

## PROPOSAL OVERVIEW:

Temporary Use Permit – Proposed Campground – 4690 Trepanier Road (PID: 011-349-611)

### Parcel Info:

- **Civic:** 4690 Trepanier Road
- **Legal:** Part1 S Part 2 S District Lot 484 Land District 41 Except Plan PXC RD TAKING R2-160-02, KAP45900, KAP74941 P/N 63292
- **Zoning:** RU2 – Rural 2
- **OCP Designation:** Rural Residential
- **Current Land Use:** Two existing mobile homes
- **Adjacent Uses:**
  - North: RU6 – Small Holdings Zoned Parcel
  - South: Highway 97C
  - East and West: RU1 – Rural 1 Zoned Parcels
- **DPAs:** Slope, Sensitive Aquatic, and Fire Development Permit Areas. The proposed TUP does not include any disturbance to the DPAs.



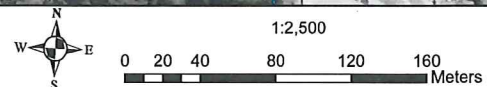
Figure 1. Location Map

### Temporary Use Permit Overview:

We are requesting a Temporary Use Permit (TUP) to allow for a seasonal campground with accessory storage on a portion of the previously disturbed area of 4690 Trepanier Rd. The goal is to allow people seeking tent and RV sites close to West Kelowna and Peachland to have an affordable option to come and enjoy the natural beauty of the Central Okanagan. The proposed TUP area includes a ~5ac (21,000m<sup>2</sup>) area for the campground on the West side of Trepanier Rd. and a ~1.15ac (4600m<sup>2</sup>) area that is located closer to HWY 97C to be used as a seasonal storage area for patron's RVs, etc. (Figure 2 and Attachment 1).



Figure 2. TUP Area





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### Background and History:

We purchased the property in 2021 with the goal of opening a small campground as a retirement business on the Westerly portion and possibly subdividing the easterly portion on the other side of Trepanier Rd. When we purchased the property, it was in a neglected state. Since purchasing the property, we have been removing the previous owner's debris, equipment, and fallen trees. The property has two existing mobile homes that were built under building permit, and one of which has a long-term tenant.

The previous owners have primarily used the subject property as a homestead where two family members who have owned the property since 1940. A portion of the property was also historically used by the Ministry of Transportation as a storage area for the construction of the Coquihalla Highway (Figure 3). This area was previously accessed from HWY 97C and has an existing chain link fence around the perimeter.

There are two existing access points to the property along Trepanier Rd.; each access is in close proximity to the mobile homes and are proposed to remain as the only access points for the campground. The only other access on the property is used by the District of Peachland for their water supply and was more recently used by the BC Wildfire Service firefighters for water supply during the 2021 fire season.

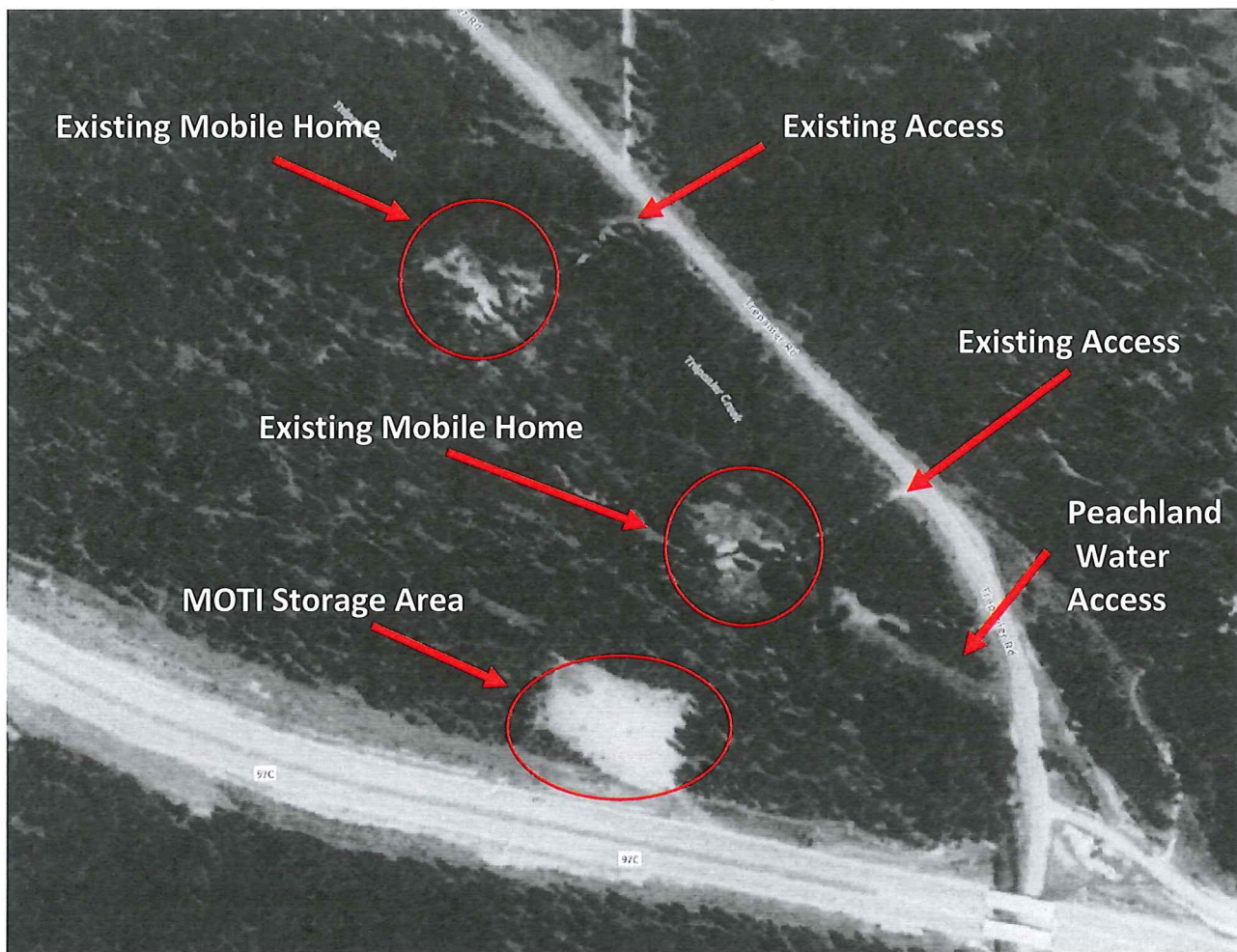


Figure 3. 1995 Aerial Photo (Source: RDCO Historic Air Photos)

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### Proposal

We would like to operate a seasonal campground for tents and RV sites for eight months of the year (March to October). We are requesting that the TUP be approved for three years to allow us to determine if the business is viable when we would then apply for a rezoning to allow the use permanently.

We hope to offer dry camping sites (no power, water, or sanitary connections) but allow guests to use an existing common washroom facility and small recreation area. The goal is to ultimately have up to 40 sites if necessary and only use previously disturbed areas. Since these are dry sites, there is minimal disturbance, and the sites can easily move around the property. The existing access point would serve as the main entry and exit points for the campground, and the existing gravel road between the two dwellings will serve as the main looped connection through the area.

The individual sites will be quite basic, potentially including a small picnic table and fire pit. We have worked closely with the West Kelowna Fire Rescue Department through the past summer and have limited fire fighting capability on-site with a large water truck. If fire pits are installed, we will ensure all guests follow all regional fire ban regulations and fire pit rings are removed temporarily.

The northerly mobile home includes a long-term tenant, and there are no changes proposed as part of this application. The southerly modular home is used when I visit the property and may include an accessory office space if necessary in the future.

As part of the operation of the campground, we are also proposing patrons have the ability to store their RVs, etc. seasonally. Since the existing MOTI storage area includes a large fenced-in area with existing access through the property, it is an efficient use of that area. The ~1.15ac (4600m<sup>2</sup>) area is quite large and would allow for easy maneuvering with RVs.

### Proposed Conditions

- The campground be operated seasonally between March and October;
- The maximum number of campsites be limited to 40;
- The TUP area and uses are limited to the area shown on the site plan;
- That no permanent structures be built as part of the operation of the TUP;
- The existing buffers, including all mature trees outside the TUP area, will be maintained unless altered as part of wildfire mitigation recommendations; and
- The storage area is limited to the ~1.15ac (4600m<sup>2</sup>) area shown on the plan.

### Policy Review:

The Regional District of Central Okanagan's OCP designates this area a TUP area and includes conditions related to the operation of a TUP. We believe this proposal is well aligned with the objective and policies outlined in the Brent Road/ Trepanier Official Community Plan:

P1 Consider the issuance of Temporary Use Permits based upon the following general conditions;

1. The use must clearly be temporary or seasonal in nature;

*Our goal is to have the campground operate seasonally for eight months of the year. As we are looking to invest in the long-term use of this property, we hope that the business will be successful and well-received by the community. We are requesting a three-year TUP, to get our business started, and as*



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*we start working with residents and visitors, we hope to apply for a rezoning application to make this a permanent use.*

2. The temporary use should not create an unacceptable level of negative impact on surrounding permanent uses; and

*The proposed TUP area is well buffered from neighbouring properties (the closest property is 130m away from the TUP area) as well as Trepanier Rd. As outlined in the conditions above, we are willing to include conditions in the TUP to ensure that our neighbours are not negatively impacted. We also believe that the close proximity of the Peachland RV Park highlights that this would be a compatible use within the area.*

3. In the case of the discovery of a use already underway that does not conform with Zoning Bylaw No. 871, there is either an undertaking to initiate a rezoning application under Zoning Bylaw No. 871; or, an outline provided of when and how the temporary use in that location will be concluded.

*We are not currently operating any business from the property.*

P2 Other conditions in the Temporary Use Permit may include, but are not limited to; the buildings being used, the area of use, the hours of use, appearance, site rehabilitation, and the holding of a security bond by the Regional District to ensure compliance.

*We have proposed conditions that we feel allow the Regional Board and the RDCO the opportunity to determine that the proposed use will not be impactful and instead will be an excellent addition to the area. We are also open to any feedback regarding additional conditions that staff or the Board feel are necessary.*

P3 The issuance of Temporary Use Permits can be considered throughout the plan area in all OCP designations.

*We are located within the Brent Road/ Trepanier Official Community Plan area.*

### **Attachment:**

1. Site Plan