



The Corporation of the District of Central Saanich

REGULAR COUNCIL REPORT

For the Regular Council meeting on Monday, April 28, 2025

Re: 1117 Greig Ave. – Zoning Bylaw Amendment for Farm Camping

RECOMMENDATION(S):

1. That Zoning Bylaw Amendment Bylaw No. 2232, 2025 to permit a site-specific use for 8 Temporary Farm Camping tent sites with a total lot area of 4.76% at 1117 Greig Ave. be given First Reading; and
2. That the application be referred to the Advisory Planning Commission.

Following consideration by the Advisory Planning Commission Council may consider the following recommendations:

3. That Zoning Bylaw Amendment Bylaw No. 2232, 2025 to permit a site-specific use for 8 Temporary Farm Camping tent sites with a total lot area of 4.76% at 1117 Greig Ave. be given Second Reading; and
4. That staff schedule a Public Hearing and provide public notification as per the Public Notice Bylaw.

Following the Public Hearing Council may consider the following recommendations:

5. That Zoning Bylaw Amendment Bylaw No. 2232, 2025 to permit a site-specific use for 8 Temporary Farm Camping tent sites with a total lot area of 4.76% at 1117 Greig Ave. be given Third Reading; and
6. That a Section 219 covenant be registered on title that includes a location map of the proposed campsites, the seasonal use dates, the requirement to retain Farm Status and agri-tourism activities, and to include a good neighbour policy.

Following the registration of the Section 219 Council may consider the following recommendation:

7. That Zoning Bylaw Amendment Bylaw No. 2232, 2025 to permit the site-specific use for 8 Temporary Farm Camping tent sites with a total lot area of 4.76% at 1117 Greig Ave. be adopted.

PURPOSE:

The owner of 1117 Greig Ave. has applied for a site-specific Zoning Bylaw Amendment to the current A-1 zone to permit Temporary Farm Camping to compliment the existing agri-tourism activities on the property. The proposal also includes additional campsites which aligns with the ALC regulations for agri-tourism accommodation in the Agricultural Land Reserve (ALR).

BACKGROUND:

The owners of 1117 Greig Ave. run a poultry layer and meat bird farm on their ALR property and have been offering seasonal farm camping as part of their agri-tourism activities since 2014, under a Temporary Use Permit. This permit, which is valid until April 24, 2026 allows tent camping from May 1st to September 30th. It includes a Good Neighbour policy to help ensure the surrounding properties are not impacted. The current permit allows for 3 tent campsites, each equipped with a picnic bench and access to a portable restroom trailer. The restroom trailer, which includes a 2 stall restroom with sink and toilet is regularly transported for waste removal. In addition to camping, the property offers farm tours, including demonstrations on how to raise chickens. The campsite is a popular destination for both local and out-of-town visitors, including cyclists passing through the area.

DISCUSSION:

The Temporary Use Permit for seasonal tent camping at 1117 Greig Ave. has been in effect for 10 years, the owners are now requesting an amendment to the Zoning Bylaw to allow this accessory use permanently, eliminating the need to renew the Temporary Use Permit every three years. While the Temporary Use Permit currently allows for 3 campsites, the owner requests an increase in the number of campsites to align with ALC guidelines and extend the time period of the existing seasonal use in the Temporary Use Permit.

The applicant has applied for a site-specific zoning text amendment to the A-1 Zone that is consistent with the ALC regulations to allow Temporary Farm Camping between April 15th and October 15th for eight (8) campsites making up a total of 4.76% (or 400m²) of the property. A letter of rationale is attached in Appendix A.

Official Community Plan

The following sections from the current OCP support the proposal for 1117 Greig Ave.:

4.2.2 - Encourage diversification and innovation in the agricultural economy and support measures to improve the economic viability of farming where they would not negatively impact the agricultural capability of farmland or the environment. This may include value added processing, vertical integrated farming, farm-gate marketing, and agri-tourism.

4.2.11 - Do not support applications for non-farm uses and non-adhering residential uses on agricultural lands unless demonstrated that the proposed use would directly support and compliment agricultural operations.

4.4.17 - Support diversification of the agricultural economy in accordance with provincial ALR regulations, including:

- a. Encourage the agricultural community to consider agri-tourism uses to increase awareness of, and promote farm activity;
- b. Work with the agricultural community to partner on the promotion of agri-tourism operations and agricultural events that highlight farm operations and products;
- c. Consider amending regulations for Agricultural zones to support agritourism accommodation accessory to an agri-tourism business; and
- d. Continue to support Bed and Breakfast businesses in Agricultural zones for up to three bedrooms, which do not have to be accessory to an agri-tourism use.

Agriculture Land Commission

Policy L-04

As per the Agricultural Land Commission Act, Policy L-04 (Appendix E), Agri-tourism is a permitted secondary activity to agricultural production and must both be compatible activities. Should the property no longer be assessed under the Assessment Act as “farm” then the agri-tourism use is no longer permitted.

No permanent facilities are to be constructed for agri-tourism activities including hard surfacing for parking, concrete pads, structural foundations, retaining walls or permanent tents (erected more than 90 days) and no permanent alteration to the landscape of the property including fill. Off-street parking must be provided though located along field edges, adjacent to driveways and farm buildings/structures so as to not interfere with agricultural productivity.

Bulletin 06

Tourist and agritourism accommodation in the ALR, Bulletin 06 (Appendix F, requires the following regulations:

- The property is in the ALR and classified as farm under the Assessment Act
- The public are invited with or without charge
- No permanent facilities be constructed on the property
- A tour of the agricultural land for educational activity or demonstration in respect of all or part of the farm operation conducted on the land
- The area for overnight accommodation including access be less than 5% of the parcel
- Maximum sleeping units is 10
- The overnight accommodation be seasonal or short-term only

The ALC currently permits up to 10 sleeping units on a minimal lot size of 0.8 ha. The total developable area for agri-tourism accommodation is 5% lot coverage or 400m². The proposed seasonal use between April 15th and October 15th aligns with Bulletin 06 which allows a use or activity that fluctuates according to one or more seasons but not all or for a specific time of the year. Agri-tourism accommodation would only be available when farm and agri-tourism activities are active. The proposal is consistent with the ALC regulations and therefore this application would not be referred to the ALC for further consideration.

ZONING

The Zoning Bylaw contains conditions for Temporary Farm Camping on A-1 Zoned properties for lots with an area of 0.8 ha or greater located within the ALR under a Temporary Use Permit. The A-1 Zone enables a maximum of 10 tent sites and the regulations state that tent camping sites shall not occupy more than 2% of the area of the lot deeming each tent site to be 48m².

Other Temporary Farm Camping conditions include the following:

- All sites, parking, and sanitation facilities are to be located a minimum of 10 m from the road, side yard, and rear yard property lines;
- Only tents are permitted as no vehicles shall be used for overnight accommodation.
- Off-street parking is to be provided and surfaced with permeable material.

- Disposal of grey water and sewage must be contained and disposed of through wastewater disposal and solid waste disposal facilities in accordance with the provincial Health Act requirements.
- The tent camping sites shall be located within 120 m of a source of potable water.
- Garbage receptacles are to be provided and no washing of vehicles or fire pits are permitted.
- Exterior lighting shall illuminate for safety and security purposes and not be directly visible from public roads and residences on adjacent properties by shielding and directing the light towards the ground.

The applicant is proposing to increase the number of tent sites to align with the ALC regulations for 5% or 400m² of the total property and will meet the 48m² per site requirement in the A-1 Zone. This will allow for a total of eight (8) tent sites making up no more than 4.76% (400m²) of the subject property. This area for the purpose of agri-tourism accommodation would include the area for sleeping units and associated landscaping and access and provide one tent, one picnic bench, and one parking space per site within the 48m² per site. A site plan of the proposed tent site locations is included in Appendix B and the draft amendment bylaw is included in Appendix H.

To date, no bylaw complaints have been received from neighboring properties and there are no concerns from the Fire or Engineering Departments for the proposed use.

To further ensure that the proposal complies with all applicable requirements and specific regulations, it is recommended that a covenant be registered prior to adoption, incorporating the following provisions:

Parking:

Parking is to be provided in a location that ensures agricultural activities are not affected. Off-street parking is required for agri-tourism activities and be located along field edges and adjacent to driveways and no new areas shall be cleared to provide vehicle parking.

Good Neighbour Policy:

The good neighbour policy contained within the conditions of the Temporary Use Permit should continue to apply to the Temporary Farm Camping use within a section 219 covenant. A copy of the Good Neighbour Policy is included in Appendix C.

Permitted Accessory Use:

The seasonal farm camping use is permitted only if the property is considered a “farm” under the Assessment Act and where agri-tourism activities are provided. Should the property no longer be a “farm” or provide agri-tourism activities then the Temporary Farm Camping Use will be required to cease its operations.

Vancouver Island Health Authority

The portable restroom may require further review by VIHA to determine an appropriate pump-out frequency and ensure waste disposal aligns with the requirements of the Provincial Health Act.

Siting of the Tent Camping Sites

The proposed site plan attached in Appendix B would be included in the covenant to identify the specific location of the farm camping tent sites.

Seasonal Use:

The seasonal Temporary Farm Camping is permitted between April 15th – Oct. 15th as supported by agri-tourism in the ALC.

IMPLICATIONS:

Strategic

Cultivate a resilient economy and thriving agricultural sector by supporting local businesses, agri-tourism, and tourism opportunities.

Communications

A public hearing is not required as per the *Local Government Act*, as the proposal is consistent with the OCP. However, following past practice for this type of application, staff have recommended a public hearing. Should Council not wish to hold a public hearing, an alternative recommendation is provided below.

OCP

The OCP supports farm camping associated with agri-tourism within the A-1 Zone with Farm Status.

OPTIONS:

Option 1 (recommended):

1. *That Zoning Bylaw Amendment Bylaw No. 2232, 2025 to permit a site-specific use for 8 Temporary Farm Camping tent sites with a total lot area of 4.76% at 1117 Greig Ave. be given First Reading; and*
2. *That the application be referred to the Advisory Planning Commission.*

Option 2:

That Council not hold a public hearing and direct staff to provide notification of first reading of the bylaw for consideration at a future Council meeting.

Option 3:

That Council consider an alternative recommendation.

Option 4:

That Council deny the proposal to amend Bylaw No. 2180, 2024 – Zoning Bylaw to permit site-specific Temporary Farm Camping at 1117 Greig Ave.

CONCLUSION:

The owners of 1117 Greig Ave. have applied for a site-specific text amendment to the A-1 zone of the Zoning Bylaw to increase the number of Temporary Farm Camping tent sites on their ALR property to 8 sites. The proposal increases the allowable land use from 2% (as per the A-1 Zone) to 4.76% (as permitted by the ALC) and expands the seasonal use from April 15th to October 15th. A section 219 covenant is recommended that would include a location map of the proposed tent site locations, the seasonal use dates, the requirement to retain Farm Status and agri-tourism activities, and to include the good neighbour policy which was included as a part of the Temporary Use Permit.

Report written by:	Laura Li, Planning Technician
Respectfully submitted by:	Kerri Clark, Manager of Development Services
Concurrence by:	Jarret Matanowitsch, Director of Planning and Building Services
Concurrence by:	Christine Culham, Chief Administrative Officer

ATTACHMENTS:

Appendix A: Letter of Rationale

Appendix B: Site plan

Appendix C: Good Neighbour Policy as per Temporary Use Permit

Appendix D: Photos of restroom trailer

Appendix E: ALC Policy L-04

Appendix F: ALC Bulletin 06

Appendix H: Draft Bylaw No. 2232