

# ADMINISTRATIVE REPORT



**TO:** Board of Directors  
**FROM:** B. Newell, Chief Administrative Officer  
**DATE:** Select meeting date...  
**RE:** Development Variance Permit Application — Electoral Area "I" (I2022.057-DVP)

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## Administrative Recommendation:

**THAT Development Variance Permit No. I2022.057-DVP, to allow washroom facility improvements for the campground at 79 Twin Lakes Road, be approved.**

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

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

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## 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.

In support of this request, the applicant has stated that 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.

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

## Background:

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The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on February 26, 1992, while available Regional District records indicate that building permits have not previously been issued for this property.

Under the Electoral Area "1" Official Community Plan (OCP) Bylaw No. 2683, 2016, the subject property is currently designated Commercial Tourist (CT) and Twin Lakes Village Centre (TLVC), and 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).

Under the Okanagan Valley Zoning Bylaw No. 2800, 2022, the property is currently 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).

#### Board Consideration

A motion to defer this application was made at the February 2, 2023 Board Meeting, in order to allow the applicant to reconsider their application.

#### Campground Permit

The applicant has submitted a concurrent Campground Permit application for the expansion of the campground from 39 to 80 campsites. Before this permit can be issued, the provisions of the Campground Bylaw No. 2779, 2018 must be satisfied (including the second access requirement subject to the withdrawn 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:**

In considering this proposal, Administration notes that 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.

#### Washroom Facilities

In considering the request to co-locate washroom facilities in a multi-purpose building, allowing washroom facilities to be provided in the same building as the office and laundry facilities would encourage the efficient use of space. For this reason, the variance is considered appropriate for the orderly development of the site and administration supports this request.

In considering the request to increase the maximum distance between the washroom facilities and any campsite, it is noted that this campground is used primarily for RV campers, which typically

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include self-contained washrooms and may require different washroom facility needs than other types of campers.

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. For these reasons, the proposed variance will have a negligible impact on the development of the site and administration supports this request.

Summary

For the reasons outlined above, Administration supports the requested variance to the access regulations and is recommending denial.

**Alternative:**

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

**Respectfully submitted**

Ben Kent

Ben Kent, Planner I

**Endorsed by:**



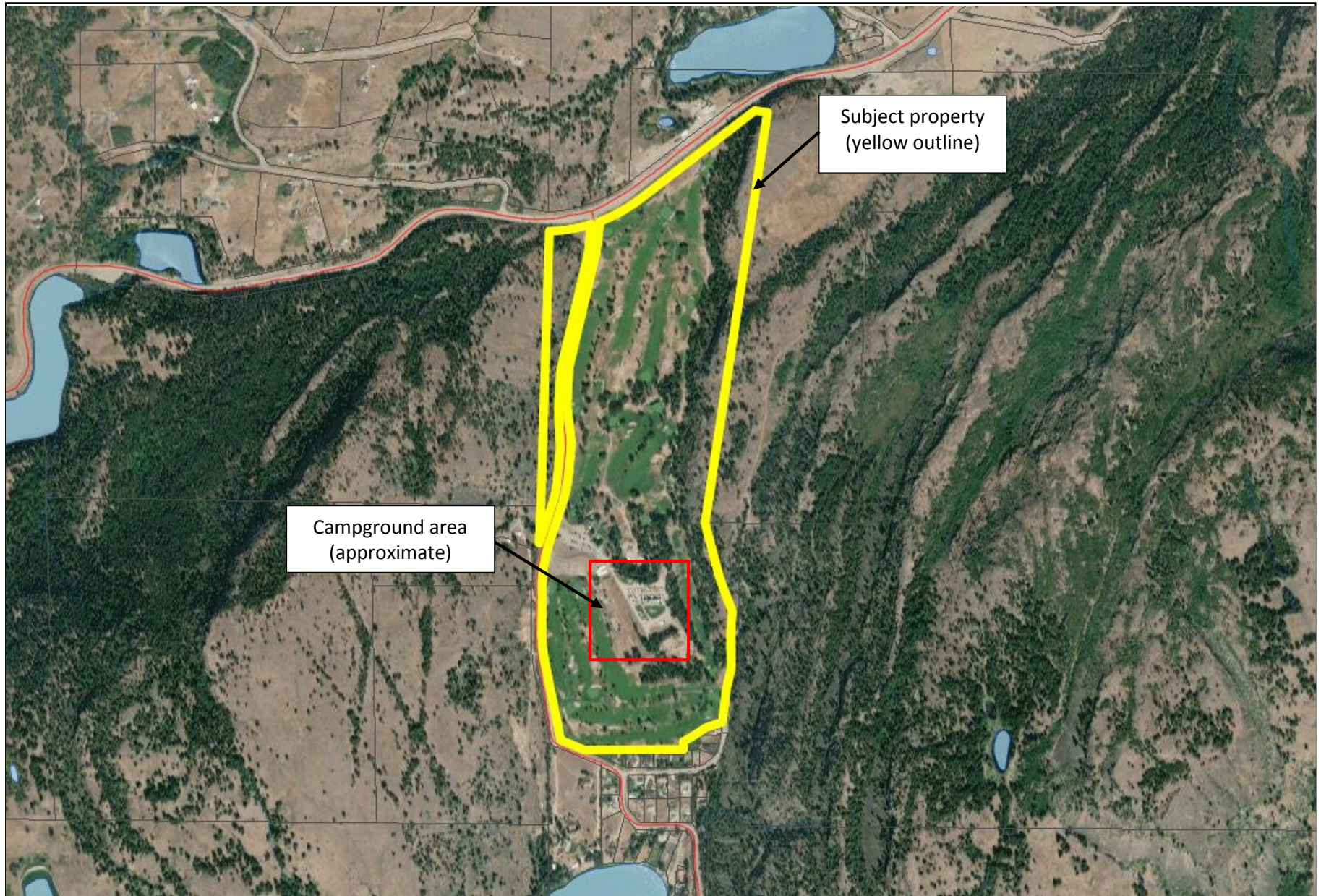
C. Garrish, Planning Manager

Attachments:

No. 1 – Aerial Photo

No. 2 – Aerial Photo

Attachment No. 1 – Aerial Photo



Attachment No. 2 – Aerial Photo

