



Development Permit Application

Referral Form – RDCK File DP2318E

Date: January 30, 2024

You are requested to comment on the attached DEVELOPMENT PERMIT for potential effect on your agency's interests. We would appreciate your response WITHIN 30 DAYS (PRIOR TO February 29, 2024). If no response is received within that time, it will be assumed that your agency's interests are unaffected.

LEGAL DESCRIPTION & GENERAL LOCATION:

7902 Balfour Wharf Road, Balfour
LOT 1 DISTRICT LOT 184 KOOTENAY DISTRICT PLAN NEP20868 (PID: 018-519-865)

PRESENT USE AND PURPOSE OF PERMIT REQUESTED: The subject property is a 1.5 hectare (3.6 acre) parcel accessed off of Balfour Wharf Road in the community of Balfour, and is currently undeveloped. The site is designated Tourist Commercial (TC) in the *Electoral Area 'E' Rural Official Community Plan Bylaw No. 2260, 2013*, and is within the Industrial and Commercial Development Permit (ICDP) Area.

This application is for an ICDP to permit the development of a Recreational Vehicle (RV) resort with approximately 36 sites, an amenity 'wash house' building and fencing/vegetative hedging to assist with screening the site. The entire RV resort is to be located outside of the 15 metre Watercourse Development Permit Area. The ICDP Area Guidelines are primarily concerned with ensuring parking and loading areas are adequately screened from adjacent property and highways, and that underutilized areas of the parcel are maintained as landscaped areas or undisturbed forest.

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING	OCP
Approx. 1.3 ha	No	N/A	Tourist Commercial (TC)

APPLICANT: MRQ HOLDINGS LTD. c/o Peter Muirhead

OTHER INFORMATION: ADVISORY PLANNING COMMISSION PLEASE NOTE:

If your Advisory Planning Commission plans to hold a meeting to discuss this Development Permit application, please note that the applicants must be provided with an opportunity to attend such meeting, in accordance with Section 461, subsection (8) of the *Local Government Act*, which reads as follows:

"If the commission is considering an amendment to a plan or bylaw, or the issue of a permit, the applicant for the amendment or permit is entitled to attend meetings of the commission and be heard."

Please fill out the Response Summary on the back of this form. If your agency's interests are 'Unaffected' no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this permit.

STEPHANIE JOHNSON, PLANNER
REGIONAL DISTRICT OF CENTRAL KOOTENAY

<input checked="" type="checkbox"/> MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE <input checked="" type="checkbox"/> HABITAT BRANCH (Environment) <input type="checkbox"/> FRONTCOUNTER BC (MFLNRORD) <input type="checkbox"/> AGRICULTURAL LAND COMMISSION <input checked="" type="checkbox"/> ARCHAEOLOGY BRANCH	REGIONAL DISTRICT OF CENTRAL KOOTENAY DIRECTORS FOR: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input checked="" type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/> I <input type="checkbox"/> J <input type="checkbox"/> K ALTERNATIVE DIRECTORS FOR: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input checked="" type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/> I <input type="checkbox"/> J <input type="checkbox"/> K <input checked="" type="checkbox"/> APHC AREA E
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<input type="checkbox"/> ENERGY & MINES	<input checked="" type="checkbox"/> RDCK FIRE SERVICES
<input type="checkbox"/> MUNICIPAL AFFAIRS & HOUSING	<input checked="" type="checkbox"/> RDCK EMERGENCY SERVICES
<input checked="" type="checkbox"/> INTERIOR HEALTH, HBE TEAM	<input checked="" type="checkbox"/> RDCK BUILDING SERVICES
<input type="checkbox"/> KOOTENAY LAKES PARTNERSHIP (FORESHORE DEVELOPMENT PERMITS)	<input checked="" type="checkbox"/> RDCK UTILITY SERVICES - WATER
<input type="checkbox"/> SCHOOL DISTRICT NO.	<input type="checkbox"/> RDCK RESOURCE RECOVERY
<input type="checkbox"/> WATER SYSTEM OR IRRIGATION DISTRICT	<input type="checkbox"/> RDCK REGIONAL PARKS
<input checked="" type="checkbox"/> UTILITIES (FORTIS, BC HYDRO, NELSON HYDRO, COLUMBIA POWER)	INSERT COMMENTS ON REVERSE . . .

The personal information on this form is being collected pursuant to *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015* for the purpose of determining whether the application will affect the interests of other agencies or adjacent property owners. The collection, use and disclosure of personal information are subject to the provisions of FIPPA. Any submissions made are considered a public record for the purposes of this application. Only personal contact information will be removed. If you have any questions about the collection of your personal information, contact the Regional District Privacy Officer at 250.352.6665 (toll free 1.800.268.7325), info@rdck.bc.ca, or RDCK Privacy Officer, Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4.

RESPONSE SUMMARY
FILE: DP2318E APPLICANT: MRQ HOLDINGS LTD.

Name:

Date:

Agency:

Title:

RETURN TO: **STEPHANIE JOHNSON**, PLANNER
DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES
REGIONAL DISTRICT OF CENTRAL KOOTENAY
BOX 590, 202 LAKESIDE DRIVE
NELSON, BC V1L 5R4
Ph. 250-352-8175
Email: plandept@rdck.bc.ca

RDCK Map



REGIONAL DISTRICT OF CENTRAL KOOTENAY
 Box 590, 202 Lakeside Drive,
 Nelson, BC V1L 5R4
 Phone: 1-800-268-7325 www.rdck.bc.ca
 maps@rdck.bc.ca

Legend

- Flood Construction Levels - 1990
- Electoral Areas
- RDCK Streets
- Cadastre
- Address Points

Map Scale:

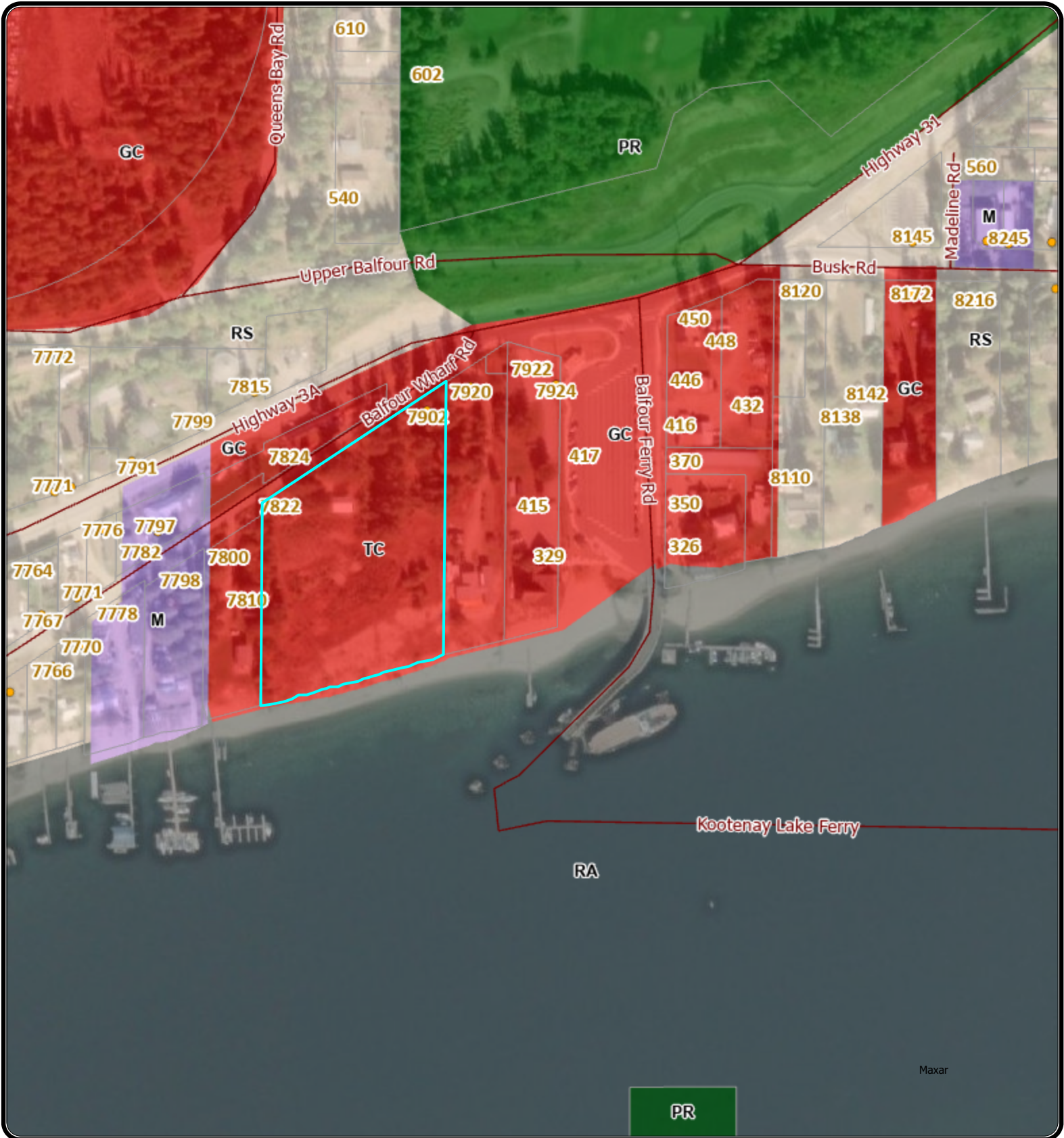
1:4,514

Date: December 21, 2023



The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

RDCK Map



REGIONAL DISTRICT OF CENTRAL KOOTENAY
 Box 590, 202 Lakeside Drive,
 Nelson, BC V1L 5R4
 Phone: 1-800-268-7325 www.rdck.bc.ca
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Official Community Plan

- Commercial
- Industrial
- Parks and Recreation

Legend

- Resource Area
- Suburban Residential
- Electoral Areas
- RDCK Streets
- Cadastre
- Address Points

Map Scale:

1:4,514

Date: December 21, 2023



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RDCK Map



REGIONAL DISTRICT OF CENTRAL KOOTENAY
 Box 590, 202 Lakeside Drive,
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 Phone: 1-800-268-7325 www.rdck.bc.ca
 maps@rdck.bc.ca

Legend

- Streams and Shorelines
- Lakes and Rivers
- Electoral Areas
- RDCK Streets
- Cadastre
- Address Points

Map Scale:

1:4,514

Date: December 21, 2023



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Kootenay Lake RV

General

Kootenay Lake RV is a 36 site RV park at 7902 Balfour Wharf Road in Balfour. The park overlooks the Balfour Ferry Landing and is within walking distance to all the amenities in the Balfour area including local grocery stores, bakeries, parks, tennis courts, pubs and restaurants and an 18-hole golf course.

The park will be marketed as a Shared Interest in Land Cooperative Corporation. Each owner will buy a share in the company that will give them a right to use the common washhouse, common properties, beaches and exclusive use of a designated RV camp site. There will be 36 RV sites with most sites 1600 sq ft or greater. The site will be serviced with community sewer system and community water. We have reached out to the Balfour Water Group and they advised that they will review availability through the Development Permit process. Underground electric and internet will also be available. A paved internal access road is planned. While parking is not a bylaw requirement it is noted that each RV site will be capable of parking three vehicles. There are additional opportunities for parking that will be examined and provided during site development.

Landscape Plan

The site will be landscaped on the north, east and west perimeters with western red cedars at 5 ft intervals and a post and rail fence. The RV area boundary on the lake will be fenced with a post and rail fence. No works or occupation of the 15-meter waterfront setback will occur. The water setback area will be retained as common. The common area in the center of the project will be grassed and will contain common areas where the community can gather. Opportunities for additional parking will also be considered.

An estimate for installation of the trees and fencing will follow.

Attached are samples photos of the trees and fencing options.

The trees at install will be smaller than the photos but they are hardy and grow quickly which will allow them to fill in and establish a good buffer.



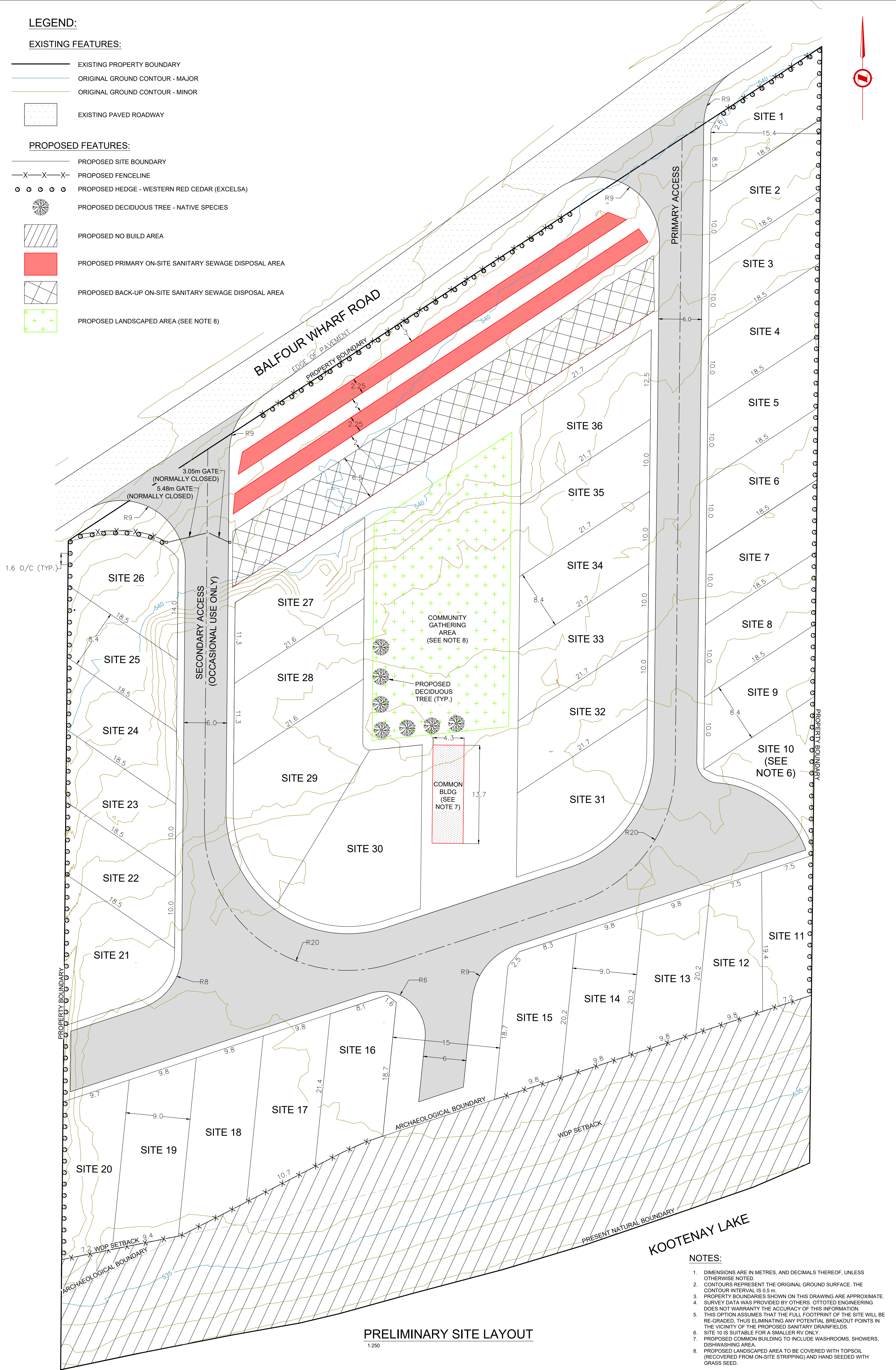
LEGEND:

EXISTING FEATURES:

- EXISTING PROPERTY BOUNDARY
- ORIGINAL GROUND CONTOUR - MAJOR
- ORIGINAL GROUND CONTOUR - MINOR
- EXISTING PAVED ROADWAY

PROPOSED FEATURES:

- PROPOSED SITE BOUNDARY
- PROPOSED FENCELINE
- PROPOSED HEDGE - WESTERN RED CEDAR (EXCELSA)
- PROPOSED DECIDUOUS TREE - NATIVE SPECIES
- PROPOSED NO BUILD AREA
- PROPOSED PRIMARY ON-SITE SANITARY SEWAGE DISPOSAL AREA
- PROPOSED BACK-UP ON-SITE SANITARY SEWAGE DISPOSAL AREA
- PROPOSED LANDSCAPED AREA (SEE NOTE 8)



PRELIMINARY SITE LAYOUT

1:250

NOTES:

1. DIMENSIONS ARE IN METRES, AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED
2. CONTOURS REPRESENT THE ORIGINAL GROUND SURFACE. THE CONTOUR INTERVAL IS 0.5 m.
3. PROPERTY BOUNDARIES SHOWN ON THIS DRAWING ARE APPROXIMATE.
4. SURVEY DATA WAS PROVIDED BY OTHERS. DOTTED ENGINEERING DOES NOT WARRANT THE ACCURACY OF THIS INFORMATION.
5. THIS OPTION ASSUMES THAT THE FULL FOOTPRINT OF THE SITE WILL BE RE-GRADED, THUS ELIMINATING ANY POTENTIAL BREAKOUT POINTS IN THE VICINITY OF THE PROPOSED SANITARY DRAINFIELDS.
6. SITE 10 IS SUITABLE FOR A SMALLER RV ONLY.
7. PROPOSED COMMON BUILDING TO INCLUDE WASHROOMS, SHOWERS, DISHWASHING AREA.
8. PROPOSED LANDSCAPED AREA TO BE COVERED WITH TOPSOIL (RECOVERED FROM ON-SITE STRIPPING) AND HAND SEEDING WITH GRASS SEED.

		DESIGNED: K.PETER		DATE: 12-07-2023		PROJECT: KOOTENAY LAKE RV RESORT	
		DRAWN: K.PETER		12-07-2023		DRAWING: PRELIMINARY SITE LAYOUT	
		CHECKED: K.PETER		12-07-2023		DRAWING NO.: 2023004-OTE-LYT-100	
1	RE-ISSUED FOR MOTI REVIEW	24-JAN-2023	KP	KP	SCALE: 1:250		
0	ISSUED FOR MOTI REVIEW	07-DEC-2023	KP	KP			
REV.	DESCRIPTION	DATE	BY	APP.	SHEET SIZE: ANSI D		

Development Permit Area #3: Industrial and Commercial Area Permit (ICDP) Area

Category

The ICDP area is designated under Section 488 (1) (a) and (f) of the Local Government Act for the establishment of objectives for the protection of the natural environment and form and character of industrial and commercial uses within the Plan area.

Area

The ICDP area is comprised of all privately owned or leased lands designated as Industrial (M) and Commercial (TC and GC) on Schedule 'B'.

Justification

The primary objective of this development permit area designation is to ensure that industrial and commercial developments within the Plan area are compatible and considerate of the natural environment and the surrounding residential and rural character of the Plan area.

Guidelines

1. 1. Any off-street parking area, exterior display area or loading area on a lot used for Commercial or Industrial purposes shall:
 - a. be provided with screening in the form of a fence not less than 1.5 metre in height or by a hedge not less than 1.5 metre in height at the time of planting where adjacent to a lot in any residential zone; such screening shall be planted or installed so that no person shall be able to see through it; and,

- b. be separated from any directly abutting lot in any residential zone and from any adjoining highway other than a lane, by a fully and suitably landscaped and properly maintained strip not less than 1.5 metres in width.
2. Where any lot is used for commercial, industrial and institutional purposes, any part of such lot that is not used for buildings, exterior display areas, parking or loading facilities shall be maintained as a landscaped area, or as undisturbed forest.
3. Where any off-street parking area for four (4) or more vehicles is located within 4.5 metres of a front or exterior side lot line, it shall be screened by an evergreen hedge not less than 1.5 metre in height at the time of planting. The minimum width of soil area for the hedge shall be 0.75 metres. The hedge shall be planted one (1) metre from curbs or wheel stops.
4. The design, installation and maintenance of any landscaping area or screen should be in conformity with the current specifications of the "British Columbia Landscape Standard" prepared by the B.C. Society of Landscape Architects and the B.C. Nursery Trades Association. These standards do not apply where endemic, native plantings are used for landscaping.

Exemptions

The ICDP area does not apply to the following:

5. Development associated with agricultural, residential or institutional land uses and activities; and
6. Existing construction, alteration, repair, demolition and maintenance of industrial or commercial buildings.