

## ADMINISTRATIVE REPORT

**TO:** Planning and Development Committee  
**FROM:** B. Newell, Chief Administrative Officer  
**DATE:** July 7, 2016  
**RE:** OCP & Zoning Bylaw Amendment — Electoral Area “D-2”  
Commercial Zone Update



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### Administrative Recommendation:

**THAT the Board of Directors directs staff to bring forward Amendment Bylaw No. 2455.24, with the following applied to the Recreational Vehicle Park (C7) Zone a minimum parcel size requirement of 4.0 hectares.**

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### Proposal:

The purpose of this report is to seek direction from the Planning and Development (P&D) Committee regarding proposed changes to the Recreation Vehicle Park (C7) Zone stemming from the update of Commercial Zones in Electoral Area “D-2”.

### Background:

At its meeting of March 6, 2014, the Board adopted a new Electoral Area “D-2” Official Community Plan (OCP) Bylaw No. 2603, 2013.

The OCP contemplates a number of changes to the Electoral Area “D” Zoning Bylaw No. 2455, 2008, including “relabeling the highway commercial zone and providing a range of permitted uses that complement the vibrant, mixed use vision for the downtown area of Okanagan Falls that the OCP seeks.”

At its meeting of January 21, 2016, the P&D Committee of the Regional District Board resolved to “direct staff to initiate an amendment to the Electoral Area “D” Zoning Bylaw No. 2455, 2008, in order to update the commercial zones.”

Administration subsequently notified all affected property owners by mail in early February of 2016, and, shortly thereafter, entered into discussion with the property owner of 1830 Alba Road, Okanagan Falls, regarding proposed changes to the C7 Zone.

The agent for the property owner has advised that they do not support some of the proposed amendments to the C7 Zone, including minimum parcel size and the existing limitations on residential use of an RV pad to no more than 180 days in a calendar year.

### Analysis:

With regard to the concerns that have been raised by the property owner’s agent regarding minimum parcel size, Administration notes that at the time the subject property was rezoned to C7 Site Specific in 2008, the Board required, as a condition of approval, that the two properties that were the subject of the rezoning be consolidated in order to create a single parcel of 4.0 hectares (ha) in area.

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That this Board requirement was not written into the site specific zoning applied to the property is seen to be a drafting oversight that Administration is now proposing to correct.

The property owner is objecting to this and wishes to retain the existing minimum parcel size requirement of 1,010 m<sup>2</sup>.

Administration does not support this as the only principal permitted use in the C7 Zone is “recreational vehicle park”, and allowing for parcel sizes of 1,010 m<sup>2</sup> would suggest that the Board favours the fragmentation of this site into multiple RV parks — which would be counter to the direction provided in 2008.

Alternately, Administration recognises that some of the newer Electoral Area Zoning Bylaw (i.e. “A” & “E”) require that campground uses (which is what a commercial “recreation vehicle park” is considered to be), are established on parcels not less than 2.0 ha in area.

**Respectfully submitted:**



C. Garrish, Planning Supervisor

**Endorsed by:**



D. Butler, Development Services Manager

Attachments: No. 1 – Comparison of Existing and Proposed C7 Zone Regulations

No. 2 – Comparison of Existing and Proposed RV Park Definitions

Attachment No. 1 – Comparison of Existing and Proposed C7 Zone Regulations

CURRENT C7 ZONE REGULATIONS	PROPOSED C7 ZONE REGULATIONS
<p><b>Permitted Uses:</b>  <u>Principal uses:</u>                      a) recreational vehicle park;                      b) eating and drinking establishments;  <u>Secondary uses:</u>                      c) offices;                      d) convenience stores auxiliary to recreation vehicle parks;                      e) laundry facilities, auxiliary to recreation vehicle parks;                      f) recreation and amusement facilities, accessory to recreation vehicle parks;                      g) gift shops;                      h) home occupations; and                      i) bed and breakfast operation;                      j) accessory dwellings; and                      k) accessory buildings and structures.</p>	<p><b>Permitted Uses:</b>  <u>Principal uses:</u>                      a) recreational vehicle park;    <u>Secondary uses:</u>                      b) home occupations;                      c) bed and breakfast operation;                      d) accessory dwellings;                      e) accessory buildings and structures.</p>
<p><b>Minimum Parcel Size:</b>                      a) 1,010 m<sup>2</sup>, subject to servicing requirements</p>	<p><b>Minimum Parcel Size:</b>                      a) 4.0 ha; and                      b) 130 m<sup>2</sup> for each recreational vehicle space, subject to servicing requirements.</p>
	<p><b>Maximum Parcel Size:</b>                      a) 223 m<sup>2</sup> for each recreational vehicle space, subject to servicing requirements.</p>
<p><b>Minimum Parcel Width:</b>                      a) Not less than 25% of parcel depth.</p>	<p><b>Minimum Parcel Width:</b>                      a) Not less than 25% of parcel depth.</p>
<p><b>Maximum Number of Dwellings Permitted Per Parcel:</b>                      a) one (1) accessory dwelling.</p>	<p><b>Maximum Number of Dwellings Permitted Per Parcel:</b>                      a) one (1) accessory dwelling.</p>
<p><b>Maximum Density:</b>                      a) 50 RV sites or strata lots per ha, subject to servicing requirements.</p>	<p><b>Maximum Density:</b>                      a) 50 recreational vehicle spaces per ha, subject to servicing requirements.</p>
<p><b>Minimum Site or Strata Lot Size:</b>                      a) 130 m<sup>2</sup>, subject to servicing requirements.</p>	<p><i>[see “Minimum Parcel Size” provisions]</i></p>
<p><b>Minimum Setbacks:</b>                      a) for permanent buildings or structures:                          i) Front parcel line:           7.5 metres                          ii) Rear parcel line:           7.5 metres</p>	<p><b>Minimum Setbacks:</b>                      a) Buildings and structures:                          i) Front parcel line:           7.5 metres                          ii) Rear parcel line:           7.5 metres</p>

CURRENT C7 ZONE REGULATIONS	PROPOSED C7 ZONE REGULATIONS
<ul style="list-style-type: none"> <li>iii) Interior side parcel line: 1.5 metres</li> <li>iv) Exterior side parcel line: 4.5 metres</li>   <li>b) For RV's and other non-permanent structures: <ul style="list-style-type: none"> <li>i) Front parcel line: 1.5 metres</li> <li>ii) Rear parcel line: 1.5 metres</li> <li>iii) Interior parcel line: 2.5 metres</li> <li>iv) Exterior parcel line: 3.5 metres</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>iii) Interior side parcel line: 1.5 metres</li> <li>iv) Exterior side parcel line: 4.5 metres</li> <li>b) Accessory buildings and structures: <ul style="list-style-type: none"> <li>i) Front parcel line: 7.5 metres</li> <li>ii) Rear parcel line: 7.5 metres</li> <li>iii) Interior parcel line: 1.5 metres</li> <li>iv) Exterior parcel line: 4.5 metres</li> </ul> </li> <li>c) Setbacks within each recreational vehicle space for buildings and structures, including recreational vehicles (subject to Sections (a) &amp; (b) above): <ul style="list-style-type: none"> <li>i) Front parcel line: 1.5 metres</li> <li>ii) Rear parcel line: 1.5 metres</li> <li>iii) Interior parcel line: 2.5 metres</li> <li>iv) Exterior parcel line: 3.5 metres</li> </ul> </li> </ul>
<p><b>Minimum Buffer Area:</b></p> <ul style="list-style-type: none"> <li>a) 1.5 metres around perimeter of parcel for RV Park use.</li> </ul>	<p><b>Minimum Buffer Area:</b></p> <ul style="list-style-type: none"> <li>a) 1.5 metres around perimeter of parcel for RV Park use.</li> </ul>
<p><b>Minimum Access:</b></p> <ul style="list-style-type: none"> <li>a) Internal road access must be provided to every site or strata lot for an RV Park use.</li> </ul>	<p><i>[see "General Provisions" provisions]</i></p>
<p><b>Maximum Height:</b></p> <ul style="list-style-type: none"> <li>a) No building or structure shall exceed a height of 8.5 metres.</li> </ul>	<p><b>Maximum Height:</b></p> <ul style="list-style-type: none"> <li>a) No building or structure shall exceed a height of 8.5 metres;</li> <li>b) No accessory building or structure shall exceed a height of 4.5 metres.</li> </ul>
<p><b>Maximum Parcel Coverage:</b></p> <ul style="list-style-type: none"> <li>a) Parcel Coverage: 35%</li> <li>b) Site or Strata Lot Coverage: 40%</li> </ul>	<p><b>Maximum Parcel Coverage:</b></p> <ul style="list-style-type: none"> <li>a) 35%; and</li> <li>b) 40% for recreational vehicle spaces.</li> </ul>
<p><b>Maximum Area for Auxiliary Retail Sales:</b></p> <ul style="list-style-type: none"> <li>a) 235 m<sup>2</sup> for convenience stores or gift shops (including storage areas)</li> </ul>	<p><i>[Not applicable]</i></p>
<p><b>Provision for Garbage/Waste Disposal:</b></p> <ul style="list-style-type: none"> <li>a) a garbage/waste disposal facility, with internal road access, must be provided on the parcel.</li> </ul>	<p><b>General Provisions:</b></p> <ul style="list-style-type: none"> <li>a) All provisions in the Campsite Bylaw No. 713, 1982, as amended from time to time that have not been specified in this particular bylaw shall be met.</li> </ul>

Attachment No. 2 – Comparison of Existing and Proposed RV Park Definitions

CURRENT DEFINITIONS	PROPOSED DEFINITIONS
<p><b>“recreational vehicle park”</b> means any lot or parcel operated and maintained for the sole purpose of providing two or more recreational vehicle and park model sites or lots, connected to services, for the exclusive use and occupancy, for a maximum of six months of the year only, of persons who are the owners or lessees of the sites or lots; may include bare land strata lots, but does not include a mobile home park, motel, campground or camp licensed under the relevant Provincial regulations;</p>	<p><b>“recreational vehicle park”</b> means a parcel of land occupied and maintained for temporary accommodation (maximum 180 days) of the travelling public or persons who are the owners of a strata recreational vehicle space within the recreational vehicle park. May include a laundry facility, washroom and shower facility, convenience store, office, storage area, and recreational facilities as part of the permitted use but does not include cabins, hotels, manufactured homes, manufactured home parks, or motels.</p>
<p>N/A</p>	<p><b>“recreational vehicle space”</b> means an area of land within a recreational vehicle park designed for the siting of one recreational vehicle and accessory buildings and structures.</p>