



Development Permit Application

Referral Form – RDCK File DP2506E

Date: July 10, 2025

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 July 17, 2025). 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 **AMENDMENT** to a previously issued Industrial Commercial Development Permit (DP2318E) to allow the development of a Recreational Vehicle (RV) resort with 37 sites, an amenity 'wash house' building with covered area, landscaping and fencing to screen the site.

The proposal is very similar to the previous proposal except that the previous proposal had only 36 sites and proposed two road accesses rather than one.

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 | ALR STATUS | ZONING | OCP |
|----------------------------|------------|--------|-------------------------|
| AFFECTED Approx. 1.3 ha | No | N/A | Tourist Commercial (TC) |

APPLICANT: MRQ HOLDINGS LTD. c/o Peter Muirhead

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.

SADIE CHEZENKO, PLANNER
REGIONAL DISTRICT OF CENTRAL KOOTENAY

RDCK EMERGENCY SERVICES
 RDCK BUILDING SERVICES

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

- 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



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Legend

- Flood Construction Levels - 1990
- Electoral Areas
- RDCK Streets
- Cadastre
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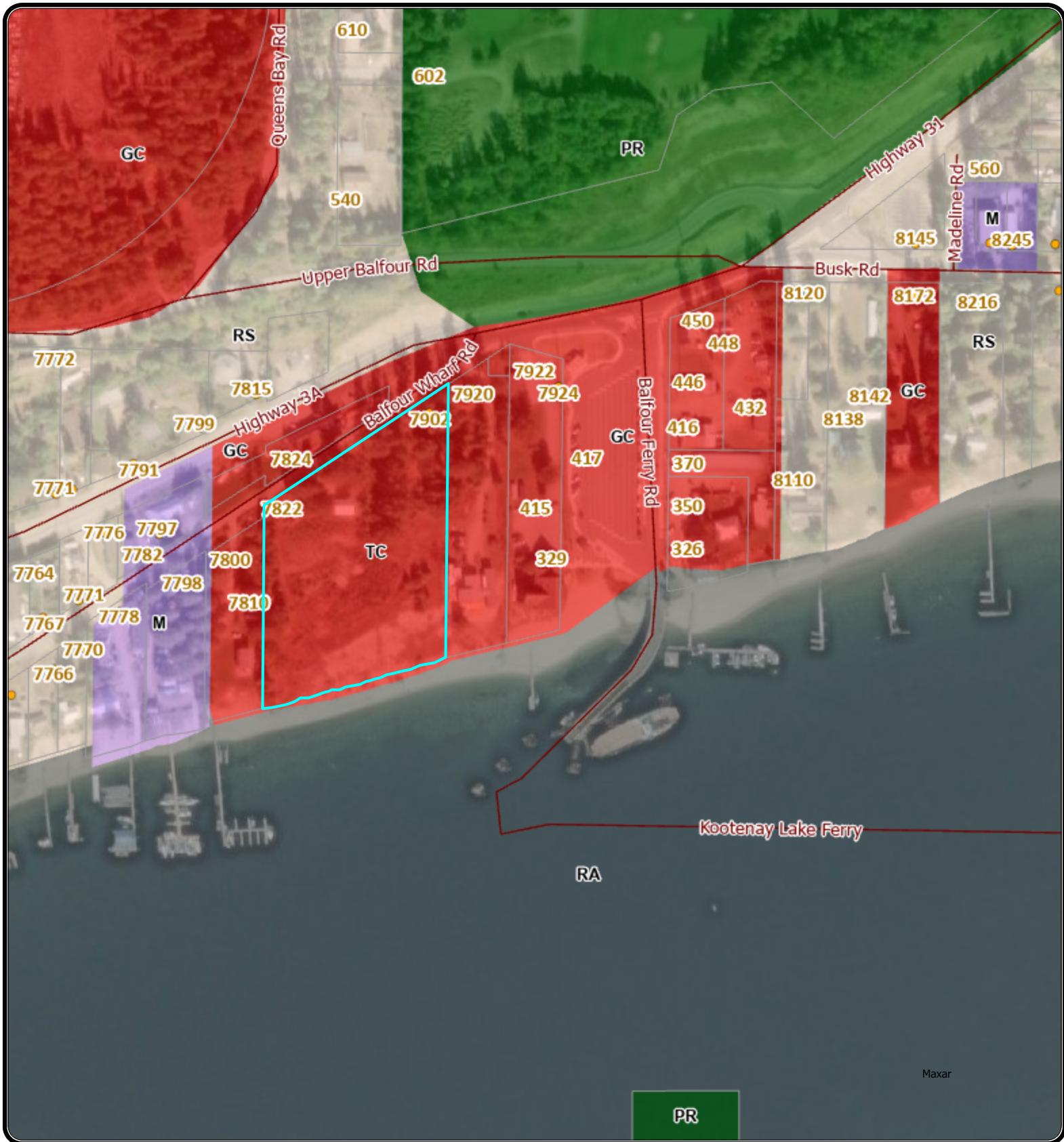
Development Permit Areas

- Industrial and Commercial
- Residential Cluster

Legend

- Watercourse
- Electoral Areas
- RDCK Streets
- Cadastre
- Address Points





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Official Community Plan

- Commercial
- Industrial
- Parks and Recreation

Legend

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

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Legend

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

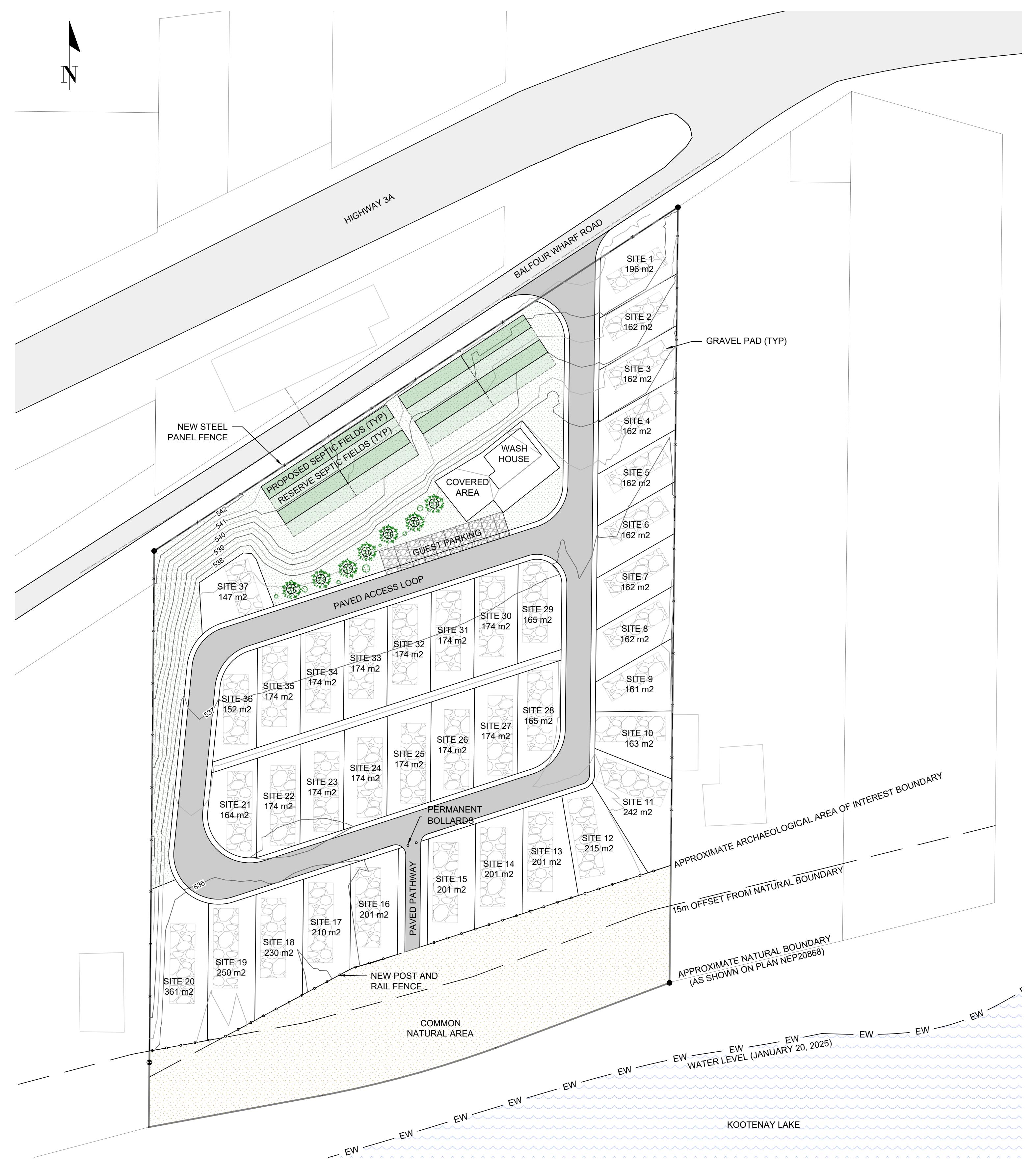
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SITE PLAN - LAYOUT

ANSI D 22"X34" (558.8mm X 863.6mm)

LEGEND

| | |
|------|---------------------|
| | IRON POST (FOUND) |
| WS | CAPPED POST (FOUND) |
| — | LOT BOUNDARY |
| — — | STEEL PANEL FENCE |
| • — | POST AND RAIL FENCE |
| •••• | GREENSPACE |
| •••• | NATURAL AREA |
| | |
| | |

SHEET NOTES

1. REFER TO GENERAL NOTES ON SHEET CS014-001.
2. DIMENSIONS ARE IN METERS UNLESS NOTED OTHERWISE.
3. UTILITY LOCATIONS DRAWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION AND PROTECTION OF ANY UTILITIES AND ARRANGING UTILITY LOCATES.
4. SURFACE COORDINATES BASED ON NAD83 UTM 11N. BEARINGS ARE IN GRID COORDINATES.
5. CONTOURS ARE SHOWN AT 0.5 m INTERVALS.

NOT FOR CONSTRUCTION



CS3

| DATE | REVISION | ISSUE |
|------------|----------|-------------------------|
| 2025/03/20 | A | ISSUED FOR REVIEW |
| 2025/04/25 | B | ISSUED FOR PERMIT |
| 2025/06/13 | C | ISSUED FOR PERMIT R1 |
| 2025/06/23 | D | ISSUED FOR DP AMENDMENT |

PROJECT: KOOTENAY LAKE RV PARK

DRAWING: SITE LAYOUT

DATE: 2025/06/23

CS014-003

SHEET 3 OF 8



