



Arrowsmith Golf Resort Expansion Official Community Plan (OCP) Considerations

Purpose

- To change the Future Land Use Designation from Rural to Resort Commercial to allow for the expansion of facilities, amenities and uses in support of a destination golf resort.



Context

**Proposed Resort
Expansion**

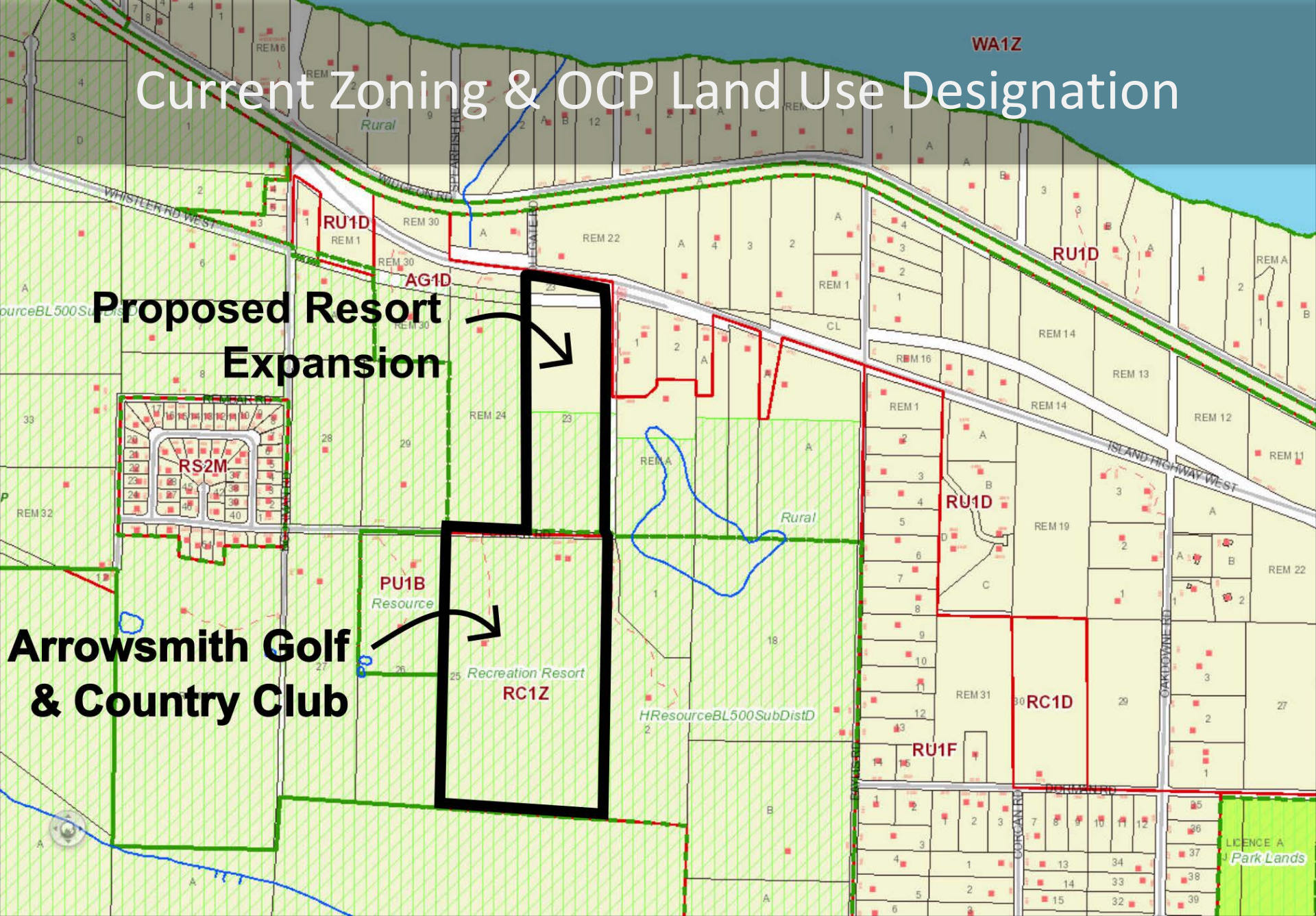
**Arrosmith Golf
& Country Club**



Planning Framework

- **Zoning:**
 - BL 500, RU1, D – Rural 1
- **Future Land Use Designation:**
 - Rural Lands
- **Development Permit Areas:**
 - Unconfined Aquifer – DPA / Bisects Property
 - Fish habitat protection – DPA

Current Zoning & OCP Land Use Designation



Proposed Resort Expansion

Arrowsmith Golf & Country Club

Current OCP Land Use Policy

- *The property owner could apply for an OCP amendment to re-designate the property to **“Resort Commercial”***
- *Policies in this designation note that **“the Regional District may consider rezoning for expansion of such facilities subject to Development Permit criteria”**.*

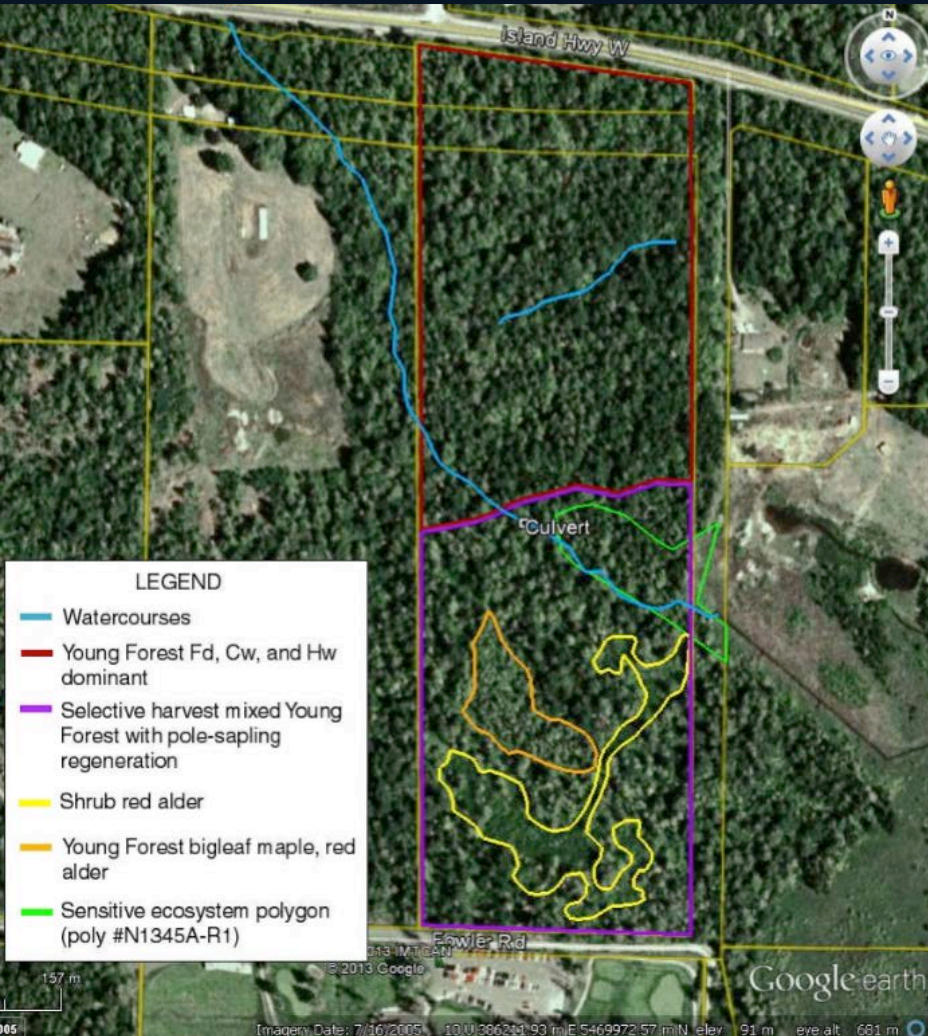
Development Permit Areas – Due Diligence

- **Bio-inventory Conducted in November 2013.**

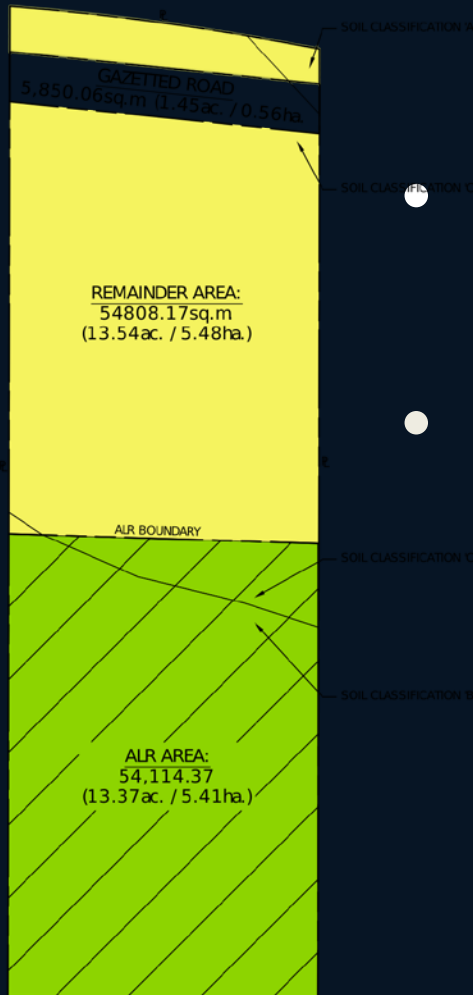
The objectives of the bio-inventory were to:

- Inventory and classify wildlife habitats, significant features and plant communities on the property;
- Provide recommendations for retention, mitigation and compensation of significant features, for consideration in future development.

Bio-Inventory – Sensitive Ecosystems



Agricultural Land Reserve (ALR)



- ½ in ALR - Recreational Vehicle (RV) and Camping Only
- No permanent structures allowed - RVs, park models, and camping only.

“Shall not permanently reduce its agricultural possibilities”

Preliminary Land Use Concepts

- Developed in 2013 to examine land use potential for an **RV resort** on the expansion property.
- Other potential resort land uses may include:
 - Cabins
 - Campground
 - Recreation

Summary – Why are we here?

- The Jiggins family intend to expand Arrowsmith Golf & Country Club as a destination golf resort
- The adjacent expansion property was acquired for this purpose
- The current OCP recognizes and promotes the expansion of resort commercial uses
- Adding complimentary resort uses including accommodations will add to the long term viability of the existing golf club and restaurant

Summary – What are we asking for?

- To change the OCP Future Land Use Designation from Rural to Resort Commercial



Thank You!



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