



RV RESORT

Issue / Question**Response**

Bighorn Estates owners are concerned that the proposed RV Resort development abutting their homes is not complementary to their single family homes and is not in keeping with what they expected to be built next door when they purchased their lots.

The RV Resort masterplan has been amended to remove the rental cabins originally proposed abutting the Bighorn Estates development. In their place we are proposing creation of single family building lots (the same as Bighorn Estates). These homes will be sold and will not be part of the RV Resort development. This will ensure that the existing homes in Bighorn Estates will back onto similar homes.

The proposed lots are to be no less than 16.4m (54') frontage and no less than 34m (112') depth. The lots will be developed as bareland strata.

The lots will be subject to the same design guidelines that are currently in place for Bighorn Estates to ensure that the form and character of development remains consistent with the neighbouring homes.

We believe that these homes will provide a suitable buffer to any RV sites and meet the original expectations of Bighorn Estates residents.

What economic benefit will the RV Resort provide to the Village of Canal Flats and local businesses?

Development of an RV Resort will provide significant economic benefit to the Village and local businesses.

In 2014 the Canadian Camping and RV Council commissioned SOM and WSP to conduct the first ever economic impact study to assess the contributions of the camping sector as a whole.

Construction of an RV Resort as proposed will contribute directly to the local economy. We estimate that the Resort will cost in the order of \$2,750,000 to construct. The majority of the construction costs will be contributed to the local economy through local contractors and suppliers from construction activities alone.

In addition to construction of the Resort, individual lessees will contribute through the construction of decks, gazebos and other additions to their RV Resort sites. All of these funds will be spent locally through local suppliers and contractors. We estimate that each lessee will spend on average \$5000 improving their RV site, thereby contributing \$760,000 to the local economy.

The 12 single family homes proposed will further contribute to the local economy through construction and then continued spending by the new residents that occupy these homes. Construction of each new home will contribute approximately \$175,000 to the local economy (a total of \$2,100,000).

These figures represent over \$5.5M in capital construction costs for the development, a large portion of which will be spent within the Village of Canal Flats or surrounding region.

A larger contribution however will be the ongoing contributions to the local economy from RV Resort guests buying groceries, visiting the local coffee shops and restaurants, taking tours and other activities with local guides, winterizing/summerizing their RV each year, regular maintenance of their RV, etc.

In addition to these items are the many opportunities for local residents to develop businesses that service the RV Resort and its guests.

Will the RV Resort contribute to local employment opportunities?

The RV Resort will contribute to local employment opportunities. We see opportunities for the following businesses within the community that would serve the RV Resort and its guests.

- *RV Resort Manager – an RV Resort manager will be employed to live at the Resort throughout the operational season.*
- *RV Resort Maintenance – the Resort will require maintenance throughout the year, including landscaping and repairs. These services would be provided by local contractors.*
- *Boat/RV Storage – We are proposing to include boat and RV storage on the property. However, if there is a local property owner that would like to develop this service on their property we would seek to develop a partnership with this business and would eliminate this area from our plans.*
- *RV Maintenance – The RV Resort lessees will require maintenance for their RV and associated outbuildings, including winterization services. These services would be provided by a local business.*

In addition to the preceding, the RV Resort guests will visit other local businesses which may result in the need for additional staffing or new businesses to serve the RV Resort. With the increased number of visitors to the Village additional small business opportunities will present themselves.

The Village of Canal Flats has prepared an economic development strategy for the community. How does this proposal fit into the Village's economic strategy.

The Village's Economic Development Strategy supports the development of an RV Resort within the community. An RV Resort fits into the report's suggested opportunities for the community as it supports both tourism and business opportunities in the Village. A key insight of the economic strategy is that Canal Flats needs to re-invent itself and that diversification is the pathway (pg. 3). The economic strategy plan also states that there is strong support for commercial and tourism based economic development that is market-led (pg. 25).

The Economic Development Strategy establishes Supporting Initiatives, which include "Make Room for an RV Park" (pg. 70). This initiative suggests that the Village create land use (zoning) for an RV Resort and that "RV owners are a beachhead for conversion to more full-time status.

The RV Resort proposed meshes directly into the recommended economic develop strategy for the Village.

Could lessees from the RV Resort become permanent / seasonal homeowners in Canal Flats in the future?

Economic analysis within the Columbia Valley has found that most people that have moved here for retirement or have built a seasonal home in the Valley have been visiting the area for a number of years.

It is highly likely that some RV Resort lessees will purchase a home in Canal Flats or elsewhere in the Valley after they have a chance to experience Canal Flats and the many positive attributes of the Columbia Valley.

The Canal Flats Economic Development Strategy determined that a 25% increase in the permanent population was possible based on the current recreational property owners who say that greater personal connection would lead to consideration of full-time residency.

Will the RV Resort create an influx of transient campers that will cause issues in the community?

There will not be any overnight rentals or transient campers.

The RV Resort will operate with only seasonal leases. All RV sites will be leased on an annual basis. Subleasing or nightly rentals by lessees will not be permitted (and will be grounds for eviction).

Our experience with other seasonal RV Resorts has demonstrated that seasonal guests take great pride in the RV Resort and the community. Seasonal lessees consider the RV Resort their summer home and treat it with all the respect and consideration of home. Further, RV Resort guests are long-term, meaning that they develop friendships with the other RV Resort lessees and are respectful of their neighbours, just as a permanent resident of the community would.

When will the RV Resort be open for use? Can a lessee live their year-round?

The RV Resort will be open from mid-April to mid-October of each year. No person is permitted to reside in their RV or park model home when the Resort is closed in winter (ie. from mid-October to mid-April). The RV Resort operator will turn off water to the units over the winter months.

What trail connections will be provided to the RV Resort and the neighbouring community?

Trail connections from the RV Resort to the Crown land north and east of the RV Resort will be provided to allow RV Resort guests to access these public lands for walking and bicycling.

Access points to the south (ie. toward the existing neighbourhood homes) will be provided only after consultation with the neighbouring property owners. At this time, we are considering an access to the lane which would allow pedestrians to access through to the north end of Dunn Street at Beatty Avenue.

Pedestrian access directly to Columbia Springs Drive or Cedar Crescent will be discouraged through fencing and signage.

Will the trees on the property be removed for construction of the RV Resort?

It is our intention to create an RV resort that fits within the existing mature trees. Naturally, some trees will need to be removed to facilitate road construction and parking pads on each RV site, but the goal is to retain as much vegetation on the property as possible. Retention of significant vegetation throughout the Resort is a positive attribute that creates a more desirable and attractive destination for the guests of this RV Resort.

What is the intent of the RV storage and boat area. How will it be screened from view?

RV and boat storage is proposed to provide a location for lessees and their guests to conveniently park their boat or other equipment. Storage of these items will not be permitted on the individual RV sites. The storage area is to be fenced with a 6' board fence to screen it from view and for added security.

If there is a local property owner that would like to develop this service on their property we would seek to develop a partnership with this business and would eliminate the RV/boat storage area from our plans.

What amenities will be provided within the RV Resort?

The RV Resort will include common areas for the RV Resort guests such as picnic areas, shelters, playgrounds, play fields, fire pits and other similar features. There will be a trail system through the development that connects to the regional trail system.

What is the minimum length of time a person can lease an RV site?

All RV site leases will be for not less than a period of one year. Subleasing or nightly rentals by lessees will not be permitted.

Is there a restriction on the age of RVs allowed in the Resort?

The RV Resort will control the condition of RVs permitted. We have found that restricting RVs by age is not effective as there are some well-maintained older RVs and other new RVs that are not suitable. We will implement a policy that denies access to any RV that does not meet the standards of the resort – this may include RVs with rust, unsuitable window coverings, non-professional repairs, alterations or paint work, etc.

Additionally, all RVs must be in roadworthy condition, must be clean, well maintained, and must be licensed and insured while in the RV Resort.

Is there a minimum or maximum size of RV permitted to be placed in the RV Resort?

There will not be a minimum or maximum trailer size, however, tent trailers and truck campers will not be permitted and all RVs must be hard shelled. All RVs must also meet the requirements of CSA construction. The RV Resort owner will retain the right to refuse entry to any RV that is does not meet the standards of the RV Resort.

<i>Will park models be permitted in the RV Resort?</i>	<i>Park models will be permitted. The RV Resort owner will be restricting the number and location of park models to ensure that they are limited to no more than 35% of all sites. All park model homes must meet design guidelines for the RV Resort to ensure that they adhere to the form and character of the community.</i>
<i>What is a park model?</i>	<i>A park model is a mobile home that is designed for occasional relocation only. The park model unit provides all the comforts of an RV unit while ensuring the safety and security of a more traditional build.</i>
	<i>Built on a single chassis with detachable hitch, these units require a special tow vehicle. A park model is considered a recreational vehicle as it is transportable, but is designed primarily for long-term placement at an RV park. When set up, park model homes are usually connected to water, sewer and electrical utilities.</i>
	<i>A park model can be no larger than 538 ft². Two common footprint sizes or floor plan dimensions are 12' X 44' or 14' X 39', with the addition of bays and bump outs within the square footage and overall width for transportation. Bays do shorten the park model home to stay at 538 ft².</i>
<i>Will tenting be allowed in the RV Resort?</i>	<i>No tenting will be allowed in the RV Resort. All guests must sleep in an RV or park model.</i>
<i>What additions will lessees be permitted to build on their site?</i>	<i>Lessees will be permitted to build a deck, gazebo type structure and a small storage shed on their RV site. The size of these structures will be limited and all construction must be in accordance with Village of Canal Flats bylaws and building permit requirements. In addition, all structures must be approved by the RV Resort and must adhere to the design guidelines for the RV Resort which will control the size, building materials, colours and other aspects of any construction.</i>
	<i>The use of tarps, used building materials, unfinished wood, and other unsuitable building materials will not be permitted.</i>
<i>Will fire pits be permitted on each RV site ?</i>	<i>No. Wood campfires will not be permitted on the individual RV sites. Propane campfires will be permitted at the RV sites and three communal wood firepits will be provided for the enjoyment of all RV Resort guests.</i>
<i>Will the RV Resort contribute to greater numbers of off-road vehicles operating on public roads within the Village?</i>	<i>Unlicensed and/or uninsured off-road motorized vehicles (ie. quads, ATVs, dirt bikes) will be prohibited on the RV resort property. The RV Resort operator will provide all residents of the RV Resort with instructions for access to back-country areas and forestry roads where such uses are permitted. The operator will also be instructing all residents of the RV resort that use of off-road vehicles on public roads is in contravention of BC law.</i>
<i>How will RV guests get to forestry roads and other approved RV trails?</i>	<i>We will require all RV Resort guests to trailer their off-road vehicles to a location off the RV Resort property. We will then encourage them to commence their off-road adventures at a permitted location, however, we recognize that we do not have any authority to enforce our guest's actions off of the RV Resort property.</i>
<i>What form of visual buffering will be provided?</i>	<p><i>We are proposing to provide a visual buffers around the site where appropriate.</i></p> <ul style="list-style-type: none"> <li data-bbox="657 1734 1487 1785">▫ <i>A landscape berm with tree/shrub planting is proposed along the south property line abutting the Cedar Crescent homes.</i> <li data-bbox="657 1789 1487 1839">▫ <i>Tree/Shrub planting is proposed along Grainger Road along with a wood board fence (see below).</i> <li data-bbox="657 1843 1487 1902">▫ <i>A row of single family homes are proposed along the south property line abutting Bighorn Estates.</i>

What form of fencing will be provided around the RV Resort?

Fencing will be provided around the RV Resort:

- *The north and west sides will be fenced with 4ft chainlink fencing. Openings will be provided in the fencing to allow trails to pass through.*
- *On the east side of the property a wood fence will be constructed in the greenspace fronting Grainger Road to provide a buffer to this roadway.*
- *A 4ft chainlink fence will be provided on the south property boundary at the back of the proposed single-family lots and along the laneway adjacent to the homes on Cedar Crescent.*

There are properties in Canal Flats currently that are problematic for the community due to weekenders coming into the village to party and not respecting our community values. How can this be avoided at your development?

The RV Resort will be a smaller community within the large community of Canal Flats. Everyone at the RV Resort (lessees, their guests, employees, etc) will be expected to respect their neighbours and maintain strict quiet hours and adhere to all other Resort rules (which will be enforced by the RV Resort manager).

Our experience has shown that a seasonal RV Resort is very different from a nightly rental campground (or Provincial Resort campground) and that all guests are respectful of quiet times and are not at the RV Resort to party. In instances where a lessee or guest is repeatedly disrespectful of other guests with regard to quiet hours or other rules of the Resort, they will be evicted from the RV Resort.

All RVs permitted in the Resort will be hard-shelled (ie. no canvas sided RVs are permitted). This will assist with limiting noise in the Resort.

You have mentioned eviction as a solution to non-compliant lessees and their guests. Is this realistic and will you do it?

The RV Resort manager maintains the right to evict any lessee or guest at their discretion. An RV Resort does not fall under the requirements of the Residential Tenancy Act and does not constitute a Manufactured Home Park Tenancy. The lease for each RV site will state that there are no limitations on the immediate removal of any lessee or guest at the sole discretion of the RV Resort manager.

The RV Resort owner considers compliance with the rules and regulations of the Resort to be paramount for all guests. This is necessary to maintain the character and quality of the Resort and to ensure quiet enjoyment by RV Resort lessees and neighbouring property owners.

Will the property be strata or some other ownership structure?

The RV Resort will be owned by the developer. Lessees will obtain a lease for their RV site that allows them to use the site in accordance with the rules and regulations established for the RV Resort. This ownership model permits the RV Resort owner to maintain the park at a high standard and ensures that any lessee that does not comply with the rules and regulations of the park can be evicted.

Will the RV Resort be constructed in phases?

Yes. At this time the plan envisions 4 phases of construction.

Phase 1 is located along Grainger Road and includes the 12 single family lots. The remaining phases extend the Resort west from Phase 1.

Actual construction phasing will be based on absorption of the leases and could be affected by factors such as an economic downturn or the development of competing RV Resorts in the area.

What utilities will be provided to the RV sites?

All RV sites will be provided with water, sewer, electrical and cable TV service. All RVs and park models will be required to be connected to sewer, water and electrical services.

The use of grey water and black water tanks will not be permitted. The use of electrical generators will not be permitted. Propane tanks larger than 20lb will not be permitted, unless fully screened, and then may be no larger than 100 lbs.

Does the Village of Canal Flats have suitable water and sewer capacity to service the development?

The Village has confirmed that there is suitable water and sewer capacity to service the development as proposed.

What water and sewer rates will the RV Resort pay to the Village of Canal Flats?

Water and sewer service is provided to the property by the Village of Canal Flats.

Utility rates for the 12 strata lots would be based on standard residential rates for the Village.

Utility rates for RV sites would be based on their residential equivalency. Seasonal RV parks typically equate four (4) RV sites to one single family home. Using this equivalency, the RV Resort would pay for 38 equivalent residential rates. The actual equivalency rate utilized will be determined by the Village

Based on the above assumptions, the project would equate to 50 new residential connections.

How will the property be assessed by BC Assessment for property tax purposes?

The property is currently assessed as residential with an assessed value of \$395,800.

Following development of the 12 strata lots and the RV Resort, the assessed value will increase substantially. Based on 2016 assessment values, we estimate that the residential lots, with a home, will be assessed at an average of \$185,000. We estimate that the RV Resort will be assessed at approximately \$1,800,000 (based on the assessment value of similar RV parks in the region). These values increase the overall assessed value of the property to \$3,900,000 – equal to approximately 10 times the current assessed value.

Who will maintain the strata road and driveways within the development?

The strata road into the development (on which the strata lots will be located) will be maintained by the strata corporation.

All access roads for the RV Resort will be privately owned and will be maintained by the RV Resort owner.

The Village of Canal Flats will not provide any maintenance, including snow clearing, for this project.

Will RV Resort lessees or guests have access to the beach/ boat launch passes available to residents of the Village of Canal Flats?

The RV Resort developer has not requested, nor do they have any expectation of receiving, a beach/boat launch pass for each site within the RV Resort. It is our expectation that the RV Resort lessees would use Tilley Memorial Park and the beach/boat launch with the same expectations as all other seasonal users.

Tilley Memorial Park sees a lot of traffic already. How will this RV Park impact the beach / boat launch?

The current boat launch and parking facilities at Tilley Memorial Park are already seeing heavy seasonal use. As lake access issues elsewhere in the region become more pronounced, we believe that Columbia Lake will continue to see increased usage, regardless of whether this RV Resort is developed or not.

We are encouraged by the new Master Plan (May 2016) prepared for the park by the Village of Canal Flats and the opportunities for expansion of the park and increased parking and lake access. Implementing this plan will benefit from increased property tax revenue and park user fees that the development of an RV Resort would provide.

The RV Resort developer is committed to working with the Village of Canal Flats to find solutions to the boat launch and parking issues. This may be through implementation of parts of the master plan or through other means that we can find with the Village. We believe that there are solutions that would benefit both residents of Canal Flats and seasonal users from the RV Resort.

The zoning proposed for the RV Resort site is CD-1. What is this?

A Comprehensive Development Zone (CD) provides for the development or redevelopment of a larger site allowing a variety of land uses and development approaches as part of a comprehensive development plan. This form of zoning enables a municipality to negotiate detailed guidelines and specifications for all aspects of a development in an integrated manner.

The ability of a municipality to specifically regulate the development of a particular site as a CD zone is ideal for sites that should receive innovative treatment. Typically, a new zone is created for the site, tailor made for a specific development. CD zones provide municipalities with greater flexibility to obtain a development plan that better suits the neighbourhood and the particular property.

CD zones are ideal to manage and regulate the development of sites that are in a strategic location (e.g., are a significant site in an already-developed area or adjacent to existing uses), have topographic constraints (CD zones can be used to impose site-specific development requirements as a package), are environmentally sensitive, or have specific design parameters that cannot be suitably addressed in an existing zoning bylaw. (adapted from West Coast Environmental Law website).

CD zones are specific to a property and are not transferrable to another property.