

## ADMINISTRATIVE REPORT



**TO:** Advisory Planning Commission  
**FROM:** B. Newell, Chief Administrative Officer  
**DATE:** January 10, 2022  
**RE:** Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “E”

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**Purpose:** To allow Chute Lake Lodge Resort to expand onto Crown Land and build new accommodation forms

**Folio:** E-03150.000, E-06829.010, E- 06829.001, E-06829.004

**Civic:** 9540 & 9550 Chute Lake Road

**Legal:** District Lot 511S, SDYD, COMMERCIAL RESORT AT CHUTE LAKE; and Lot 1, Plan KAP28183, Sublot 9, District Lot 2711, SDYD; together with portion Plan 1190 of Crown Land Parcel A, Plan KAP 63A, Sublot 9, District Lot 2711, SDYD, except Plan 28183, FOR RV CAMPSITE, PLAY GROUND & RENTAL CABIN PURPOSES FOR PARENT FOLIO C/REF 06829.001, Lease/Permit/Licence #325823; and approximately 1.9 ha portion of leased Crown Land Parcel A, Plan KAP 63A, Sublot 9, District Lot 2711, SDYD, except Plan 28183, TBD new lease #

**OCP:** Part Parks and Recreation (PR), part Resource Area (RA), and part Commercial Tourism (CT)

**Zone:** Part Parks and Recreation (PR), part Resource Area (RA), and part Commercial Tourist One (CT1)

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### **Proposed Development:**

This application is seeking to amend the zoning of the subject properties to allow expansion of Chute Lake Lodge Resort onto surrounding leased Crown Land, formalize the campground use, and allow new building forms including cabins with cooking facilities.

To accomplish this, the following land use bylaw amendments are being proposed by the applicant:

- amend the land use designation under Schedule ‘B’ (OCP Map) of the Electoral Area “E” Official Community Plan (OCP) Bylaw No. 2458, 2008, from part Parks and Recreation (PR), part Resource Area (RA), and part Commercial Tourism (CT) to Commercial Tourism (CT); and
- amend the zoning under Schedule ‘2’ (Zoning Map) of the Electoral Area “E” Zoning Bylaw No. 2459, 2008, from part Parks and Recreation (PR), part Resource Area (RA), and part Commercial Tourist One (CT1) to Commercial Tourist One Site Specific (CT1s), with the site specific regulations to allow campground use, staff to live in RVs until a new building is completed, and cooking facilities in tourist cabins.

In support of the rezoning, the applicant has stated that “The property was purchased in 2018 by Chute Lake Holdings as a community legacy... interested in keeping the ... historical buildings and restoring the waterfront to a more natural setting while creating enough revenue to sustain the legacy economically. This expansion will provide for staff housing and the public demand of a diverse set of experiences.”

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**Site Context:**

The subject properties are approximately 2.1 ha in area for the freehold portions and 2.2 ha for the leasehold portions. The resort is situated on the west side of Chute Lake on both sides of Chute Lake Road and the Kettle Valley Railway (KVR). It is understood that the parcel is comprised of the lodge, public washrooms, four (4) yurts, eight (8) cabins, maintenance and storage buildings, RV and tent camping sites, and eleven (11) moveable glam tents.

The surrounding pattern of development is generally characterised by a few cabins on leasehold Crown Land and otherwise vacant Resource Area (RA) Crown Land.

**Background:**

The current boundaries of the subject properties were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on June 3, 1977 and August 27, 1914, while available Regional District records indicate that building permits to replace the washroom building (2021), repair the lodge (2021), and build a test tourist cabin with cooking facilities under E2021.012-TUP have been issued for this property.

Under the Electoral Area "E" Official Community Plan (OCP) Bylaw No. 2458, 2008, the subject property is currently designated part Parks and Recreation (PR), part Resource Area (RA), and part Commercial Tourism (CT), and is the subject of a Watercourse Development Permit (WDP) Area designation.

Under the Electoral Area "E" Zoning Bylaw No. 2459, 2008, the property is currently zoned part Parks and Recreation (PR), part Resource Area (RA), and part Commercial Tourist One (CT1) which allows for tourist accommodation and accessory buildings on the main property, but does not allow for campground use, cooking facilities in cabins, or expansion of tourist accommodation onto the surrounding properties.

Under Section 8.0 (Floodplain Regulations) of the Zoning Bylaw, the subject property is within the floodplain associated with Chute Lake and any development on property adjacent to the lake will require a WDP and a building setback of at least 7.5 metres from the natural boundary of the lake.

BC Assessment has classified the property as part "Residential" (Class 01), part "Business and Other" (Class 06), and part "Rec/Non Profit" (Class 08).

**Analysis:**

In considering this proposal, Administration notes that the nature of the site is already Commercial Tourist activities and this rezoning request is mostly formalizing existing uses and the expanded leasehold areas. Chute Lake Lodge Resort has existed since the 1980s and the site has been used for commercial activities since the early 1900s, previously as the mill. The Resort is interested in restoring the environment from past impacts and preventing further harm with future expansion.

This rezoning will allow the resort to continue uses that are currently occurring, i.e. the campground, cabins with cooking facilities, and staff housing in RVs, and allow it to be financially viable.

The zoning bylaw currently divides permanent tourist accommodation buildings (e.g. cabins, lodge, etc.) and temporary camping accommodations into separate zones (CT1 and CT2 respectively). This separation of uses is typically for more urban sites that might, for example, be suitable for a hotel but not RVs. However, with this and other large, rural sites there is growing interest from operators to

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provide a variety of accommodations at price points approachable by a wider range of guests. There are no impacts to nearby neighbours by allowing tents and RVs, as are currently being used.

Providing cooking facilities in tourist accommodation is not currently permitted in the zoning bylaw; however, there is also increasing interest in providing this option to guests. The purpose of not allowing cooking facilities is to prevent permanent residence in the cabins, but this is already accomplished by the definition of temporary, travelling public. The tourist accommodation and vacation rental markets are changing and operators are adapting to the needs of their guests.

Finally, no zoning bylaw in the RDOS allows for either permanent living in RVs or staff accommodation buildings on a tourist commercial site. This is not suitable for Chute Lake Lodge, since they are in a remote location and commuting for the staff is not feasible. The resort is currently using a dedicated staff RV area and in the future plan to use the existing lodge for staff and build a new one for guests.

Conversely, Administration recognises that the zoning bylaw has defined the Commercial Tourist One Zone to prevent too much intensity on site and unwanted uses like permanent residences. The existing definition tourist accommodation could be followed to prevent the cabins from being used as permanent dwellings in the future and to prevent the precedence of living in RVs.

In summary, the site specific zoning will allow Chute Lake Lodge Resort to continue and expand operations as a site that has historical importance and draws tourists to Area E. Administration supports the proposed rezoning.

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**Administrative Recommendation:**

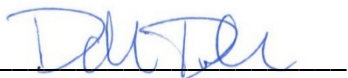
**THAT the APC recommends to the RDOS Board of Directors that the subject development application be approved.**

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**Options:**

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

**Respectfully submitted:**



Danielle DeVries, Planner 1

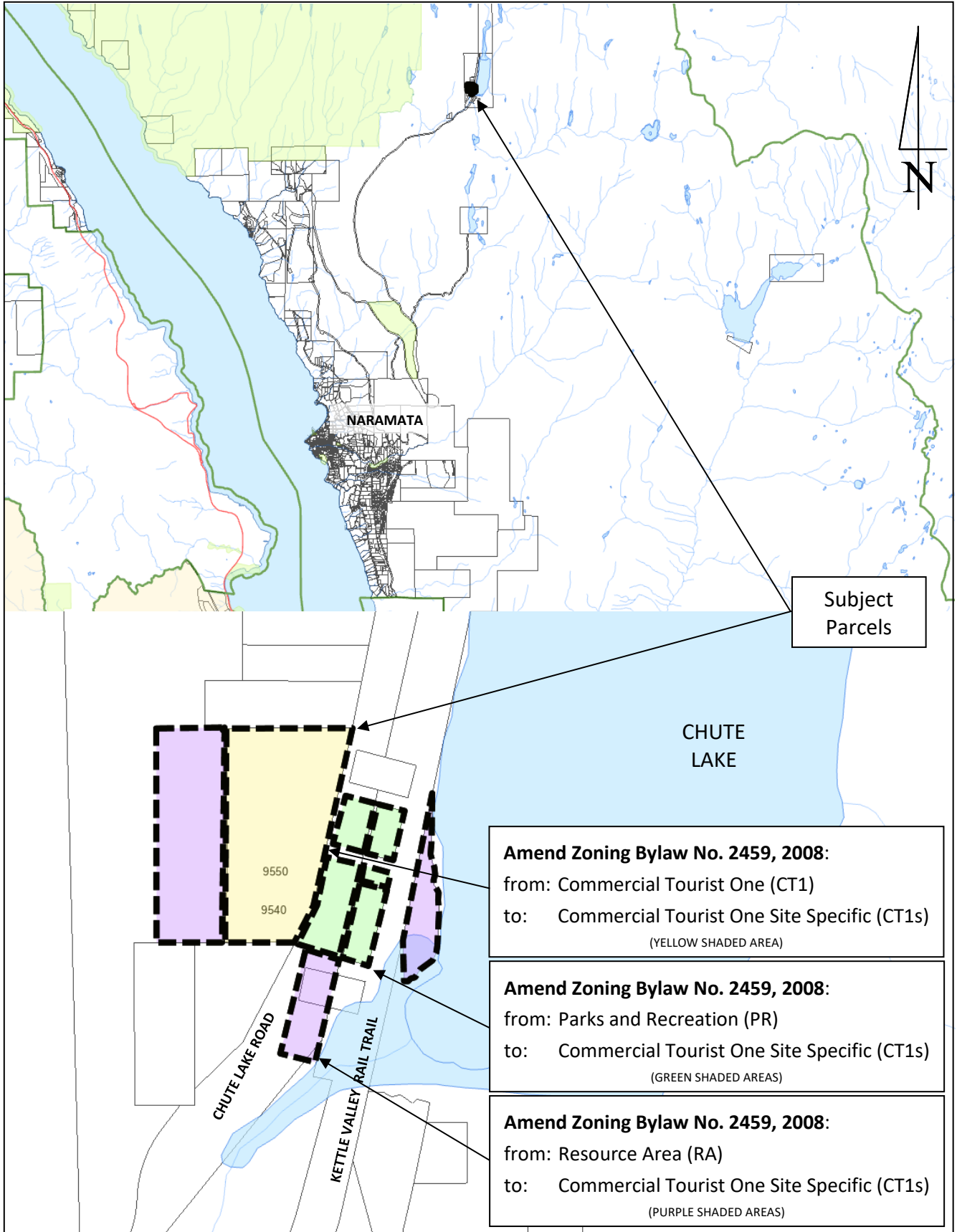
**Endorsed By:**



C. Garrish, Planning Manager

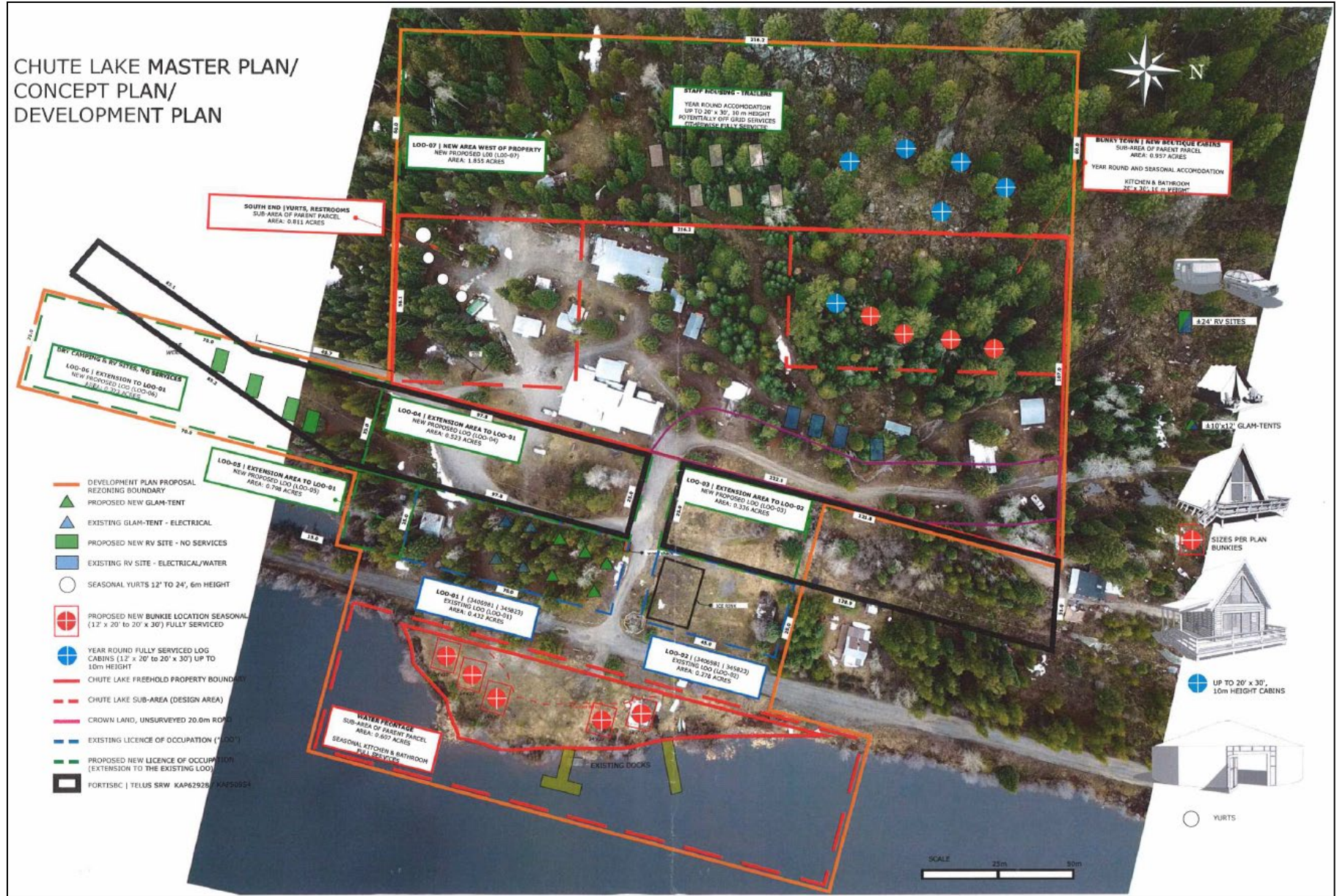
Attachments: No. 1 – Context Maps  
No. 2 – Applicant’s Site Plan  
No. 3 – Site Photo (Google Street View 2014 looking south)

Attachment No. 1 – Context Maps Schedule ‘A’





Attachment No. 2 – Applicant’s Site Plan





Attachment No. 3 – Site Photo (Google Street View 2014 looking south)

