

# REGIONAL DISTRICT OF CENTRAL KOOTENAY

## Development Permit Report

**Date of Report:** July 3, 2019  
**Author:** Darcy Roszell, Planner  
**Subject:** INDUSTRIAL AND COMMERCIAL DEVELOPMENT PERMIT (ICDP) – QUEENS BAY RESORT  
**File:** DP1906E  
**To:** GENERAL MANAGER OF DEVELOPMENT SERVICES

### SECTION 1: EXECUTIVE SUMMARY

The purpose of this report is to consider granting an Industrial and Commercial Development Permit under *Electoral Area 'E' Rural Official Community Plan Bylaw No. 2260, 2013* for the property at 205 Edward Street and legally described as Lot A, District Lot 4961, Plan EPP68103 (PID: 030-057-710).

Staff recommend approval of the Industrial and Commercial Development Permit for Queens Bay Resort as their proposal fulfils the guidelines set out in *Electoral Area 'E' Rural Official Community Plan Bylaw No. 2260, 2013*.

### SECTION 2: BACKGROUND / ANALYSIS

The subject property is surrounded by the Osprey Ridge Golf Course, and accessed by Edward Street. The property is currently vacant and is used to access the golf course. As the property is designated Tourist Commercial (TC) under the *Electoral Area 'E' Rural Official Community Plan Bylaw No. 2260, 2013*, the Industrial and Commercial Development Permit applies to the site. The objective of the Development Permit is to “ensure that industrial and commercial developments within the Plan area compatible and considerate of the natural environment and the surrounding residential and rural character of the Plan area”.

The landscaping plan provided by the applicant states that improvements will total approximately \$21,000. A security deposit in the amount of \$26,250 is being required as per the *RDCK Planning Procedures and Fees Bylaw No. 2457, 2015* which states that 125% of estimated cost will be held by the RDCK until completion of works. The attached permit allows the applicant one year from issuance of the permit to complete the works.

The applicant is proposing to construct Phase 1 of a shared interest resort development for recreational vehicles and dwellings. See Attachment A for details from the applicant’s submission.

Guideline	Staff comment
1. Any off-street parking area, exterior display area or loading area on a lot used for Commercial or Industrial purposes shall:	
2. 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	Landscaping fencing to be built on the perimeter of Phase One of the Queens Bay Resort as shown in Figure 1. Estimated cost of \$15,000.

<b>planted or installed so that no person shall be able to see through it;</b>	
<b>3. 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.</b>	50 trees are proposed to be planted as per the Landscape Plan. Estimated cost of \$6,000.
<b>4. 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.</b>	Not applicable.
<b>5. 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.</b>	Not Applicable
<b>6. 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.</b>	Staff have noted this requirement.

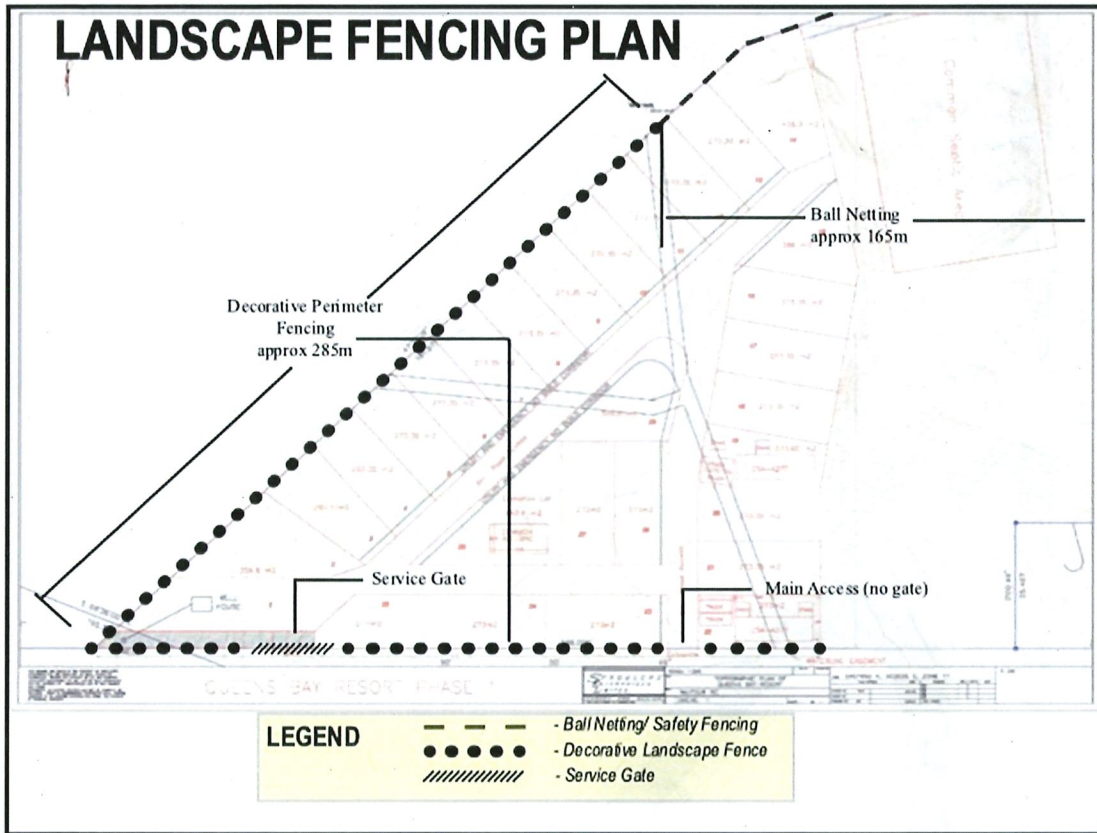
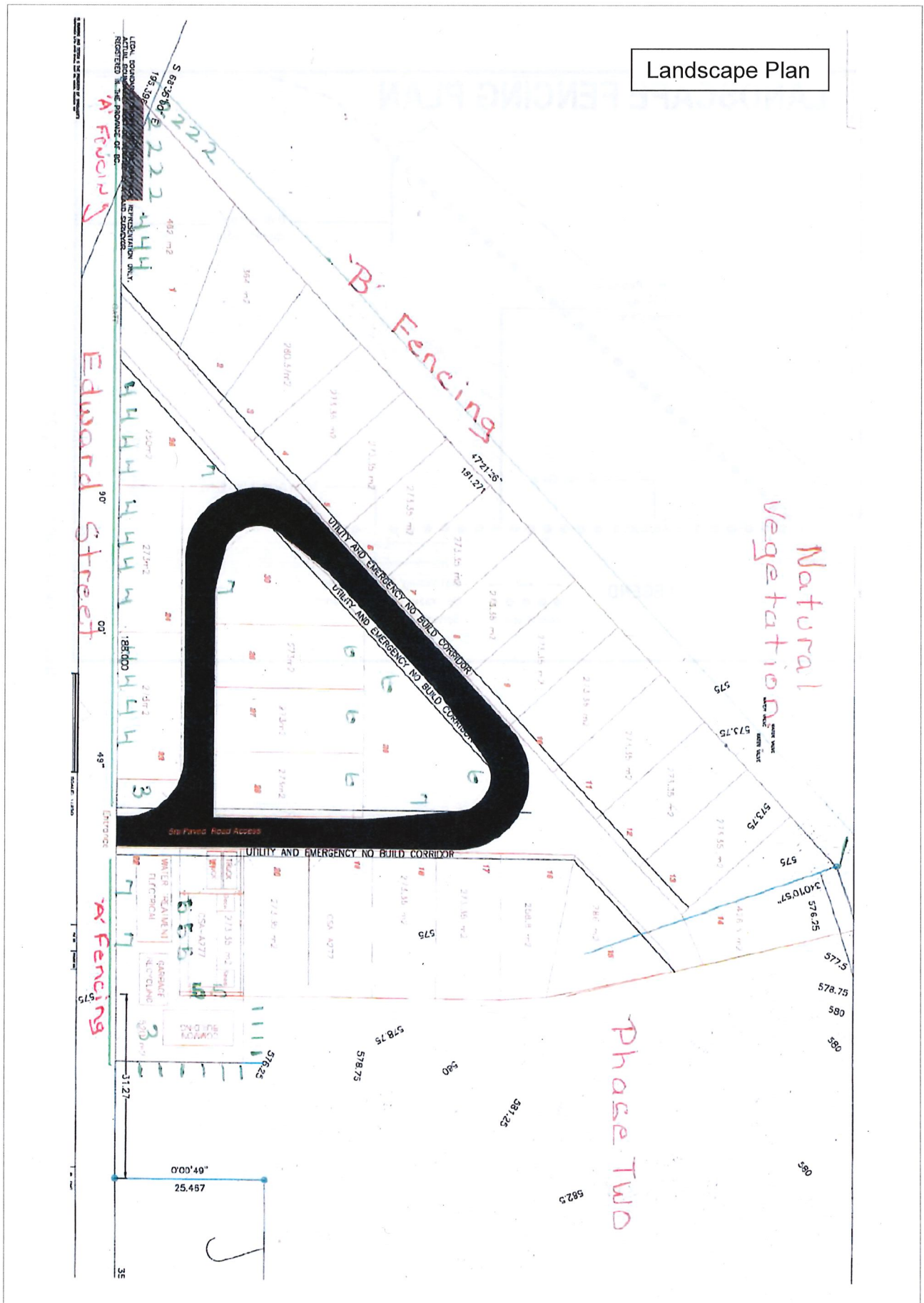


figure f1- Landscape Fencing Plan



**SECTION 5: RECOMMENDATION**

That the General Manager of Development Services issue an Industrial and Commercial Development Permit with conditions outlined in Attachment B to Herman Van Reekum of Queens Bay Resort.

Respectfully submitted,



Darcy Roszell, Planner

**CONCURRENCE**

**Initials:**

Planning Manager  
General Manager of Development Services



**ATTACHMENTS:**

**Attachment A – Applicant Submission**

**Attachment B – DRAFT Development Permit**



# Queens Bay Resort Phase One – Landscape Plan

## Introduction

The resort is located on property that is situated in the middle of the Balfour Golf Course. The golf course was designed Les Furber, a world-famous golf course architect. It is well established featuring beautifully designed fairways and greens lined with mature trees and shrubs.

Our plan is to integrate the resort with the golf course in a way that, on one hand, creates separation from the course through a combination of privacy and safety fencing. On the other hand, we intend to plant grass and trees throughout the resort using species that are consistent with the species used throughout the golf course.

We intend to consult with the management of the golf course throughout the construction process to ensure consistency and to combine resources wherever possible.

## Fencing

We are planning to construct a form of decorative privacy fencing along two of the three boundaries of the first phase. The diagram below shows the proposed fence along the south boundary of the site to separate the RV sites from Edwards Street, which is the road that accesses the golf course and RV resort. A second line of fencing will separate the resort from the tenth fairway

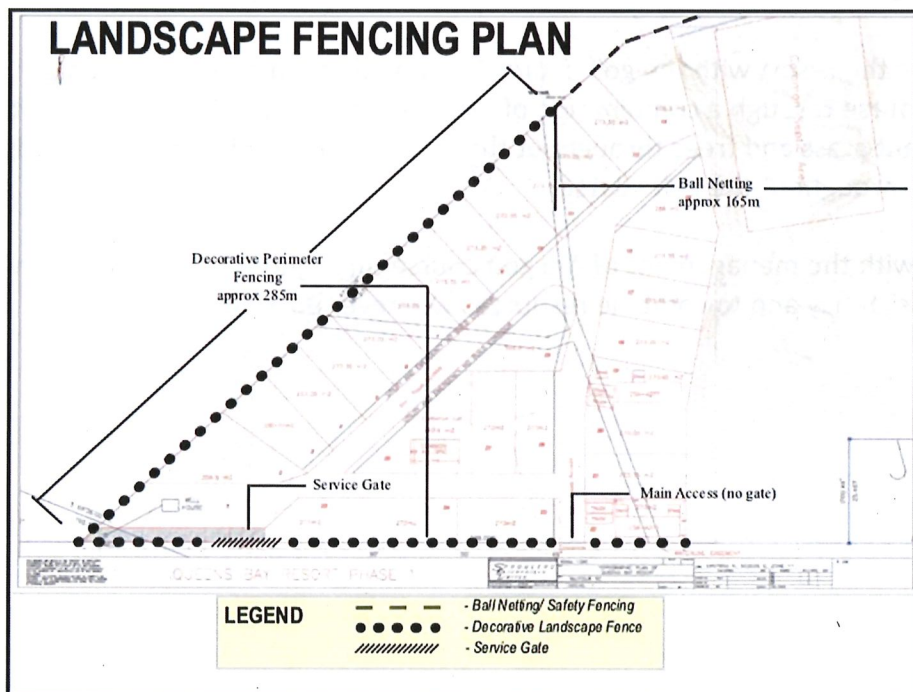


figure f1- Landscape Fencing Plan

The fencing along Edward Street will be 150 to 180cm in height. The fencing alongside the tenth fairway will be lower and range from 100 to 150cm in height.

We are currently soliciting proposals for the fencing from local construction companies and we estimate the cost of labour and materials to be approximately \$15,000.

We also believe that there will be a requirement for safety fencing on the north side of Phase One. We will be working with a professional golf course designer and with the management of the Balfour Golf Course to determine where this fencing will be placed and to apportion the cost of constructing the fence between the resort and the golf course.



## Trees

The site currently features a belt of native deciduous trees alongside the tenth fairway. We believe that these trees can be left in place as the individual lots are constructed.

We intend to plant trees alongside the fencing that will border Edward Street. Further planting of trees will occur in appropriate places throughout phase one.

The types of species we will use include:

- Cedar
- Birch
- Maple
- Mountain Ash
- Magnolia
- Beech
- Columnar Aspen

We will be sourcing the trees from Georama, a local Nelson supplier and expect to pay an average of \$125 per tree. We are planning to plant 50 trees in Phase one for a total planned expenditure of \$5,000 to \$6,000.

## Conclusion

Phase One landscaping will occur at or near the end of the civil construction of the project, after the roads and services have been installed.

Our water system is currently being designed and we plan to include provisions for irrigation in the water system that is constructed so that the trees and grass can be properly maintained.

As per the above information, the total planned expenditure on landscaping in Phase One is \$20,000 to \$25,000.

Herman Van Reekum  
June 18, 2019



## Queens Bay Resort

### Development Permit Application

#### Proposal Summary

##### **Overview**

This application is to develop a campground on unzoned land in the middle of the Balfour Golf Course. The parcel of land consists of 12.94 acres and our plan is to construct approximately 125 camp sites to be built in four phases. The first phase will consist of 30 lots.

- Lots will be fully serviced with water, sewer, electricity and fibre optic cable. Interior roads will be paved;
- The lots will be sold as a shared interest in a home owners' corporation. Owners will purchase a share which will entitle them to exclusive use of the lot that corresponds to their share for as long as they own the share;
- The intention is that the home owners' corporation will become self-governing at a point when the owners have the capacity to assume the governance of the resort from the developer. The developer will be responsible for providing services and maintenance until self-governance is possible;
- Lot owners will be allowed to access their lots year-round, but they will not be allowed to make their lot their primary residence;
- A set of bylaws will be established to regulate overall appearance of the resort, noise restrictions, parking, garbage, and more.
- A manager will be hired to provide maintenance and bylaw enforcement services for the owners;
- There will be numerous amenities including the golf-course, access to a marina, a washroom and laundry facility;
- The development will be "eco-friendly" in that we intend to introduce solar power, charging stations for electric vehicles, water conservation, waste recycling, and community gardens.

The development will provide an affordable recreational option for families of all ages.

As RDCK does not have a Campground Bylaw, our overall design with respect to lot size, density, and the type of RV or cottage allowed on the sites follows the RDEK Campground Bylaw (see copy attached).

##### **Lot Sizes and Characteristics**

The attached drawing shows that we intend to construct 125 lots in total in four phases beginning with 30 lots in the first phase. The shape of individual lots will vary depending on field conditions, but lots will all have the following characteristics:

- Each lot will be a minimum of 140 square metres;
- Lot density will be no more than 30 lots per gross hectare;
- Only two types of usage permitted:
  - One RV per lot. RV can be no more than five years old (some exceptions may be allowed;
  - Or
  - One "cottage". Cottage is defined as a pre-manufacture home built to a CSA A277 standard. Maximum size is no higher than 5 metres, and no bigger than 53.5 square metres with a crawl space no higher than 1.2 metres;
- RVs and cottages must be set back 6 metres from any interior road and 1.3 metres from both sides of the lot.
- Each lot will have a gravel parking space designed to accommodate two vehicles.
- Each lot will all be serviced with water, septic, 50 or 100 amp electricity and fibre optic cable.
- Lot owners will be allowed to construct one shed no bigger than 10 square metres. All construction will be subject to developer standards with respect to colour and materials.

### **Services**

The developer has engaged the services of a professional engineer to design water and waste water systems that will comply with the requirements of Interior Health or the Ministry of the Environment.

Water will be supplied by a well drilled on the site. We plan to drill two wells for the entire 125 lot project.

Waste water will be managed and disposed of through a decentralized septic system.

Electricity will be either 50 or 100 amps depending on the lot usage, i.e. RV or cottage.

### **Amenities**

The first phase will include a wash house that will consist of washrooms and showers for women and men, as well as a coin operated laundry facility. A second washroom facility will be constructed in the fourth phases

The campground is located in the middle of a superb golf course. The Balfour Recreation Commission is in full support of our development and we expect to work out a cooperative marketing program with the golf course that will likely increase the overall usage of the golf course.

Lang's Marina is located near the Balfour Ferry wharf and lot owners will have access to the services of the marina on a priority basis.

Other recreational amenities that we are planning include a pickle ball court, storage facilities for recreational equipment, a playground and common area for picnics and community gatherings.

We will set aside space for a dog walking area and a community garden.

We will work together with the golf course to construct net fences in areas that are vulnerable to errant golf balls. Phase one borders the 10th hole at the Balfour Golf Course and we anticipate building a fence to ensure the safety of the people in the campground.

As a developer we will operate a rental pool which will allow RV or cottage owners an option to rent their units at times when the owner is not using the unit. The rental pool program will be turned over to the home owners 'corporation when they become self-governing. This will provide both lot owners and the owners' corporation with a revenue stream that can offset maintenance expenses.

### **Cottages**

Our overall intention is to create a modern, clean looking campground with RVs that are no more than five years old or cottages that will be supplied by modular home builders who have been pre-selected by us.

At this point we have not made a final decision but the builders we are in discussions with include:

1. West Coast Outbuildings - <https://www.outbuildings.ca>
2. Pocket House - <http://pockethouse.ca>
3. Modern Huts – [modernhuts.com](http://modernhuts.com)

All three builders provide quality structures that are factory built and transported to site. They have leading designers and use eco-friendly construction practices that minimize waste. We are asking our potential suppliers to design two or three models that will be available to our shareholders. We will specify "west coast style" exterior finishes that feature natural wood mixed a pallet of colours ranging from black to gray to blue and white.