

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: April 6, 2023
RE: Development Variance Permit Application — Electoral Area “H” (H2023.002-DVP)

Administrative Recommendation:

THAT Development Variance Permit No. H2023.002-DVP, to allow for the construction of a washroom facility at the Princeton Golf Course, 350 Highway 3, be approved.

Legal: Block B, District Lot 1091, SDYD, Except Plan KAP75166 Folio: H-00895.660

OCP: Commercial (C) Zone: Commercial Recreation (CR)

Variance Request: to reduce the minimum front parcel line setback from 9.0 metres to 4.5 metres.

Proposed Development:

To vary the front parcel line setback from 7.5 metres to 4.5 metres to replace the washroom facility that was damaged in flood events in November, 2021. The “new building is to allow room for a driveway through the campground”.

Site Context:

The subject property is approximately 134 ha in area and is situated on the north and south side of Highway 3, approximately 35 metres from the boundary with Town of Princeton. The property contains a golf course and a campground. The campground is located on the north side of Highway 3 and on the south bank of the Similkameen River.

The surrounding pattern of development is generally characterised by industrial land, rural holdings and agriculture.

Background:

Available Regional District records indicate that multiple building permits have previously been issued for various additions and accessory buildings, including a washroom (2004). The property is designated Commercial (C), and is the subject of Watercourse Development Permit (WDP) Area designation. The property is zoned Commercial Recreation (CR) which lists recreational vehicle parks as a permitted accessory use.

The property is within the floodplain associated with the Similkameen River, which prohibits buildings or structures from being located within 30 metres of the natural boundary of the river.

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

Riparian Area Protection Regulation

The applicant has submitted a Riparian Area Assessment Report dated June 20, 2022 indicating that the existing washroom is located entirely within the Riparian Assessment Area. The proposed washroom facility is located outside of the Riparian Assessment Area identified in this report.

Agricultural Land Reserve

While the subject property is located within the Agricultural Land Reserve (ALR), Section 23(2) (Exceptions) of the *Agricultural Land Commission Act*, states that restrictions on the use of agricultural land do not apply to land lawfully used for a non-farm use, established and carried on continuously for at least 6 months immediately before December 21, 1972.

The applicant has provided confirmation from the ALC that Section 23(2) applies to the proposed washroom facility because the campground use was established prior to the specified date.

Public Process:

In accordance with Section 2.4 of Schedule 4 (Application for a Development Variance Permit) of the Regional District's Development Procedures Bylaw No. 2500, 2011, adjacent residents and property owners were notified of this DVP application on January 13, 2023, and provided 15 working days to submit comments electronically or in-person to the Regional District.

As of February 3, 2023, being 15 working days from the date of notification, zero (0) representations have been received electronically or by submission at the Regional District office.

Analysis:

The use of setback regulations is generally to provide physical separation between neighbouring properties in order to protect privacy and prevent the appearance of overcrowding. When a parcel is also adjacent a roadway, setbacks are further employed to maintain adequate sightlines for vehicle traffic movements.

In this case the nearest property is on the opposite bank of the Similkameen River. For this reason, the requested variance would not impact privacy or contribute to overcrowding.

The requested variance is unlikely to adversely impact vehicle sightlines or traffic movements on the adjacent roadway as the proposal is not 4.5 metres of the road right of way and does not require approval from the Ministry of Transportation and Infrastructure.

The Electoral Area "H" OCP contains policies supporting the use of variances to avoid riparian areas.

Several recreational vehicle camping spaces already exist in this general area and are sited a similar distance from the highway. The requested variance is seen to not worsen vehicle traffic safety.

Alternatives:

1. That the Board deny Development Variance Permit No. H2023.002-DVP.

Respectfully submitted

Ben Kent

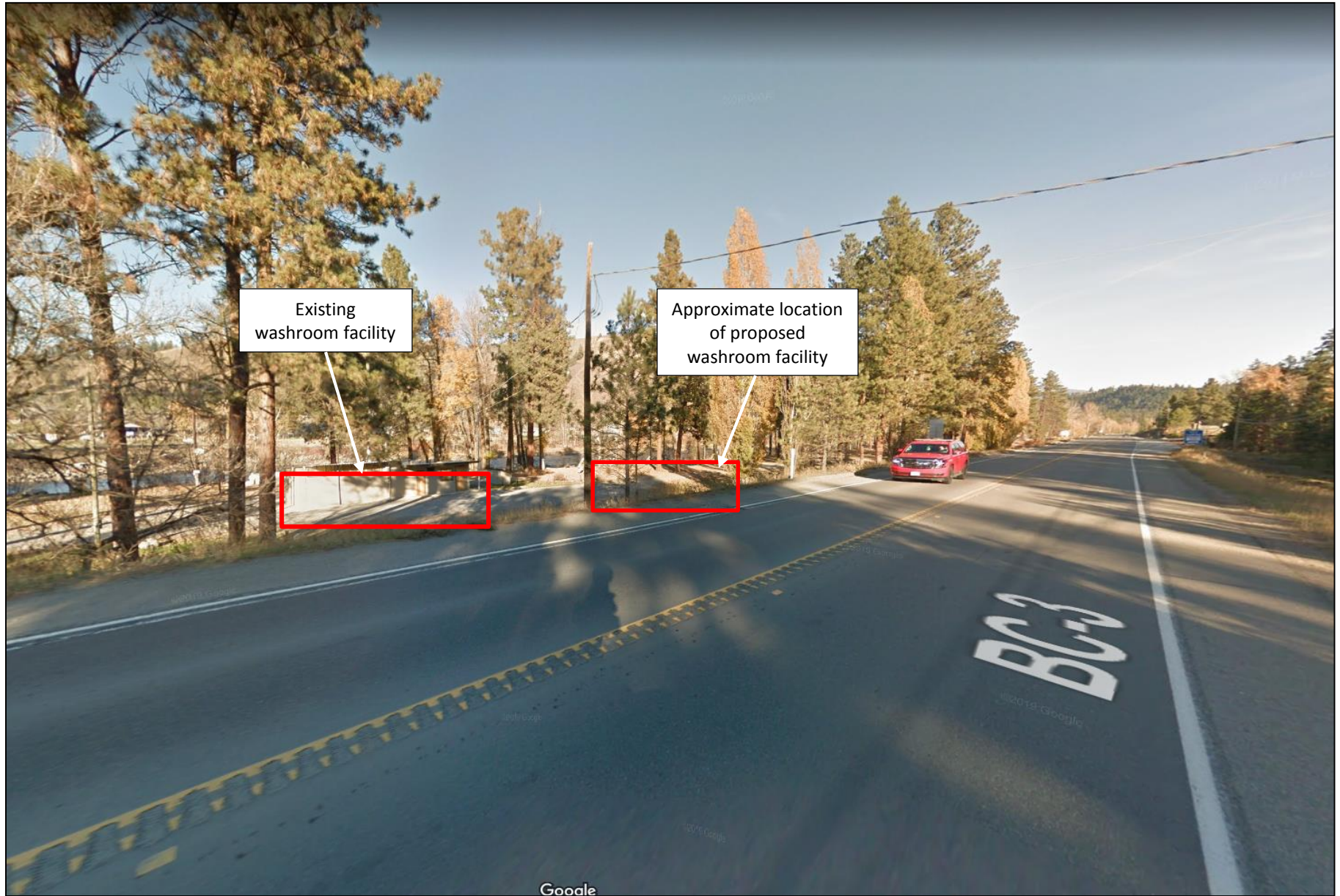
Ben Kent, Planner I

Endorsed by:



C. Garrish, Planning Manager

Attachment No. 1 – Site Photo (Google Streetview)



Attachment No. 2 – Aerial Photo

