



BOARD REPORT

TO: Chair and Directors

File No: BL750-05 PL2021_315
BL751-04 PL2020_316

SUBJECT: Electoral Area D: Ranchero/Deep Creek Official Community Plan Amendment Bylaw No. 750-05 and Ranchero/Deep Creek Zoning Amendment Bylaw No. 751-04

DESCRIPTION: Report from Ken Gobeil, Senior Planner, dated August 29, 2022
6015 Shaw Rd, 6360 Auto Rd, Ranchero.

RECOMMENDATION #1: THAT: "Ranchero/Deep Creek Official Community Plan Amendment Bylaw No. 750-05" be read a first time, this 22nd day of September 2022.

RECOMMENDATION #2: THAT: "Ranchero/Deep Creek Zoning Amendment Bylaw No. 751-04 be read a first time, this 22nd day of September 2022.

RECOMMENDATION #3: THAT: The Board utilize the complex consultation process for Bylaw Nos. 750-05 and 751-04:

AND THAT: the bylaws be referred to the following agencies:

- CSRD Operations Management
- CSRD Financial Services
- Agricultural Land Commission
- Interior Health Authority
- Ministry of Forests: Archaeology
- Ministry of Land, Water and Resource Stewardship: Lands
- Ministry of Transportation and Infrastructure
- City of Salmon Arm
- All applicable First Nations Bands and Councils.

SHORT SUMMARY:

The owner of the Shuswap National Golf Course (6360 Auto Rd, 6015 Shaw Rd) formerly the Canoe Creek Golf Course, is applying to amend the Ranchero/Deep Creek Official Community Plan and Zoning Bylaw to operate a 100 unit campground for seasonal use by the travelling public on an approximately 7.66 ha portion of the southwestern corner of the property.

VOTING: Unweighted LGA Part 14 Weighted Stakeholder
Corporate (Unweighted) Corporate (*Weighted*)

BACKGROUND:

ELECTORAL AREA:
D

LEGAL DESCRIPTIONS:

Lot 1 Section 32 Township 19 Range 9 West of the 6th Meridian Kamloops Division Yale District Plan KAP47991 Excluding Plan KAP87174

PID:

017-896-215

CIVIC ADDRESSES:

6015 Shaw Rd; 6360 Auto Rd

SURROUNDING LAND USE PATTERN:

North = Industrial

South = Rural/Crown Forest

East = Agriculture

West = Crown Forest, Rural and Residential

CURRENT USE:

Golf Course

PROPOSED USE:

Campground (100 camping units on 7.66 ha)

PARCEL SIZE:

92.66 ha

PROPOSED PARCEL SIZE:

NA – No subdivision proposed

CURRENT DESIGNATION:

[Ranchero/Deep Creek Official Community Plan Bylaw No. 750](#)

Agriculture

CURRENT ZONING:

[Ranchero/Deep Creek Zoning Bylaw No. 751](#)

GC – Golf Course

PROPOSED DESIGNATION:

A site-specific policy to permit a campground.

PROPOSED ZONING:

A site-specific regulation to permit a campground.

AGRICULTURAL LAND RESERVE (ALR):

60%

Portions of the subject property in the ALR are on the east side of Shaw Rd, the proposed campground is on the west side of Shaw Rd and outside of the ALR.

SITE COMMENTS:

The property is one of two properties used as the Shuswap National Golf Course (formerly the Canoe Creek Golf Course). The subject property is bisected by Shaw Rd, with the eastern half of the property containing a golf course and the Agricultural Land Reserve (ALR). The western half is not in the ALR, undeveloped, heavily treed, with gentle slopes and one steep area. The proposed campground is approximately 7.66 ha in the south western corner of the property.

The property has frontage along Auto Rd, Magee Rd, and Shaw Rd. Magee Rd is an undeveloped road right of way; Shaw Rd is the road used to access the golf course and the proposed campground location. However, the right of way of Shaw Rd ends approximately 135 m into the property and turns into a forest service road after that. The forest service road bisects the rest of the property.

The property is adjacent (south) to the City of Salmon Arm with the boundary of Salmon Arm running along Auto Rd. This area of Salmon Arm is an industrial park.

BYLAW ENFORCEMENT:

No.

POLICY:

See "BL750-05_BL751-04_BL750_Excerpts.pdf" for relevant policies and regulations from the Rancho/Deep Creek Official Community Plan Bylaw No. 750.

- Section 2 – Planning Strategy
- Section 3 – The Development Strategy
 - 3.1 – Development Criteria
 - 3.2 – General Planning Policies
 - 3.4 – (RH) Rural Holdings
 - 3.5 – (AG) Agriculture
- Section 4 – The Natural Environment
 - 4.1 Environmentally Sensitive Resources
 - 4.3 – Natural Hazard Areas
- Section 5 – Natural Resource Management
 - 5.1 – Agriculture
- Section 7 – Riparian Areas Regulation (RAR) Development Permit Area

See "BL750-05_BL751-04_BL751_Excerpts.pdf" for excerpts of relevant policies and regulations from the Rancho/Deep Creek Zoning Bylaw No. 751.

- Part 2 – Definitions
- Part 3 – General Regulations
 - 3.18 Agricultural Land Reserve Land
- Part 4 – Zones
 - 4.15 GC Golf Course

FINANCIAL:

Section 477(3) of the Local Government Act requires local governments ensure an official community plan amendment is consistent with its financial plan and waste management plan.

If the amending bylaws are given first reading, the CSRD Finance and Operation Management Departments will review the application and comment on whether the application is consistent with the CSRD financial and waste management plans.

KEY ISSUES/CONCEPTS:

History

The property started operating as a golf course in 2007 (known as the Canoe Creek Golf Course). Prior to that the property was used for grazing as part of an operating cattle farm. At the time the golf course opened in 2007, the property was designated and zoned Rural in the Rancho/Deep Creek Land Use Bylaw No. 2100 (Bylaw No. 2100).

A golf course was a permitted use in Bylaw No. 2100. However, the previous owner had additional plans for the property. Before opening the golf course, the previous owner applied to Agricultural Land Commission (ALC) for a non-farm use application and to the CSRD for a bylaw amendment to authorize the construction of a recreational, residential, and commercial development focussed around a golf course, this included approximately 450 dwelling units in different forms of housing, a 50-unit hotel, and recreational vehicle (RV) and boat storage. The initial ALC applications were submitted in 2003, and the CSRD bylaw amendment application (Bylaw No. 2124) received first reading in in 2006 and on July 20, 2011 the Board decided that the amending bylaws receive no further readings. The July 20, 2011 staff report noted the following reasons for not supporting further readings to Bylaw No. 2124:

- It does not meet the intent of the Ranchero/Deep Creek Official Community Plan Bylaw No. 750 (which received third reading in the previous Board meeting (May 19, 2011));
- There was significant public opposition;
- There was insufficient evidence that adequate water is available;
- The environmental impact study regarding sewage disposal is insufficient and did not address full build out;
- The City of Salmon Arm did not support the proposal, and;
- The Electoral Area D APC did not support the proposal.

Change in Ownership and Current Proposal

In 2017, the subject property was sold and the new (current) owner changed the name of the golf course to Shuswap National Golf Course. The new owner has plans to utilize the property for uses in addition to a golf course. They do not intend to use the previous owner's development plans and would like to develop a seasonal campground for the travelling public.

Proposed Campground

The owner proposes to develop a 100-unit campground for the temporary use of tents or recreational vehicles by the general public, and a dwelling for a campground manager for a 24-hour presence in the campground. The owner's agent has included a description of the application, complete with concept drawings, and a drafted bylaw amendment (see, "BL750-05_BL751-04_Applicant_Report_2021-05-27.pdf" attached).

The campground is proposed to hold up to 100 units, composed of a combination of camping spaces designed for one- or two-units (see, "BL750-05_BL751-04_Applicant_Report_2021-05-27.pdf" and "BL750-05_BL751-04_Maps_Plans_Photos.pdf" attached). Each proposed camping space includes a separate area for a camping tent so that they are not placed on a RV pad.

The proposal submitted by the owner's agent includes a site-specific regulation in the Golf Course Zone which would permit a campground as defined in the Scotch Creek/Lee Creek Zoning Bylaw No. 825 (see "BL750-05_BL751-04_Applicant_Report_2021-05-27.pdf") a dwelling for a manager, and that the campground and dwelling be serviced by a community water and sewer system:

CAMPGROUND is the use of land, buildings and structures for temporary accommodation in tents or recreational vehicles on camping spaces

The proposed site plan (see "BL750-05_BL751-04_Maps_Plans_Photos.pdf" attached) confirms that each camping space will accommodate the required parking spaces in Bylaw No. 751. An area has been identified for visitor parking. However, it is not known how many parking spaces will be provided. There

are 85 camping spaces (72 spaces for single camping units and 13 camping spaces for containing two units for a total of 98 camping units) in the proposed site plan. Therefore nine visitor parking spaces are required. Staff note the area identified on the site plan is large enough to contain the nine required parking spaces.

Amending Bylaws

Staff have drafted corresponding bylaw amendments which would accommodate the owner's proposed development (see "BL750-05_First.pdf" and "BL751-04_First.pdf" attached).

Ranchero/Deep Creek Official Community Plan Amendment Bylaw No. 750-05 (Bylaw No. 750-05) is a site-specific regulation in the Agriculture Designation to permit a campground for the travelling public:

A new campground may be considered on the existing Shuswap National golf course property (Lot 1 Section 32, Township 19 Range 9 West of the 6th Meridian Kamloops Division Yale District Plan KAP47991 Excluding Plan KAP87174) provided it is serviced by community water and sewer systems, and not in the ALR."

Bylaw No. 750-05 is drafted as a site specific regulation in order to ensure that a campground is only considered on this property. If there are other properties that want to develop a campground in the future, they will also require an official community plan amendment.

Ranchero/Deep Creek Zoning Amendment Bylaw No. 751-04 (Bylaw No. 751-04) is a site-specific regulation in the GC Golf Course Zone to permit a campground only on a specific 7.66 ha portion of the property for the temporary use of the travelling public, and a dwelling for campground staff ("operator dwelling"):

OPERATOR DWELLING is the use of a dwelling occupied by the operator or employee of a commercial or industrial use or a caretaker of a non-residential property;

PUBLIC CAMPGROUND is the use of land, buildings and structures for the temporary accommodation of the travelling public in tents or recreational vehicles but not including park models or buildings. This use may include accessory facilities such as washrooms, bathing and laundry facilities, entrance kiosk and administrative office;

The site-specific regulation permits a maximum of 100 camping units and permits camping spaces to accommodate more than one camping unit. The regulations also require the campground and all accessory uses to be serviced by community water and sewer systems as noted in Bylaw No. 750-05.

Analysis

Ranchero/Deep Creek Official Community Plan Bylaw No. 750 (Bylaw No. 750)

In 2004, a working group was formed with members of the community to help work on a new Official Community Plan for the Ranchero/Deep Creek area. The working group was aware of the proposed residential development and had concerns with Bylaw No. 2124.

The subject property is designated as Agriculture and included specific language to only recognize the existing golf course and not allow any additional uses or the possibility of future expansion without a bylaw amendment (see "BL750-05_BL751-04_BL750_Excerpts.pdf").

The Rancho/Deep Creek Official Community Plan Bylaw No. 750 (Bylaw No. 750) was adopted on November 17, 2011. Bylaw No. 750 does not support the development of new campgrounds, it only recognizes existing private camps (the Royal Canadian Legion Campground and the Gardom Lake Bible Camp).

Rancho/Deep Creek Zoning Bylaw No. 751 (Bylaw No. 751)

The Rancho/Deep Creek Zoning Bylaw No. 751 (Bylaw No. 751) was adopted on April 19, 2018 and the subject property is zoned GC Golf Course. The permitted uses in this zone are limited to agriculture (only in lands within the ALR) and golf course.

Currently Bylaw No. 751 only permits a "private campground" which corresponds with the private camps mentioned in Bylaw No. 750; the Legion Campground (for members of the Royal Canadian Legion) and the Gardom Lake Bible camp (Faith-based summer camps for children and faith-based camping/recreation for groups and families). These are booked by reservation through the ownership group and are not for the travelling public. Therefore a zoning bylaw amendment is required to permit a campground open to the travelling public.

PRIVATE CAMPGROUND is the use of land, buildings or structures for the purpose of providing seasonal temporary accommodation in cabins, tents or recreational vehicles on camping spaces, and is not intended for commercial lodging or use by the travelling public. This use may include accessory facilities for eating and assembly purposes, washrooms, bathing and laundry facilities, entrance kiosk, campground manager's accommodation and is open only to members and their guests for a membership fee;

CAMPING SPACE is the use of land in a private campground for one camping unit;

CAMPING UNIT is one recreational vehicle, yurt, or one camping tent. Park models are not considered camping units;

The site plan (see "BL750-05_BL751-04_Maps_Plans_Photos.pdf) includes camping spaces designed for two camping units. However, Bylaw No. 751 does not permit a camping space to contain more than one camping unit.

Families and friends often camp together with multiple tents or recreational vehicles, permitting a campsite to contain multiple camping units will permit families to camp together. Although group sites have potential to create more noise or disturbances to other campers, the application includes an operator dwelling to ensure that there is a 24-hour presence in the campground to monitor each campsite to keep disturbances to a minimum.

It is proposed that the definition of public campground and site specific regulation in Bylaw No. 751-04 include a regulation on the total camping units not camping spaces to ensure the owner has flexibility in creating single or group campsites. The site specific regulations also include clarification that a camping unit tent space can be a separate area from an RV area in a campsite, and that campsites can contain more than one camping unit.

Bylaw Amendment Criteria

Section 3.1 of Bylaw No. 750 outlines nine criteria for reviewing bylaw amendments:

Criteria No. 1	<i>reflects the Community Values Statement (Section 1.4) and objectives and policies of the Official Community Plan;</i>
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Criteria Met?	Yes
Staff Comment:	<p>There are 22 vision statements for the Rancho/Deep Creek Plan Area, most of these vision statements are reflected in the other development criteria except for opportunities for economic development visions statements.</p> <p>A campground provides a new type of business not currently operating in the Rancho/Deep Creek Area.</p>
Supplemental Information Required:	None.
Criteria No. 2	<i>preserves and protects the rural character of the area and directs higher density development to the Rancho and Shaw Road areas;</i>
Criteria Met?	Yes, additional information is required to confirm.
Staff Comment:	<p>The location of the campground is further south of the residential properties on Shaw Rd, there are only two other dwellings on rural properties further south on Shaw Rd. CSRD orthophotos indicate the nearest dwelling is over 600 m away from the proposed campground. Staff do not anticipate the campground to have a significant effect on nearby residents.</p> <p>Campgrounds are typically only busy during the spring to fall seasons, and would not have a year-round impact on the area limiting the impact on rural character of the area.</p> <p>The definition of "seasonal" in Bylaw No. 751 is 26 weeks. In another bylaw amendment for recreational development in a golf course property (Bylaw No. 841-01 for a RV development at the Mara Heights (formerly Hyde Mtn) golf course in Electoral Area E) the CSRD included site specific regulations for consistent dates for accommodation. If the amending bylaws are given first reading, staff will consult with the owner's agent on the intended duration for operating the campground and if specific dates of operation are appropriate for this development.</p> <p>The surrounding properties to the west and south are crown lands, and east of Shaw Rd is the golf course. Campgrounds are best suited in rural areas, and the proposed campground is in a rural area.</p> <p>The campground is adjacent to a forest service road which is actively used for forestry operations (which includes harvesting trees and their transport), and the general public for recreation on Mount Ida. The campers may take advantage of this location adjacent to crown lands. However, the campground may be negatively affected by the commercial vehicles, heavy equipment and logging activity regularly using Shaw Rd.</p> <p>The proposed development area is large enough to ensure campsites are screened from Shaw Rd and the campground can be separated from the rural traffic. Staff recommend additional details be included in site plans or supporting written documents be provided which can confirm the development will not conflict with the rural uses adjacent to the subject property.</p>

Supplemental Information Required:	1. Updated site plans of the campsite with supporting documents of the proposed campground confirming that the proposed development will be set back from Shaw Rd and adequately sufficiently screened to avoid negative impacts on the surrounding rural land uses.
Criteria No. 3	<i>protects watersheds and aquifers from degradation and pollution;</i>
Criteria Met?	Yes, additional information is required to confirm.
Staff Comment	<p>The proposed campground must be served by a community water system, and community sewer system. Staff are requesting additional information on the proposed servicing.</p> <p>The effects of development on the available water supply for existing residents was a main concern identified during the review of Bylaw No. 2124. Staff recommend the owner submit a report on the proposed water needs, and potential drawdown impacts on surrounding wells.</p> <p>A separate report is required outlining the proposed sewer treatment which will confirm the system can meet the applicable provincial regulations (further discussed in Criteria No. 6).</p>
Supplemental Information Required:	<p>2. An evaluation of the water needs of the proposed development 100 unit campground and operator dwelling including, the water volumes required, and potential impacts on the surrounding property owners) and confirmation the water supply can be treated to meet the Canadian Drinking Water Guidelines;</p> <p>The report should include a site plan indicating the location of the water source, and preliminary location of water lines, and water system facilities.</p>
Criteria No. 4	<i>protects and promotes natural, environmental, and geographic features;</i>
Criteria Met?	Yes, through a development permit.
Staff Comment:	<p>The site plan submitted by the owner (see, "BL750-05_BL751-014_Applicant_Report_2021-05-27.pdf" and "BL750-05_BL751-04_Maps_Plans_Photos.pdf") identified a watercourse adjacent to the proposed campground. A Riparian Areas Regulation (RAR) Development Permit is required prior to development within 30 m of the natural boundary of a water boundary to ensure sensitive riparian areas are protected (see "BL750-05_BL751-04_BL750_Excerpts.pdf" attached).</p> <p>The proposed campground is on one of the flattest portions of the property (see "BL750-05_BL751-04_Maps_Plans_Photos.pdf" attached) and impacts to geographic features should be minimal. There is a steep portion of property to the north of the proposed campground which is further discussed in Criteria No. 7.</p>
Supplemental Information Required:	A development permit will be required prior to any ground disturbances within 30 m of a watercourse.
Criteria No. 5	<i>preserves, enhances, and provides useable parkland that provides access and linkages to public lands where appropriate;</i>

Criteria Met?	Yes
Staff Comment:	<p>Park land dedication will not be triggered by the development of a campground, and the owner does not propose any parkland dedication on the subject property.</p> <p>The campground is located on the same property as a golf course and is surrounded by crown land which will offer another option for recreation.</p> <p>If the amending bylaws are given first reading:</p> <ul style="list-style-type: none"> • The Ministry Lands, Water and Natural Resource Stewardship: Lands will receive a referral and be given an opportunity to comment on potential impacts to the adjacent crown properties. • The CSRD Operation Management Department will be able to comment on the park needs for the area.
Supplemental Information Required:	No.
Criteria No. 6	<i>proposes a comprehensive approach to the management and disposal of sewage and septage;</i>
Criteria Met?	Yes, additional information is required to confirm.
Staff Comment:	<p>Specific details regarding sewage disposal were not included with this application.</p> <p>The campground must be serviced by a community sewer system which meets the applicable provincial legislation.</p>
Supplemental Information Required:	<p>3. An evaluation of the sewer needs of the proposed development. Including the potential treatment location and confirmation that the development can be adequately serviced.</p> <p>The report should include a site plan of the proposed sewer system and written confirmation from a registered professional that potential impacts from a sewer system will be mitigated to best engineering practices.</p>
Criteria No. 7	<i>proposes a comprehensive approach to drainage including management of storm water, and prevention of slope instability – in accordance with Provincial best management practices;</i>
Criteria Met?	Yes, additional information is required to confirm.
Staff Comment:	<p>Information on drainage was not included in the application. The proposed campground is a relatively flat area near a watercourse. Additional information on the proposed drainage is required.</p> <p>There is a steeply sloped area to the north of the proposed campground area. Staff recommend a geohazard assessment prepared by a Qualified Professional with experience in geotechnical and hydrotechnical engineering providing an opinion on whether the subject property is safe for the intended use, and what measures, if any, are required to mitigate the potential risk associated with the identified hazard area.</p>

Supplemental Information Required:	4. A drainage plan which includes management of storm water and prevention of slope instability in accordance with provincial best management practices. 5. A geohazard assessment prepared by a Qualified Professional with experience in geotechnical and hydrotechnical engineering.
Criteria No. 8	<i>preserves archaeological areas through adherence to the Provincial Heritage and Conservation Act, and;</i>
Criteria Met?	Possibly, the Archaeology Branch and First Nations governments will have the opportunity to confirm.
Staff Comment:	If the amending bylaws are given first reading the Archaeology branch of the Ministry of Forests Lands Natural Resources and Rural Development; and the applicable First Nations bands and councils will receive a referral and be given an opportunity to comment on the proposed development.
Supplemental Information Required:	The Archaeology Branch or a First Nation government may require additional information from the applicant. The CSRD will connect the owner with the applicable agency where required.
Criteria No. 9	<i>includes best practice interface forest fire mitigation techniques for building and landscaping.</i>
Criteria Met?	Yes, additional information is required to confirm.
Staff Comment:	The proposed campground is in a forested area of the subject property and is surrounded by forested Crown Lands.
Supplemental Information Required:	6. A wildfire risk assessment prepared by a professional forester licensed in BC specializing in forest wildfire assessment and recommendations on wildfire mitigation measures.

As noted above, additional information is required to confirm bylaw amendment criteria in Bylaw No. 750 have been met. If these bylaw amendments are given first reading, staff recommend that the owner provide the following before consideration of second reading or delegation of a public hearing:

1. Updated site plans of the campsite with supporting documents of the proposed campground confirming that the proposed development will be set back from Shaw Rd and adequately sufficiently screened to avoid negative impact on the surrounding rural properties.
2. An evaluation of the water needs of the campground and operator dwelling including, the water volumes required, and potential impacts on the surrounding property owners and water supply source with confirmation the water supply can be treated to meet the Canadian Drinking Water Guidelines;
3. An evaluation of the sewer needs of the proposed development, including the potential treatment location and confirmation that the campground and operator dwelling can be adequately served.
4. A drainage plan which includes management of storm water and prevention of slope instability in accordance with provincial best management practices.
5. A geohazard assessment prepared by a Qualified Professional with experience in geotechnical and hydrotechnical engineering

6. A wildfire risk assessment prepared by a professional forester licensed in BC specializing in forest wildfire assessment and recommendations on wildfire mitigation measures.

These documents would be reviewed by staff and included in a future board report for consideration of second reading for the amending bylaws and possible delegation of a public hearing.

Specific recommendations or details from the additional information above that may be necessary to meet the criteria in Bylaw No. 750 can be incorporated into a Section 219 Restrictive Covenant registered in favour of the CSRD as a condition of adoption of the amending bylaws. If the bylaws are given third reading, staff would work with the owner on the specific contents and details of a Section 219 Restrictive Covenant prior to adoption of the amending bylaws.

Agricultural Land Reserve

As noted above, portions of the property are in the ALR however, the proposed campground location is not in the ALR (see, "BL750-05_BL751-04_Maps_Plans_Photos.pdf"), and the amending bylaws are site specific to ensure that proposed campground is only permitted outside of the ALR.

If these bylaws are given first reading, the ALC will receive a referral and have an opportunity to provide comment for the Board's consideration.

City of Salmon Arm

The subject property is adjacent to the City of Salmon Arm, and south of the Salmon Arm industrial Park. The City of Salmon Arm had many concerns regarding proposed Bylaw No. 2124 and did not authorize connection to the city's water utility system.

The owner's agent has noted the owner does not intend to utilize Salmon Arm's utilities, and the land use is considerably different than what was proposed in Bylaw No. 2124. If the amending bylaws are given first reading the City of Salmon Arm will receive a referral and have an opportunity to provide comment.

SUMMARY:

The owner of the Shuswap National Golf Course is applying to amend the Rancho/Deep Creek Official Community Plan and Zoning Bylaw to permit a 100-unit campground. Staff support first reading of Bylaw No. 750-05 and 751-04 for the following reasons:

- A seasonal campground meets most of the criteria listed in the Rancho/Deep Creek Official Community Plan and additional information is requested to confirm the development will meet all official community plan policies.
- The proposed development is a smaller scale than the development proposed by previous owner in proposed Bylaw No. 2124, and the concerns raised through Bylaw No. 2124 should be able to be addressed through the submission of more detailed plans and technical reports.
- The proposed development is outside of the Agricultural Land Reserve.
- The campground is in a location that will not negatively impact the adjacent golf course and surrounding rural crown land and rural properties.

The site plan and technical reports required prior to consideration of second reading include:

1. Separation from and mitigation of potential conflicts with the surrounding rural land uses;
2. An evaluation of the water needs of the proposed campground and operator dwelling;
3. An evaluation of the sewer needs of the proposed campground and operator dwelling;

4. A drainage plan;
5. A geohazard assessment; and
6. A wildfire risk assessment.

IMPLEMENTATION:

If the proposed bylaw amendments are given first reading staff will meet with the owner and owner's agents to discuss the next steps in the bylaw amendment process; the additional information required in order for the bylaws to be considered for second reading and delegation of a public hearing; and details for a potential Section 219 Restrictive Covenant.

Pursuant to CSRD Policy No. P-18 regarding Consultation Processes-Bylaws, staff recommends the complex consultation process be used for this application which includes a public information meeting for the public to have an opportunity to learn the details of the application directly with the property owner or their agents. Neighbouring property owners will first become aware of the application for the bylaw amendments when the notice of development signs are posted after first reading.

The subject property has frontage along Auto Road, Shaw Road, and Magee Road and Section 8.2 of the Development Services Procedures Bylaw No. 4001, requires one sign for every 400 m of street frontage. Two notice of development signs must therefore be posted on the property.

- One sign along Auto Road (approximately 325 m frontage)
- One sign along Shaw Road (approximately 135 m frontage)

Shaw Road changes from a Ministry of Transportation and Infrastructure (MoTI) road-right of way, to a Forest Services Road approximately 135 m into the property; therefore only one sign is required. Staff recommend one sign be posted across the road from the entrance driveway for the clubhouse of the golf course. In addition to the signage requirements of Bylaw No. 4001, staff recommend the proposed campground location farther south be demarcated with stakes and flagging tape.

Staff have no location preference for where the sign is placed on Auto Road.

Ministry of Transportation and Infrastructure

As per Section 52 of the Transportation Act, the Ministry of Transportation and Infrastructure must approve all zoning bylaw amendments within 800 m of a controlled access highway. The subject property is within 800 m of Highway 97B therefore, the Ministry of Transportation and Infrastructure must approve Bylaw No. 751-04 before it can be adopted.

COMMUNICATIONS:Referrals

If the bylaw is given first reading, it will be forwarded to the referral agencies. Agency comments will be provided with a future board report when second reading is considered by the Board. The following list of referral agencies is recommended:

- CSRD Operations Management
- CSRD Financial Services
- Agricultural Land Commission
- Interior Health Authority
- Ministry of Forests: Archaeology
- Ministry Lands, Water and Natural Resource Stewardship: Lands
- City of Salmon Arm

- Ministry of Transportation and Infrastructure
- All applicable First Nations Bands and Councils
 - Adams Lake Indian Band;
 - Little Shuswap Lake Band;
 - Lower Similkameen Indian Band;
 - Neskonlith Indian Band;
 - Okanagan Indian Band;
 - Okanagan Nation Alliance;
 - Penticton Indian Band;

Complex Consultation

CSRD Policy P-18 – Consultation Processes – Bylaws, suggests that the Complex Consultation process be used in situations where applications require both an Official Community Plan and a zoning change, would result in a large development project, or has significant potential to adversely affect surrounding properties. Staff recommend this process be used for the following reasons:

- An official community plan amendment is required to permit a new campground which is currently not a permitted use in Bylaw No. 750.
- A new site specific zone is proposed to permit the proposed campground.
- The development will require community water and sewer servicing.
- The previous bylaw amendment application (Bylaw No. 2124 from 2006-2011), had public concerns regarding the availability of a water supply (albeit at a much larger scale and density).

If approved by the Board, the owner would be required to hold a public information meeting in the community to explain the proposal and answer questions. Coordinating, advertising and hosting this meeting would be the responsibility of the owner. The CSRD is not involved in the public information meeting.

- Staff note that there are no legal requirements for this type of meeting although staff would typically liaise with the owner or their agents as to the appropriate advertising, timing and location of such a meeting.

The owner must provide a summary of the meeting proceedings and comments. All of which will be included with referral responses in a future board report prior to the Board considering second reading of these amending bylaws and delegation of a public hearing.

DESIRED OUTCOMES:

That the Board endorse the staff recommendation(s).

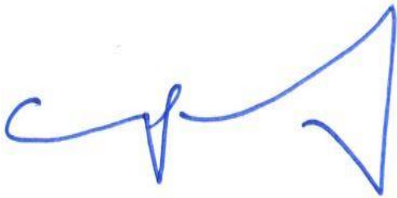
BOARD'S OPTIONS:

1. *Endorse the Recommendation(s).*
2. *Deny the Recommendation(s).*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

Report Approval Details

Document Title:	2022-09-22_Board_DS_BL750-05_BL751-04_First.docx
Attachments:	<ul style="list-style-type: none">- BL750-05_First.pdf- BL751-04_First.pdf- BL750-05_BL751-04_Applicant_Report_2021-05-27.pdf- BL750-05_BL751-04_BL750_Excerpts.pdf- BL750-05_BL751-04_BL751_Excerpts.pdf- BL750-05_BL751-04_Maps_Plans_Photos.pdf
Final Approval Date:	Sep 13, 2022

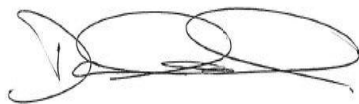
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement



Gerald Christie



Darcy Mooney



Sheena Haines

A handwritten signature in black ink that reads "Jennifer Sham". The signature is written in a cursive, flowing style.

Jennifer Sham

No Signature - Task assigned to Jodi Pierce was completed by assistant Jennifer Sham

Jodi Pierce