

# ADMINISTRATIVE REPORT



**TO:** Board of Directors  
**FROM:** B. Newell, Chief Administrative Officer  
**DATE:** February 2, 2023  
**RE:** Development Variance Permit Application — Electoral Area “I” (I2022.057-DVP)

---

## Administrative Recommendation:

**THAT Development Variance Permit No. I2022.057-DVP, to allow for the addition of campsites to an existing campground at the Twin Lakes Golf Course, 79 Twin Lakes Road, be denied.**

---

Legal: Lot A, Plan KAP46761, District Lot 228S 2169 4098S, SDYD Folio: I-02342.001

OCP: Commercial Tourist (CT) and Twin Lakes Village Centre (TLVC)

Zone: Golf Course Commercial (CT3) and Twin Lakes Village (TLV)

Variance to decrease the minimum distance between the highway accesses from 50 metres to 40 metres.

Requests: to allow washroom facilities to be provided to the rear of an accessory building.

to increase the maximum distance between on-site washroom facilities and camping spaces from 150 metres to 260 metres.

---

## Proposed Development:

This application is seeking multiple variances to the design standards of the Campground Regulations Bylaw in order to facilitate the addition of new campsites to an existing campground.

Specifically, it is being proposed to vary:

- The maximum distance between on-site washroom facilities and camping spaces from 150 metres to 260 metres.
- The requirement that washroom facilities be located in a standalone building to allow co-location.
- The minimum distance between the required secondary access and the primary access to formalize the existing highway accesses.

The applicant has stated that partially demolishing and reconstructing the highway access several metres away would not be practical while developing a third access from to Range Road is not conducive and would result in a potentially unwanted increase in RV traffic on Range Road. In addition, allowing the washroom facilities to be co-located with the office building allows a more efficient construction, operation, maintenance and supervision of the facilities.

## Site Context:

The subject property is approximately 65.8 ha in area and is situated on the south side of Highway 3, approximately 10 km from Kaleden. The property is currently developed with a golf course and campground.

---

File No: I2022.057-DVP

---

The surrounding pattern of development is generally characterised by resource areas, rural holdings and residential parcels.

**Background:**

The property was created on February 26, 1992, while available Regional District records indicate that building permits have not previously been issued for this property.

The property is designated Commercial Tourist (CT) and Twin Lakes Village Centre (TLVC). It is the subject of an Environmentally Sensitive Development Permit (ESDP) Area designation. The area of the parcel subject to the requested variances is designated Twin Lakes Village Centre (TLVC). The property is split-zoned Golf Course Commercial (CT3) and Twin Lakes Village (TLV). The area of the parcel subject to the requested variances is zoned Twin Lakes Village which lists “campground” as a principal permitted use, subject to the requirement that “the maximum number of campground units per hectare shall not exceed 75”.

The property is within the Agricultural Land Reserve (ALR) and BC Assessment has classified the property as part “Residential” (Class 01), part “Business And Other” (Class 06) and part “Rec/Non Profit” (Class 08).

The applicant has submitted a concurrent Campground Permit application with this variance request.

**Public Process:**

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted, in accordance with Section 2.10 of Schedule ‘4’ of the Regional District’s Development Procedures Bylaw No. 2500, 2011, until 4:30 p.m. on Thursday, January 19, 2023. All comments received are included as a separate item on the Board’s Agenda.

**Analysis:**

The Campground Bylaw’s use of washroom facility design standards is generally to ensure that campgrounds are provided with an adequate number of washrooms and that these washrooms are distributed in an orderly manner on the site.

The purpose of the bylaw’s requirement that a secondary highway access be provided for campgrounds with 51 or more camping spaces is generally to protect public safety by ensuring campgrounds can be evacuated quickly in case of emergency. The requirement that the secondary access be provided greater than 50 metres from the primary access is to prevent congestion and facilitate evacuation in event of emergency.

Washroom Facilities

The request to co-locate washroom facilities in the same building as the office and laundry facilities would encourage the efficient use of space and the orderly development of the site. Further, the request to increase the maximum distance between the washroom facilities and any campsite seems reasonable as the campground is used primarily for recreational vehicles, which typically include self-contained washrooms. The applicant is proposing to provide the number of washrooms specified in the bylaw, which will ensure that adequate washroom facilities are provided on-site. The proposed variance will have a negligible impact on the development of the site.

---

## Second Access

The two access points at the Golf Course converge before entering the campground, therefore counting as a single access rather than the two separate access points required. In the event of emergency (e.g. a fire), the existing highway access could result in a 'bottleneck' at the entrance to the campground and would prevent the timely evacuation of the campground and/or Emergency vehicles could block the only evacuation route from the campground. The applicant has indicated that options exist for alternative access routes, but may be difficult; such as,

- Significant reconfiguration of the internal roadway to the campsite in order to achieve compliance with the bylaw; and,
- Providing a second access to the rear of the campground onto Range Road would direct RV traffic through a residential neighbourhood, which may cause traffic impacts to property owners in this area.

However, these considerations call into question the overall feasibility of the campground expansion and are not adequate reasons to support the proposed variance.

### **Alternative:**

1. That the Board approve Development Variance Permit No. I2022.057-DVP.

### **Respectfully submitted**

Ben Kent  
Ben Kent, Planner I

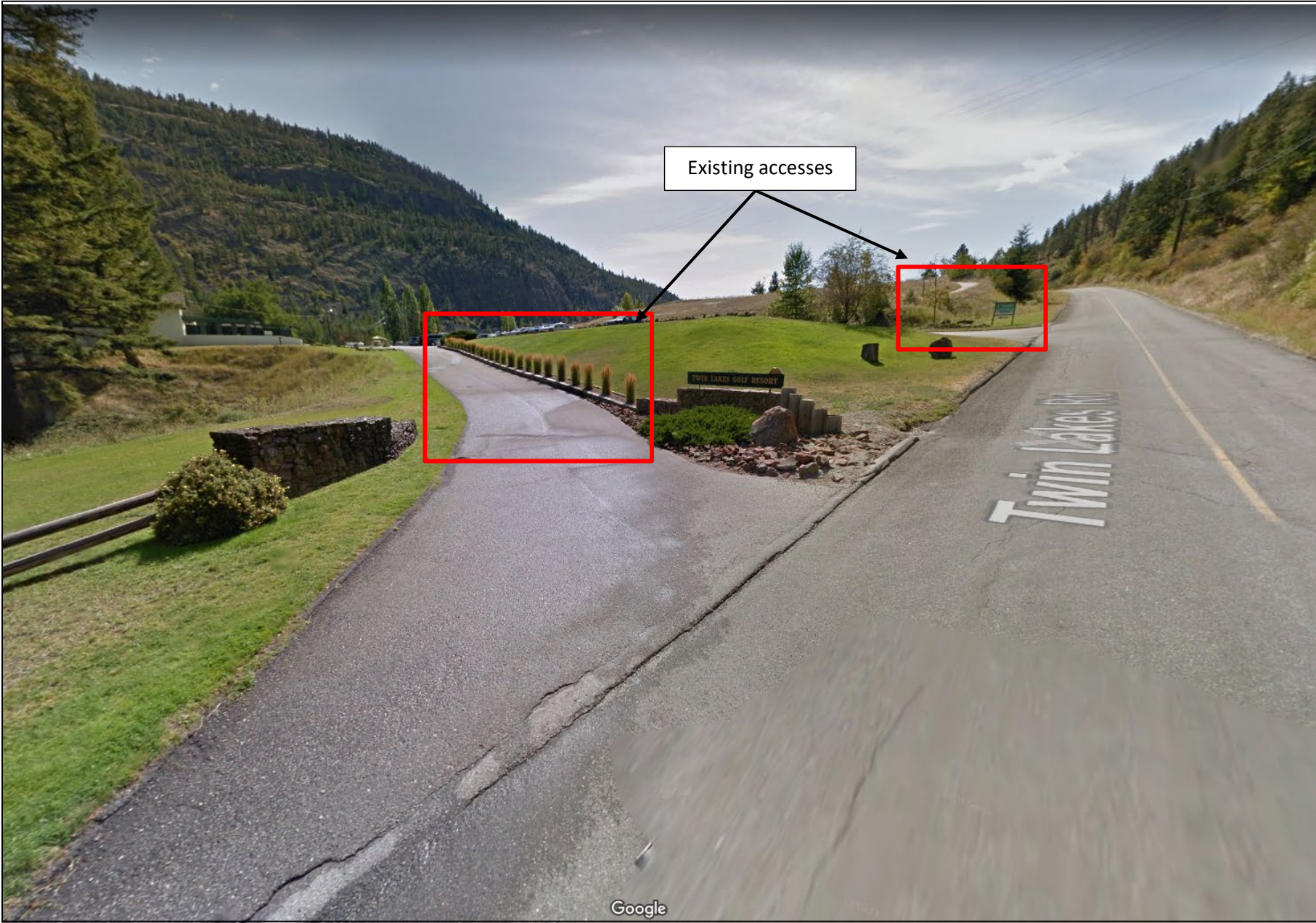
### **Endorsed by:**

  
C. Garrish, Planning Manager

### Attachments:

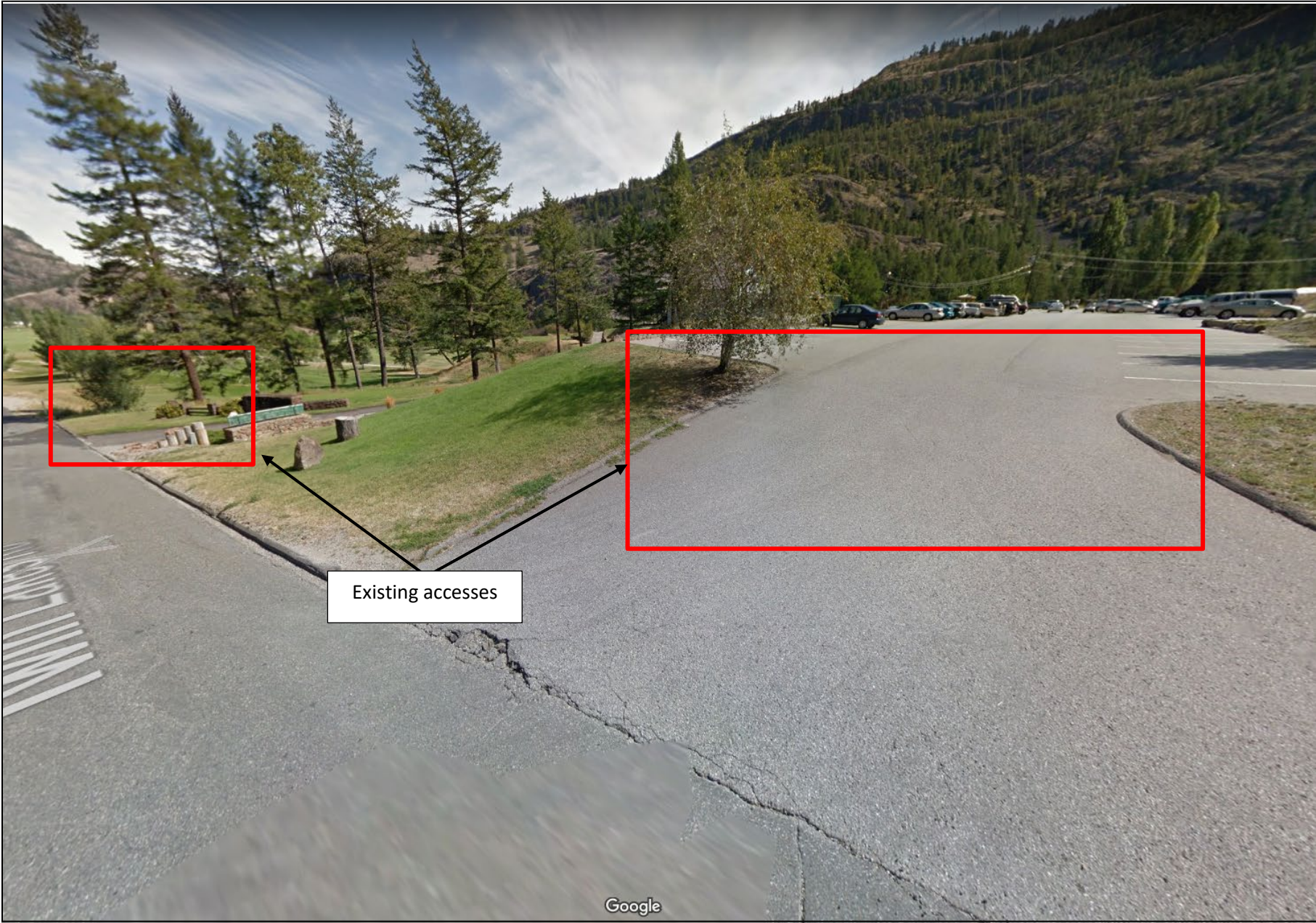
- No. 1 – Site Photo (Google Streetview)
- No. 2 – Site Photo (Google Streetview)
- No. 3 – Aerial Photo
- No. 4 – Aerial Photo

Attachment No. 1 – Site Photo (Google Streetview – 2012)



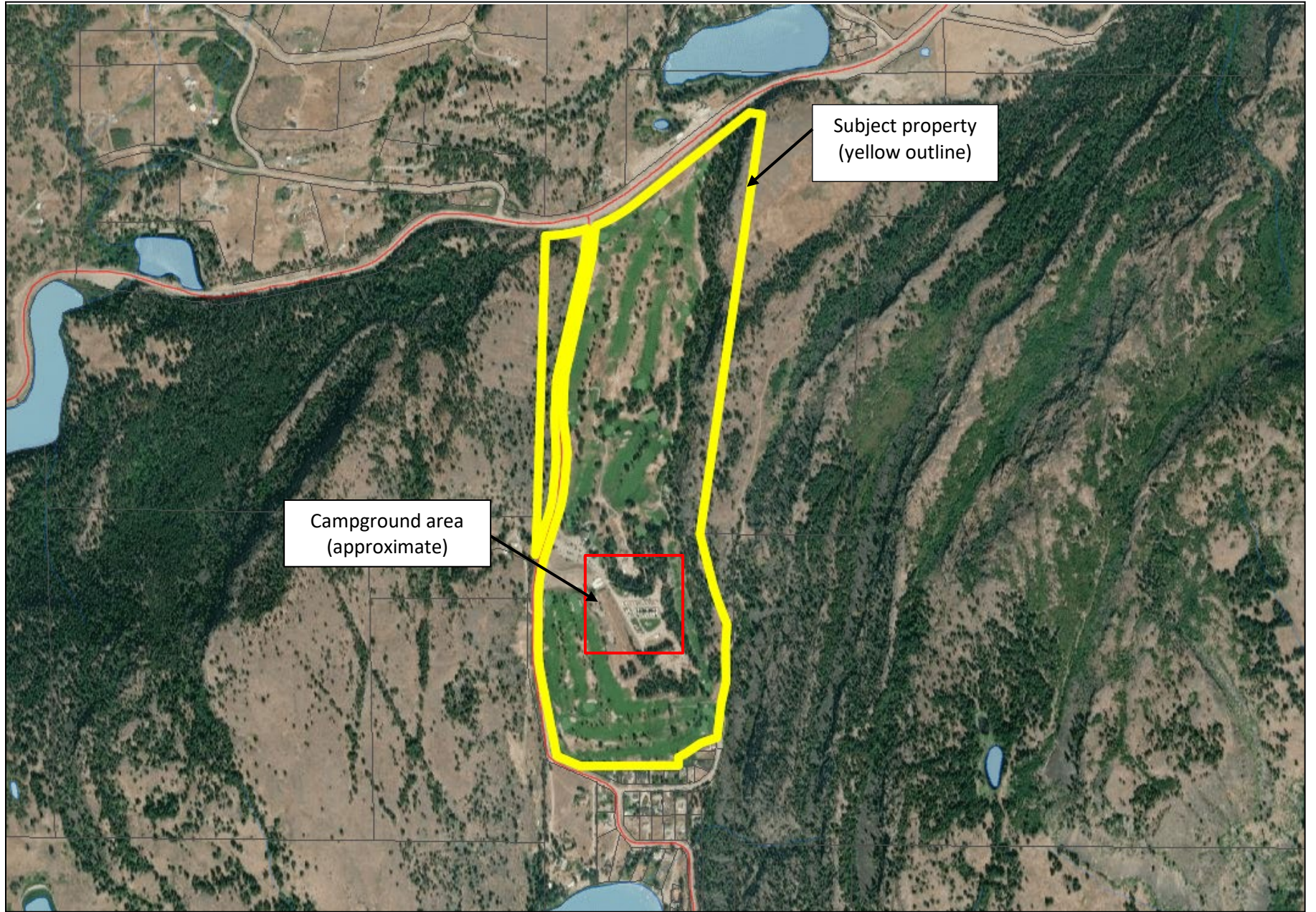


Attachment No. 2 – Site Photo (Google Streetview – 2012)





Attachment No. 3 – Aerial Photo



Subject property  
(yellow outline)

Campground area  
(approximate)



Attachment No. 4 – Aerial Photo

