

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: September 23, 2021
RE: Zoning Bylaw Amendment – Electoral Area “F” 5863 Princeton Summerland Road

Administrative Recommendation:

THAT Bylaw No. 2461.16, 2021, a bylaw to amend the Electoral Area “F” Zoning Bylaw to allow for a “campground” as a permitted use at 5863 Princeton-Summerland Road be read a third time, as amended; and adopted.

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

Proposed Development:

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.

Background:

On August 12, 2021, a Public Information Meeting (PIM) was held electronically 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.

At its meeting of September 2, 2021, the Board of Directors approved first and second readings of the amendment bylaws and scheduled a public hearing ahead of its meeting of September 23, 2021.

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 97/3).

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.

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.

The Board is asked to be aware that the proposed revision to the amendment bylaw is in relation to changing the zoning of the property under Schedule '2' (Official Zoning Map) of the ZONING bylaw, which was omitted in the version considered at first reading.

Alternatives:

1. THAT third reading and adoption of Bylaw No. 2461.16, 2021, Electoral Area "F" Zoning Amendment Bylaw be deferred; or
2. THAT first and second readings of Bylaw No. 2461.16, 2021, Electoral Area "F" Zoning Amendment Bylaw be rescinded and the bylaws abandoned.

Respectfully submitted:

Nikita Kheterpal

Nikita Kheterpal, Planner I

Endorsed By:



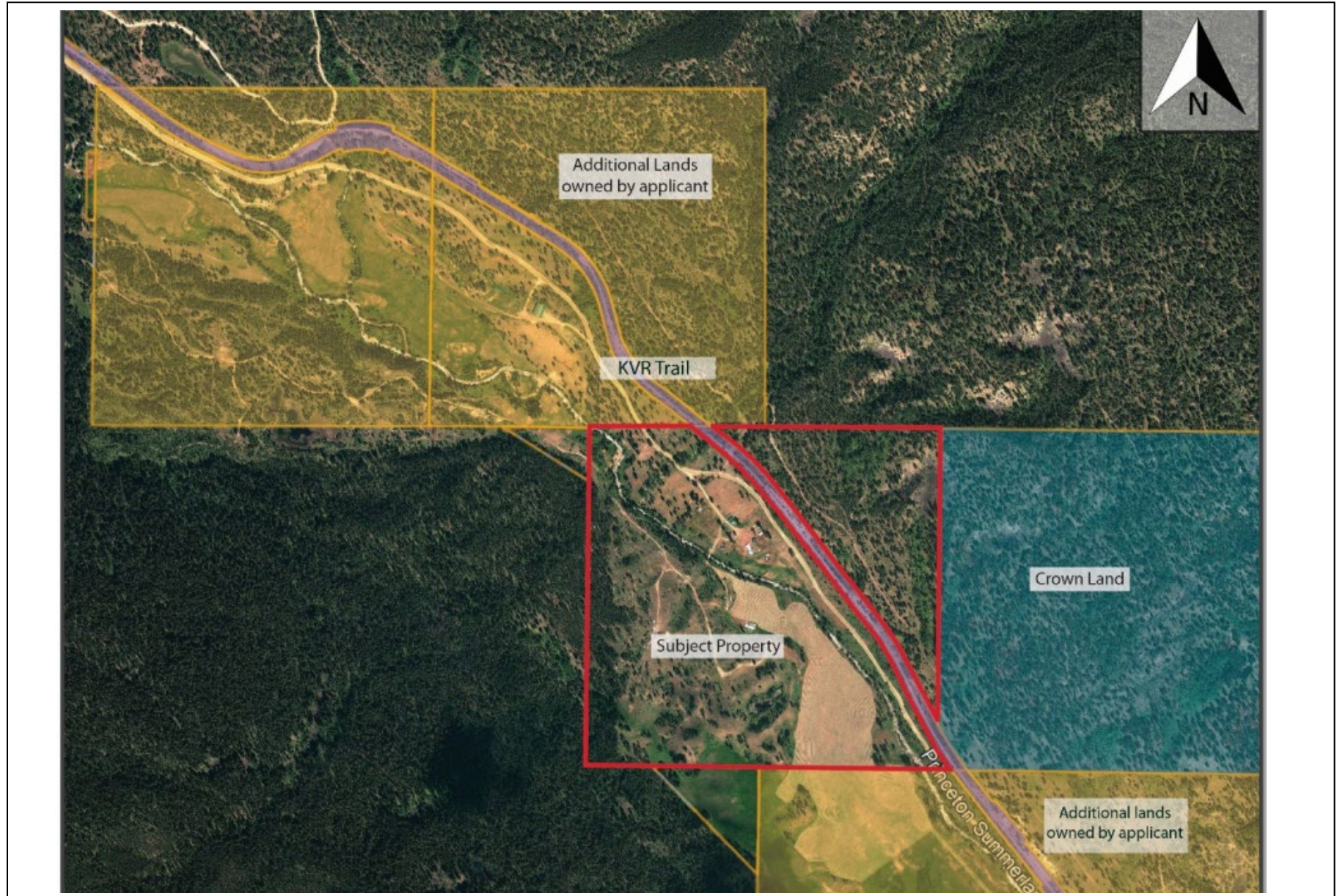
C. Garrish, Planning Manager

Attachments: No. 1 – Applicant's Site Plan

No. 2 – Aerial Photo

No. 3 – Google Streetview (2012)

Attachment No. 1 – Applicant’s Site Plan



Attachment No. 2 – Aerial Photo



Attachment No. 3 – Google Streetview (2012)

