

Via Email Delivery

File No. 22-215

August 26, 2022

c/o Danielle DeVries
Regional District Okanagan Similkameen
101 Martin Street
Penticton, BC
V2A 5J9

Re: 3690 Arawana Forest Service Road Naramata BC – Zoning Amendment Application.

Miss DeVries,

Please accept this letter as a supplement to the above noted Text Amendment application. We are proposing the following:

- A Site Specific Text Amendment to extend the maximum length of stay within the campground located at 3960 Arawana Road to 182 days subject to the following conditions:
Annual closure of the park and removal of all guests to complete maintenance and to ensure non-permanence.

Property Description

The subject property is approximately 50 acres (20ha) in area and located 3.5km northeast from the city of Naramata. The property is currently zoned "Site Specific Resource Area (RAs)" as per Area E (Naramata Area) of the Regional District Okanagan Similkameen Zoning Bylaw and designated "Large Holdings" within the Districts Official Community Plan (OCP). In addition to the principal uses permitted within the RAs zone, this specific parcel also allows for "campground" use.

The OCP identifies a portion of this parcel as being within an Environmentally Sensitive

+++

"A plan without action is a dream,
an action without a plan is a nightmare."



Development Permit (ESDP) area. The Okanagan-Similkameen is home to many sensitive eco-systems which includes those of threatened and endangered species. The ESDP Areas outlined within the OCP have been designated for the protection of wildlife, species, and vegetation. Where not exempted, Development Permits are required for development of land within the designated ESDP areas. As the purchase and subsequent development of the subject property is contingent on the approval of the above noted text amendment, development will not be undertaken before the land use approval.

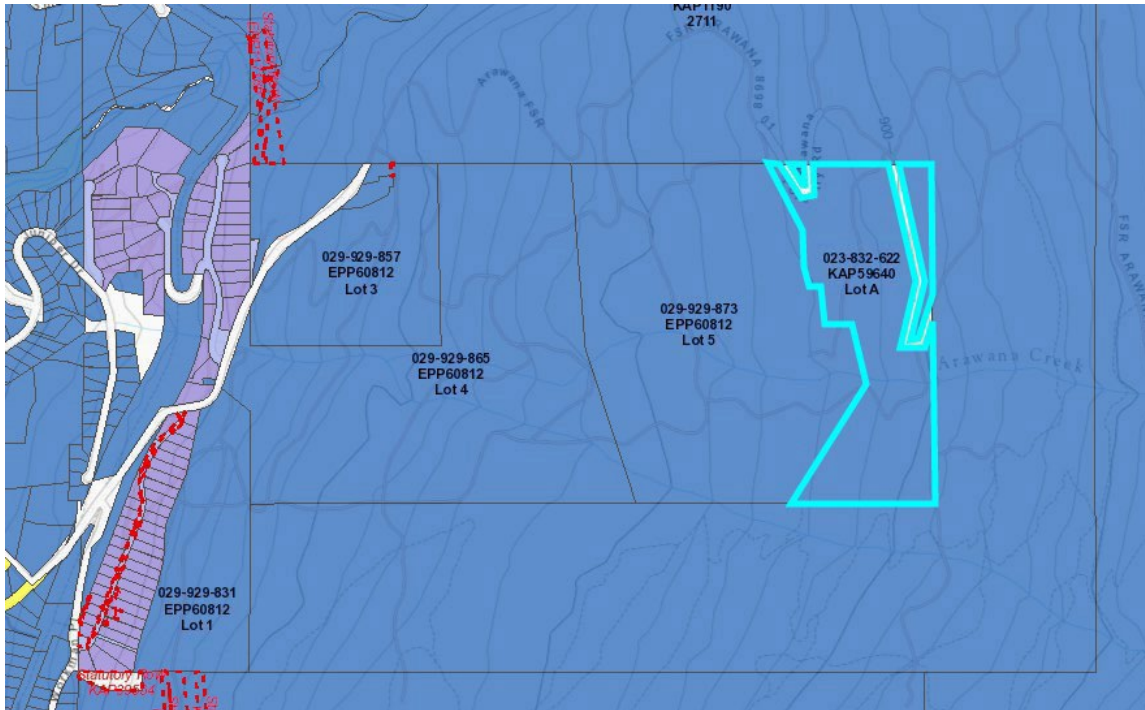


Figure 1. Context Map Subject Property (myLTS)

Access and Transportation

The parcel is currently accessible via the Arawana Forest Service Road. The road is not maintained by the Ministry of Transportation and maintenance on this section of road is performed by the local forest industry.



Servicing

The subject property is not connected to community sewer, water, or drainage systems. As such, on-site servicing is proposed; this will include Engineered Type 2 or 3 septic systems, appropriate drilling and testing for safe and suitable drinking water supply, and engineered stormwater drainage and containment infrastructure.

Title Search

A review of the property's title was conducted on May 5th, 2022. The subject property has Right-of-Ways (ROWs) registered to title in favour of Inland Natural Gas Co., West Kootenay Power and Light Company, British Columbia Telephone Company, and Fortis BC. The Fortis BC Statutory Right-of-Way was registered to title in 2021, while the remaining charges were registered prior to 2000, dating back to 1956. The parcel has two Easements registered for access, maintenance, and the collection and storage of water. The Easements must remain clear of structures and obstructions which would prevent the maintenance or repair of infrastructure within the Easement area.

Proposal

The property's current RAs Zone and Large Holdings designation permit the development of a commercial RV Park and campground. The District's Zoning Bylaw defines campgrounds as:

“a parcel of land occupied and maintained for temporary accommodation (maximum 30 days) of the traveling public in tents, tourist cabins or recreation vehicles which are licensed for the current year and have been brought to the site by the traveler. May include an office as part of the permitted use but excludes hotels, manufactured homes, manufactured home parks, motels or park model trailers”

The conceptual development plan (Appendix A) is compliant with current zoning regulations; however, to fit the business model and to also be financially viable, permitted stays exceeding the current 30 day maximum are necessary. Pathfinder has found great success on other properties utilizing an extended stay program and as such are proposing to amend the zoning, specific to the subject property, to allow for guest durations up to 182 days. Should the above proposal be successful, Pathfinder would



move ahead with Development Permits (DP) and further site evaluations to meet DP requirements. It should be noted that the development plan provided is conceptual and future development will be in accordance with Regional District of Okanagan-Similkameen's Campground Regulations Bylaw 2779, 2018 and that proposed operations will be in accordance with the land uses permitted under the existing zone. It is the intention of the developer to establish positive relationships within the community and a proven track record of successful and compliant operations with the RD prior to amendments that would permit additional facilities (pool, laundry, communal kitchen, etc.).

Rationale

The development proposal will be compliant with Electoral Area E's Zoning and OCP Bylaws. The proposal maintains the rural character of the land and is not proposing to intensify or increase density over and above what is already permitted within the existing zone.

The property is an ideal location for the land use proposed. There are no neighbours in the immediate vicinity and the site is heavily vegetated creating a natural buffer around the boundaries of the property. Campgrounds limited to shorter stay durations tend to create greater impacts on the neighbouring properties as visitors to these sites are often rowdier and less considerate of other campers. Longer term campers, on the other hand, treat their environment and neighbours with greater respect. The text amendment if approved could attract a more desirable clientele that would act as better stewards of the land.

Naramata small business will benefit from an increase to area tourism while maintaining separation from the town center. The challenges associated with an increase in tourism, i.e. traffic, impacts to housing rentals etc, will be avoided as tourists will be located away from the urban areas.

Pathfinder Resorts is an established and responsible business that has many policies in place to ensure operations run smoothly and safely. Onsite, live in caretakers are employed year-round to conduct regular maintenance and enforce campground regulations such as quiet times, stay durations, and to prevent the construction of any add-ons or structures to RV sites.



To further ensure that guest stay durations are temporary, a park closure, in which all guests are vacated, will be completed annually. This will also allow for the completion of park maintenance and upkeep. Safety is priority for pathfinder and as such, RV's are inspected upon arrival to ensure plumbing and electrical systems are up to date and do not pose a hazard to the surrounding environs.

Lastly, throughout the province, several municipalities and Regional Districts currently support longer duration stays within their zoning bylaw. Appendix B contains a non-exhaustive compilation of local governments that support this concept.

Public Consultation

As part of the public consultation process, all owners/residents within 100 meters of the subject property will be provided an information package as well as contact details for forwarding any comments/concerns.

Any comments/concerns received from this consultation will be addressed where possible and a summary will be provided to staff prior to the application being considered by Council.

Information Provided with this Application

In addition to this letter, the following items are being provided in this application package:

- Application Form
- Current Title
- Letter of Agency from the Current Owner
- Conceptual Development Plan
- Context Map

Closing

Thank you for your time and consideration. If there are any questions or concerns, please do not hesitate to contact the undersigned.



Best Regards,

Jennifer Powers
Development Planner / Project Manager
OTG Developments Ltd.

Phone:

Email:

604.316.9405


Unit 201 - 45269 Keith Wilson Rd Chilliwack, BC, V2R 5S1


www.otgdevelopments.com




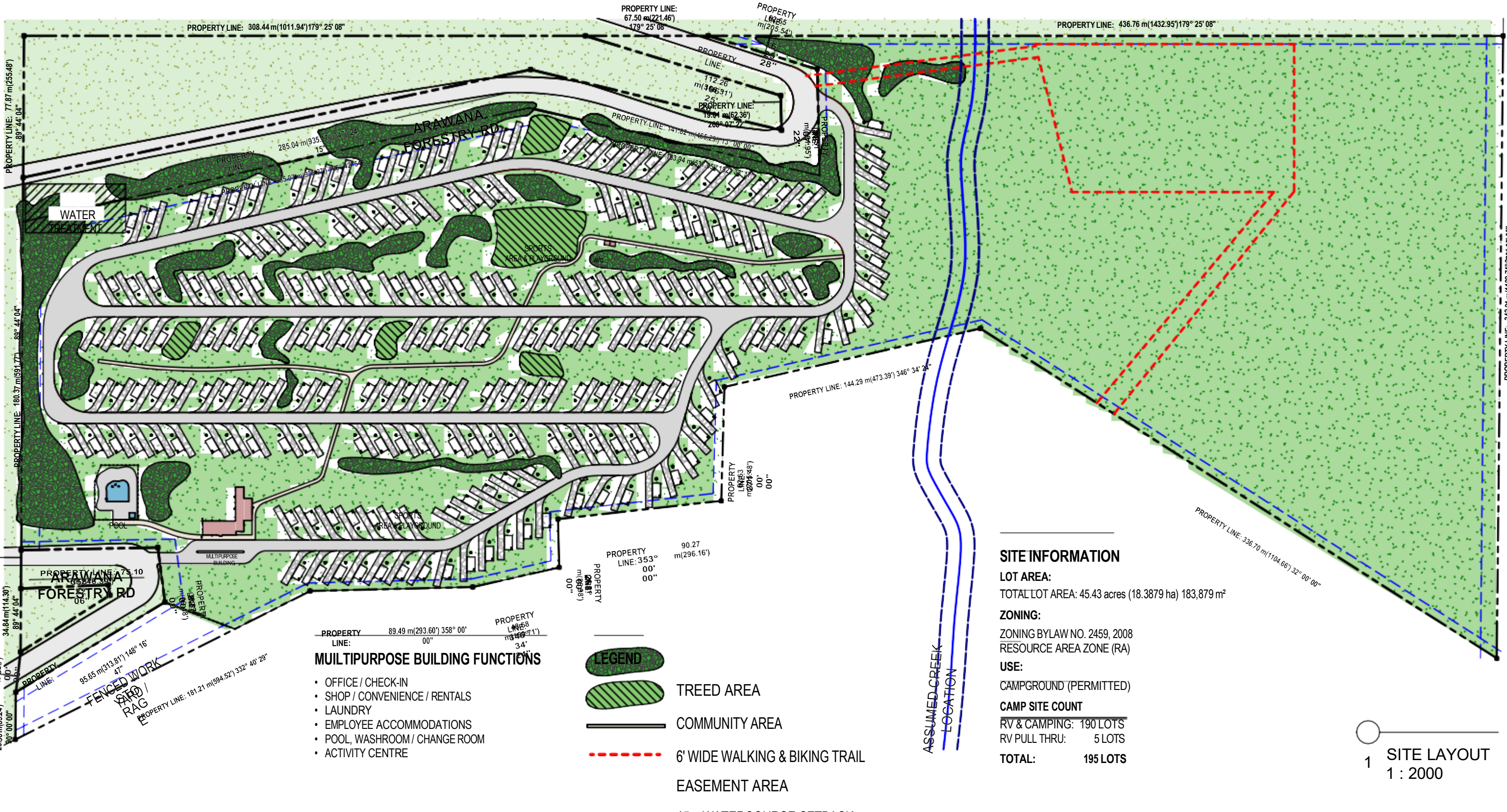
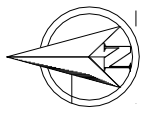
Appendix A

Conceptual Development Plan

 604.316.9405

 Unit 201 - 45269 Keith Wilson Rd Chilliwack, BC, V2R 5S1

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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

RV & CAMPING:	190 LOTS
RV PULL THRU:	5 LOTS
TOTAL:	195 LOTS

MULTIPURPOSE BUILDING FUNCTIONS

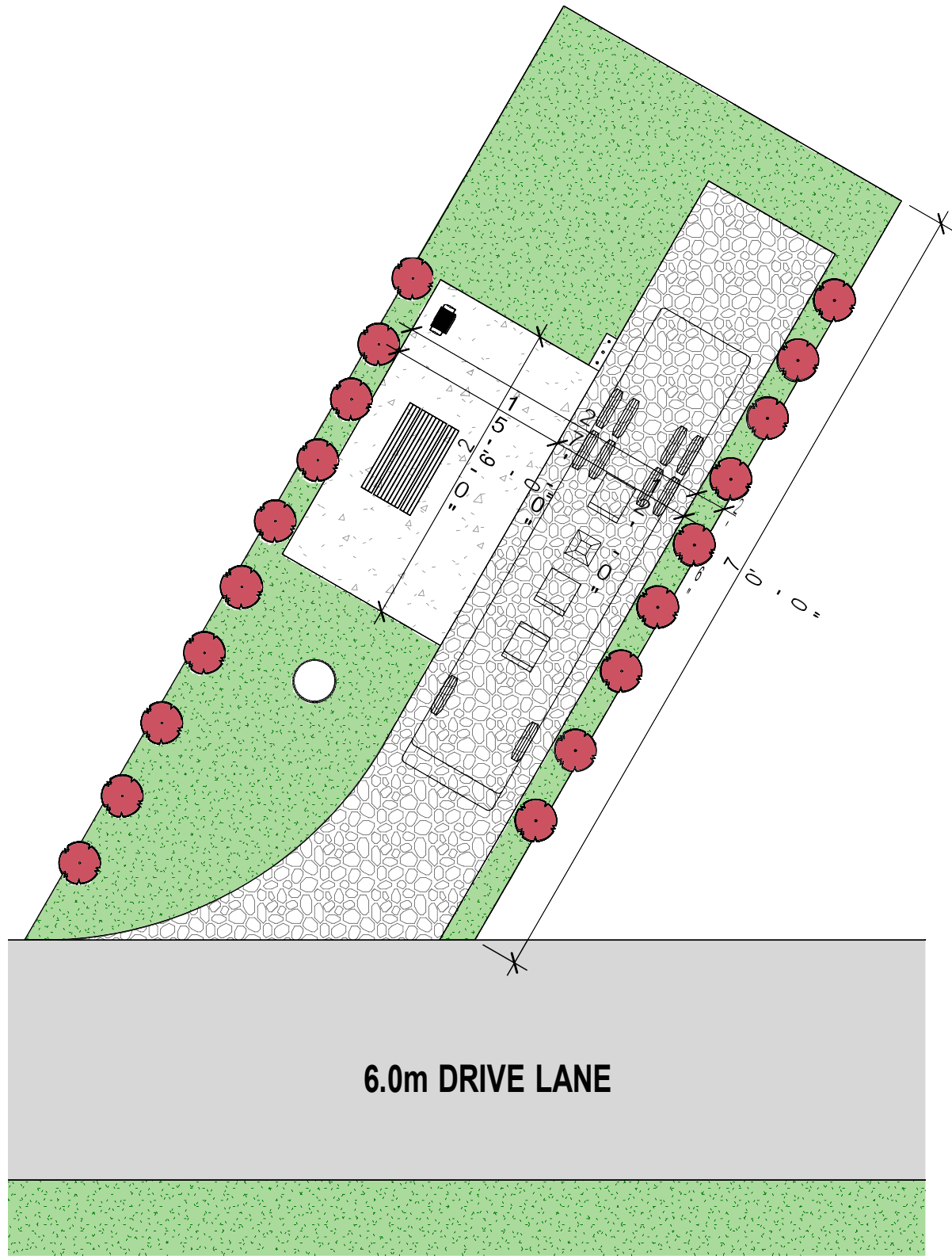
- OFFICE / CHECK-IN
- SHOP / CONVENIENCE / RENTALS
- LAUNDRY
- EMPLOYEE ACCOMMODATIONS
- POOL, WASHROOM / CHANGE ROOM
- ACTIVITY CENTRE

- LEGEND**
- TREED AREA
 - COMMUNITY AREA
 - 6' WIDE WALKING & BIKING TRAIL
 - EASEMENT AREA
 - 15m WATERCOURSE SETBACK

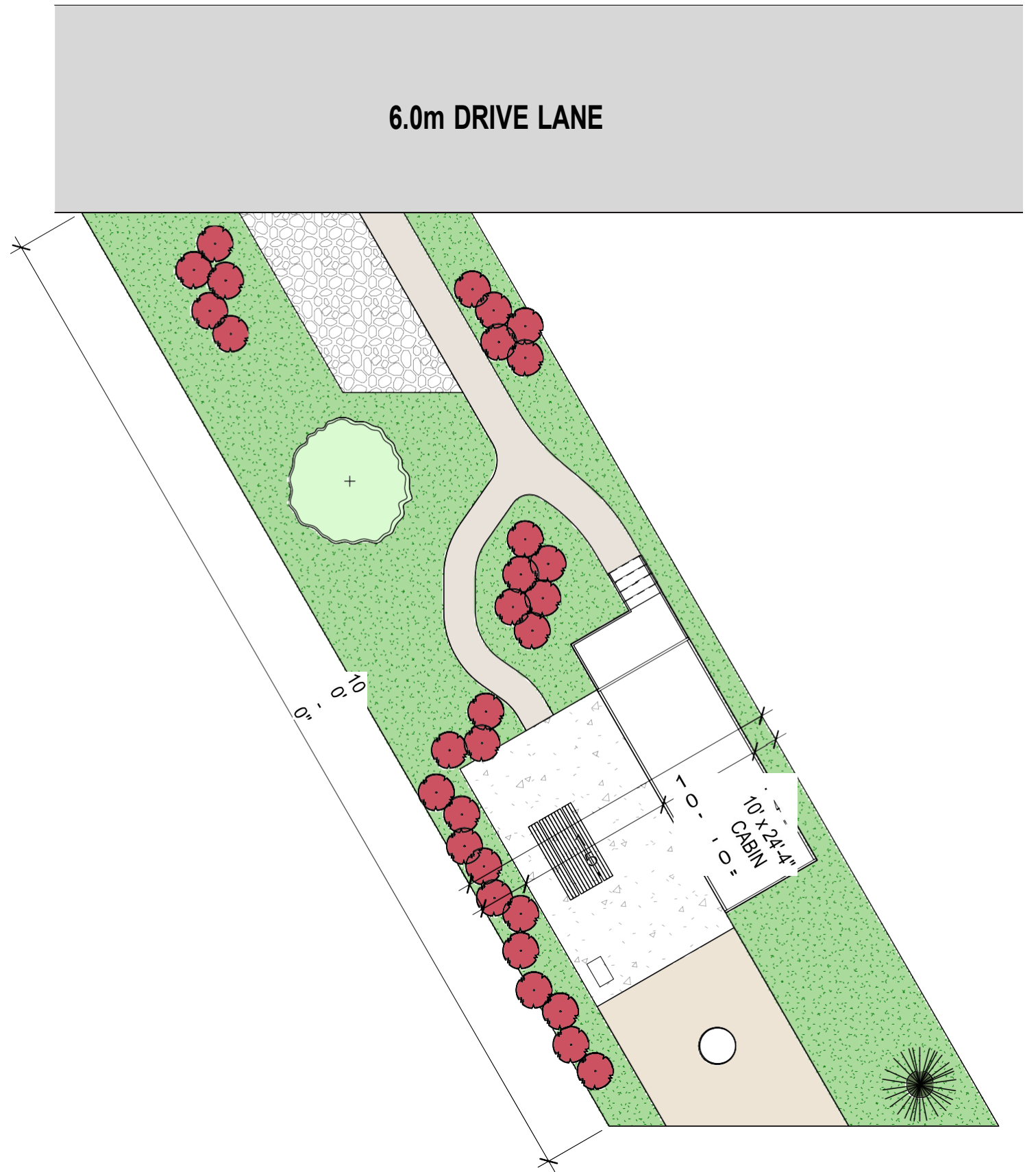
1 SITE LAYOUT
 1 : 2000

CLIENT:

REVISIONS		
REV	DATE	DESCRIPTION

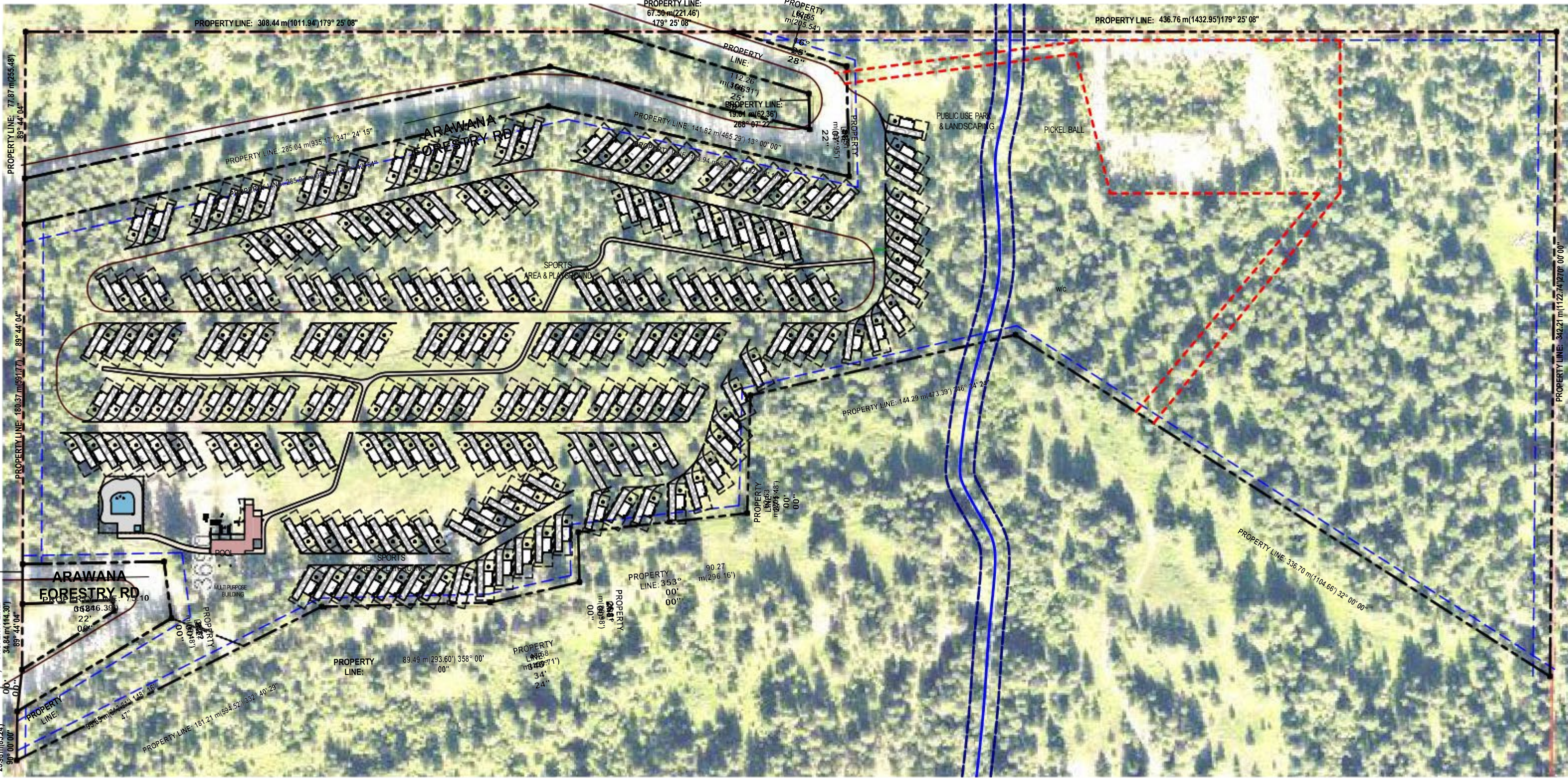
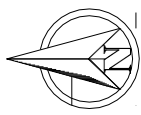


① **RV LOT LAYOUT**
1 : 150

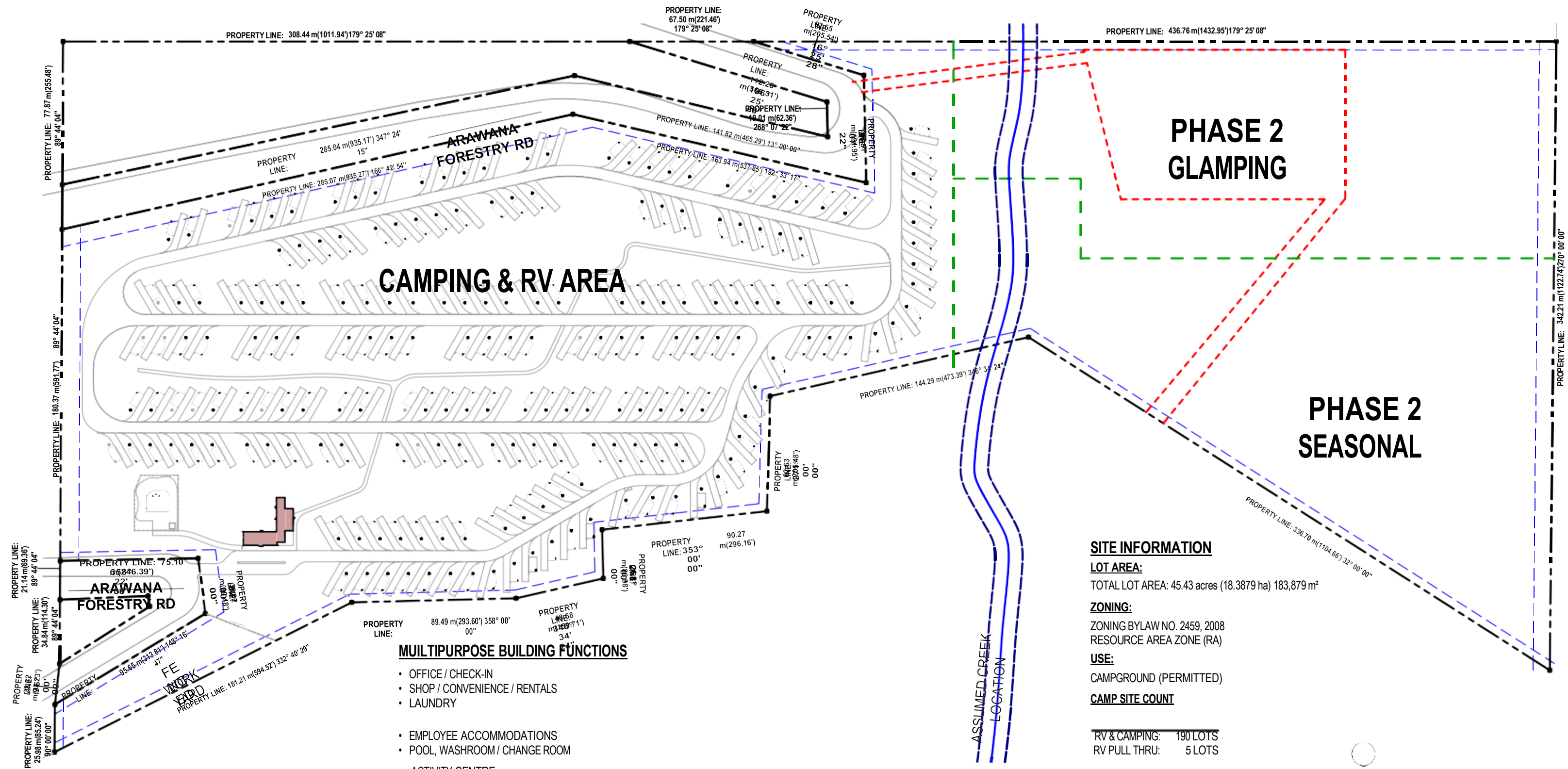


② **GLAMPING LOT LAYOUT**
1 : 150

REVISIONS		
REV	DATE	DESCRIPTION



REVISIONS		
REV	DATE	DESCRIPTION



CAMPING & RV AREA

**PHASE 2
GLAMPING**

**PHASE 2
SEASONAL**

MULTIPURPOSE BUILDING FUNCTIONS

- OFFICE / CHECK-IN
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SITE DIVISION PLAN

1 : 2000

CLIENT:

REVISIONS

REV	DATE	DESCRIPTION

NARAMATA CAMPGROUND

3690 ARAWANA FORESTRY RD

PROJECT

DRAWN BY:

JLC

SCALE:

As indicated

DATE:

11 AUG 22

SITE DIVISION PLAN

SD2.0



Appendix B

Local Governments Permitting Stay Periods over 30 Days



Maximum Length of Stay (defined)

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

No Defined Maximum Stay

- City of Abbotsford
- City of Pemberton
- City of Salmon Arm
- City of 100 Mile House
- City of Cranbrook
- City of Nanaimo



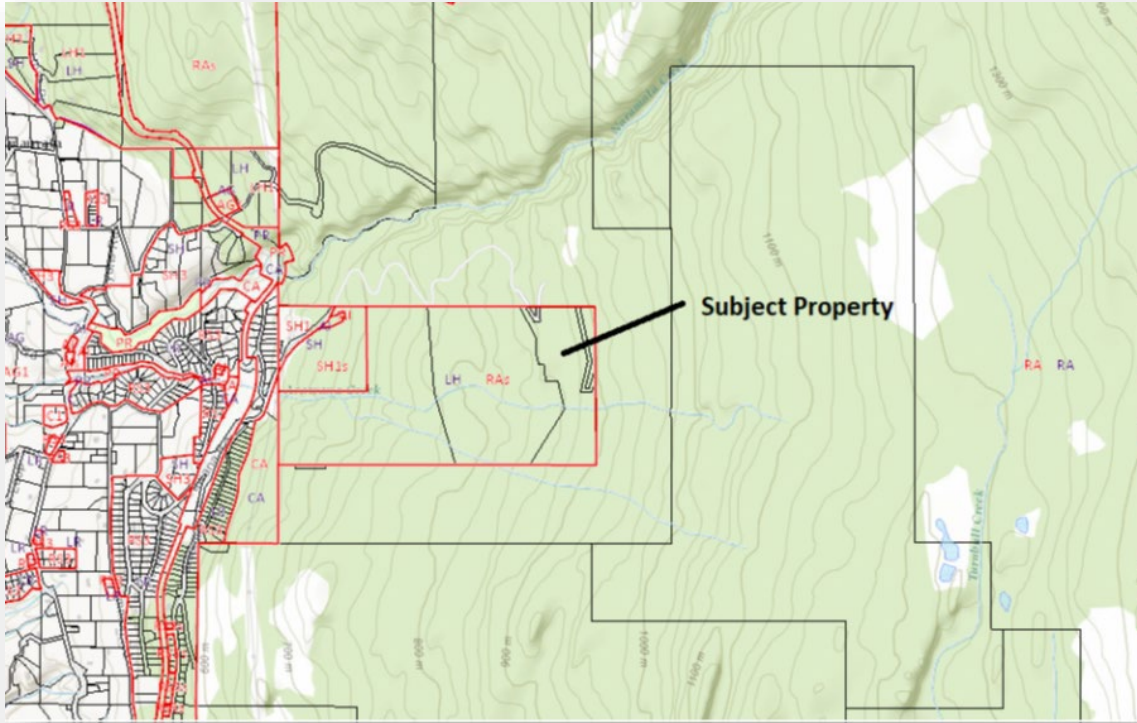
Appendix C

Context Map

604.316.9405

Unit 201 - 45269 Keith Wilson Rd Chilliwack, BC, V2R 5S1

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Context Map – RDOS Web Mapping