

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: April 21, 2022
RE: Temporary Use Permit Application – Electoral Area “A” (A2022.003-TUP)

Administrative Recommendation:

THAT Temporary Use Permit No. A2022.003-TUP, to allow an accessory use on a vacant parcel at 21043 Alkali Road, be approved.

Legal: Lot 5, Plan KAP32608, District Lot 3197, SDYD Folio: A-07106.200
OCP: Small Holdings (SH) Zone: Small Holdings Four (SH4)

Proposed Development:

To formalize an existing accessory dwelling before a principle dwelling is built on the property through the issuance of a Temporary Use Permit (TUP).

In support of this proposal, the applicant has stated that the temporary use is a “quonset building for storage”, and they will be “building a home in 3 years or less hopefully”.

Site Context:

The property is 4.3 ha in area and is situated on the south side of Alkali Road in Area “A”. The parcel has an existing accessory building, but no principal dwelling. No building permits have been issued for this property.

The surrounding pattern of development is generally characterised by similarly sized small holdings parcels on all sides, with dwellings.

Background:

Under the Electoral Area “A” Official Community Plan the property is designated Small Holdings (SH), and is the subject of Watercourse Development Permit and Environmentally Sensitive Development Permit area designations. The property is zoned Small Holdings Four (SH4), which does allow accessory buildings on the property, but only after a principle use, i.e. principle dwelling, has been built.

The property has been the subject of a Stop Work Notice for the subject accessory building and the Regional District has received written complaints regarding previous RV use on the property. BC Assessment has classified the property as “Residential” (Class 01).

Public Process:

On April 11, 2022, a Public Information Meeting (PIM) was held at the Sonora Community Centre at 8505 68th Avenue in Osoyoos and Electronically and no members of the public members attended.

At its meeting of April 11, 2022, the Electoral Area “A” Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the application be approved.

Adjacent property owners will have received notification of this application with written comments being accepted up until one (1) week prior to the Board’s regular meeting at which the application is to be considered. All comments received are included as a separate item on the Board’s Agenda.

Analysis:

The zoning bylaw requires a principle building to be built on the property prior to, or in conjunction with, construction of an accessory building to ensure that the property is being used for its designated purpose.

In this case, the principle use must be residential and then accessory uses like storage are permitted. The property owners were previously using the property for their secondary home and intend to move to the property permanently. The storage building is being used for their belongings until a new principle dwelling can be built.

Conversely, Administration recognises that the property is not zoned for the principle use of storage and the option to require the property owners to remove the storage building until after a principle dwelling has been built is available. The issuance of a TUP allows the property owners three years to construct their new home.

Alternatives:

1. THAT the Board of Directors deny Temporary Use Permit No. A2022.003-TUP; or

Respectfully submitted:



Danielle DeVries, Planner I

Endorsed By:



C. Garrish, Planning Manager

- Attachments: No. 1 – Agency Referral List
No. 2 – Applicant’s Site Plan
No. 3 – Applicant’s Building Elevations
No. 4 – Site Photo

Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a , regarding Temporary Use Permit No. A2022.003-TUP:

<input type="checkbox"/>	Agricultural Land Commission (ALC)	<input type="checkbox"/>	Fortis
<input type="checkbox"/>	Interior Health Authority (IHA)	<input type="checkbox"/>	City of Penticton
<input type="checkbox"/>	Ministry of Agriculture	<input type="checkbox"/>	District of Summerland
<input type="checkbox"/>	Ministry of Energy, Mines & Petroleum Resources	<input type="checkbox"/>	Town of Oliver
<input type="checkbox"/>	Ministry of Municipal Affairs & Housing	<input type="checkbox"/>	Town of Osoyoos
<input type="checkbox"/>	Ministry of Forest, Lands, Natural Resource Operations & Rural Development (Ecosystem Section)	<input type="checkbox"/>	Town of Princeton
<input type="checkbox"/>	Ministry of Forest, Lands, Natural Resource Operations & Rural Development (Archaeology Branch)	<input type="checkbox"/>	Village of Keremeos
<input type="checkbox"/>	Ministry of Jobs, Trade & Technology	<input type="checkbox"/>	Okanagan Nation Alliance (ONA)
<input type="checkbox"/>	Ministry of Transportation and Infrastructure	<input type="checkbox"/>	Penticton Indian Band (PIB)
<input type="checkbox"/>	Integrated Land Management Bureau	<input type="checkbox"/>	Osoyoos Indian Band (OIB)
<input type="checkbox"/>	BC Parks	<input type="checkbox"/>	Upper Similkameen Indian Band (USIB)
<input type="checkbox"/>	School District #53 (Areas A, B, C, D & G)	<input type="checkbox"/>	Lower Similkameen Indian Band (LSIB)
<input type="checkbox"/>	School District #58 (Area H)	<input type="checkbox"/>	Environment Canada
<input type="checkbox"/>	School District #67 (Areas D, E, F, I)	<input type="checkbox"/>	Fisheries and Oceans Canada
<input type="checkbox"/>	Central Okanagan Regional District	<input type="checkbox"/>	Canadian Wildlife Services
<input type="checkbox"/>	Kootenay Boundary Regional District	<input type="checkbox"/>	OK Falls Irrigation District
<input type="checkbox"/>	Thompson Nicola Regional District	<input type="checkbox"/>	Kaleden Irrigation District
<input type="checkbox"/>	Fraser Valley Regional District	<input type="checkbox"/>	X Irrigation District / improvement Districts / etc.
<input type="checkbox"/>	N/A Volunteer Fire Department	<input type="checkbox"/>	Public Works (Water Areas C, D, E, F; Sewer Area D)

No affected agencies.

Attachment No. 4 – Site Photo

