

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: April 20, 2023
RE: Temporary Use Permit Application – Electoral Area “H” (H2023.004-TUP)

Administrative Recommendation:

THAT Temporary Use Permit No. H2023.004-TUP, to allow a campground use at 244 Tulameen River Road, be approved.

Legal: Lot 3, Plan KAP29020, District Lot 1020, YDYD Folio: H-00885.030

OCP: Small Holdings (SH) Zone: Small Holdings Two (SH2)

Proposed Development:

This application is seeking to formalize a campground use on the subject property through the issuance of a Temporary Use Permit (TUP).

In support of this proposal, the applicant has stated that

- *The current use for our property, 244 Tulameen River Rd, is that it is a residential property. We purchased this property in November of 2021 with our Holding Company. There is a residential home on the property that is currently vacant.*
- *We would like to propose that we be allowed a temporary use permit to trial a small campground on this property. We would like to have a trial period to make sure this idea does in fact fit into the OCP of Tulameen and that we do want to run this business on our property.*
- *We do want to be sure the need is there for this campsite before we apply to have our property rezoned. We do believe the need for more campsites in this community is there and that this proposal is in line with the Community plan of Tulameen.*
- *There are 2 provincial park areas in Tulameen. One is a day use area that encourages tourists and residents to have a place to picnic, swim and paddle. The other is the Provincial Campground. This campground is more often that not completely full. I have heard from multiple people that they would like to camp in the area and could not find a vacant site. This also reaffirms that there is a need for additional sites, and the sites on our property would be closer to town.*

Site Context:

The property is 3.19 ha in area and is situated on the north and south sides of Tulameen River Road, approximately 450 metres west of Tulameen. The portion of the property north of Tulameen River Road is approximately 50 metres from the Tulameen River and a significant portion of the property south of the road has been lost to erosion caused by previous flood events.

The surrounding pattern of development is generally characterised by similarly sized rural holdings parcels that have been developed with single detached dwellings.

Background:

The property was created April 24, 1978, while available Regional District records indicate that building permits for a single detached dwelling (1993) and a carport addition (1997) have previously been issued for this property.

The property is designated Small Holdings (SH), and is the subject of a Watercourse Development Permit (WDP) Area designation. It is zoned Small Holdings Two (SH2) which lists single detached dwelling as a permitted principal use and a number of accessory uses including home industry, carriage house and bed/breakfast operations.

The Small Holdings designation provides for property owners to diversify and enhance uses secondary to rural holdings provided that these developments are compatible with the rural character of the area.

The OCP contains supportive policies for campground uses in the Commercial designation, provided that such proposals do not have a detrimental impact on the environment or surrounding land uses.

The Area “H” OCP establishes the following criteria in evaluating a TUP application:

- The use must be clearly temporary or seasonal in nature;
- Compatibility of the proposal with adjacent uses;
- Impact of the proposed uses on the natural environment, including groundwater, wildlife, and all environmentally sensitive areas;
- Intensity of the proposed use;
- Opportunity to conduct the proposed use on land elsewhere in the community; and
- The remedial measures to be carried out to mitigate any damage to the natural environment as result of the temporary use.

Campground uses are only permitted in the Tourist Commercial zone. The property is within the floodplain associated with Tulameen River and no building or structure shall be located within 30.0 metres of the natural boundary of the river.

Under the Campground Regulations Bylaw No. 2779, 2018, proposals to implement a new campground use are required to obtain a campground permit. This bylaw establishes servicing and design standards for campground uses that must be satisfied prior to issuance of a campground permit.

The property has previously been the subject of bylaw enforcement related to the operation of a campground and a vacation rental use.

BC Assessment has classified the property as “Residential” (Class 01).

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:

There are limited opportunities to open a campground elsewhere in the community and the local area policies for Tulameen speak to the importance of the tourism economy. In consideration of the approval criteria for TUPs, the proposal is unlikely to detrimentally impact the environment or adjacent land uses due to the small scale of the proposal and the large parcel sizes in the surrounding area.

The applicant has submitted development plans demonstrating a general ability to comply with the provisions of the Campground Regulations Bylaw, including a letter from a Registered Onsite Wastewater Practitioner confirming that the property can accommodate suitable on-site sewage disposal.

Detailed design drawings for the provision of water and sewage disposal would be required prior to issuance of a Campground Permit. Appropriate authorization for the provision of these services would also need to be obtained through Interior Health at this time.

Full-service campground uses have been limited to the Tourist Commercial One (CT1) zone because these uses generally require a high level of amenities and infrastructure that is simply not present in rural areas. For this reason, a campground use may not be compatible with adjacent rural-residential land uses.

The proposal is not clearly temporary or seasonal in nature and would require installation of water and sewage disposal services, internal roadways and washroom facilities on the subject property.

Alternatives:

1. THAT Temporary Use Permit No. H2022.004-TUP be denied;

Respectfully submitted:

Ben Kent

Ben Kent, Planner I

Endorsed By:

CG

C. Garrish, Planning Manager

Attachments:

- No. 1 – Agency Referral List
- No. 2 – Site Photo
- No. 3 – Aerial Photo

Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a , prior to the Board considering adoption of Temporary Use Permit No. H2022.004-TUP.

<input type="checkbox"/>	Agricultural Land Commission (ALC)	<input checked="" 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 checked="" 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 checked="" 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"/>	Tulameen Volunteer Fire Department	<input type="checkbox"/>	

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



Attachment No. 3 – Aerial Photo (Google Earth – 2022)

