

ADMINISTRATIVE REPORT



TO: Advisory Planning Commission

FROM: B. Newell, Chief Administrative Officer

DATE: June 14, 2021

RE: Temporary Use Permit – Electoral Area “E”
9540 Chute Lake Road (E-03150.000)

Proposed Development:

This application is seeking to vary the Electoral Area “E”’s definition of cabin, in order to construct a tourist cabin with kitchen facilities on the Chute Lake Lodge property, through the issuance of a Temporary Use Permit (TUP).

In support of this proposal, the applicant has stated that:

We plan to build one all season cabin this year that is a two bedroom with full bathroom and kitchen facilities. The cabin is situated on the private property ... There is a public demand for high end cabin rentals and we plan to build 5 of these on the private property. We do not know how successful this concept will be post Covid and want to construct one unit now as we have already purchased the materials. We have submitted a rezoning and community plan amendment combination in conjunction with this temporary use permit application. We need to build this summer and fall before the winter snow comes to test the market.

Site Context:

The subject property is approximately 17.7 ha in area and is situated on the west side of Chute Lake Road. It is understood that the parcel is comprised of a tourist accommodation, including existing cabins, lodge and various accessory structures.

The surrounding pattern of development is generally characterised by undeveloped forested lands.

Background:

It is unknown when property was created, while available Regional District records indicate that building permits have not previously been issued for this property.

Under the Electoral Area “E” Official Community Plan (OCP) Bylaw No. 2458, 2008, the subject property is currently designated Commercial Tourist (CT).

Section 22.3 of Electoral Area “E” OCP Bylaw establishes the following criteria in evaluating a Temporary Use Permit 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;

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- 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.

Under the Electoral Area “E” Zoning Bylaw No. No. 2459, 2008, the property is currently zoned Tourist Commercial (CT1), which provides for tourist accommodations and tourist cabins. Tourist cabin normally excludes kitchen facilities, and is defined in the bylaw as “the use of land for a detached building containing a maximum of one sleeping unit used exclusively for tourist accommodation for the temporary accommodation of the traveling public, and may include washroom facilities.”

BC Assessment has classified the property as part “Residential” (Class 01), part “Business” (Class 06) and part “Recreation” (Class 09).

The applicant has also been in discussions with the RDOS about a potential future rezoning and OCP amendment for the entirety of Chute Lake Lodge, which includes the subject property and additional surrounding lands. The general purpose of this would be to formalize Chute Lake Lodge and facilitate future expansion, as per the concept plan attached to this report.

Analysis:

In considering this proposal, Administration notes that the Chute Lake Lodge has a lengthy history of providing commercial tourist accommodations and recreational opportunities to the public, which predates the Regional District’s existence. Through extensive meetings and site visits, it is also apparent to administration that the applicant’s intent is to continue to operate Chute Lake Lodge as a commercial tourist accommodation, which is an allowable use under its existing CT1 zone.

It is highly unlikely that a cabin in this location would be utilized as a long-term residence, given the well-established commercial nature of Chute Lake Lodge and precedence of providing short-term tourist accommodations and recreational opportunities to the public for several decades. It is also noted that the lodge and proposed cabin are in a remote location, with the adjacent neighbouring property being forested Crown land.

In terms of impact of the proposed uses on the natural environment, administration notes that the cabin would not be located in an Environmentally Sensitive Development Permit Area, and that a single cabin would not pose a significant impact on the local environment. In addition, the applicant has a documented history of stewardship, investing significant personal time and resources to clean up and remediate the subject property and adjacent Crown lands since purchasing the lodge.

Conversely, Administration recognises that the definition for “cabin” in the Electoral Area “E” Zoning Bylaw No. 2459, 2008 does not allow for a kitchen facility. The reason for this is to distinguish between cabins and residences, and to ensure a use which is intended as a short-term commercial accommodation does not evolve into a long-term residence.

In summary, Administration supports the application, and recommends that the APC recommends to the RDOS Board of Directors that the proposed temporary use be approved.

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:

Cory Labrecque

Cory Labrecque, Planner II

Endorsed By:



C. Garrish, Planning Manager

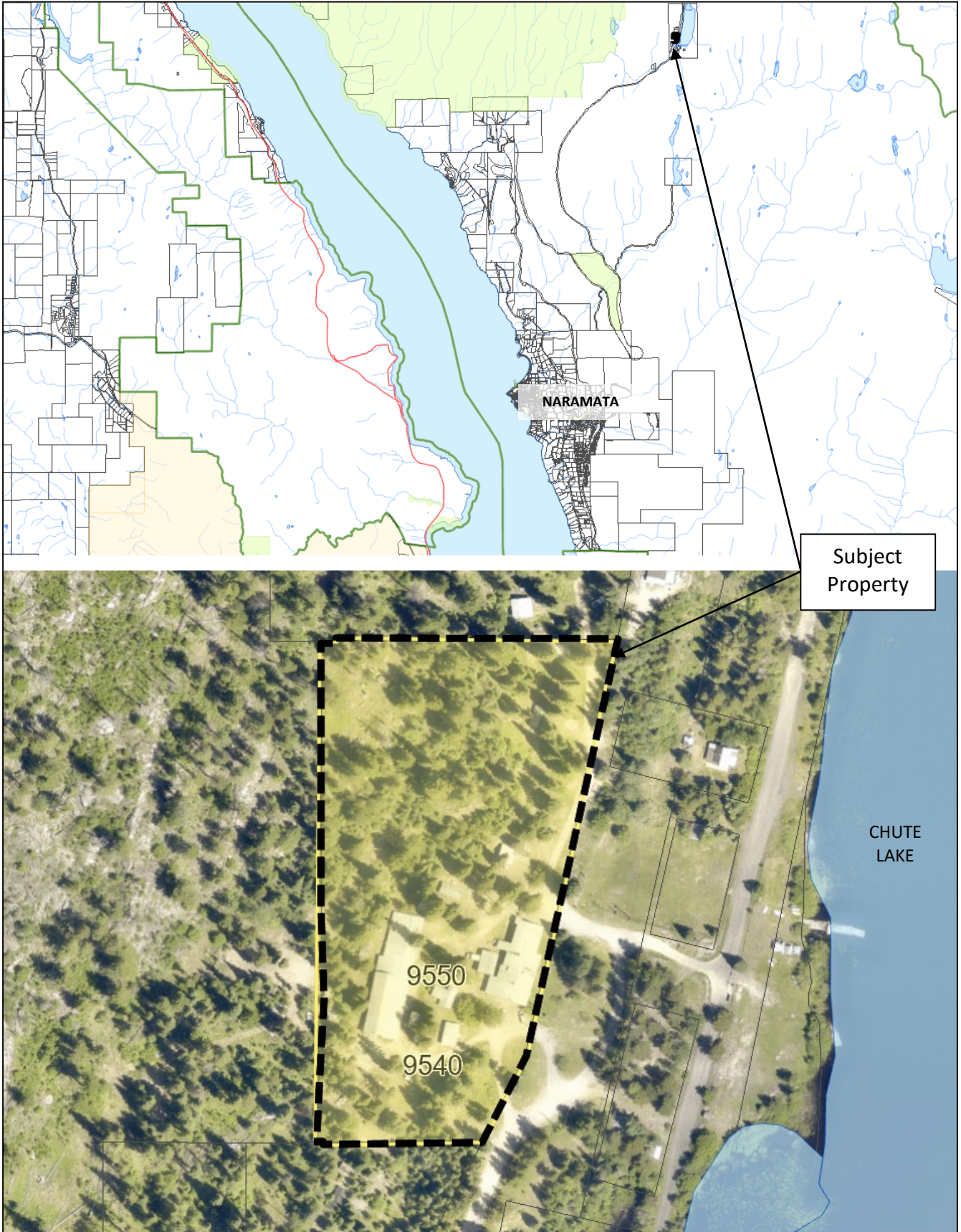
Attachments: No. 1 – Context Maps

No. 2 – Applicant’s Site Plan

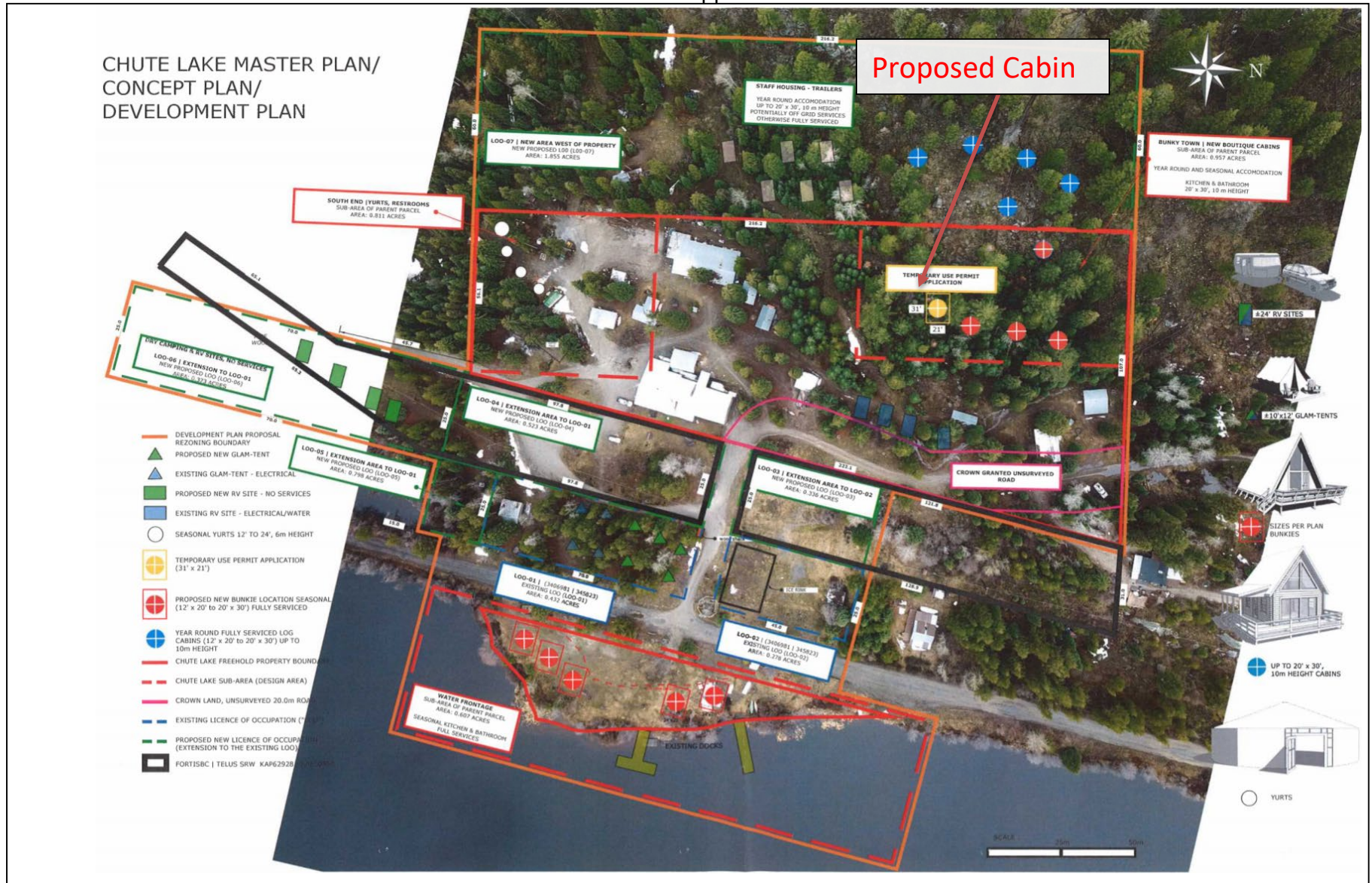
No. 3 – Applicant’s Building Elevations

No. 4 – Site Photo

Attachment No. 1 – Context Maps



Attachment No. 2 – Applicant's Site Plan

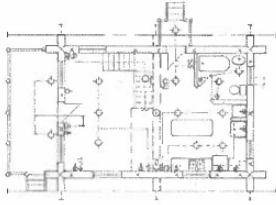


Attachment No. 3 – Applicant's Building Elevations

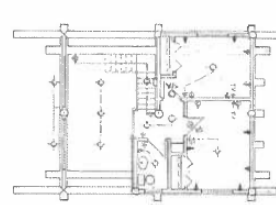
ELECTRICAL SCHEDULE

- ⊖ 110V PLUG
- ⊖ 220V PLUG
- ⊕ LIGHT FIXTURE
- ⊕ SWITCH
- ⊕ TWO-WAY SWITCH
- ⊕ PHONE
- ⊕ TV/INTERNET

X 3/4" THRU BOATS #1/4" TENSILE BAR TO BE FASTENED TO 100 PSL BY OWNER.



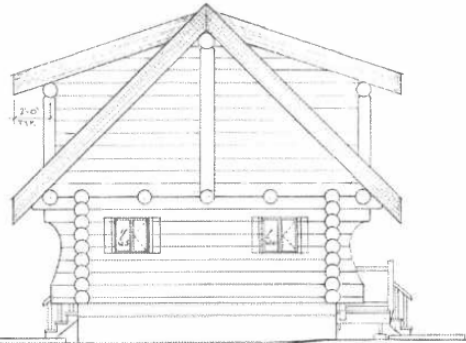
MAIN FLOOR ELECTRICAL



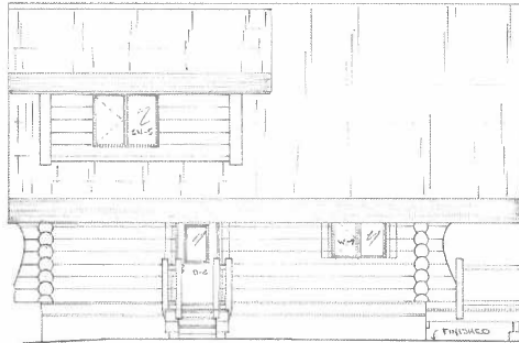
LOFT ELECTRICAL

NOTE: Due to the natural characteristics of log, your lotter may not exactly match the log home manufacturer's dimensions. Your dimensions are about using a uniform log size that may not match your actual log size or the natural taper of your logs. Finished log wall heights and room sizes may vary from framing over the natural drying process. The variance of log to be used in your log walls is 1/4" max. The average log size to be used for your log walls is 4 1/2" dia.

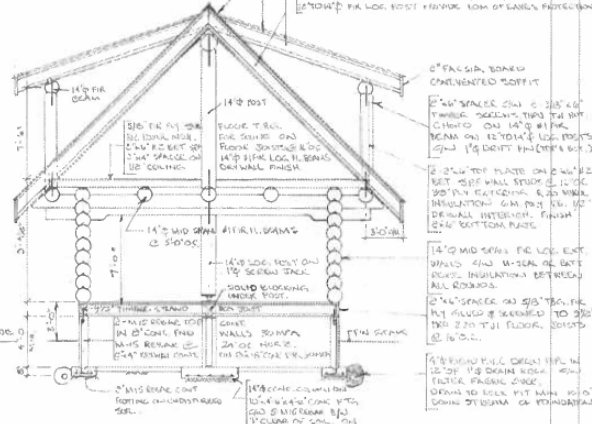
The home owner is solely responsible for making sure these elevations meet all local building department code requirements. If an Engineer's stamp is required, the home owner is solely responsible for the cost of hiring a local Engineer to review and approve your elevations. Electrical plans are only suggested. It is the home owner's responsibility to make certain that your electrical plans are correct and meet all local building department code requirements.



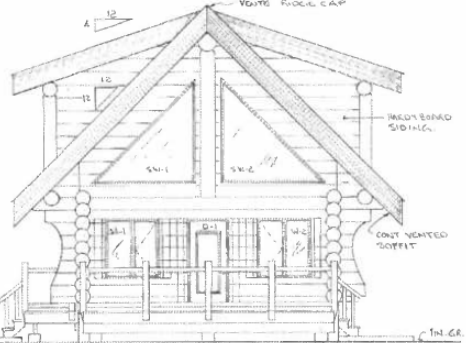
REAR ELEVATION
14'-1'-0"



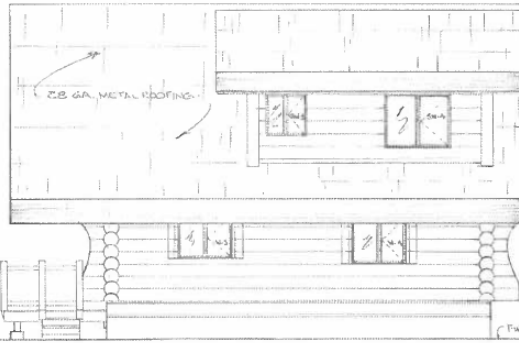
LEFT ELEVATION
14'-1'-0"



TYPICAL 'X'-SECTION
14'-1'-0"



FRONT ELEVATION
14'-1'-0"



RIGHT ELEVATION
14'-1'-0"

WINDOW SCHEDULE

NO.	SIZE	TYPE	FINISH
W-1	4' 0" x 4' 0"	6" BRICK CASSEMENT	1/2" ARGONITE GLASS
W-2	4' 0" x 4' 0"	"	"
W-3	4' 0" x 3' 0"	"	"
W-4	4' 0" x 3' 0"	"	"
W-5	4' 0" x 6' 0"	"	"
W-6	4' 0" x 6' 0"	"	"
W-7	4' 0" x 3' 0"	"	"
W-8	6' 0" x 6' 0"	SLIDING	"
W-9	6' 0" x 6' 0"	"	"
W-10	3' 0" x 3' 0"	CASSEMENT	"
W-11	4' 0" x 4' 0"	"	"
W-12	5' 0" x 4' 0"	"	"
D-1	5' 0" x 8' 0"	8" SAND CORE	1/2" LITE ARGONITE GLASS
D-2	5' 0" x 8' 0"	8" DELTIC	"
D-3	10' 0" x 3' 0"	8" BULLOCK CORE	1/2" ARGONITE GLASS
D-4	10' 0" x 3' 0"	8" BULLOCK CORE	1/2" ARGONITE GLASS
D-5	10' 0" x 3' 0"	8" BULLOCK CORE	1/2" ARGONITE GLASS
D-6	10' 0" x 3' 0"	8" BULLOCK CORE	1/2" ARGONITE GLASS
D-7	10' 0" x 3' 0"	8" BULLOCK CORE	1/2" ARGONITE GLASS
D-8	10' 0" x 3' 0"	8" BULLOCK CORE	1/2" ARGONITE GLASS

2021-03-10

BELO LOG HOMES
CHART LAKE CABIN

Attachment No. 4 – Site Photo

