

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: July 6, 2023
RE: Temporary Use Permit Application – Electoral Area “D” (D2023.012-TUP)

Administrative Recommendation:

THAT Temporary Use Permit No. D2023.012-TUP, to allow a campground at 5032 7th Avenue, Okanagan Falls, be approved.

Legal: Parcel Z, Block 13, Plan KAP1280, District Lot 337, SDYD Folio: D-00830.000
OCP: Town Centre (TC) Zone: Okanagan Falls Town Centre (OFTC)

Proposed Development:

To allow 5 RV stalls for the next 3 years on the Twilight Motel site through the issuance of a Temporary Use Permit (TUP). The future use of the site is a condominium, however the timing for this is not the best. Therefore, to clean up the site and reduce carrying costs the applicant proposes the RV's. The following notes outline what we want to do:

- 1. Install 5 new RV stalls c/w one parking spot per stall and picnic table c/w grass area ... The RVs would be limited to 30 days or less occupancy*
- 2. ... previously there were 5 stalls located randomly on the site. More of an eyesore than anything.*
- 3. Remove old shed on site that has a history of businesses that were conducted illegal activities and attracted people not conducive to our motel business.*

Site Context:

The subject property is approximately 1,950 m² in area and is situated on the North side of Seventh Avenue and the east side of Willow Street in Okanagan Falls, approximately 60 metres south of Skaha Lake. The parcel is comprised of a motel and accessory buildings (a garage and an office building).

The surrounding pattern of development is generally characterised by single detached dwellings to the north, park land to the west, and a mix of medium density residential and tourist commercial uses to the east and south.

Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on September 24, 1915, while available Regional District records indicate that building permits have not previously been issued for this property.

The property is currently designated Town Centre (TC), and is the subject of an Okanagan Falls Town Centre Development Permit Area designation. The proposed “campground” use would not require the issuance of an Okanagan Falls Town Centre Development Permit because this type of permit is only required for the construction of, addition to or alteration of a building and no new buildings are proposed.

The property is currently zoned Okanagan Falls Town Centre (OFTC) which permits a wide range of commercial, tourist commercial and residential uses. While “tourist accommodation” is listed as a permitted principal use, it excludes recreational vehicles.

The zoning bylaw defines temporary accommodation of the travelling public in recreational vehicles as a “campground” use and a campground permit is generally required for all new campground uses. In this case, a campground permit is not required because the site is fully serviced, the surrounding area is zoned to allow for tourist commercial uses and the proposed development is limited in scale and intensity.

The subject property has been the subject of historical enforcement related to the occupancy of residential vehicles, however, that has been resolved and no current enforcement action is being pursued.

BC Assessment has classified the property as part “Residential” (Class 01), part “Business and Other” (Class 06) and part “Rec/Non Profit” (Class 08).

Public Process:

Adjacent property owners will have received notification of this application with written comments being accepted up until one (1) week prior to the Board’s regular meeting at which the application is to be considered. All comments received are included as a separate item on the Board’s Agenda.

Analysis:

The Area “D” OCP establishes criteria in evaluating a Temporary Use Permit application and the proposal is generally consistent with these criteria. The proposal is temporary in nature and the applicant has indicated that the use is an interim measure pending redevelopment of the parcel.

Adjacent uses generally consist of tourist commercial and medium density residential. The proposal is limited to the creation of five (5) RV pads and installing service connections to these sites. The intensity of the proposed use will not impact the surrounding uses or the natural environment.

New campground uses are regulated through the issuance of campground permits, principally to ensure that such uses are provided with adequate drinking water and sewage disposal. In this case, the lot is fully serviced and the existing sewer connection is adequate for the RV units.

The water service will need to be evaluated to determine if the existing 25mm connection is adequate or if upsizing is required. If upsizing is required, a meter pit and water meter will need to be installed.

The individual RV campsites and associated parking spaces are proposed with direct access from Willow Street. This may result in conflicts between street parking and access to RV spaces on Willow Street. It *may* be possible to reorient the proposed RV spaces with access via the existing driveway, however the applicant has indicated this is not the preferred layout.

Alternatives:

1. THAT Temporary Use Permit No. D2023.012-TUP be denied.

Respectfully submitted:

Ben Kent

Ben Kent, Planner I

Endorsed By:



C. Garrish, Senior Manager of Planning

Attachments: No. 1 – Agency Referral List

No. 2 – Aerial Photo (2023)

No. 3 – Site Photo (April 2023)

Attachment No. 1 – Agency Referral List

Referrals to be sent to the following agencies as highlighted with a , prior to the Board considering adoption of Temporary Use Permit No. D2023.012-TUP.

<input type="checkbox"/>	Agricultural Land Commission (ALC)	<input type="checkbox"/>	Fortis
<input checked="" type="checkbox"/>	Interior Health Authority (IHA)	<input type="checkbox"/>	City of Penticton
<input type="checkbox"/>	Ministry of Agriculture	<input type="checkbox"/>	District of Summerland
<input type="checkbox"/>	Ministry of Energy, Mines & Petroleum Resources	<input type="checkbox"/>	Town of Oliver
<input type="checkbox"/>	Ministry of Municipal Affairs & Housing	<input type="checkbox"/>	Town of Osoyoos
<input type="checkbox"/>	Ministry of Forest, Lands, Natural Resource Operations & Rural Development (Ecosystem Section)	<input type="checkbox"/>	Town of Princeton
<input type="checkbox"/>	Ministry of Forest, Lands, Natural Resource Operations & Rural Development (Archaeology Branch)	<input type="checkbox"/>	Village of Keremeos
<input type="checkbox"/>	Ministry of Jobs, Trade & Technology	<input type="checkbox"/>	Okanagan Nation Alliance (ONA)
<input type="checkbox"/>	Ministry of Transportation and Infrastructure	<input type="checkbox"/>	Penticton Indian Band (PIB)
<input type="checkbox"/>	Integrated Land Management Bureau	<input type="checkbox"/>	Osoyoos Indian Band (OIB)
<input type="checkbox"/>	BC Parks	<input type="checkbox"/>	Upper Similkameen Indian Band (USIB)
<input type="checkbox"/>	School District #53 (Areas A, B, C, D & G)	<input type="checkbox"/>	Lower Similkameen Indian Band (LSIB)
<input type="checkbox"/>	School District #58 (Area H)	<input type="checkbox"/>	Environment Canada
<input type="checkbox"/>	School District #67 (Areas D, E, F, I)	<input type="checkbox"/>	Fisheries and Oceans Canada
<input type="checkbox"/>	Central Okanagan Regional District	<input type="checkbox"/>	Canadian Wildlife Services
<input type="checkbox"/>	Kootenay Boundary Regional District	<input type="checkbox"/>	OK Falls Irrigation District
<input type="checkbox"/>	Thompson Nicola Regional District	<input type="checkbox"/>	Kaleden Irrigation District
<input type="checkbox"/>	Fraser Valley Regional District	<input type="checkbox"/>	Irrigation District / improvement Districts / etc.
<input checked="" type="checkbox"/>	Okanagan Falls Fire Department	<input type="checkbox"/>	

Attachment No. 2 – Aerial Photo (2023)



Attachment No. 3 – Site Photo (April 2023)

