

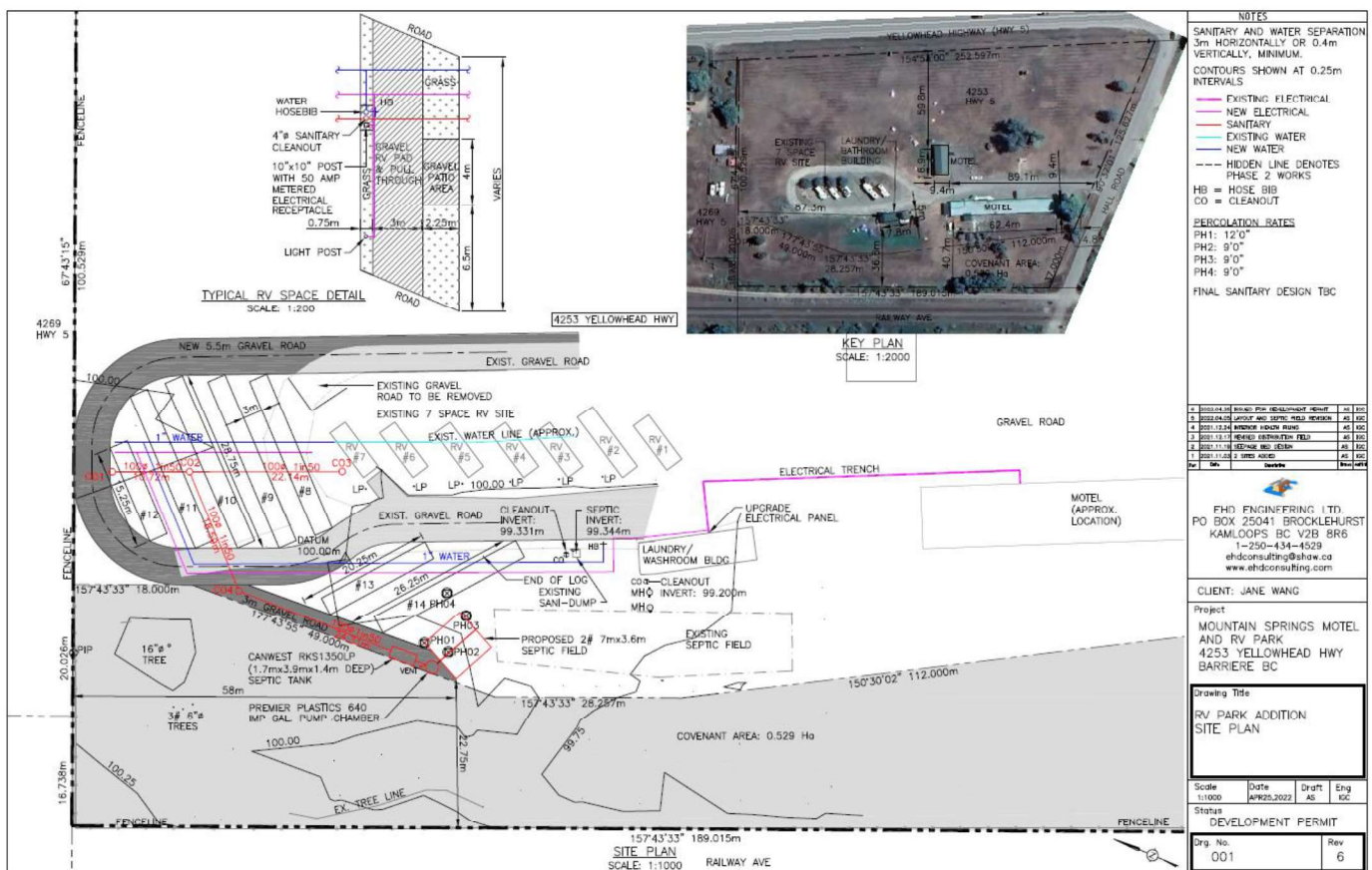
District of Barriere

PLANNING REPORT

Date: May 9, 2022	File: DP-22-01 Mountain Springs
To: Council	From: T. Buchanan, Corporate Officer
Re: DP-22-01 Mountain Springs – Development Permit Application	

Background: The District of Barriere has received an application for a Development Permit by the owners of the Mountain Springs Motel. The subject property is located at 4253 Yellowhead Highway with access off of Hall Road. A Development Permit is required to comply with the District of Barriere Official Community Plan and Zoning Bylaw requiring all RV Parks to successfully obtain a Development Permit. The property is also located within the Yellowhead Corridor Development Permit Area and is serviced by the District's water system and possesses a private septic system.

Discussion: The parcel currently contains one motel (Mountain Spring Motel) and seven (7) long-term RVs. The existing RVs are serviced by the District's water system and via the property's existing, private septic system. The application is to formally approve the existing 7 long-term RV spaces as well as the proposal for an additional 7 long-term RV spaces:



The applicant has satisfied the proof of wastewater service accommodation requirement with approval from Interior Health. BC Hydro has also requested a statutory Right-of-Way registered on title for existing infrastructure and is in the process of being formally registered on title. Additionally, as the proposal does not encroach the registered covenant that is on title for a future road dedication, the Ministry of Transportation and Infrastructure indicated no objections in their subsequent review of the application.

The property in question is zoned C2, Yellowhead Corridor Commercial which permits the current principal uses of Motel/Hotel and RV Park. *Section 3.16 of Zoning Bylaw No. 111* sets out the following RV Park regulations:

3.16 RV PARK REGULATIONS

- (a) **Provision of an appropriate Wastewater System** – RVs staying in the RV Park for longer than one week must be provided with a wastewater disposal service option, approved by the District of Barriere or other legislatively responsible authority.
- (b) **Provision of an appropriate Water System** – RVs staying in the RV Park for longer than one week must be provided with a potable water service option, approved by Interior Health or other legislatively responsible authority.
- (c) **Spacing** – RVs must have a minimum 3.0m separation from any adjacent RV or structure.
- (d) **Heating/Cooking Appliances** – Any heating/cooking appliances (wood or otherwise) that are not part of the original certified manufactured RV, shall be in accordance with the regulations of the authority having jurisdiction and proof of such shall be provided, upon request, to the District of Barriere.
- (e) **Vehicle Lane Access** – Lane width accessing RV sites must be a minimum of 6m (5m if one way) to allow emergency vehicles (e.g. fire truck, ambulance) to safely access a site in an emergency.
- (f) **Structures/additions** constructed adjacent to or connected to an RV must provide safe ingress and egress from the RV in case of emergency and may be subject to a safety inspection by the District of Barriere.
- (g) **A Development Permit is required** for all RV Parks, whether or not they were existing at the time of passage of this bylaw.

This Development Permit Application, if approved, will satisfy all of the requirements (existing and as proposed) of Section 3.16. To date, no bylaw complaints have been formally received by the District in relation to the current RV Park use.

As this application conforms to the District's Zoning Bylaw, OCP and supports the District's ongoing goal of obtaining legal and safe housing options in the community, staff recommend the following:

Recommendation: THAT Council approve Development Permit No. DP-22-01 Mountain Springs as presented.

Prepared by: T. Buchanan, Corporate Officer
Reviewed by: B. Payette, CAO

**attached for reference – TNRD Property Report and full size proposed site plan.*



Property Information Report

Report Generated on: February 09, 2022 12:00:28 AM

Thompson-Nicola Regional District
300 - 465 Victoria St
Kamloops, BC V2C 2A9
T (250) 377-8673
F (250) 372-5048
E gisinfo@tnrd.ca

4253 Hwy 5

Parcel Description & Location

[More Details](#)

Legal Description:

LOT 7 DISTRICT LOT 1325 KAMLOOPS DIVISION YALE DISTRICT
PLAN 1746 EXCEPT PLAN KAP47046

Plan Number:

KAP1746

Parcel Type (Class):

SUBDIVISION

Owner Type:

PRIVATE

Lot Size(Calculated)(+/-5%):

Square Meter:

27573.04

Acre:

6.813

Hectare:

2.757

Community: Barriere

Local Authority: District of Barriere

School District: Kamloops/Thompson



TNRD Services

(Contact the Local Authority for services provided by other jurisdictions)

[More Details](#)

Water Service: N/A

Sewer Service: N/A

Fire Protection: N/A

Future Debt (Loan Authorization)

(For enquiries, contact the Local Authority)

[More Details](#)

Future Debt: Unknown - contact District of Barriere for any future debt.

Planning & Zoning

(For enquiries, contact the Local Authority)

[More Details](#)

Zoning Bylaw: 111

Zoning: C2

Lakeshore Development Guidelines (Intersect): Yes

Lake Name: Unknown

Lake Classification: Unclassified

Fringe Area: N/A

Floodplain Information: Refer to Local Government floodplain regulation.

Site Specific Zoning: N/A

Development Permit Area: Yellowhead Corridor DPA

Official Community Plan Name: DISTRICT OF BARRIERE

OCP Designation: COMMERCIAL, RURAL RESOURCE

Agriculture Land Reserve (Intersect): Yes

Riparian Area (Source: TRIM)(Intersect): Yes

Post-Wildfire Geohazard Risk Restrictions: Unknown

Development Applications & Permits

- from July 2009 to Present (For enquiries, contact the Local Authority)

[More Details](#)

Folio:	Development Application Number:	Development Application Type:	Status:		
Folio:	File Number:	Application Date:	Issued Date:	Completion Date:	Status:
Type of Construction:					

BC Assessment

(For enquiries, contact BC Assessment Authority)

[More Details](#)

Folio:	Land Title PID:	Assess Year:	Land:	Improvement:	Property Class:
345.01245.342	011-373-237	2022	\$9,400.00	\$0.00	8-Rec
345.01245.342	011-373-237	2022	\$297,000.00	\$280,000.00	6-Bus/Oth
345.01245.342	011-373-237	2022	\$18,500.00	\$27,600.00	1-Res
345.01245.342	011-373-237	2021	\$7,800.00	\$0.00	8-Rec
345.01245.342	011-373-237	2021	\$238,500.00	\$287,000.00	6-Bus/Oth
345.01245.342	011-373-237	2021	\$15,400.00	\$29,400.00	1-Res

Disclaimer: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and the Thompson-Nicola Regional District (TNRD) is not responsible for its accuracy, completeness or how current it may be. View full [Disclaimer and Terms of Use](#).

Folio: **Actual Use:**
345.01245.342 MOTEL AND AUTO COURT

Manual class:
MOTEL

