

**Soderstrom Holding LTD  
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**January 26, 2023**

**Regional District of Okanagan-Similkameen  
101 Martin St  
Penticton, BC V2A 5J9**

To Whom It May Concern,

Re: Application for Temporary Use Permit for small campground at 244 Tulameen River Rd.

We are writing this letter to accompany our Temporary Use Permit Application. We are applying for this permit in hopes to begin the process of running a small campground on our property in Tulameen, BC.

The current use for our property, 244 Tulameen River Rd, is that it is a residential property. We purchased this property in November of 2021 with our Holding Company. There is a residential home on the property that is currently vacant. There are two out buildings on the property currently being used for storage and one has an electrical panel in it.

We would like to propose that we be allowed a temporary use permit to trial a small campground on this property. We would like to have a trial period to make sure this idea does in fact fit into the OCP of Tulameen and that we do want to run this business on our property. We do want to be sure the need is there for this campsite before we apply to have our property rezoned. We do believe the need for more campsites in this community is there and that this proposal is in line with the Community plan of Tulameen. Tulameen is a small recreational community with a lot of history and uniqueness. There are many tourists seeking out to spend time in this area for many reasons. We believe a campground supports tourism in the area, which supports small businesses and artisans in the Princeton/Tulameen/Coalmont areas. We both grew up in this area, Jamie in Tulameen itself and Jessica in Princeton. We continue to have many friends and family in the area and care about these communities, people and the land. Tourists are drawn to this area because of the mining history (Blakeburn and Granite City for example). The KVR and HBC trail are also of interest to many people. Jamie and I are advocates to hopefully see the KVR be restored. We would encourage guests of our campground to enjoy low impact recreation such as hiking, mountain biking, and paddling. Tourists are also drawn to this area for fishing, hunting, boating and ATV'ing which we would encourage to be done in a respectful manner to the

community and to nature. We would also hope to create an employment opportunity for 1 or 2 people, possibly a family member or a member of the community. There are 2 provincial park areas in Tulameen. One is a day use area that encourages tourists and residents to have a place to picnic, swim and paddle. The other is the Provincial Campground. This campground is more often that not completely full. I have heard from multiple people that they would like to camp in the area and could not find a vacant site. This also reaffirms that there is a need for additional sites, and the sites on our property would be closer to town.

## **Application Documents Included**

-Certificate of Title, Notice of Articles

-Location Map

-Site Map. As shown on the site map, there is a septic tank and well on the property. There is also a residential home and two out buildings. Included is a report on the quality of the drinking water and certificate of analysis. The existing residential home is not in the area of the campground proposal, it is located on the hill above the area of the proposal. There is a shed existing in the area we are proposing.

-Development Map

-Proposal is for seven camping pads with a maximum of 1 RV and 1 motor vehicle per site.

-Washroom facility-Please see location on development plan. We are hopeful to build one all gender washroom that would be lockable. The washroom would include 1 toilet, 1 urinal, 1 washbasin and 1 shower. If this would not be accepted, we are prepared to make 1 male washroom with 1 toilet, 1 urinal, 1 washbasin and 1 shower and 1 female washroom with 1 shower, 1 toilet, zero urinals and 1 washbasin.

-We do not plan to provide a laundry facility, as the requirements are for campgrounds that contain more than 60 camping spaces.

-Garbage disposal-Please refer to development plan for location of garbage disposal. This area contains lockable, animal proof garbage and recycling bins. Owners of the property will be responsible to keep this area clean and empty. The garbage and recycling will be properly disposed of at the Princeton Landfill.

-Landscaping-Please refer to the Landscaping plan map provided.

-Septic and storm water- Please refer to letter from contractor that will be installing the system.

-Signage photos and payment to follow.

