

## **Banbury Green – Kettle Valley Rail Trail Management Plan**

### **INTRODUCTION**

Banbury Operations Inc. owns and operates Banbury Green Campground ([www.banburygreen.com](http://www.banburygreen.com)). This operation is in northern Kaleden with a street address of 930 Pineview Drive. The campground has operated seasonally since 1985. We have won *Best of Penticton's* "Best Campground" award for 2019 and 2020. The operation has two full-time employees who live on site year-round. In season, three additional employees and contractors as required work on site. Banbury Green is a family campground with a loyal following which has long attracted families seeking a peaceful lakeside retreat. Banbury Green is a family oriented non-party campground. Banbury Operations Inc. plans to continue to operate Banbury Green as a campground.

Banbury Green Campground has operated in its present location for more than 35 years and utilized the former Kettle Valley Railway (KVR) right of way and rail bed for vehicle access and site improvements without a formal license to do so for the majority of that period. During this time, the KVR was also used as an unmanaged recreational trail for cyclists and walkers. Since 2015, Banbury Green has continued to use the KVR under a License of Occupation in conjunction with a KVR Management Plan. The KVR has always been viewed as an asset to the campground and as such there have been very few conflicts between recreational trail users and campground activities. The KVR trail has been freely accessed by the public via Okanagan Falls and Lakehill Road in Kaleden. The Banbury Green Driveway is not public access to the KVR.

### **KETTLE VALLEY RAIL CORRIDOR**

The former Kettle Valley Rail (KVR) Corridor bisects the Banbury Green Campground for the full length of the property. The KVR Corridor is approximately 30.1 meters wide and the former rail bed, used and managed as a recreational trail, occupies approximately 3 meters in the center of the corridor.

In 2011, the Regional District Okanagan-Similkameen (RDOS) completed a Regional Trail Master Plan that identified high level goals for the development of regional trail. The primary objective was rail trails throughout the region including the Osoyoos subdivision of the KVR that historically connected Penticton to Osoyoos through the South Okanagan. In 2013, the RDOS successfully obtained from the province a License of Occupation from the Province of British Columbia to manage, maintain, and improve a 3-meter-wide non-motorized trail along the KVR adjacent to Skaha Lake from the Penticton Indian Band southern boundary to Okanagan Falls. Approximately 591 meters of this portion of the KVR runs through Banbury Green Campground.

This management plan, prepared and submitted by Banbury Operations Inc., supports an application for a renewed License of Occupation for the remainder of the KVR Corridor within the Banbury Green

Campground, excluding the RDOS license. The corridor is 30.1 meters in total width with 13.6 meter “strips” on either side of the 3-meter-wide path. We wish to continue our occupation of these 13.6 meter “strips” for the 591-meter-long portion of the KVR Corridor that bisects Banbury Green Campground. Banbury Green Campground will continue to work in cooperation with the RDOS to provide coordinated and effective management of the full KVR Corridor through the Banbury Green Campground.

This License Application includes portions of the KVR Corridor in the following lots:

Lot Z Plan KAP4862B DL 3757 SDYD

Lot 200 Plan KAP719 DL 3757 SDYD Except Plan A775

Lot 199 Plan KAP719 DL 3757 SDYD Except Plan A775

Lot 198 Plan KAP719 DL 3757 SDYD Except Plan A775

## **CAMPGROUND OPERATIONS**

Banbury Campground is linear in nature and has operations along the right-of-way. The campground supports the KVR Trail and the Trail is frequently used by customers. The campground has four separate washrooms, two of which are close to the trail and are open for use by all users of the trail without charge. In addition, Trail users often stop to rest in our common picnic areas or purchase bottled water and other necessities such as soft drinks or ice-cream from our campground office. We presently keep the KVR Trail clean and water the grass and irrigate the trees and flowers located on the right of way as needed. Our domestic water is approved by the Board of Health and monitored on a monthly basis.

Included in this management plan is a site map indicating the locations of campsites along or near the KVR. In addition, it indicates the location of the toilet facility that users of the KVR are welcome to use free of charge.

## **KVR TRAIL MANAGEMENT WITHIN THE CAMPGROUND**

The Banbury Green Campground has 26 serviced campsites, a washroom facility and amenities such as fire pits, sports courts and stairs to the lake that are either accessed by or located on the KVR. In addition to this, Banbury has paved the entirety of the rail bed through the length of the campground in order to accommodate high traffic volumes during the summer. Due to the layout of the campground, many of the sites have limited option for access other than the KVR Corridor.

Campground clients are informed of the KVR Trail rules including that the Trail must not be obstructed in any way and that Trail users have right-of-way upon registration.

Under this renewed License of Occupation, we will continue to offer free access to our washrooms in addition to washroom cleaning services at no charge to the government. We will also continue to provide Trail maintenance as we do now.

### Structures & Improvements

A number of permanent and semi-permanent structures including campsites, parking areas, recreation facilities, washroom facilities, and garbage containers are currently located wholly or partially within the KVR Corridor. Banbury Green does not intend to develop additional structures or campsites within the KVR Corridor.

Any future improvements proposed by Banbury Green within the KVR Corridor, including the license area, will require obtaining permission, in writing, from the Province.

### Vehicle Traffic & Parking

Banbury Green worked with the RDOS to manage and accommodate traffic and parking relative to the KVR. Banbury Green continues to undertake the following:

- At registration, all Banbury Green clients are given an orientation of the site, including:
  - Traffic patterns
  - Parking areas
  - Informed that pedestrians and cyclists have the right of way
- Clients who are required to utilize the KVR trail to park trailers and RV's are offered assistance to provide traffic control and guidance
- Overflow trailer and vehicle parking utilize designated areas as shown on the attached site plan
  - To minimizing parking on both sides of the trail, overflow parking will continue to utilize Area A, Area C, Area D and Area B in order of priority
- Banbury Green ensures that the trail is unimpeded by parked vehicles, trailers, and other objects
- Signage is maintained in a manner that clearly defines traffic patterns and parking areas for clients of Banbury Green
- Parking is limited to registered guests only to alleviate congestion
- Constructed turnaround area at north end of lease area
- Contributed \$10,000 to paved surface upgrade throughout the resort

### Trail Maintenance

Banbury Green will provide the following trail maintenance to assist the RDOS to maintain the KVR trail within the Campground:

- Keep the trail surface free from debris and litter through the shared lease area
- Keep the lease area in a sightly manner respecting the recreational value of the KVR trails

- Not use the lease area for storage of equipment, materials, or debris
- Maintain all signs directing resort traffic to be unobstructed and legible
- Maintain the asphalt to be safely free of hazards such as cracks, depressions, and mounds

The RDOS agrees to:

- Maintain all KVR wayfinding and vehicle barriers
- Provide support if required for larger maintenance projects

#### Site & Trail Access

Banbury Green agrees to:

- Allow RDOS staff year-round access to the KVR through owned lands for trail maintenance and improvement activities
- Permit KVR Trail users to access one washroom facility

Banbury Green Campground looks forward to continuing collaboration with the RDOS on managing this important regional asset.

Sincerely,

David Pfeifer

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