

ADMINISTRATIVE REPORT



TO: Advisory Planning Commission
FROM: B. Newell, Chief Administrative Officer
DATE: April 11, 2022
RE: Temporary Use Permit – Electoral Area “A” (A2022.003-TUP)

Purpose: to allow for an accessory building before a principle dwelling is built Folio: A-07106.200
Civic: 21043 Alkali Road Legal: Lot 5, Plan KAP32608, District Lot 3197, SDYD
OCP: Small Holdings (SH) Zone: Small Holdings Four (SH4)

Proposed Development:

This application is seeking to formalize an existing accessory dwelling before a principle dwelling is built on the subject property through the issuance of a Temporary Use Permit (TUP).

In support of this proposal, the applicant has stated that the temporary use is a “quonset building for storage”, and they will be “building a home in 3 years or less hopefully”.

Site Context:

The subject property is approximately 4.3 ha in area and is situated on the south side of Alkali Road. It is understood that the parcel is comprised of an accessory building.

The surrounding pattern of development is generally characterised by similarly sized small holdings parcels on all sides, with dwellings.

Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on November 2, 1981, while available Regional District records indicate that no building permits have been issued for this property.

Under the Electoral Area “A” Official Community Plan (OCP) Bylaw No. 2905, 2021, the subject property is currently designates Small Holdings (SH), and is the subject of Watercourse Development Permit (WDP) and Environmentally Sensitive Development Permit (ESDP) Area designations.

Under the Electoral Area “A” Zoning Bylaw No. 2451, 2008, the property is currently zoned Small Holdings Four (SH4) which does allow accessory buildings on the property, but only after a principle use, i.e. principle dwelling, has been built.

The property has been the subject of a Stop Work Notice for the subject accessory building and the Regional District has received written complaints regarding previous RV use on the property.

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

Analysis:

In considering this proposal, Administration notes that the zoning bylaw requires a principle building to be built on the property prior to or in conjunction with building an accessory building to ensure that the property is being used for its designated purpose.

In this case, the principle use must be residential and then accessory uses like storage are permitted. The property owners were previously using the property for their secondary home and now intend to move to the property permanently. The storage building is being used for their belongings until a new principle dwelling can be built.

Conversely, Administration recognises that the property is not zoned for the principle use of storage and the option to require the property owners to remove the storage building until after a principle dwelling has been built is available.

In summary, Administration supports the issuance of a TUP to allow the property owners three years to construct their new home and recommends approval.


Administrative Recommendation:

THAT the APC recommends to the RDOS Board of Directors that the proposed temporary use be approved.

Options:

1. THAT the APC recommends to the RDOS Board of Directors that the proposed temporary use be approved.
2. THAT the APC recommends to the RDOS Board of Directors that the proposed temporary use be approved with the following conditions:
 - i) *TBD*
3. THAT the APC recommends to the RDOS Board of Directors that the proposed temporary use be denied.

Respectfully submitted:



Danielle DeVries, Planner 1

Endorsed By:



C. Garrish, Planning Manager

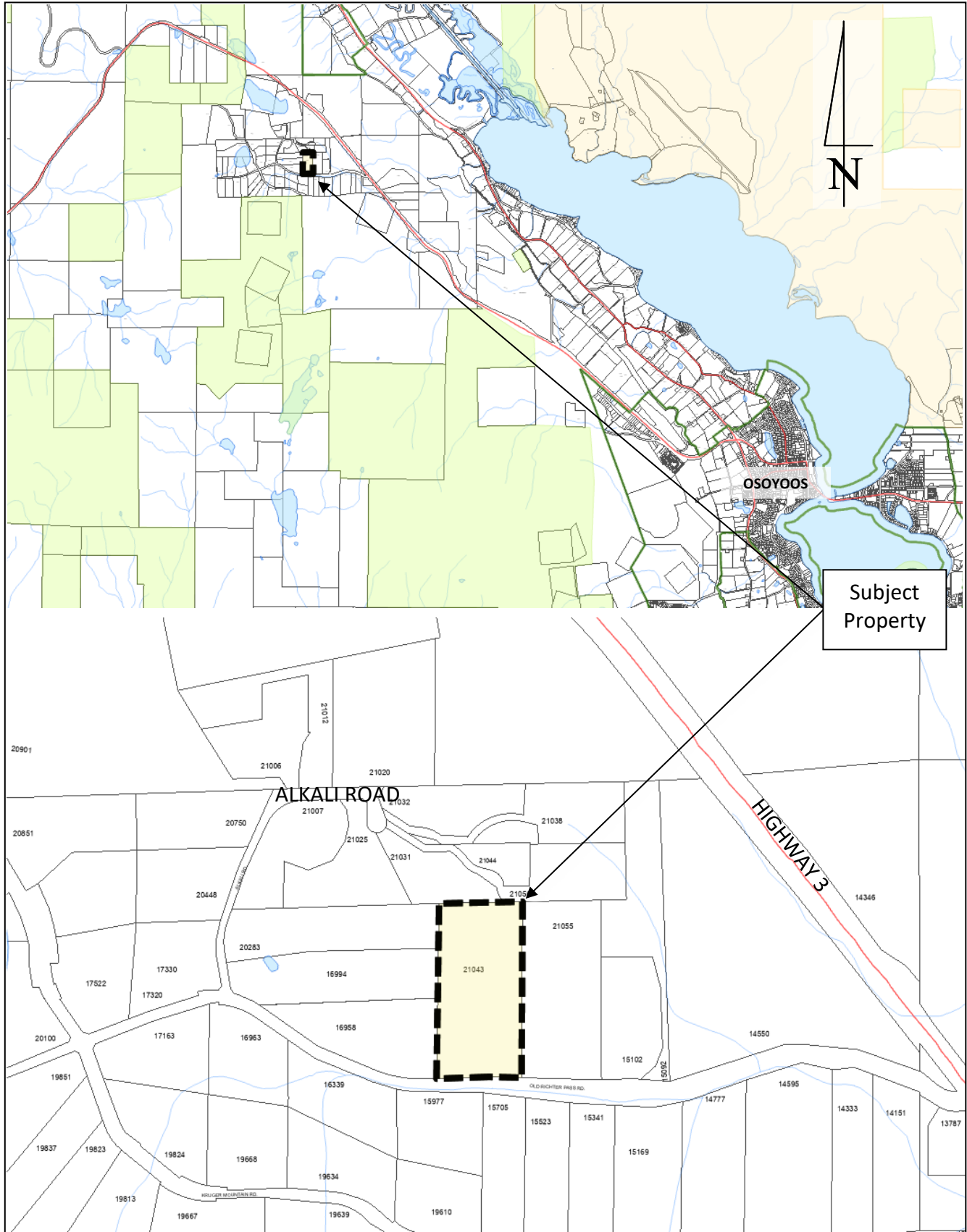
Attachments: No. 1 – Context Maps

No. 2 – Applicant’s Site Plan

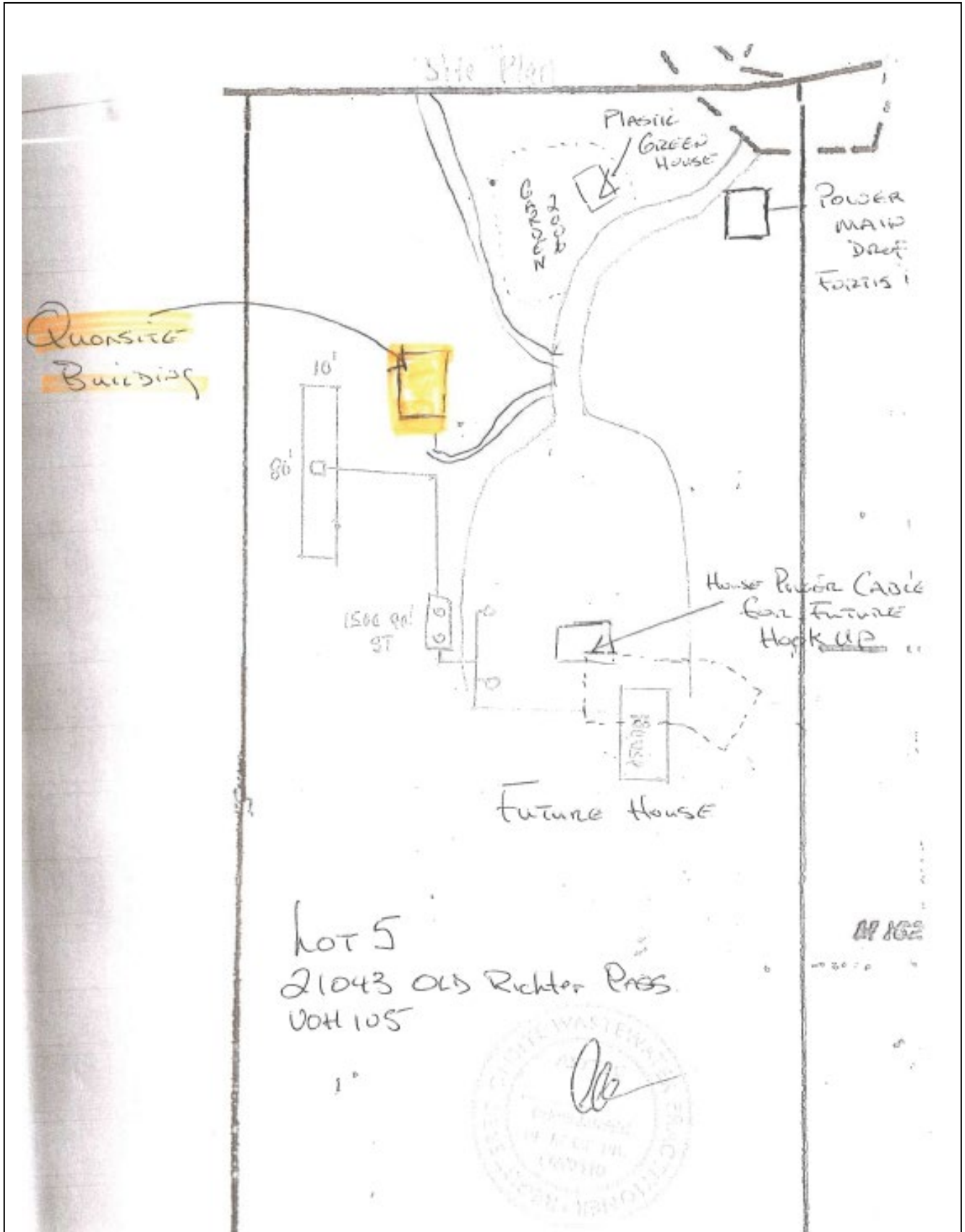
No. 3 – Applicant’s Building Elevations

No. 4 – Site Photo

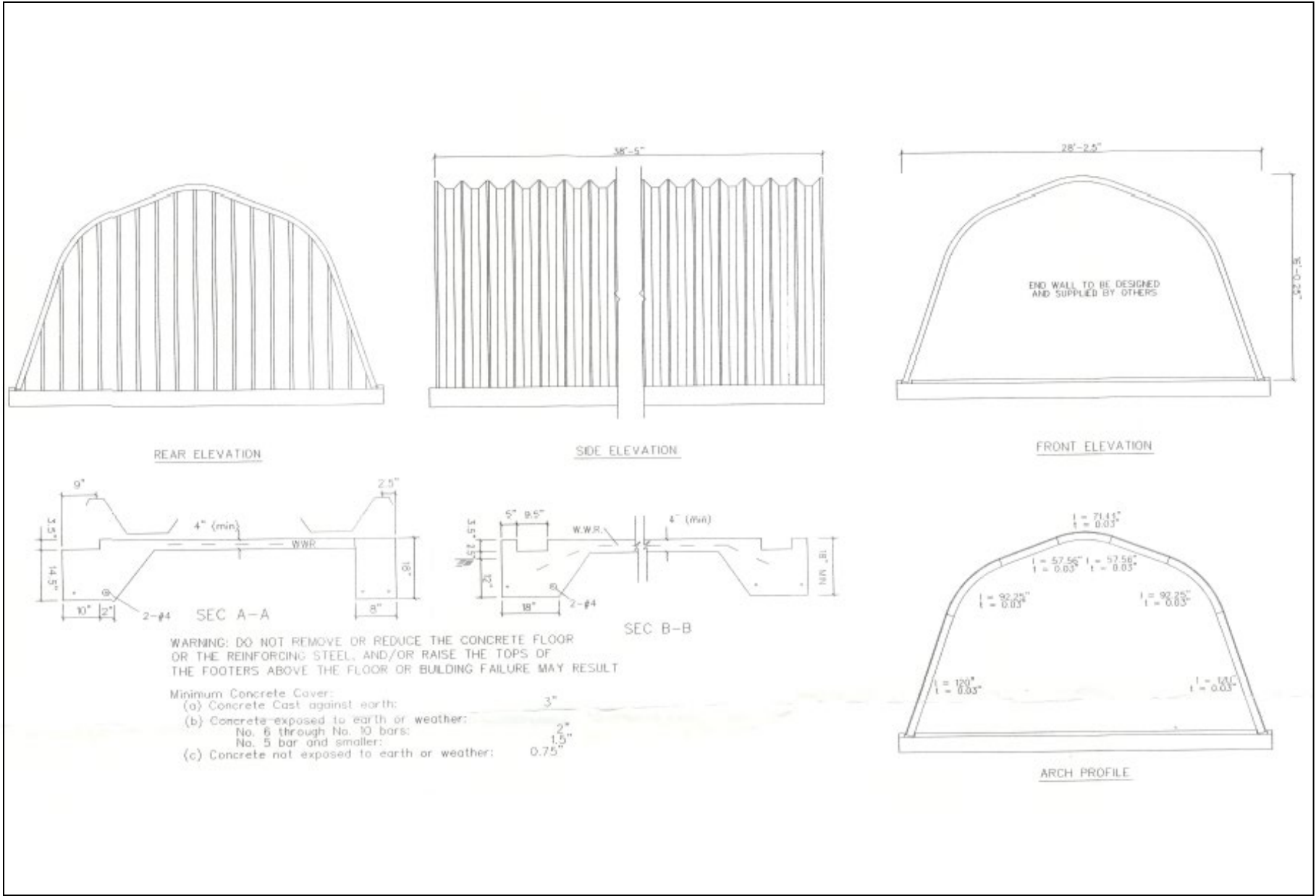
Attachment No. 1 – Context Maps



Attachment No. 2 – Applicant's Site Plan



Attachment No. 3 – Applicant’s Building Elevations



Attachment No. 4 – Site Photo

