



PATHFINDER

— *Ventures* —

**Campground Long Term Stay - Site Specific
Text Amendment**

3690 Arawana Forestry Rd – Naramata, BC

Details of Proposed Site Specific Text Amendment

- On behalf of Pathfinder Camp Resorts, OTG Developments Ltd. has submitted an application to amend the text of the "Resource Area" (RAs) zone to allow for an increase to the maximum stay duration for up to 182 days for the subject property (3690 Arawana Forest Service Road) only.
- This amendment would be subject to the following:
 - Annual temporary closure to ensure non permanence
 - An open book policy which would allow the RDOS to review check in records.
- The subject property is currently zoned RA, which permits a campground development.

The Developer: Pathfinder Camp Resorts

- Pathfinder Camp Resorts is an established recreation provider in BC with campgrounds located in Township of Langley, Parksville and Agassiz.
- Pathfinder is committed to sustainable practices to ensure that the integrity of the environment is conserved for everyone. This ensures a camping future for generations to come
- All Pathfinder locations have a live-in management team that ensures consistency and a quality experience.
- Website info: <https://pathfindercampresorts.com/>





Pathfinder Camp Resorts

OUR VALUES

We promote a fun, safe,
and family-friendly,
camping experience





Pathfinder Camp Resorts

OUR VALUES

We ensure our rules & regulations are followed for the best possible camping experience.



Pathfinder Camp Resorts

OUR VALUES

Full-time onsite staff to manage the camp resort, enforce rules, supervise & lead activities.

Live-in Management Team

- Pathfinder Camp Resorts employ onsite live-in caretakers to manage their properties.
- These are salaried employees that conduct regular maintenance and enforce campground regulations (quiet time, stay duration).
- Full-service resort operators with supervisor-led programming



Annual Temporary Closure

- All Pathfinder Camp Resorts have a spring and fall shut down to allow for major maintenance, upgrades and repair and also to ensure non-permanence.



Location

- The Naramata location is optimal in that there are few neighbours and therefore less chances for conflict.
- The property is centrally located in a forested area which will remain forested and green.
- Pathfinder Camp Resorts values the natural amenities and features that this location provides and will design the resort around the natural landscape.





RV Inspections Upon Arrival

- RV's must be in good repair, certified & licenced.
- RV's staying longer than a month are inspected upon arrival to ensure safety standards are being upheld and to minimize risk.
- RV sites will be designed in different sizes to meet our guests' needs and to fit into the natural landscape.
- Some sites will be designed for tents or other smaller units.

Nearby Examples

- **Affordable Lakefront RV Living** – Summerland Beach RV Park 3919 Landry Cr.
- **Peachland RV Park** – Peachland 4795 Paradise Valley Dr.
- **Okanagan RV Park** – 1865 Ross Road Kelowna
- **Home-Canyon Farms RV 4** 4020 Field Road Kelowna



Maximum Length of Stay in Other BC Communities

- o City of Surrey - 182 days
- o Fraser Valley RD - 181 days
- o City of Kamloops - 180 days
- o City of Kelowna - 240 days
- o City of Vernon - 180 days
- o City of Penticton - 240 days
- o City of Parksville - 180 days
- o City of Port Alberni - 90 days
- o District of Sooke - 180 days
- o Township of Langley - 182 days

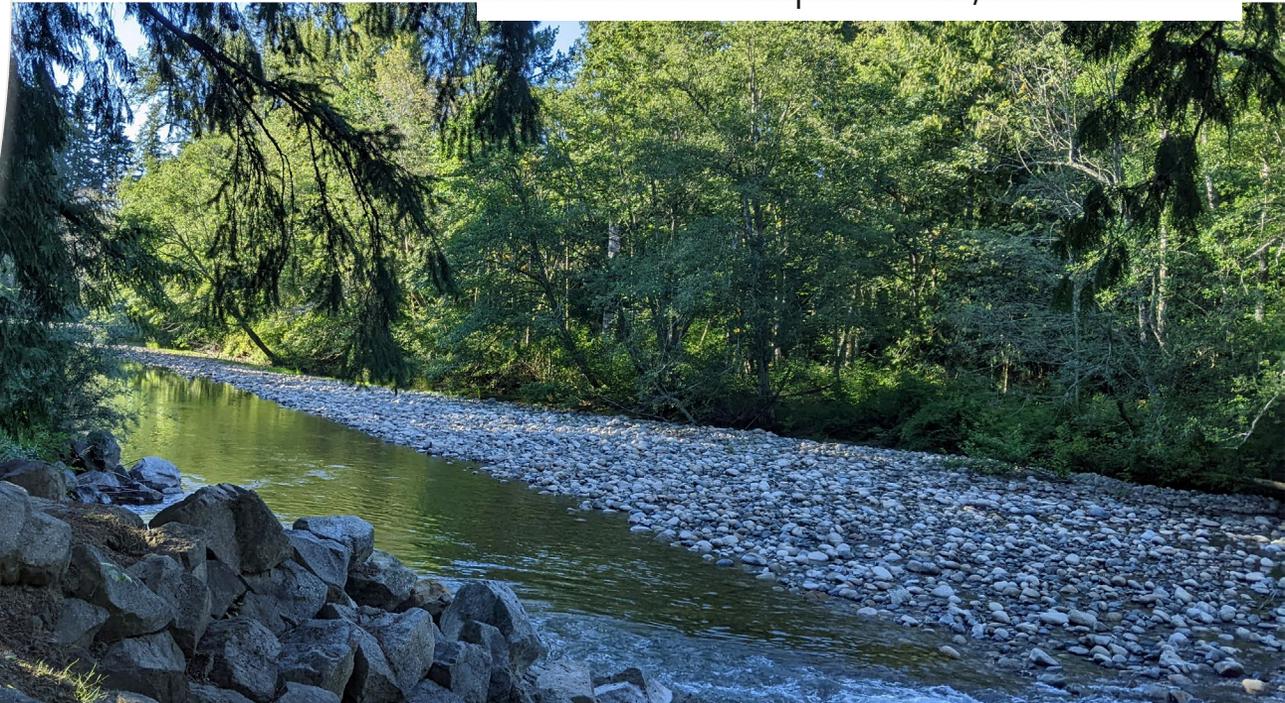


Forest Retention

- Pathfinder Camp Resorts values the natural environment and aims to retain vegetation wherever possible.
- Current plans utilize the existing open area for the majority of the development and minimize disturbance to the landscape .
- 40,900 square feet of new planting areas will be added within the site.
- The eastern portion of the property (appx. 18 acres) will serve as a natural and undeveloped area with nature trails and walking paths.
- Tree retention provides many benefits to the development including shade, esthetics, erosion control, and a natural buffer for noise and privacy.



Pathfinder Camp Resorts, Parksville



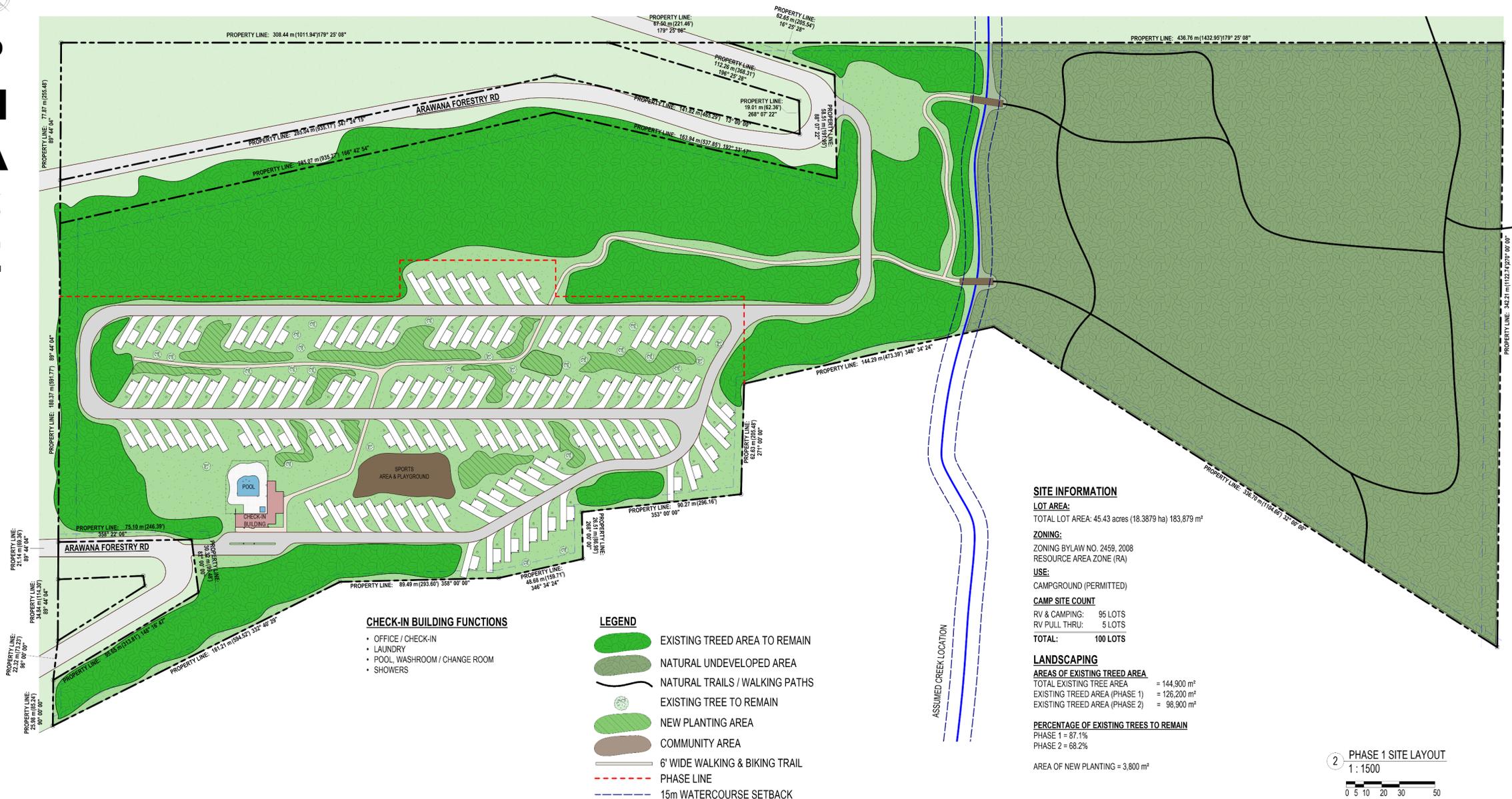


Traffic and Roads

- The site is accessed via Arawana Forest Service Road (1.8 km)
- A referral has been made to the Ministry of Forests for comment
- The proposed amendment will allow for guests to stay for longer durations, which would decrease turnover and limit RV traffic trip frequencies.



PHASE 1



CHECK-IN BUILDING FUNCTIONS

- OFFICE / CHECK-IN
- LAUNDRY
- POOL WASHROOM / CHANGE ROOM
- SHOWERS

LEGEND

- EXISTING TREED AREA TO REMAIN
- NATURAL UNDEVELOPED AREA
- NATURAL TRAILS / WALKING PATHS
- EXISTING TREE TO REMAIN
- NEW PLANTING AREA
- COMMUNITY AREA
- 6' WIDE WALKING & BIKING TRAIL
- PHASE LINE
- 15m WATERCOURSE SETBACK

SITE INFORMATION

LOT AREA:
TOTAL LOT AREA: 45.43 acres (18,387.9 ha) 183,879 m²

ZONING:
ZONING BYLAW NO. 2459, 2008
RESOURCE AREA ZONE (RA)

USE:
CAMPGROUND (PERMITTED)

CAMP SITE COUNT

RV & CAMPING:	95 LOTS
RV PULL THRU:	5 LOTS
TOTAL:	100 LOTS

LANDSCAPING

AREAS OF EXISTING TREED AREA

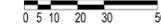
TOTAL EXISTING TREE AREA	= 144,900 m ²
EXISTING TREED AREA (PHASE 1)	= 126,200 m ²
EXISTING TREED AREA (PHASE 2)	= 98,900 m ²

PERCENTAGE OF EXISTING TREES TO REMAIN

PHASE 1 = 87.1%
PHASE 2 = 68.2%

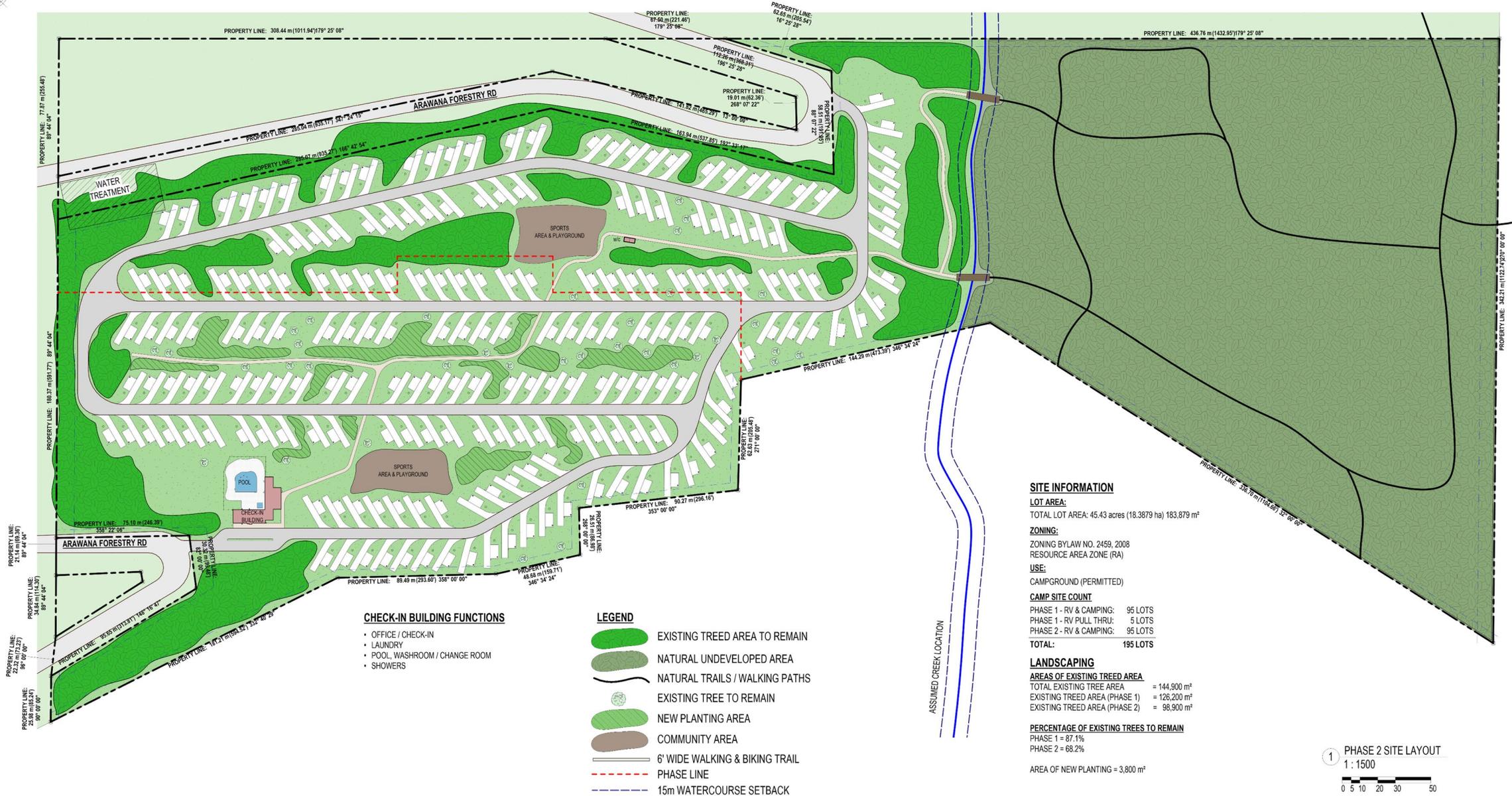
AREA OF NEW PLANTING = 3,800 m²

② PHASE 1 SITE LAYOUT
1 : 1500



REVISIONS		
REV	DATE	DESCRIPTION

PHASE 2



SITE INFORMATION

LOT AREA:
TOTAL LOT AREA: 45.43 acres (18,3879 ha) 183,879 m²

ZONING:
ZONING BYLAW NO. 2459, 2008
RESOURCE AREA ZONE (RA)

USE:
CAMPGROUND (PERMITTED)

CAMP SITE COUNT

PHASE 1 - RV & CAMPING:	95 LOTS
PHASE 1 - RV PULL THRU:	5 LOTS
PHASE 2 - RV & CAMPING:	95 LOTS
TOTAL:	195 LOTS

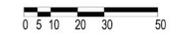
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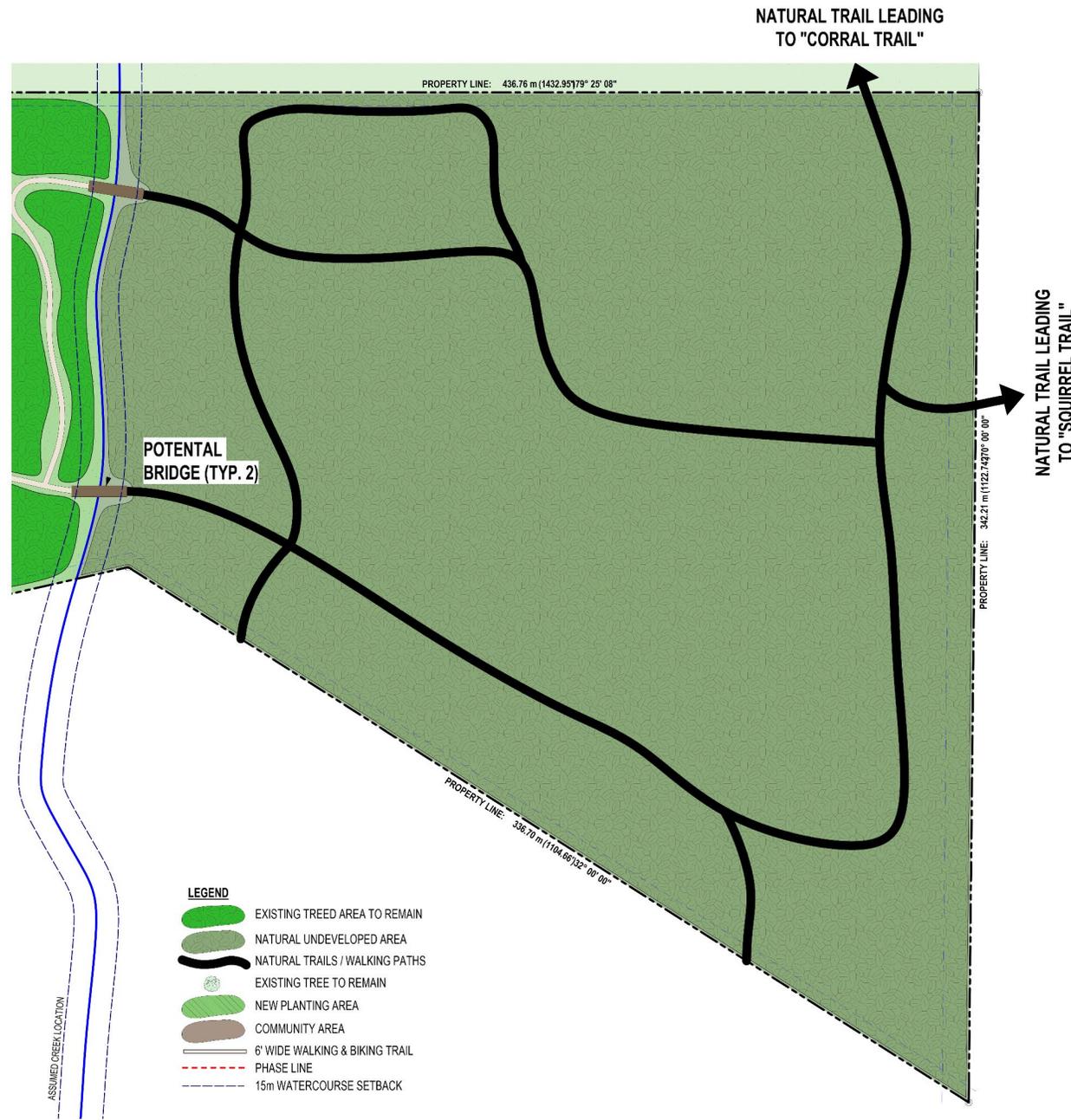
① PHASE 2 SITE LAYOUT
1 : 1500



REVISIONS

REV	DATE	DESCRIPTION

NATURAL AREA



1 NATURAL UNDEVELOPED AREA PLAN
1 : 1000





Environmentally Sensitive Areas and Watercourse Protection

- Development of land deemed environmentally sensitive will trigger an Environmentally Sensitive Development Permit (DP)
- A Watercourse DP, to be reviewed and issued by the RDOS, will be required for development within the vicinity of Arawana Creek.
- Qualified Environmental Professionals will be required to evaluate the land to ensure the development does not pose a threat.
- The land area east of Arawana Creek is located within an Environmentally Sensitive Development Permit Area. This land shall remain in an undeveloped natural state.
- DP approval is required prior to development or disturbance