

Rebuild the Magic

Camp OAC Capital Campaign

Frequently Asked Questions

About the Fire and the Rebuild

What happened to Camp OAC?

In August 2023, the McDougall Creek Wildfire swept through the camp property on Okanagan Lake, destroying approximately 95% of the camp's buildings and infrastructure. What had been a beloved place of formation, friendship, and faith for generations was gone in a matter of hours. The Diocese of Kootenay, which owns and operates Camp OAC, made an immediate commitment: we will rebuild.

Is Camp OAC actually coming back?

Yes. Camp OAC is being rebuilt and has reopened as a day camp for Summer 2026, with overnight camp operations targeted for Summer 2027. Phase 1a – focused on site preparation, core infrastructure, and day-camp facilities – is funded primarily through insurance proceeds and is already underway. The capital campaign is focused on Phase 1b and beyond, which will bring overnight camp back and grow the program over time.

What is being built?

Phase 1 includes the following new and restored elements:

- Two modular cabin complexes with indoor washrooms, accessible and gender-inclusive design, and climate control
- A lakefront dining hall seating 150+, with an allergy-safe kitchen and panoramic views of Okanagan Lake
- A staff residence for 28 people, supporting seasonal and retreat operations
- Rebuilt Windsong Gazebo, dock, sports areas, and multipurpose flex space
- Upgraded medical, washroom, and first aid facilities
- Full infrastructure systems: water, septic, power, and internet
- A security gate and controlled site access to protect the property

Why modular buildings? Are they good quality?

Yes. Modular construction allows us to rebuild more quickly, cost-effectively, and with less environmental disturbance. The new buildings are energy-efficient, insulated for year-round use, and designed to a high standard. Many will sit on helical pile foundations to minimize ground impact. Modular construction also provides flexibility, allowing buildings to be expanded, adapted, or relocated more easily as the camp's needs evolve in the future.

What about fire protection and climate resilience this time?

Fire protection and climate resilience were among the most frequently raised concerns in our Campaign Planning Study, and they are being taken seriously in the design and build. New construction will meet current fire and building codes, and the site plan incorporates improved water storage, infrastructure spacing, and safety considerations. A sprinkler system will also be installed throughout the new buildings. These themes will continue to be addressed in both the physical rebuild and in our long-term stewardship planning.

What are the plans for on-site staff accommodation and maintenance?

For the initial reopening period, the plan is for an on-site caretaker to use a self-contained RV or trailer, fully connected to the site's services. This is the most practical and cost-effective option while the camp re-establishes operations, and it preserves flexibility to transition to a permanent accommodation solution once the right long-term arrangement is identified.

The main staff building has been designed with some additional flexibility built in, allowing spaces to serve multiple purposes and adapt as operational needs become clearer over the first few years.

For equipment and maintenance storage, a C-Can (shipping container) will be purchased to house tools, lawn equipment, supplies, and other maintenance items. With all-new buildings and infrastructure, day-to-day maintenance demands are expected to be significantly lighter than they were prior to the fire.

Will the new camp be accessibly designed?

Accessibility is embedded throughout the design. New cabin complexes, washrooms, and key gathering spaces are being designed to welcome people of all abilities. This includes accessible pathways, inclusive washroom facilities, and attention to site layout that allows for meaningful participation regardless of mobility. Our community told us clearly during the planning study that accessibility matters, and we are building a camp with this in mind. It will not be a fully wheelchair accessible campus but it has been designed to limit access barriers where possible.

About the Money

What is the total cost of the rebuild?

The total estimated cost for Phase 1 of the rebuild is approximately \$4.8 million, including a 15% contingency allowance. This covers new modular buildings, site preparation, infrastructure, permits, and contents and equipment needed to reopen the camp.

How much has already been raised or committed?

As of May 31, 2026, Camp OAC has received \$3.07M in insurance proceeds and \$685k in donations, for a total of approximately \$3.9M in funding. Rebuild costs to date total \$941k, leaving a current reserve balance of \$2.9M. The capital campaign is focused on closing the remaining gap needed to return to overnight camp operations in Summer 2027.

What is the campaign trying to raise?

The campaign's fundraising goal of \$1.6 million over five years for the core community campaign. This, combined with grants and broader public phase fundraising, will contribute meaningfully toward the remaining Phase 1 need. We will share the confirmed goal publicly as the campaign progresses.

What happens if we don't raise enough?

The phased approach is intentional: we build what we can fund. Phase 1a is already underway with committed funds. The return to overnight camp in Summer 2027 is Phase 1b, and it is campaign-dependent. This means donor contributions have a direct and visible impact. Responsible financial stewardship is a core commitment of the campaign; we will not commit to construction we are not confident we can fund.

Is Camp OAC taking on debt?

The goal is to rebuild without debt wherever possible. The campaign is structured to complement insurance proceeds so that each phase is funded before construction begins. Grant funding and major gifts will play an important role in bridging the gap. If financing becomes necessary to manage timing, any such decision would be made with appropriate leadership.

Are you applying for grants?

Yes. Grant applications to public funders and private foundations are an active part of the funding strategy. Opportunities connected to youth development, environmental stewardship, reconciliation and Indigenous partnerships, and rural community infrastructure are all being explored. We will communicate grant outcomes as they develop.

About Giving

Is everyone being asked to give?

Everyone who loves Camp OAC is invited to consider how they might participate. Gifts of every size matter – and the campaign is built on the understanding that community breadth is as important as any single major gift. If a financial gift isn't possible right now, we are grateful for your prayers, your encouragement, and your willingness to spread the word. Volunteer time and in-kind support are also meaningful ways to contribute.

How much should I give?

We ask each donor to prayerfully consider a gift that is meaningful and proportionate to your own means and your connection to Camp OAC. There is no prescribed amount. A giving guide will be included in your campaign package to help you think through what a multi-year gift might look like for your household. What matters most is thoughtful, generous participation at whatever level is right for you.

Why a five-year pledge?

Spreading a commitment over five years allows most donors to give more than they could in a single year – without undue financial strain. It also helps the camp plan responsibly, aligning construction timelines with confirmed funding. In our planning study, 77% of respondents indicated they prefer a multi-year pledge. Pledges can be paid monthly, quarterly, semi-annually, or annually, in whatever cadence works for you.

Can I give in other ways, such as through my estate or appreciated securities?

Yes. In addition to multi-year pledges and one-time gifts, we welcome planned gifts and gifts of publicly traded securities. If you are interested in a legacy gift or including Camp OAC in your will, please reach out to the Campaign Committee. Nearly two-thirds of supporters who participated in our planning study said they would consider including OAC in their will – a remarkable expression of long-term commitment to this place.

Can I direct my gift to a specific building or space?

Yes. Naming and recognition opportunities are available for donors who wish to honour a loved one or leave a lasting legacy. Our community told us clearly that they value this tradition – cabins at OAC have long carried meaningful names – and we are building a recognition program that is tasteful, proportionate, and consistent with the camp's values and honours its history. Please speak with a Campaign Ambassador or contact rebuildthemagic@campoac.com, learn more at campoac.com/rebuildthemagic

What if my circumstances change after I make a pledge?

Pledges are a statement of intention, not a legal obligation. If your situation changes, you are welcome to adjust your pledge at any time by contacting the Campaign in writing at finance@campoac.com. Life is unpredictable, and we are grateful for whatever you are able to give.

About the Campaign

What is the “Rebuild the Magic” campaign?

Rebuild the Magic is Camp OAC’s capital campaign to fund the full restoration of the camp on Okanagan Lake. It is a community effort — rooted in alumni, families, parishes, and friends of the camp — to ensure that Camp OAC is not only restored, but renewed for generations to come. The campaign is organized in phases, beginning with a quiet phase of major donor engagement, followed by a broader community and public phase.

Who is leading the campaign?

The campaign is chaired by Donna Zukowski, with Honorary Chair Bishop Lynne McNaughton of the Diocese of Kootenay. Camp Director Ian Dixon provides operational leadership. A Campaign Committee of committed volunteers from the OAC community is supporting the effort across all phases.

What is a Campaign Ambassador, and what should I expect from a visit?

Campaign Ambassadors are volunteers who share the Camp OAC story personally with donors and prospective supporters. An Ambassador will reach out to arrange a conversation at a time and format that works for you — in person or virtual. The visit is about sharing information, answering your questions, and giving you the materials you need to prayerfully consider your participation. Ambassadors will not ask you for money on the spot, and they will only visit if you agree to it. If you prefer not to receive a visit, simply let us know.

Will my gift be kept confidential?

Yes. All donations are handled in strict confidence. Only designated Campaign Committee members have access to individual pledge amounts. All Ambassadors and committee members have signed confidentiality agreements. No personal gift information will be shared or discussed outside of appropriate campaign processes. We will share overall campaign progress — total pledges and visits completed — on a regular basis.

Is this campaign separate from my regular parish giving?

Yes. Your campaign contribution is over and above your regular giving to your parish or the Diocese. The campaign funds a specific capital project; your ongoing support of your parish remains just as important. We want to be clear that participating in this campaign does not reduce or replace other giving commitments.

How will I be kept informed about progress?

Regular updates will be shared through the Camp OAC website (campoac.com), e-communications, social media, diocesan bulletins, and direct contact from Campaign Ambassadors. You can also expect periodic updates from your parish and from the Diocese of Kootenay. We are committed to transparent, frequent communication throughout every phase of the campaign and the rebuild.

What about the long-term future of Camp OAC? Is this just about Phase 1?

Phase 1 restores the core camp and gets children back to Okanagan Lake. But the vision extends further. Phase 2 (planned over a five-year horizon) will add a third cabin complex, adventure programming, and additional staff housing. Phase 3 will build toward a full capacity of 200 campers per session. This

campaign is the foundation of a long-term vision for a camp that serves the wider community, welcomes Indigenous programming, and remains a place of belonging and faith for decades to come.

Where can I submit my pledge card or find out more?

Pledge cards can be returned to a Campaign Ambassador, dropped at your parish office, or mailed directly to the Campaign office: #201 - 380 Leathead Road, Kelowna, BC V1X 2H8. Digital giving options are also available. Email finance@campoac.com for more information on gifts of stock, planned gifts, fund transfers, and gift forms.

For questions, please contact the Campaign at rebuildthemagic@campoac.com or visit campoac.com.