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At its meeting of September 8, 2020, the Area “C” Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject development application be approved.

At its meeting of September 17, 2020, the Regional District Board resolved to approve first and second reading of the amendment bylaws and scheduled the holding of a public hearing for the Regional District Board meeting of October 15, 2020.

At its meeting of October 15, 2020, the Board resolved to re-schedule the holding of the public hearing for the Regional District Board meeting of November 19, 2020.

All comments received to date in relation to this application are included as a separate item on the Board Agenda.

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).

**Analysis:**

The “Loose Bay” campground has a long history of serving the needs of migrant farm labour and 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.”

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.

In Summary, Administration considers that the subject property’s 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.

**Alternatives:**


1. THAT third reading of Bylaw No. 2453.38, 2020, Electoral Area “C” Zoning Amendment Bylaw be deferred; or
2. THAT first and second readings of Bylaw No. 2453.38, 2020, Electoral Area “C” Zoning Amendment Bylaw be rescinded and the bylaw abandoned.

**Respectfully submitted:**



Cory Labrecque, Planner II

**Endorsed By:**



C. Garrish, Planning Manager

**Attachments:**

- No. 1 – Site Plan
- No. 2 – Service Locations
- No. 3 – Site Photo

Attachment No. 1 – Site Plan



Loose Bay Campground Site Map

0 12.5 25 50 Meters

Attachment No. 2 – Service Locations



Attachment No. 3 – Site Photos

