

# Land Use Bylaw Amendment Application

Zoning Bylaw Amendment for 1850 Marron Valley Road Kaleden, BC

Legal Description: District Lot 517S, Similkameen Division of Yale Land District

## Table of Contents

1.0	Introduction	Page 2
2.0	Site Overview	Page 2
2.1	Property Location	Page 2
2.2	Environmental Impact Assessment	Page 2
3.0	Official Community Plan	Page 3
4.0	Rezoning	Page 4
5.0	Water	Page 5
6.0	Sewer	Page 5
7.0	Landscaping	Page 5
8.0	Water Reservoir and Fire Protection	Page 5
9.0	Conclusion	Page 6

## **1.0 Introduction**

Michael Gibney's (the "Owner") development proposal is to provide a guest ranch and retreat centre that promotes and encourages reconciliation and training for families and people through activities focused on outdoor activity, nature, and the arts. To accomplish this the Owner needs to rezone the property to RA site specific to accommodate the future needs of running retreats of 300 to 400 people including guests and staff. Initially the guests would be treated to an outback experience utilizing tents and outhouses, but the future would be cabins, meeting rooms, guest rooms, art studios, staff quarters, maintenance shops, student workshops, kitchens, washroom facilities and other assorted outbuildings. There will need to be major development of buildings and infrastructure to achieve these goals. Nature will be the backdrop for events with activities including horseback riding, ziplines, outdoor obstacle courses, high and low ropes courses, hiking, archery/riflery, paintball, and mountain biking to name a few. A prime concern for the property is the need for a water source to facilitate fire suppression so there is a proposed water reservoir on the property as well.

## **2.0 Site Overview**

### **2.1 Property Location**

The subject property has a total area of approximately 125 hectares or 320 acres. This lot is located on the west hillside of Marron Valley approximately 8 kilometers west of Skaha Lake and is accessed off Marron Valley Road from either Highway 3A to the south or from Green Mountain Road to the north. It is directly adjacent to the Penticton Indian Band Reserve along the north boundary, by crown lands directly to the south, and by largely undeveloped private properties to the east and west.

### **2.2 Environmental Impact Assessment**

An environmental impact assessment prepared by David Cassidy, BSc. R.P. Bio., Biologist dated December 10<sup>th</sup>, 2019 has been submitted for development purposes.

### 3.0 Official Community Plan

As per the Regional District of Okanagan-Similkameen Electoral Area "1" Official Community Plan Bylaw No. 2683, 2015 the Owner believes that the development will uphold the policies and objectives of the OCP.

In section 8.2 Resource Area Objectives it states:

#### *8.2 Objectives*

- .1 Conserve scarce water resources and protect the quality and quantity of those resources for future generations.*
- .2 Maintain the renewable natural resource land base and protect it from activities that may diminish the resource value and potential.*
- .3 Plan for and protect wildlife corridors, habitat of threatened and endangered species and ecosystem connectivity.*
- .4 Encourage and protect responsible outdoor recreation activities.*

The owner believes in all these values and the development will be nature based so will protect and promote the conservation and enhancement of these areas. A reservoir will add a new water source for birds and wildlife as well as fire protection for the area while wildlife corridors and habitat will be protected through the management of the ESDP. The property will be used for the promotion of nature and the healing effects it has on people who need a respite from the hectic world we live in.

## 4.0 Rezoning

The objectives for rezoning to amend the zoning from RA to RA Site Specific is to add to the permitted uses and increase the size and number of buildings and infrastructure to facilitate the development of the retreat centre and guest ranch to accommodate 300 to 400 guests and staff including their activities and events.

Under permitted uses the Owner would like to include:

administrative, culture and institutional

educational facility

indoor recreation

interpretive centre

animal hospitals

health and recreation ranches

community recreation services

accessory dwellings including manufactured homes and recreational vehicles to accommodate persons engaged in the operation and maintenance of the health and recreation ranch

lodges, health spas, gymnasiums, resorts, cabins, eating and drinking establishments, convenience stores, antique, curio and souvenir shops associated with a health and recreation ranch use

the maximum number of accommodation units for a health and recreation ranch shall be 4 bedrooms per hectare

the maximum height for a building or structure shall be 20.0 metres

Maximum number of dwellings seven (7) for family and staff which may include principal, modular, mobile and RV homes

The accessory dwelling size for family and staff will be maximum 300 m<sup>2</sup> per dwelling and may be up to two storeys

The number of showers and washrooms, and the size of the washrooms must reflect the number of guests and staff on the property

## **5.0 Water**

The Owner had two new wells drilled on the property in February 2019 to make sure there is enough water to sustain a development of this size. Western Water tested the flows and water quality and the preliminary results are the combined flows of 23 US gpm (122 m<sup>3</sup> per day) is a sufficient volume for the development and the water is treatable for Interior Health standards.

## **6.0 Sewer**

Sewerage systems will be designed for each area that is developed to maximize efficiency and minimize site disturbance.

## **7.0 Landscaping**

Any repairs to disturbed areas will be done in accordance with the ESDP to minimize disturbance and to revegetate with natural species for the applicable zones on the property. Around any buildings we will take into account fire safety and have appropriate clearances to minimize any dangers.

## **8.0 Water Reservoir and Fire Protection**

The proposed water reservoir is instrumental in the fire protection of the development. To have the volume available to reload water trucks, helicopter fire buckets, and to pump directly to fire hydrants on the property is a necessity due to the distance from any Fire Station that would be able to come and assist in fire fighting efforts. The added benefit of a reservoir is it will provide another water source for birds and wildlife in the area during the dry seasons.

## 9.0 Conclusion

The Owner's vision for this property is to provide a destination for people, families, and groups to come be around nature, arts, outdoor activities and adventure to build community, relationships, and reconciliation. The initial phases of the development are being accomplished with the Owner's commitment to making peoples lives better and he is starting a non-profit foundation to hand the property over to so it can be around for the community to enjoy into the future. This development will help thousands of adults and children encounter the therapeutic qualities of nature, to be away from the hustle and bustle of everyday life while mending their minds and bodies. To be able to achieve these goals we must rezone the property to RA Site Specific.