

To: Mayor and Council
From: Paul Gipps, CAO
Meeting Date: November 4, 2025
Meeting Type: Regular Council Meeting

Prepared by: Sheeja Vimalan, Planner
Department: Planning and Development

Title: Temporary Use Permit | TUP00115 | 13163 Old Mission Rd
Description: Application to allow year-round outdoor storage on a residential property.

RECOMMENDATION

THAT Temporary Use Permit TUP00115 (Attachment A to the report dated November 4, 2025) for the property located at 13163 Old Mission Road, legally described as LOT A SECTION 27 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN KAP64829A; PID: 024-559-512, to allow outdoor storage on a residential property, be approved for a 3-year term.

EXECUTIVE SUMMARY

The applicant is requesting a Temporary Use Permit (TUP) to allow year-round outdoor storage on a portion of the 4.4-acre residential property. The proposed storage area would accommodate travel trailers, utility trailers, aluminum boats, and vehicles. Most of the stored items would remain on-site long-term (October through May), resulting in limited vehicle movement along Old Mission Road.

No land alterations are proposed. The applicant resides in the existing dwelling on the property. The applicant indicates that the proposed use would provide supplementary income and financial support for the family.

The proposal is consistent with the *Local Government Act* (s.493), and the District’s Official Community Plan (OCP) policy (s.23.6). Staff recommend authorizing outdoor storage through a Temporary Use Permit on the subject property.

BACKGROUND

Property Information			
Application Type	Temporary Use Permit (TUP)	Application Date:	2025-08-12
Folio/Roll #:	02953.022		
Legal Description	LOT A SECTION 27 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN KAP64829A		
PID	024-559-512		
Civic Address:	13163 Old Mission Rd		
Applicant:	Tyler & Jennifer Tetlock	Owner:	Tyler Tetlock, Jennifer Tetlock
OCP Designation:	Rural residential		
Zoning Designation:	RR2 – Rural Residential 2		
Land Use Contract	n/a		
ALR:	n/a		
Parcel Size:	~1.8 ha/4.4 ac		
Development Permit Areas:	Stability, Drainage Hazard, Natural Environment & Wildland Fire		
Adjacent Land Summary:	Zoning:	Use:	
<i>North:</i>	P1 - Public Park and Open Space	Open space	
<i>East:</i>	Road, W1 – Recreational Water Use	Pelmewash Pky, Wood Lake	
<i>South:</i>	RR2 – Rural Residential 2	Residential	
<i>West:</i>	Road, RR2 – Rural Residential 2	Old Mission Rd, Residential	

Property Information: Infrastructure and Development Engineering	
Road Network	Existing minor connector
Driveway Access	Will be required as condition of temporary use permit
Water Supply:	Municipal (Source: Okanagan Lake/Beaver Lake)
Sewer:	Private – on-site septic
Drainage / Stormwater	Ditch drainage
Comments:	N/A

ANALYSIS

The 1.78 hectare (4.4 acre) subject property is located at 13163 Old Mission Road (Attachment B), and zoned Rural Residential 2 (RR2). The RR2 – Rural Residential zoning district does not permit outdoor storage and therefore the applicant has requested a Temporary Use Permit (TUP) to allow the proposed use. The proposal seeks a three-year permit, with the option for renewal.

The proposed year-round outdoor storage area would accommodate approximately eight travel trailers, utility trailers, aluminum boats, and vehicles on a designated portion of the site. Due to the steep slope on the east side of the property, storage is proposed within three sites (~200m²) located along the south-west side of the property (Attachment C).

Most items would be on-site for the long term seasonal storage (October to May), resulting in minimal additional traffic along Old Mission Road. The applicant, who resides on the property, anticipates limited vehicle movement (approximately 5–10 trips) during the summer months and does not expect this activity to be disruptive to the surrounding neighborhood.

No land alterations are proposed, and a Wildland Fire Covenant is registered on the property title. The upper portion of the property falls within the Drainage Development Permit Area (DP), however as no land alteration is proposed a DP application is not necessary. However, staff have noted drainage concerns in this area of Old Mission Road; if the activities associated with the proposed temporary use cause excessive deterioration within the public right-of-way, the applicant may be required, at their expense, to repair identified damages.

The applicant would advise all trailer owners that overnight stays within parked vehicles would not be permitted. In response to past concerns from neighbouring residents regarding the visual impact of the storage area, the applicant has expressed willingness to install fencing for screening purposes and to relocate some storage spots if needed to improve aesthetics and reduce visibility.

Provided that the storage areas are screened from adjacent properties, District staff are supportive of the proposal, noting that the use is compatible with the existing landscape; would adhere to the OCP objectives and policies and would provide a modest community and economic benefit.

Local Government Act

As per section 493 – a temporary use permit may do one or more of the following:

- (a) allow a use not permitted by a zoning bylaw;
- (b) specify conditions under which the temporary use may be carried on.

Official Community Plan

Section 23.6 contains policies related to Temporary Use permits. The policies are as follows:

- (a) The District will consider the issuance of a Temporary Use Permit provided the proposed use:
 - i. is temporary or seasonal;
 - ii. not be noxious or undesirable because of smoke, noise, vibration, dirt, glare, odour, radiation, electrical interference or an offensive trade within the meaning of the *Health Act*, as amended from time to time;

- iii. have no negative impact on adjacent lands;
- iv. create no significant increase in the level or demand for services;
- v. not permanently alter the site upon which it is located.

(b) The District may apply any conditions to the permit, including but not limited to the hours of operation, square footage, appearance, screening, site rehabilitation or clean up, or any other matters deemed appropriate by Council.

This application includes the proposed storage of boats, which may contain fuel such as gas and oil. To address this, the draft permit (Attachment A) includes a specific condition prohibiting the separate storage of hazardous or flammable materials on the property; boats and RVs would not need to be drained, but containers of gas, oil or other hazardous materials cannot be stored.

FINANCIAL IMPLICATIONS

None Budget Previously Approved Other (see below)

COMMUNICATION

- The owner conducted neighborhood consultation within a radius of 100m of the subject property.
- This application was referred to internal departments and received no comments.
- Temporary Use Permit public notices were posted on the District's 'Public Notices' web page.
- The Planning Department prepared the appropriate letter/signage and landowner notifications required prior to Council consideration of this application
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ALTERNATE RESOLUTION OPTION(S)

1. THAT Temporary Use Permit TUP00115 (Attachment A to the report dated November 4, 2025) for the property located at 13163 Old Mission Road, legally described as LOT A SECTION 27 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN KAP64829A; PID: 024-559-512, to allow outdoor storage on a residential property, not be approved.
2. THAT Temporary Use Permit TUP00115 (Attachment A to the report dated November 4, 2025) for the property located at 13163 Old Mission Road, legally described as LOT A SECTION 27 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN KAP64829A; PID: 024-559-512, to allow outdoor storage on a residential property, be deferred pending receipt of additional information as identified by Council.

Respectfully Submitted,
Sheeja Vimalan, Planner

Report Approval Details

Document Title:	TUP00115 - 13163 Old Mission Road.docx
Attachments:	- Attachment A-TUP00115 - Draft TUP.pdf - Attachment B-TUP00115 - Location Map and Orthophoto.pdf - Attachment C-TUP00115 - Site Plan.pdf
Final Approval Date:	Oct 29, 2025

This report and all of its attachments were approved and signed as outlined below:

Matthew Salmon, Infrastructure & Development Engineering Director - Oct 24, 2025 - 12:32 PM

Carie Liefke, Manager of Current Planning - Oct 24, 2025 - 3:18 PM

Jeremy Frick, Director of Development Approvals - Oct 29, 2025 - 10:28 AM

Reyna Seabrook, Director of Corporate Services - Oct 29, 2025 - 12:31 PM

Paul Gipps, Chief Administrative Officer - Oct 29, 2025 - 1:03 PM

Makayla Ablitt, Manager of Corporate Administration - Oct 29, 2025 - 1:41 PM