial campground to be permitted in their equivalent of the Resource Area Zone).

Finally, a review of existing campgrounds within the RDOS revealed that none occurred on a property zoned RA.

For these reasons, it was recommended “campground” be removed as a permitted use from the RA zones in Electoral Areas “E”, “F” & “I”.

That said, Administration notes that “campground” was recently a principal permitted use on the subject properties, and further understands that 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.

Administration further notes that regardless of the zoning bylaw amendment being adopted or not, 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.

Conversely, Administration considers the rationale for removing “campground” as a permitted use from the RA Zone in 2018 to be sound, that there are no known services at the subject property (i.e. water, sewer, etc.) to support a campground use and that 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.

In summary, given the particular set of circumstances surrounding this application, Administration recommends supporting the proposed bylaw.

Administrative Recommendation:

THAT the APC recommends to the RDOS Board of Directors that the proposed rezoning application be approved.

Options:

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

Respectfully submitted:

Nikita Kheterpal

Nikita Kheterpal, Planner I

Endorsed by:



C. Garrish, Planning Manager

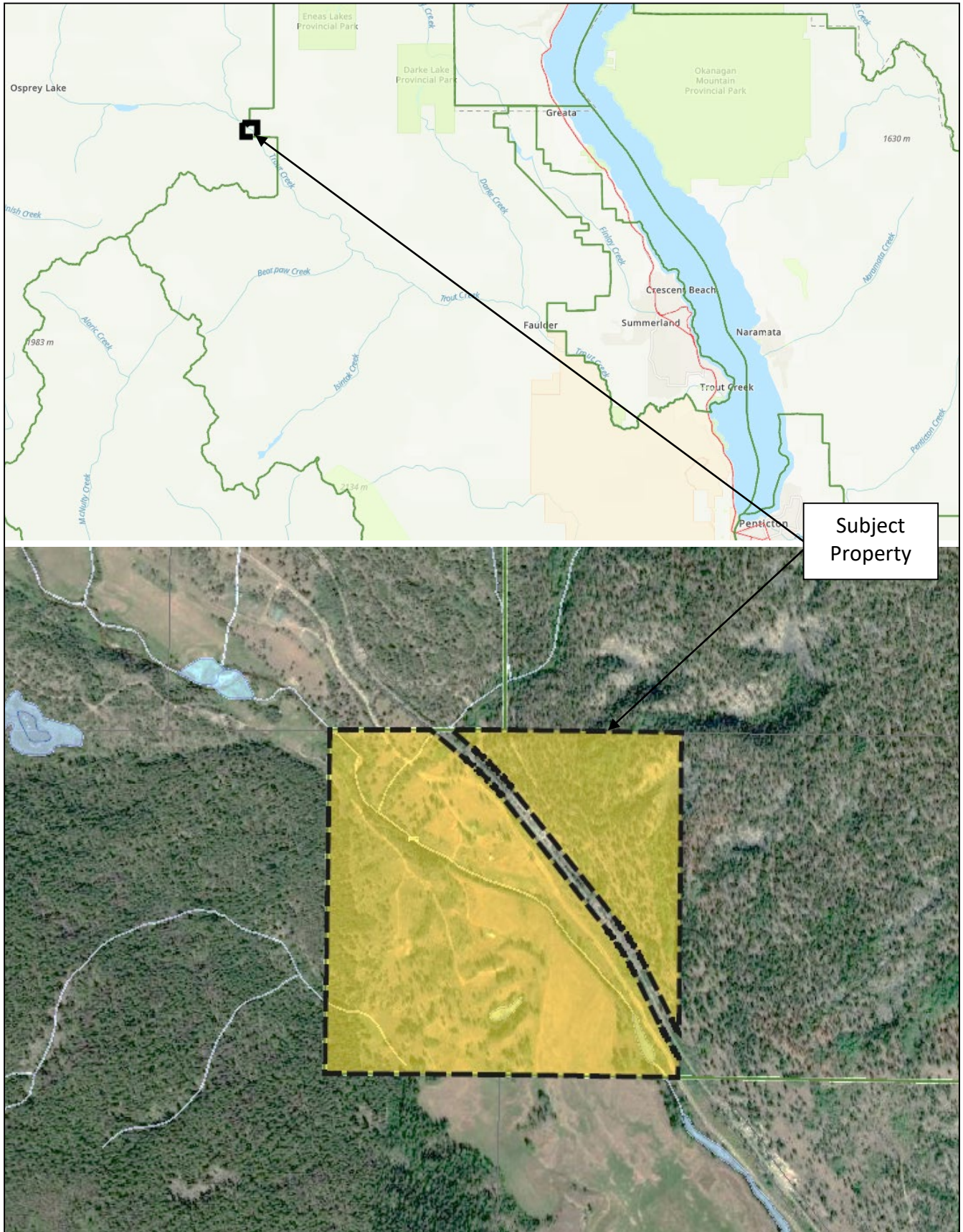
Attachments:

No. 1 – Context Maps

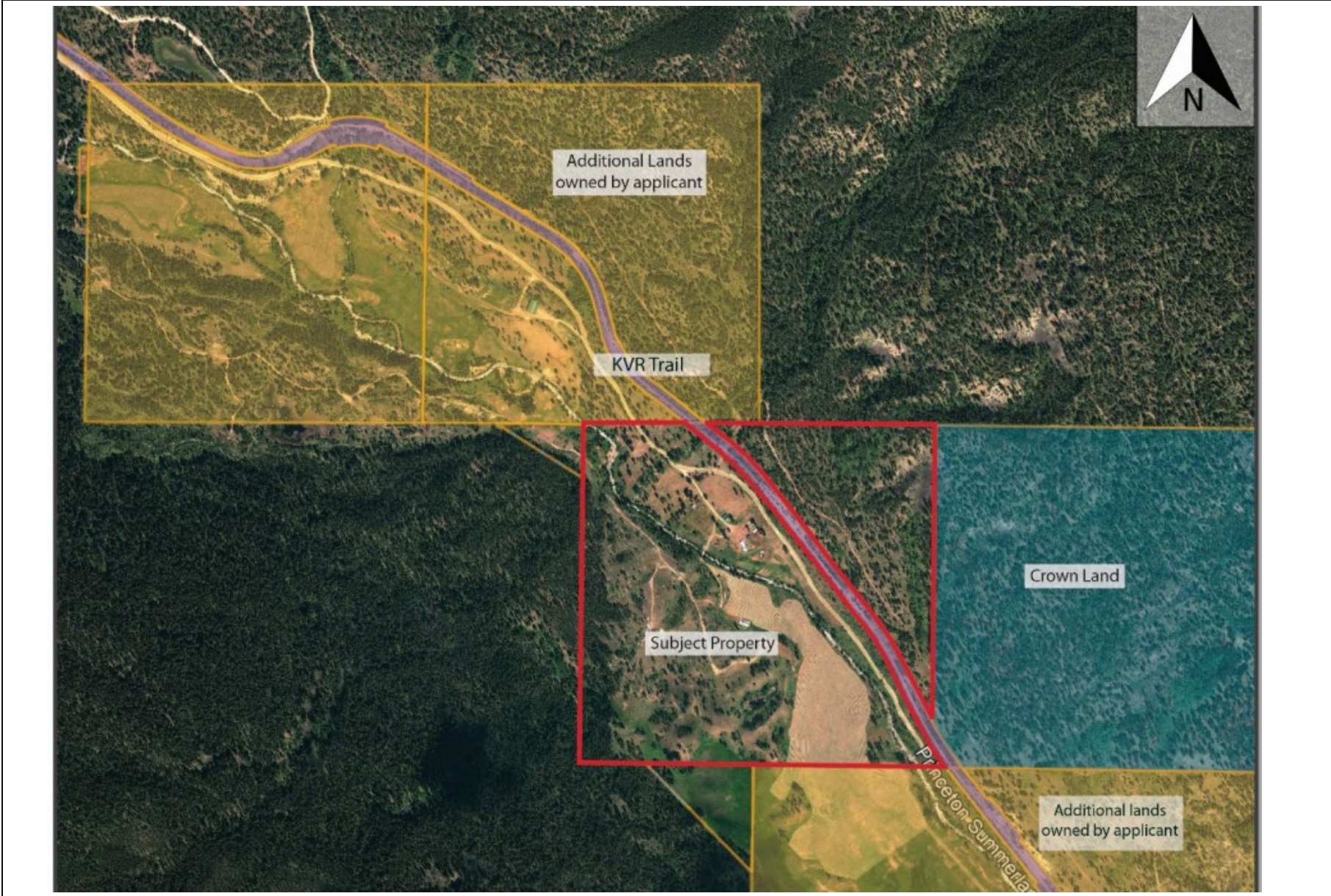
No. 2 – Applicant’s Site Plan

No. 3 – Google Streetview (2012)

Attachment No. 1 – Context Maps



Attachment No. 2 – Applicant’s Site Plan



Attachment No. 3 – Google Streetview (2012)

