



Colliers

Beachcomber RV Resort

Central Saanich, British Columbia, Canada

Detailed Information Package

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UNIQUE
PROPERTIES

Introduction

Colliers International is pleased to present an exceptional investment opportunity – a prime waterfront RV park and campground located in Central Saanich, British Columbia.

Encompassing two contiguous parcels, the Beachcomber RV Resort is situated on just under 10 acres of land and provides over 1,300 lineal feet of low-bank, walk-on ocean frontage. Accessible via a beautiful rural, all-weather road, this hidden gem is located only 20 minutes from the Swartz Bay ferry terminal and under 20 minutes to downtown Victoria, British Columbia's capital city.

The property is comprised of three main components. The upper level of the property is situated at the end of Campion Road and is perched atop a bluff that offers breathtaking views to the east, over the Southern Gulf Islands and majestic Mount Baker in the far distance. This part of the property is partially situated in the Agricultural Land Reserve and is improved with a 1,176 square foot residence. The lower terrace is situated just above sea level, immediately to the above beach. This is the location of the RV park which features 60 seasonal RV sites, many of them situated immediately adjacent to a beautiful, swimmable beach. Between the upper and lower portions of the property is a forested bluff which rises from sea level to the upper bench and transitions to the productive agricultural lands to the west of the property.

Operating as the Beachcomber RV Park, the property generates seasonal income through the rental of serviced RV pads. Individual sites offer 15 and 30 amp power and water hookups. A 1,223 square foot, two-bedroom caretaker's home and resort office anchor the resort and provides comfortable accommodation for an owner or a manager. Most of the RV sites are rented on a seasonal basis but nightly or weekly rentals are also a possibility.

Beachcomber has operated seasonally for many years and is run under the provisions of a Temporary Use Permit which has been renewed on multiple occasions. Designated as Destination Commercial in the Official Community Plan, the property can be rezoned to conform with the OCP and can accommodate tourist commercial development such as cabins, a boutique resort, ongoing RV rental uses or other tourism related uses.

For further information please contact:

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Area Overview



Area Overview

Vancouver Island



Vancouver Island is the largest island on the west coast of North America and is separated from the British Columbia Mainland by the Strait of Georgia. The climatic influence of the Pacific Ocean tempers the typical freezing Canadian winter temperatures. Winters are mild with significant precipitation and warm dry summers. While the maritime influence on the Island's climate provides for mild winters and warm summers, there are a variety of region specific climates ranging from Semi-Mediterranean in the Southeast to temperate rain forest on the Northern and Western coasts.

Natural resources and service industries still play a significant role in Vancouver Island's economy. Business services and educational, tech and knowledge-based sectors are the dominant economic mainstays in Victoria and Nanaimo, the two largest cities on the island. Tourism growth over the past several decades has grown exponentially providing further stimulus to the overall health of economic and labour growth. Vancouver Island has historically, and continues to be, a haven for lifestyle-driven affluent boomer retirees.



Property Location



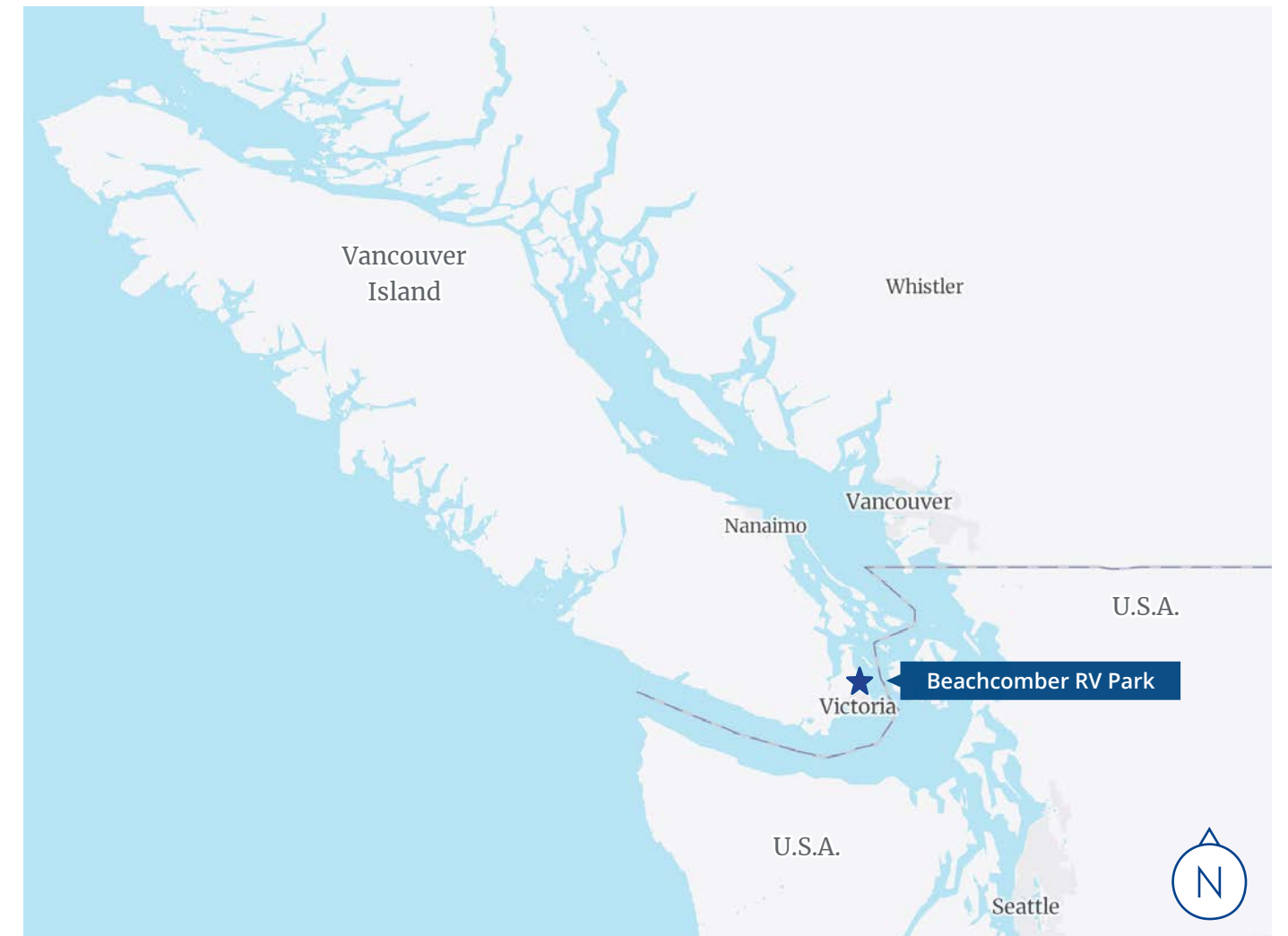
Highway 17
5 minutes



Victoria Airport
17 minutes



Swartz Bay Ferry
20 minutes



Nanaimo
90 minutes

Victoria
20 minutes

Vancouver
3 hours

Cordova Bay
10 minutes

Elk/Beaver Lake Regional Park
7 minutes

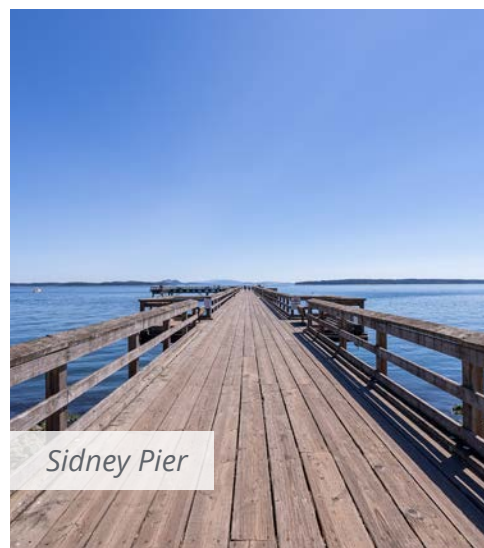
Island View Beach Regional Park
12 minutes

Area Overview

Central Saanich



Saanich Sea Wall



Sidney Pier

Located along east coast of the Saanich Peninsula of southern Vancouver Island, Central Saanich largely rural community with several established communities and village nodes surrounded by small farms, rural estates and suburban residential areas. The area is known for its natural beauty, pastoral landscape and charm and its easy accessibility to Victoria.

Access to Central Saanich via Highway 17, connects you to Sidney and Victoria, BC. Driving time from BC Ferries terminal in Swartz Bay is only 25 minutes.

The Port Sidney Marina is a 17 minute drive from Beachcomber RV Resort and provided access to the Gulf and San Juan Islands, along with a bustling hub of shops and restaurants for locals and tourists alike. Explore the sea wall and walk the pier while taking in beach views and landscaping.

Surrounding attractions include, Sea Cider Farm & Cider House, Cowichan Head Bluffs, Elk Lake Regional Park, Island View Beach Regional Park, Cordova Bay allowing for plentiful trail heads, and recreational exploration.

In addition strolling the country roads and regional parks, Central Saanich offers natural recreation such as canoeing, hiking, swimming, fishing, diving, kayaking, golfing, horseback riding, mountain biking and, of course, recreational boating.



Port Sidney Marina



- 1 Swartz Bay Ferry Terminal
- 2 Port Sidney Marina
- 3 Central Saanich
- 4 Brentwood Bay
- 5 Butchart Gardens
- 6 Elk Lake / Beaver Lake
- 7 Cordova Bay



Local Beaches

Property Overview



Property Description

Beachcomber RV Resort is a true hidden gem



The subject property encompasses two contiguous parcels situated on 9.86 and provides 1,375 lineal feet of low-bank, walk-on ocean frontage. Accessible via beautiful rural, all-weather road, this hidden gem is located only 20 minutes from the Swartz Bay ferry terminal and under 20 minutes to downtown Victoria, British Columbia's capital city.

The property is comprised of three main components. The upper level of the property is situated at the end of Campion Road and is perched atop a bluff that offers breathtaking views to the east, over the Southern Gulf Islands and majestic Mount Baker in the far distance. This part of the property is partially situated in the Agricultural Land Reserve and is improved with a 1,176 square foot residence. The lower terrace is situated just above sea level. This is the location of the RV park which features 60 seasonal RV sites, many of them situated immediately adjacent to a beautiful, swimmable beach. Between the upper and lower portions of the property is a forested bluff which rises from sea level to the upper bench and transitions to the productive agricultural lands to the west of the property.



Salient Facts

Civic Address

3274 & 3290 Campion Road, Central Saanich, BC

Legal Description

Lots 15 & 16, Plan VIP1242, Section 15/6, Range 6E, South Saanich Land District PIDS: 007-646-453 | 007-646-445

Property Type

Waterfront RV Park & Campground Property

Site Area

Lot 15	4.32 acres
Lot 16	5.54 acres
TOTAL:	9.86 acres

Improvements

Upper Level Residence	1,176 SF
Caretaker's Residence/Office	1,223 SF

Access Points

Road access from Campion Road

Zoning

A-1 with a Temporary Use Permit

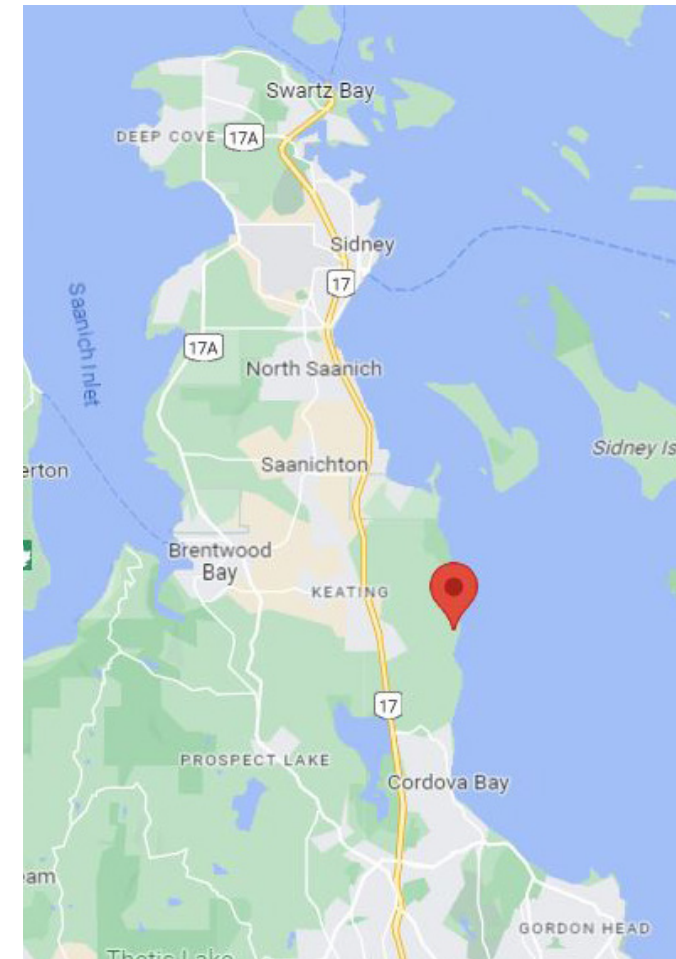
Temporary Use Permit

The District of Central Saanich has granted a temporary use permit allowing the RV Park to operate up to 62 sites from April 15 to October 16 of each year

Assessed Value (2023)

Lot 15	\$2,907,200
Lot 16	\$5,762,700
TOTAL:	\$8,669,900

Asking Price
\$8,000,000



The Waterfront RV Facilities

A Pacific recreational experience sitting on the water's edge of Central Saanich



On-site office



60 RV Stalls



Parking



Ocean front views



Partial Hook-up and utilities



Picnic Tables at each site

Operating as the Beachcomber RV Resort, the property generates seasonal income through the rental of serviced RV pads. Individual sites offer 15 and 30 amp power and water hookups. A two-bedroom caretaker's home and resort office anchor the resort and provides comfortable accommodation for an owner or a manager, immediately next to the beach. Most of the RV sites are rented on a seasonal basis but nightly or weekly rentals are also a possibility.

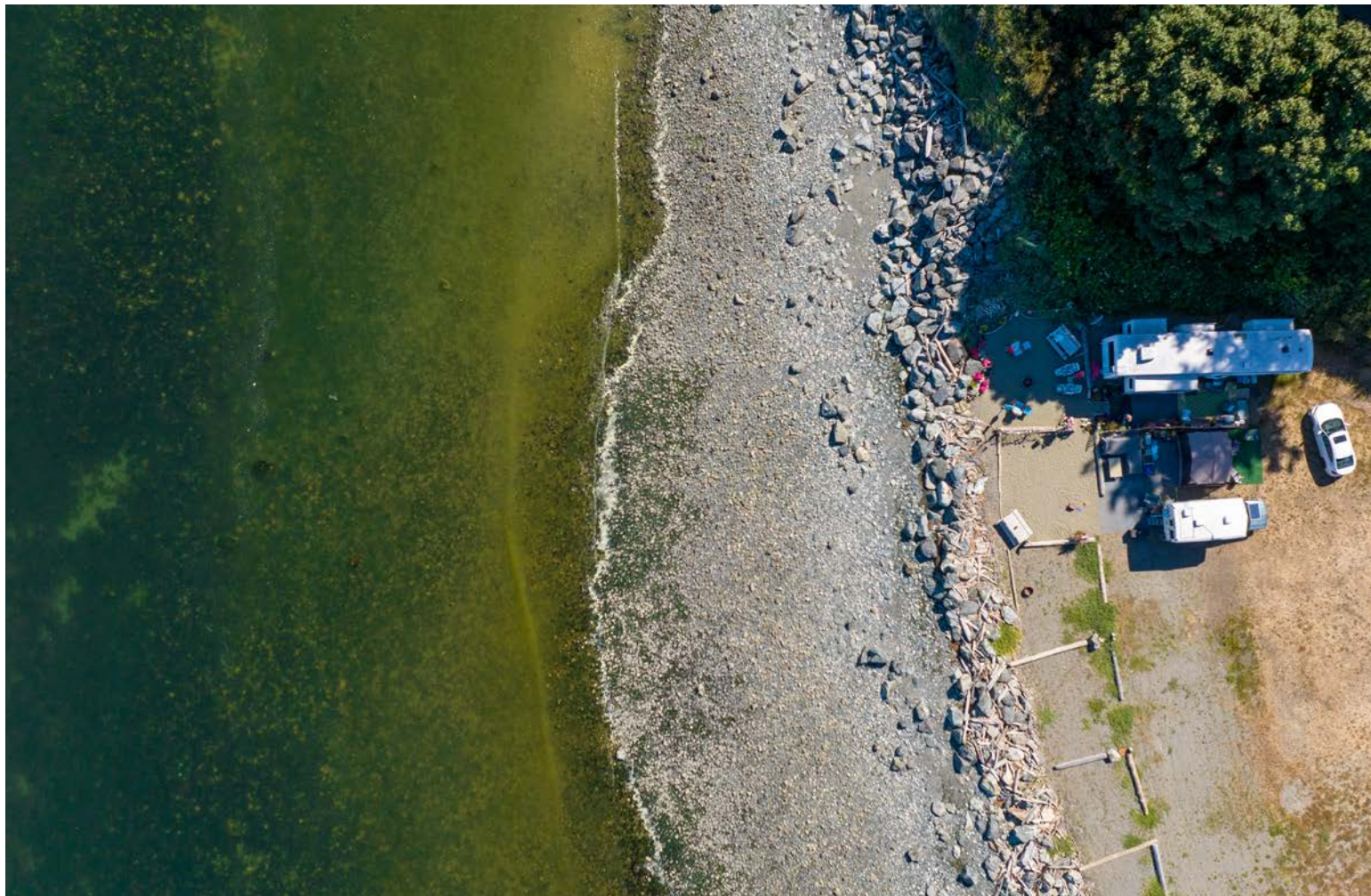
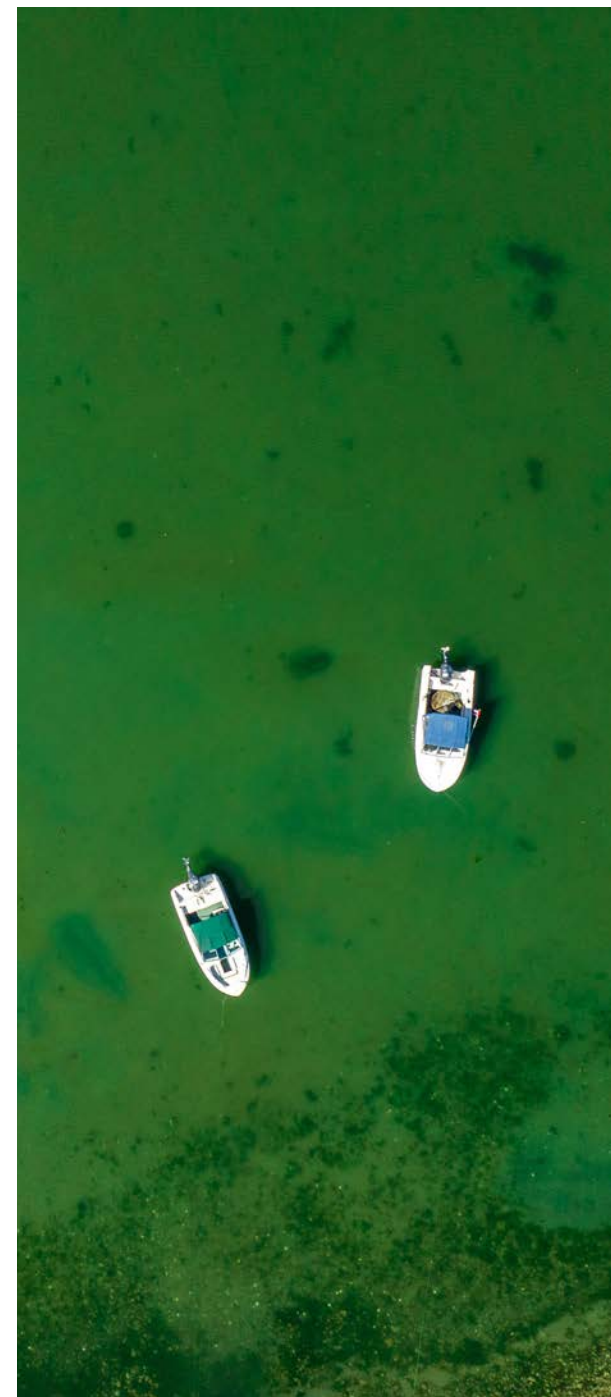
Beachcomber RV Park is currently operating only on a seasonal basis and primarily for full-season or monthly bookings. Most of the guests are local to the greater Victoria area. Very little marketing has been done in recent years so the opportunity exists to increase nightly and weekly stays and, accordingly, increase revenues significantly.



Features

- Prime Waterfront RV Park & Campground
- Over 1,300 lineal feet of walk-on irreplaceable beachfront
- 60 Seasonal RV sites with partial hookups
- Designated Destination Commercial allowing for the potential for other tourist related uses
- Remarkably private setting spanning almost 10 acres





Jurisdictional Information

Official Community Plan

The Official Community Plan (OCP) is not a zoning bylaw nor does it supersede any existing zoning or land use contracts. It does, however outline the City's planning objectives for the area and places some limitation on the freedom of Council to rezone a property to allow any use other than one contained in the plan designation. Often, within the OCP, there are Neighbourhood Concept Plans (NCP's) that focus on a particular neighbourhood and provide a more comprehensive land use and servicing plan that is intended to guide future rezoning and development of lands in the surrounding neighbourhood. NCP's are an integral part of the Official Community Plan and are established based on public information meetings and detailed planning input from the municipality.

Based off of recent recommendations and the development of a new OCP, the District Corporation of Central Saanich has proposed the subject property to be zoned as **Destination Commercial** to permit a range of land uses particularly targeting travelling public and tourism economy. Uses may be seasonal in nature or include public events.

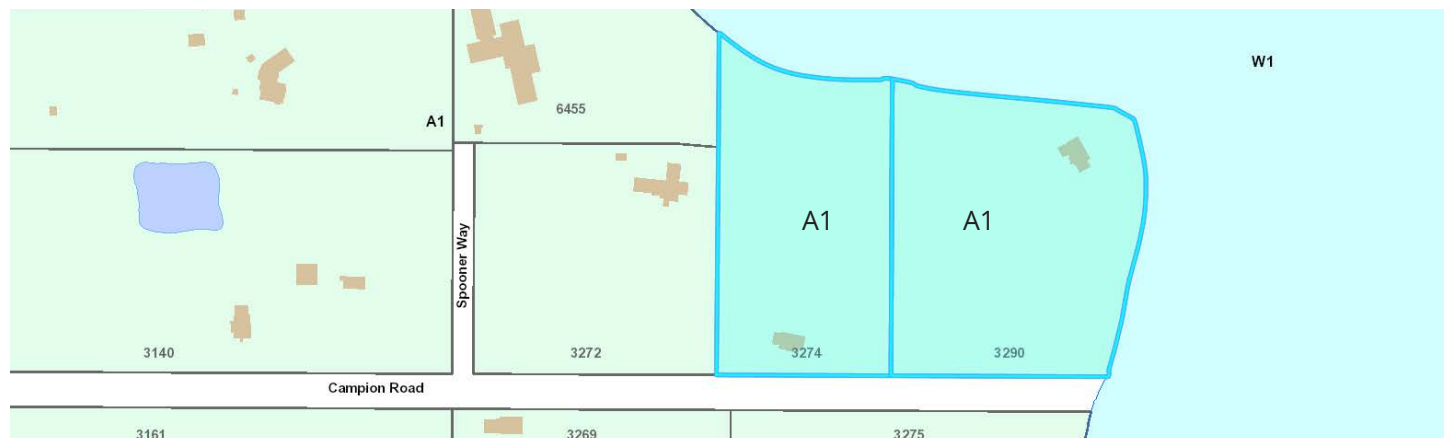
Zoning




Central Saanich Land Use Bylaw No. 2072 regulates how land, buildings and other structures may be used and located on a property. The District is divided into areas or "zones" and each of these zones have particular designations, such as single family residential, multi-family, industrial, commercial or agricultural. The subject property currently zoned as Agriculture A-1.

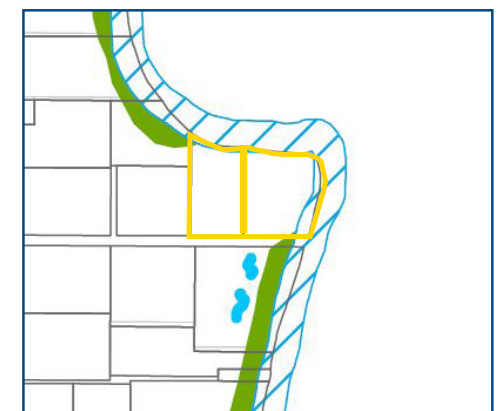
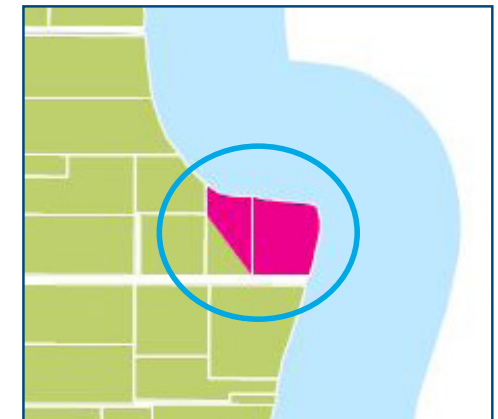
Permitted uses in the Agriculture A-1 zone are defined in the Land Use Bylaw, Section 38.1, and these include agriculture, agriculture processing, greenhouse, equestrian and residential single family. Uses beyond what is permitted specifically in the zoning, may be permitted if supported by Council and the Provincial Agricultural Land Commission (ALC),

Beachcomber RV Resort has operated seasonally for many years and is run under the provisions of a Temporary Use Permit (*see Appendix A*), which has been renewed on multiple occasions. Designated as Destination Commercial in the Official Community Plan, the property can be rezoned to conform with the OCP and can accommodate tourist commercial development such as cabins, a boutique resort, ongoing RV rental uses or other tourism related uses.

Rezoning applications consistent with the OCP will be encouraged.



OCP Designation	Intent of Use
Destination Commercial 	To permit a range of land uses particularly targeting the traveling public and tourism economy. Uses may be seasonal in nature or include public events.
Agricultural Land Reserve 	Outside of the Urban Containment Boundary and almost entirely within the provincial Agricultural Land Reserve, Farming is the preferred and predominant land use. Outside of the Urban Containment Boundary to permit low density residential uses in rural areas Housing forms supported include single-detached, secondary suites, accessory cottage or carriage house.
Marine Shoreline Designated Permit Access (30m landward & 30m seaward) 	Rural Shoreline are areas with direct shoreline access. These are areas where existing and future development could impact the marine shoreline and where properties may be subject to marine related impacts of climate change.



Appendicies



Appendix A:

Temporary Use Permit



The Corporation of the District of Central Saanich

TEMPORARY USE PERMIT

Permit No. 3100-20-5/19
"3274 CAMPION RD
3290 CAMPION RD"

TO: CHEW, SHIRLEY
C/O CHEW FIDELITY LTD
7 920 JOHNSON ST
VICTORIA BC V8V 3N4

(herein called "the Owner")

- 1) This Temporary Use Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto except as specifically varied or supplemented by this permit.
- 2) This Permit applies to and only to those lands within the Municipality described below, and any and all buildings, structures and other development thereon:

Parcel Identifier: 007-646-445 AND 007-646-453
LOTS 15 AND 16, SECTIONS 15 AND 16
RANGE 6 EAST, SOUTH SAANICH DISTRICT
PLAN 1242

(herein called "the Lands")

- 3) Notwithstanding the Land Use Bylaw of the Municipality, an RV Park is hereby permitted as a Temporary Use on the Lands while meeting the following conditions:
 - a) The RV Park will only operate between April 15 and October 16 of each year.
 - b) There will be no Recreational Vehicle storage service during the off-season.
 - c) The maximum number of RV sites shall not exceed 62 and shall be located and sized as shown on the attached map by Thurber Engineering Ltd.
 - d) All RV units and facilities shall be removed from the Lands during the non-operational period from October 17 to April 14 of each year.

Temporary Use Permit No. 3100-20-5/19
3274/3290 Campion Road

Page 2

- e) Only RV units that are self-contained with respect to services shall be allowed.
- f) A sanitary sewage-holding tank meeting the requirements of Island Health shall be utilized to provide sanitary service for the RV units.
- g) An approved agency shall be retained to provide regular sanitary pump out service of septic wastes. Holding tanks shall be pumped out a minimum of once per week during the operating season.
- h) Covered garbage receptacles of sufficient total capacity to ensure no garbage spillage shall be conveniently located within the permit area. Receptacles shall be emptied as required and at least weekly.
- i) Each RV site shall be improved to a standard that will permit the growth of lawn, which shall be maintained.
- j) Each RV site shall contain at least one picnic table.
- k) Sites or pads shall be suitably staked and numbered clearly defining the site.
- l) The Permittee shall, as a condition precedent to the issue of this permit, undertake to restore the Land to the following condition:
 - *Cleared of all stakes and markers and all facilities used in conjunction with the RV campground operation.*

This undertaking shall be attached to and form a part of this Permit.

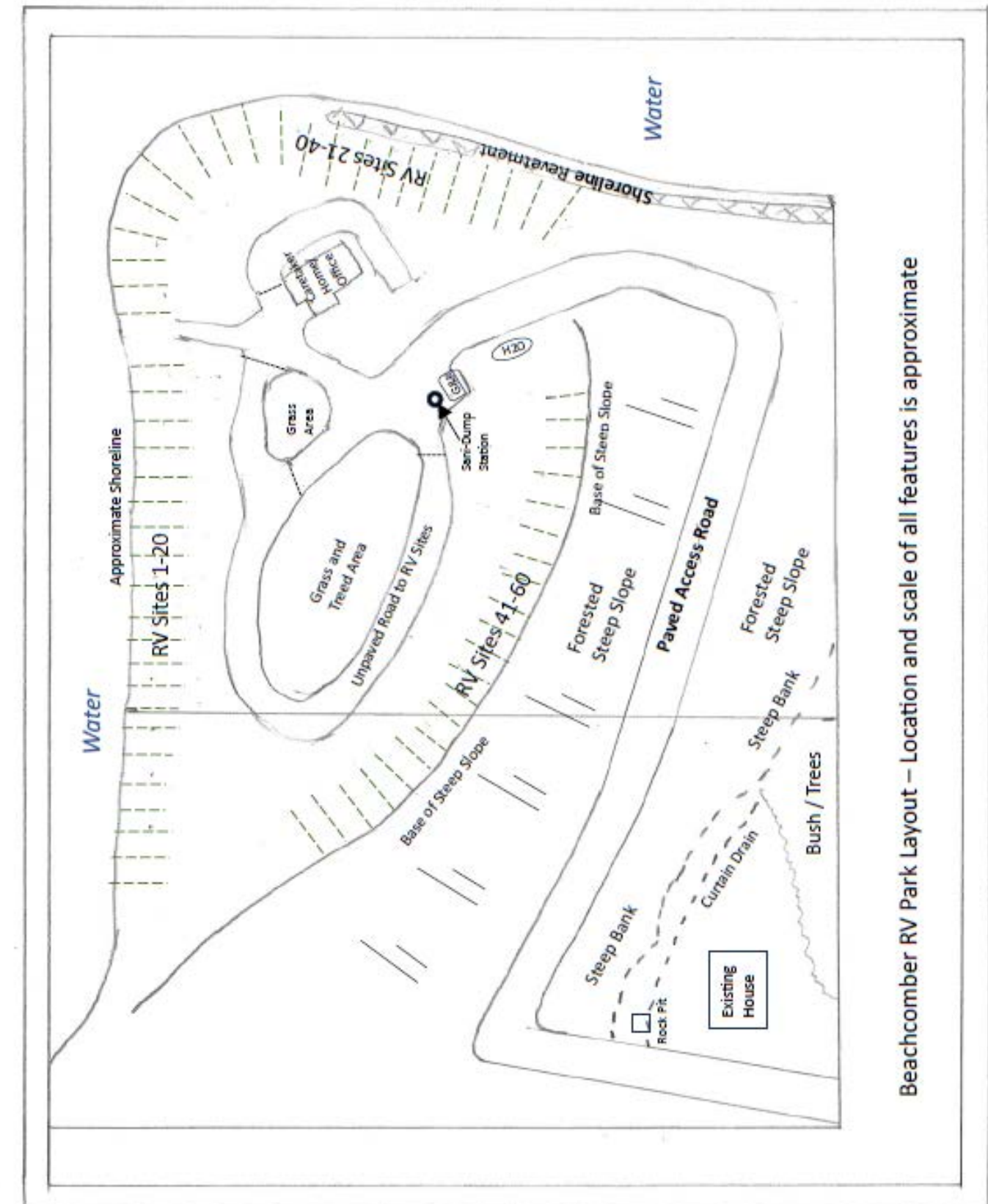
- m) Notice is given that should the Owner of the Land fail to comply with the undertaking required to be given under paragraph l), the Municipality may enter on the land and carry out the demolition, removal or restoration at the expense of the owner.
 - n) The Owner shall adhere to the recommendations contained in the terrain stability assessment completed by Thurber Engineering Ltd. dated April 21 2020, which is to be updated on an annual basis. The evaluation shall monitor the stability of the access road and implement corrective measures, whenever conditions warrant, to the satisfaction of the Owner's geotechnical engineer. As recommended in the geotechnical assessment, the owner shall have an arborist assess trees on the bank and shall undertake any recommended remedial measures, subject to the owner meeting all municipal permitting requirements.
- 4) This Permit is issued on the condition that the Owner has provided to the Municipality security in the form of an irrevocable letter of credit to guarantee the performance of the terms of this Permit. This letter of credit shall be for the period from the date of

Appendix B:

Beachcomber Layout Plan

issuance of this Permit to the date the Permit expires and shall be in the amount of \$2,500.

- 5) This Permit is valid until **October 16, 2023**.
- 6) Should the Owner fail to cease using the property for the Temporary Use hereby Permitted on or before the date of expiration of this Permit, or should the Owner fail to comply with the conditions of this Permit, then the entire amount of the security required above, shall be forfeited to the Municipality.
- 7) Notice of this Permit shall be filed in the Land Title Office at Victoria, B.C. under subsection (1) of Section 503 of the *Local Government Act*, and upon such filing the terms of this Permit or any amendment hereto shall be binding on all persons who acquire an interest in the Land affected by this Permit.
- 8) The Lands shall be used strictly in accordance with the terms, conditions, and provisions of this Permit.
- 9) This Permit does not relieve the Owner of the responsibility to comply with applicable Acts, regulations, bylaws, decisions or orders of anybody having jurisdiction over the Lands.
- 10) This Permit is **not** a Building Permit.





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