



REGIONAL DISTRICT OF CENTRAL KOOTENAY

Memo to General Manger of Development Services

Date of Memo: April 19, 2022
Author: Eileen Senyk, Planner
Subject: DEVELOPMENT PERMIT (Anger Enterprises – 16060 Highway 3A Crawford Bay)
File: 09/4260/20/2022/DP2202A-04414.000-Anger-DP000125

Owner	Anger Enterprises
Civic Address	16060 Highway 3A
Legal Description	Lot 4 District Lot 3888 Kootenay District Plan 789 Except Part Included in Plans 2859 & 10754
PID	016-036-557
Lot Size	1.6 Hectares

PROPOSAL:	
<p>The subject property is a Recreational Vehicle Park located in Crawford Bay. The owners wish to Development on the site began in 2014 and included the installation of a community water system, a septic system to serve the property, a common laundry and washroom facility, a small store, one residential unit with an office attached and 33 recreational vehicle sites.</p> <p>The current proposal is replace 10 recreational vehicle sites with guest cottages along the western property line.</p>	

Electoral Area	A
Development Permit Area	Residential Cluster Development Permit Area

Guidelines	Meets?	Comments
Development that may impact designated “Environmentally Sensitive Development Permit” (ESDP) Areas, either directly through disturbance or indirectly through site infrastructure, shall be subject to the requirements of	Yes	The subject property, while located within the Crawford Creek floodplain, is located over 100 metres away from the creek. There is private property that (at this time) is entirely forested located between the subject property and

<p>the ESDP Area in addition to these guidelines.</p>		<p>the creek. The proposed development will not affect the riparian area of Crawford Creek</p>
<p>Building footprints and paved areas should be minimized, where possible, or otherwise clustered to reduce the total impervious cover of the site.</p>	<p>Yes</p>	<p>Structure currently on site include an office, a dwelling and a small shop. The park is mainly used for RVs and the 10 proposed cabin units will be located along the west side of the park.</p>
<p>Natural, on-site filtration is encouraged through means such as, but not limited to, the: a. retention of natural vegetation; b. clustering of buildings and structures; and, c. use of landscaped areas for storm water infiltration.</p>	<p>Yes</p>	<p>The RV park has been landscaped and paving is minimal. There is a large green space in the middle of the park. Several deciduous trees have been planted to provide shade and screening in spring, summer and fall months.</p> <p>The eastern boundary of the park is forested and many large coniferous trees have been retained.</p>
<p>Siting of buildings and structures, uses and site infrastructure away from property boundaries is encouraged to minimize potential impacts to surrounding lands.</p>	<p>Yes</p>	<p>Given the use and size of the property, it has been configured in such a way that activity is directed away from property boundaries and toward the central common greenspace. There is little opportunity to leave a buffer from all sides of the property given its small size, but the design of the cabins is such that the front porches would face inward towards the center of the park. The west property (behind the cabins) line has been screened with privacy fencing.</p>
<p>Building profiles should reflect the character of surrounding development with special attention to the height of new buildings in relationship to surrounding buildings on adjoining properties.</p>	<p>Yes</p>	<p>The cabins are 77 sq/m (832 sq/ft) and single story. The surrounding properties are mostly used for tourist commercial or commercial purposes, but the few surrounding residential properties are characterized by small, single story homes similar in form and character to the proposed cabins.</p>
<p>Existing vegetation should be retained, where possible, as part of the overall</p>	<p>Yes</p>	<p>The park has been nicely landscaped with a treed buffer and privacy fencing. There is a common</p>

landscape design. Retention of green space in common areas is encouraged.		green space located in the middle of the park with a play ground. The central wash house is near the playground in the middle of the park.
The use of covenants to ensure common lands in strata subdivisions are not subdivided further is encouraged.	Yes	A water treatment system and septic system have been installed to service the RV park. There has been a significant investment in infrastructure to service the park, which would negate any future subdivision.


Zoning	N/A
Zoning compliance	N/A
OCP	Comprehensive Land Use Bylaw No. 2315, 2013
ALR	N/A
Floodplain	The subject property is within the floodplain of Crawford Creek. When the property was developed in 2014, fill was imported and placed in order to lift all building sites 1m above natural ground level.
NSFEA	<p>The park is located in the Crawford Creek NSFEA which is rated 'E'. A flood hazard assessment was completed for the property in 2011 which recommended the following:</p> <ol style="list-style-type: none"> 1) Locate all buildings on high ground. 2) Elevate the lower floor of any building, such that the underside of it is at least one metre above the natural ground level. <p>Fill was imported to ensure that all building sites meet this '1m above natural ground level' elevation.</p>
Geohazard	There is an orphan dike located approximately 100m north-west of the subject property. BGC Engineering's Floodplain and Steep Creek study identified flow modelling for the area based on the assumption that the dike is not there at all. This assumption is made because the dike is in poor repair and could be breached. Flow modelling identifies that a 200 year flood event may cause ponding to the west of the subject property, but not on it. Should a flood occur, it would be directed well east of the subject property where there is a old river channel.
Archeology Sites	N/A
Within RDCK Water System	N/A
Relevant Covenants and Reports	The following reports have been provided to support development of the property:

	<p><i>'Flood Hazard Assessment of Lot 4 District Lot 3888 Kootenay District Plan 789 (Except Plan 2859 & 10754) KD Crawford Creek Fan by Dr. Anthony Salway, P.Geo. October 25, 2011.'</i></p> <p><i>'Septic Investigation HCL Project #12091 Anger RV Park Crawford Bay, BC by Highland Consulting May 16, 2021'.</i></p> <p>Covenant LB504791 was registered in 2012 as part of the building permit process for the cabins. The covenant references aforementioned report by Dr. Anthony Salway to ensure that all work is done in accordance with the recommendations in the report.</p>
Review Title for Miscellaneous Charges	
Security	[insert amount and any other relevant details]

REFERRAL COMMENTS:	
Ministry of Transportation and Infrastructure, Development Officer	<p><i>'Thank you for the opportunity to review this proposal to add 10 cabins as replacements for 10 RV sites at the Crawford Bay campground at 16060 Hwy 3a, in Crawford Bay.</i></p> <p><i>The subject property fronts existing MOTI right of way that is neither constructed to Ministry road standards or maintained by the Ministry. In 2012 & 2013 the applicant applied to us for and received a commercial access permit for the use of the right of way to access the property. The application was accompanied by the same proposal as currently, 22 RV sites and 10 cottage sites. The approved permit and drawing is attached.</i></p> <p><i>The applicant was also granted a set back permit in 2012 to allow for the layout of the development, to enable structures to come within 3.0m of the right of way. That permit is also attached.</i></p> <p><i>Presumably the applicant and other property owners maintain the access 'road'. MOTI is ok with this arrangement at this time, and has no plans to add the road to the maintenance inventory. This could be done if/when the road is constructed to Ministry standards by the party requesting maintenance.</i></p> <p><i>Since the applicant is not requesting to expand the use beyond what was previously permitted, we do not have concerns with the proposal at this time.</i></p> <p><i>Lastly, the applicant shall provide for all parking needs of the development on private property.'</i></p>

Interior Health Authority Community Health Facilitator	<p><i>'We do not have any objections to this development permit but have the following comments for the applicant re: sewerage and water:</i></p> <ul style="list-style-type: none"><i>• The applicant will need a construction permit to alter the waterlines to accommodate the change from RV sites to cottages. For more information- https://www.interiorhealth.ca/information-for/businesses/drinking-water-providers-and-operators#waterworks-construction-permit</i><i>• As there is no net change to the Daily Design Flow of the sewerage system, no concerns (or no further action) are noted with respect to sewerage at this time.'</i>
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Respectfully submitted,



Eileen Senyk

CONCURRENCE

Initials:

Planning Manager
General Manager of Development Services

ATTACHMENTS:

Attachment A – Development Permit