

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: J. Zaffino, Chief Administrative Officer

DATE: September 24, 2026

RE: Zoning Bylaw Amendment – Electoral Area “C” (C2026.006-ZONE)

Administrative Recommendation:

THAT the Okanagan Valley Zoning Amendment Bylaw No. 2800.67, 2026, be read a third time.

Alternative:

1. THAT first and second readings of the Okanagan Valley Zoning Amendment Bylaw No. 2800.67, 2026, be rescinded and the bylaws be abandoned.
-

Purpose: To facilitate the operation of a campground Folio: C-06565.000

Civic: 146 Willow Court Legal: Lot 836, Plan KAP6070, District Lot 2450S, SDYD

OCP: Commercial (C) Zone: Tourist Commercial (CT1)

Purpose:

This application is seeking to amend the zoning of the subject property in order that an approximately 0.3 ha part can be used for the purposes of a “campground” (e.g. RV Park). The area to be rezoned will accommodate up to sixteen (16) pads for use by recreational vehicles (RVs) on a short-term basis as well as the construction of an accessory 51m² office building.

In order to accomplish this, the applicant is proposed to amend the zoning of the property under the Okanagan Valley Zoning Bylaw No. 2800, 2022, from Commercial (C), to Tourist Commercial (CT1).

In support of the rezoning, the applicant has stated that:

- *The proposed RV park represents a logical and compatible extension of the existing tourism-oriented uses currently established on the Subject Property.*
- *The land has a long-standing history of residential and tourism-related activities ...*
- *The Subject Property is well-situated to accommodate the proposed RV park given its highway-adjacent location, existing access, and separation from residential or agricultural land uses.*
- *Overall, the proposal represents a practical, contextually appropriate, and minimally invasive use of the Subject Property, consistent with the municipality’s planning objectives and the property’s existing development pattern.*

Strategic Priorities: Operational

Background:

On June 3, 2026, a Public Information Meeting (PIM) was held online through Webex and was attended by approximately 5 members of the public.

At its meeting of July 21, 2026, the Electoral Area “C” Advisory Planning Commission (APC) did not achieve quorum and therefore was unable to provide a recommendation to the RDOS Board regarding the subject proposal.

At its meeting of September 3, 2026, the Regional District Board resolved to approve first and second reading of the amendment bylaws and scheduled a public hearing ahead of its meeting of September 24, 2026.

On September 24, 2026, a public hearing was held and all comments received to date in relation to this application are included in this report.

Approval from the Ministry of Transportation and Transit (MoTT) is required prior to adoption as the proposed amendments involve lands within 800 metres of a controlled access highway (i.e. Highway 97).

Analysis:

In considering this proposal, Administration notes that an objective of the Commercial (C) designation that applies to part of the property speaks to “support [for] existing and new recreation and resort commercial opportunities.”

Supporting policies further speaks to protecting commercial developments adjacent to Highway 97 and support for future commercial tourism developments.

Accordingly, the applicant’s request to utilize the commercially designated part of the property for the purposes of a “campground” use, despite not being permitted under the current CT1 zoning, is seen to be generally consistent with the OCP.

Administration further agrees with the applicant’s contention that the proposed campground will cause minimal land disturbance, will require few permanent structures and using gravel or compacted surfaces instead of extensive paving, allowing for easier future land restoration.

Alternatively:

Conversely, Administration recognises that the redevelopment of the site to a use currently permitted by the CT1 Zone, such as a motel or hotel might be a more preferable option for this property.

Summary:

In summary, Administration considers the proposed campground expansion and an office on the northern portion of the property to be consistent with the intent of the Electoral Area “C” Official Community Plan and with the site’s historical non-farm uses.

Financial Implications:

“Financial implications have been considered and none were found”.

Communication Strategy:

"The proposed bylaw amendment(s) have been notified in accordance with the requirements of the *Local Government Act* as well as the Regional District's Development Procedures Bylaw No. 2500, 2011."

Site Context:

The subject property is approximately 1.3 ha in area and situated on the west side of Willow Court, south of Highway 97 and approximately 5.3 km north of The Town of Oliver. It is understood that the parcel is comprised of:

- twelve (12) manufactured homes on the RSM1 zoned part of the property; and
- five (5) rental cabins and one accessory dwelling on the CT1 zoned part of the property.

The surrounding pattern of development is generally characterised by agricultural lands to the east, park lands and the Okanagan River to the west, service commercial uses (i.e., gas station and retail sales) to the north across Highway 97, and small lot rural residential parcels to the south.

Will a PowerPoint presentation be presented at the meeting? No

Some material in this report was generated using Microsoft Copilot and was reviewed for accuracy by a member of the Planning Department before publication.

Respectfully submitted:

Mariane Frizzi

Mariane Frizzi
Planning Technician

Endorsed By:



C. Garrish
Senior Manager of
Planning Services

Endorsed By:

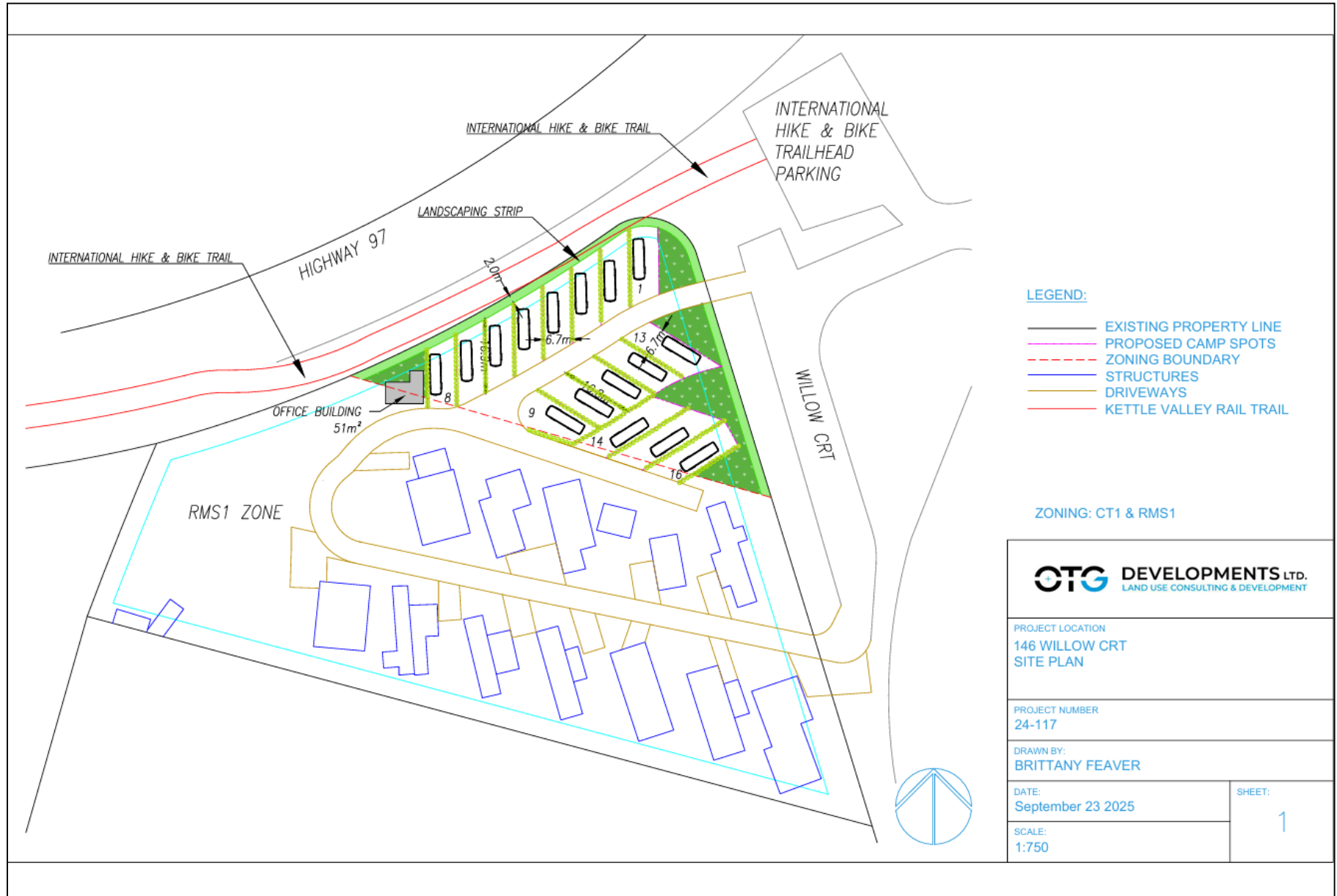
Allen Fillion

A. Fillion
Managing Director, Dev. & Infrastructure

Attachments: No. 1 – Applicant's Site Plan

No. 2 – Site Photo

Attachment No. 1 – Applicant's Site Plan



Attachment No. 2 – Site Photo

