Fraser Valley Regional District

CORPORATE REPORT

To: Electoral Area Services Committee
From: Melissa Geddert, Planning Technician

Date: 2018-02-15
File No: 3095-2017-04

Subject: Application for a Temporary Use Permit for 53730 Bridal Falls Road, Electoral Area "D" to allow for the existing camping cabins within a campground.

RECOMMENDATION

THAT the Fraser Valley Regional District Board issue Temporary Use Permit 2017-04 for the continuation of existing camping cabins within the Holiday Trails Resort campground located at 53730 Bridal Falls Road for a period of 3 years.

STRATEGIC AREA(S) OF FOCUS
Foster a Strong & Diverse Economy
Provide Responsive & Effective Public Services

PRIORITIES
Priority #4 Tourism

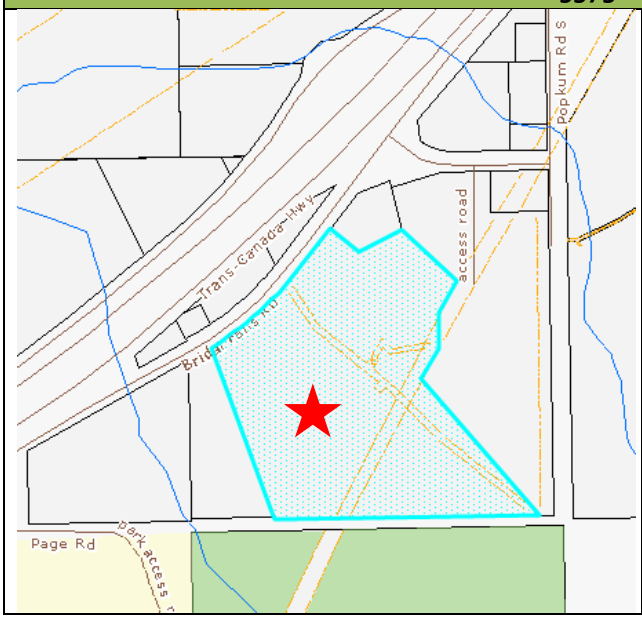
BACKGROUND

Pemborough Developments has applied for Temporary Use Permit 2017-04 to allow the retaining of camping cabins within Holiday Trails Resort campground, located at 53730 Bridal Falls Road. The camping cabins were initially authorized under Temporary Use Permit 2011-01 for three years and a subsequent renewal, for an additional three years. Pursuant to Part 14 – Division 8 of the *Local Government Act*, a Temporary Use Permit (TUP) is valid for three years. Once the Temporary Use Permit has expired, a person to whom a temporary use permit has been issued may apply to have the permit renewed once for an additional period of three years, which occurred for this property. Now that the original TUP and its renewal have expired, an application for a new TUP has been submitted.

Permit Details

- 20 camping cabins may be retained and/or replaced in the existing campground as per the site plan (Schedule B of TUP 2017-04).
- Cabins may be a CSA Z241 Park Model Trailer or a structure built on site with a building permit.
- There is no size limit to a Park Model Trailer, built on site structures may not exceed 30 metres squared.
- Cabins must be on a non-permanent foundation.

Property details

Address: 53730 Bridal Falls Road	
	
Owner	Pemborough Developments Ltd.
Agent	Don Sharpe – Holiday Trails Resort
EA	D
Zoning	Campground Holiday Park (CHP)
OCP	Highway Commercial (HTRC)
DPA	DPA 1-D and DPA 3-D
ALR	N/A
Comments: The subject property is an existing campground.	

Neighbouring Lands	
North: Bridal Falls Road and Commercial Property West: Motel  East: Bridal Falls water park South: Bridal Falls Provincial Park	**Potential Impacts:** The use of camping cabins is existing, authorized under TUP 2011-01 and subsequent renewal. The potential impacts of TUP 2017-04 are negligible as there would be no change in existing use.

DISCUSSION

Pemborough Developments Ltd. has applied for a Temporary Use Permit to allow for retaining the camping cabins within Holiday Trails Resort campground, located at 53730 Bridal Falls Road. Pursuant to the current zoning of the property (Campground Holiday Park) camping cabins are not permitted in a campground. This permit will allow for the use of camping cabins within a campground for a maximum of three (3) years.

History

Holiday Trails Resort Campground is a long standing tourist attraction in Bridal Falls Electoral Area D. Throughout their 30 years of operation, the campground has had three phases of expansion. Temporary Use Permit 2011-01 and the subsequent renewal were issued to permit the placement of camping cabins at the Holiday Trails Campground, for the purpose of being rented out for overnight tourist accommodation. The subject property has been operating as a campground since the early 1980's and introduced the use of cabins in 2011 with Phase 3 of the campground expansion. Twenty cabins were permitted to be placed on the subject property. An example of one the cabins are shown below. During the Phase 3 development, the applicant indicated they were interested in pursuing a zoning amendment to permit cabins within a campground, however they wanted to test the market to determine feasibility before proceeding with rezoning and thus opted for the TUP.

Photo 1 - Camping cabin available at Bridal Falls Holiday Trails Resort (Source: Holiday trails)



Zoning Bylaw Review

A comprehensive review of all zoning bylaws in the Electoral Areas is currently underway. This review includes analysis of recent permits to determine if revised zoning bylaw provisions are warranted. The issuance of TUP 2017-04 allows FVRD staff the ability to continue review of the Campground Holiday Park zone within the Area D Bylaw 75. Under the zoning bylaw consolidation project, permitted uses and the terms and conditions associated with those uses are being reviewed. Camping cabins is one of the provisions being considered within the review of the Campground Holiday Park Zone.

Development Permit and Geotechnical Hazards

The subject property is within a development permit area for the protection of the natural environment and for the protection of development from hazardous conditions. A site specific geo-hazard assessment was completed and a development permit was issued in accordance with the terms of TUP 2011-01. A new development permit is not required as there is no change in current use nor an increase in the amount of campsites and camping cabins located within the campground.

A new geotechnical hazard assessment is in progress as a part of the update to the Electoral Area D Official Community Plan. The ongoing study indicates there may be a potential for rock avalanche in the area, however the study specifies the likelihood of such an event is very low. This assessment is progress, and in any event, the camping cabins are an existing land use and do not constitute intensification over existing conditions. Should more information regarding the potential for increased risk be available at the expiry of TUP 2017-04, the FVRD Board could consider refusing to renew the TUP or require a new site specific geo-hazard assessment.

COST

The application fee of $1,500 has been paid by the applicant.

CONCLUSION

An application to rezone the property to permit the cabins on a permanent basis may be submitted in the future should the applicant wish to place the camping cabins on a permanent basis. However, as the applicant continues to test market feasibility for camping cabins, the issuance of TUP 2017-04 serves to retain the camping cabins permitted under Temporary Use Permit 2011-01 and the subsequent renewal. As such, staff recommend issuance of Temporary Use Permit 2017-04.

No new cabins are being proposed and the campground is not looking to expand. Upon expiry of the permit, the permit holders may choose to: 1) apply to renew the permit; 2) apply to rezone the property to permit the cabins on a permanent basis; or, 3) remove the cabins from the subject property.

COMMENTS BY:

Graham Daneluz, Deputy Director of Planning & Development

Reviewed and Supported

Margaret Thornton, Director of Planning & Development

Reviewed and Supported

Mike Veenbaas, Director of Financial Services

No further financial comments.

Paul Gipps, Chief Administrative Officer

Reviewed and supported