

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: J. Zaffino, Chief Administrative Officer

DATE: October 2, 2025

RE: Temporary Use Permit Application – Electoral Area “I” (I2025.007-TUP)

Administrative Recommendation:

THAT Temporary Use Permit No. I2025.007-TUP, to allow for the residential use of a recreational vehicle at 276 Resolute Road, be denied.

Legal: Lot 13, Plan KAP92537, District Lot 411, SDYD Folio: I-02777.295

OCP: Small Holdings (SH) Zone: Small Holdings Three (SH3)

Purpose:

This application is seeking to allow the residential use of a recreational vehicle on the subject property through the issuance of a Temporary Use Permit (TUP).

In support of this proposal, the applicant has stated that:

- After trying to sell our previous home for 3 years it sold very fast.
- We are now staying in an RV park which has no internet. This makes it very hard to conduct business.
- We would like to move our RV to Resolute Road while we continue to develop the lot and build a home. It is hard to get anything done, coordinate contractors, etc. while living somewhere else.
- I grew up on a farm, so we are looking forward to being three to plant and grow things.
- This is all new to us; buying a vacant lot, all the paperwork and time required, and we are learning as we go along but for us this is our forever home.

Strategic Priorities: Operational

Background & Analysis:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on November 18, 2011, while BC Assessment has classified the property as “Residential” (Class 01).

Available Regional District records indicate that building permits have not previously been issued for this property.

Under the Electoral Area “I” Official Community Plan (OCP) Bylaw No. 2683, 2016, the subject property is currently designated Small Holdings (SH), and is the subject of an Environmentally Sensitive Development Permit (ESDP) Area designation.

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Under the Okanagan Valley Zoning Bylaw No. 2800, 2022, the property is currently zoned Small Holdings Three (SH3) which allows for single detached dwelling as a permitted principal use and accessory dwellings as a permitted accessory use.

Under Section 6.10.2 of the Zoning Bylaw, that “the residential use of a tent or a recreational vehicle is prohibited in all zones. (NOTE: the bylaw does provide some exceptions to this restriction, however, the proposed use does not meet the eligibility requirements).

Analysis:

In considering this proposal, Administration notes that the proposed TUP is inconsistent with the TUP criteria outlined in the Electoral Area “I” OCP. Specifically, the proposed use is not seasonal, it is not consistent with the surrounding residential neighbourhood which is primarily developed with single detached dwellings and manufactured homes.

The zoning bylaw prohibits the residential use of recreational vehicles in all zones, with few exemptions. Dwelling units permitted by a local government should uphold the public interest as it relates to health and safety standards for occupants (e.g. adequate ventilation, heating, etc.) as well as environmental health (e.g. proper sewage disposal).

Recreational Vehicles do not meet the standards established in the Building Code for a permanent residential use as they can not be inspected or certified and the health and safety of occupants for year-round residential use may be compromised.

It is also Administration’s understanding that the property is currently not provided with a means of disposing of wastewater (e.g. septic system) and that the proposed RV will not be connected to such a system. This raises significant concerns as the wastewater from the residential use of the RV will need to be disposed of by alternative means.

The property is entirely within the Environmentally Sensitive Development Permit (ESDP) Area and will require an ESDP for the placement of an RV and most development on the property. The lack of services raises concerns about the appropriate disposal of wastewater and the potential effects on the environment.

While the TUP limits the proposed use to three years there is no guarantee that the development of a single detached dwelling will be started before the TUP expires.

The zoning bylaw already includes allowances for RVs to be permitted for residential uses for specific and temporary cases. The proposed use does not meet any of the criteria for these exemptions.

Alternative:

Conversely, Administration recognises that the TUP does only permit the use for three years and the applicant would either need to apply for a new TUP, a rezoning or have a completed building permit in order to maintain the use.

Additionally, the proposed use does not involve any permanent structures and is not intensive.

Summary:

In summary, Administration has concerns that the proposed use does not uphold health and safety standards and is inconsistent with the Electoral Area “I” OCP criteria.

For these reasons, Administration does not support the temporary use and is recommending denial.

Financial Implications:

Financial implications have been considered and none were found.

Communication Strategy:

The proposed Temporary Use Permit (TUP) has been notified in accordance with the requirements of the *Local Government Act* as well as the Regional District's Development Procedures Bylaw No. 2500, 2011

Site Context:

The subject property is approximately 1.4 ha in area and is situated on the west side of Resolute Road, approximately 12.7 km southwest of the boundary with the City of Penticton. It is understood that the parcel is vacant land.

The surrounding pattern of development is generally characterised by similarly sized small holdings residential parcels that have been development with single detached dwellings.

Public Process:

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.

Alternatives:

1. THAT Temporary Use Permit No. I2025.007-TUP, to allow for the residential use of a recreational vehicle at 276 Resolute Road be approved.

Will a PowerPoint presentation be presented at the meeting? No

Respectfully submitted:

Colin Martin

Colin Martin
Planner I

Endorsed By:

C. Garrish
Senior Manager of Planning

Endorsed By:

" Allen Fillion"

A. Fillion
Managing Director, Dev. & Infrastructure

Attachments: No. 1 – Agency Referral List

No. 2 – Aerial Photo

No. 3 – Site Photo

No. 4 – Applicant's Floor Plan

Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a ☒, regarding Temporary Use Permit Bylaw No. I2025.007-TUP:

MEMBER MUNICIPALITIES			
<input type="checkbox"/>	City of Penticton	<input type="checkbox"/>	Town of Oliver
<input type="checkbox"/>	District of Summerland	<input type="checkbox"/>	Town of Osoyoos
<input type="checkbox"/>	Town of Princeton	<input type="checkbox"/>	Village of Keremeos
FIRST NATIONS			
<input type="checkbox"/>	Okanagan Nation Alliance (ONA)	<input type="checkbox"/>	Lower Similkameen Indian Band (LSIB)
<input type="checkbox"/>	Osoyoos Indian Band (OIB)	<input type="checkbox"/>	Upper Similkameen Indian Band (USIB)
<input type="checkbox"/>	Penticton Indian Band (PIB)		
SCHOOL DISTRICTS			
<input type="checkbox"/>	School District No. 53 (Areas A, C & D)	<input checked="" type="checkbox"/>	School District No. 67 (Areas D, E, F, I)
<input type="checkbox"/>	School District No. 58 (Area H)		
REGIONAL DISTRICTS			
<input type="checkbox"/>	Central Okanagan Regional District	<input type="checkbox"/>	Kootenay Boundary Regional District
<input type="checkbox"/>	Fraser Valley Regional District	<input type="checkbox"/>	Thompson Nicola Regional District
IRRIGATION & IMPROVEMENT DISTRICTS			
<input type="checkbox"/>	Allison Lake Improvement District	<input type="checkbox"/>	Lakeshore Water Works
<input type="checkbox"/>	Apex Mountain Resort (utilities)	<input type="checkbox"/>	Lower Nipit Improvement District
<input type="checkbox"/>	Boundary Line Irrigation District	<input type="checkbox"/>	Meadow Valley Irrigation District
<input type="checkbox"/>	Cawston Irrigation District	<input type="checkbox"/>	Osoyoos Irrigation District
<input type="checkbox"/>	Farleigh Lake Water Users Community	<input type="checkbox"/>	Red Wing Resorts (Water System)
<input type="checkbox"/>	Fairview Heights Irrigation District	<input type="checkbox"/>	Rolling Hills Waterworks District
<input type="checkbox"/>	Hedley Improvement District	<input type="checkbox"/>	Similkameen Improvement District
<input type="checkbox"/>	Kaleden Irrigation District	<input type="checkbox"/>	Skaha Estates Improvement District
<input type="checkbox"/>	Keremeos Irrigation District	<input type="checkbox"/>	Vaseux Lake Improvement District
FIRE DEPARTMENTS			
<input type="checkbox"/>	Anarchist Mountain Volunteer Fire Department	<input type="checkbox"/>	Oliver Fire Department
<input type="checkbox"/>	Apex Volunteer Fire Department	<input type="checkbox"/>	Osoyoos Fire Department
<input type="checkbox"/>	Kaleden Volunteer Fire Department	<input type="checkbox"/>	Penticton Fire Department
<input type="checkbox"/>	Naramata Volunteer Fire Department	<input type="checkbox"/>	Summerland Fire Department
<input type="checkbox"/>	OK Falls Volunteer Fire Department	<input type="checkbox"/>	Willowbrook Volunteer Fire Department
PROVINCIAL MINISTRIES & AGENCIES			
<input type="checkbox"/>	Agricultural Land Commission (ALC)	<input type="checkbox"/>	Ministry of Agriculture & Food
<input type="checkbox"/>	Archaeology Branch	<input type="checkbox"/>	Ministry of Energy & Climate Solutions
<input type="checkbox"/>	BC Parks	<input type="checkbox"/>	Ministry of Housing & Municipal Affairs
<input type="checkbox"/>	Integrated Land Management Bureau	<input type="checkbox"/>	Ministry of Infrastructure
<input type="checkbox"/>	Interior Health Authority (IHA)	<input type="checkbox"/>	Ministry of Mining & Critical Minerals
<input type="checkbox"/>	Mountain Resort Branch	<input checked="" type="checkbox"/>	Ministry of Transportation and Transit
		<input type="checkbox"/>	Ministry of Water, Land, and Resource Stewardship
FEDERAL MINISTRIES & AGENCIES			
<input type="checkbox"/>	Canadian Wildlife Services	<input type="checkbox"/>	Fisheries and Oceans Canada
<input type="checkbox"/>	Dominion Radio Astrophysical Observatory (DRAO)	<input type="checkbox"/>	Parks Canada
<input type="checkbox"/>	Environment Canada		
OTHER			
<input checked="" type="checkbox"/>	Fortis		

Attachment No. 2 – Aerial Photo

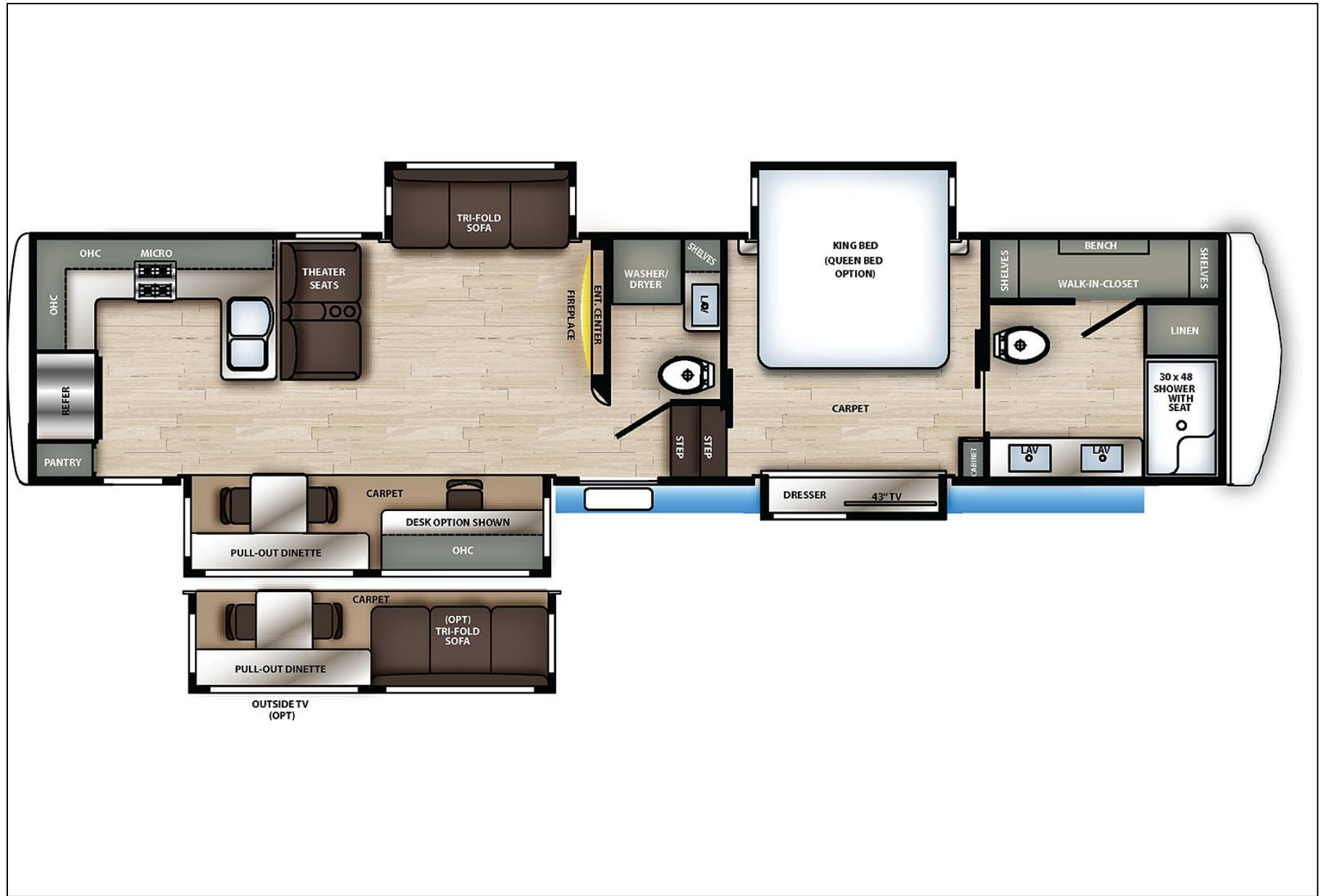


File No: I2025.007-TUP

Attachment No. 3 – Site Photo



Attachment No. 4 – Applicant's Floor Plan



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