

PROPERTY DESCRIPTION:

Civic address: 79 Twin Lakes Rd

Legal Description (e.g. Lot, Plan No. and District Lot):

LOT A DISTRICT LOTS 228S, 2169 AND 4098S SIMILKAMEEN DIVISION YALE DISTRICT
PLAN KAP46761 EXCEPT PLAN KAP53180

Current land use: OCP: Commercial Tourism and Twin Lakes Village Center
Zoning: Twin Lakes Village and Golf Course Commercial

Surrounding land uses:

REQUESTED VARIANCE(S):

List all requested variances to the regulations in bylaws of the Regional District. Each variance should be marked on the applicable drawings. A variance cannot be considered where use or density would be affected.

~~Zoning Bylaw~~ Campground Bylaw No. 2779, 2018

Section No.: 7.4.2.2

Current regulation: A second access from a public highway, separated by at least 50.0m from the first access shall be provided to each campground containing fifty-one (51) or more camping spaces

Proposed variance: To permit the highway accesses to be separated by at least 40m.

Section No.: 7.2.1 (a) & 7.2.1 (b)

Current regulation: Washroom facilities shall be provided in every campground, and:
a) shall be located in a separate building or buildings;
b) shall be located a maximum of 150.0m from any camping space and minimum of 4.5m from any camping space.

Proposed variance: To accommodate a washroom facility at the rear of the office building, and allow the maximum distance from 150m to 260m.

DEVELOPMENT INFORMATION:

Please provide a general description of the proposed development:
(e.g. "to allow for an addition over an existing garage")

To Support Campground Permit Application (See included Supplementary Report)

SUPPORTING RATIONALE:

When considering a variance request, Regional District staff will *generally* assess the proposal against the following criteria:

- *is the proposed variance consistent with the general purpose and intent of the zone?*
- *is the proposed variance addressing a physical or legal constraint associated with the site (e.g., unusual parcel shape, topographical feature, statutory right-of-way, etc.)?*
- *is strict compliance with the zoning regulation unreasonable or un-necessary?*
- *will the proposed variance unduly impact the character of the streetscape or surrounding neighbourhood?*

A request to change a zoning regulation should only be considered as a last resort to a design challenge. Please explain how the requested variance(s) meet the assessment criteria listed above:

(See included Supplementary Report)