

Temporary Permit Information Package

File Number: 3070-20/20170008

Electoral Area: D

Date of Referral: March 28, 2017

Date of Application: March 7, 2017

Property Owner's Name(s): McLeese Lake Estates Ltd.

Applicant's Name: Bruce M. Lennox

SECTION 1: Property Summary

Legal Description(s): Lots 1 and 2, District Lot 9167, Cariboo District, Plan 15561

Area of Application: 10.08 ha (24.91 ac)

(Lot 1 is 4.94 ha and Lot 2 is 5.14 ha in size)

(Six proposed RV sites on Lot 1, and six proposed RV sites on Lot 2, set on existing mobile home serviced sites)

Location: 1561 Kitsul Road

Official Community Plan/Rural Land Use Bylaw:

Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999

Section:

3.4 (c) Economic Development

Designation: Land is considered Residential (Section 3.3) as it is a mobile home park.

Zoning Bylaw:

Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999

Current Zoning:

Settlement Area 1 (RS 1) zone

Min. Lot Size Permitted:

2.0 ha (4.94 ac)

Existing Use: Mobile Home Park

Proposed TP Use: To allow twelve recreational vehicles (RV) to locate on existing mobile home serviced sites to provide temporary dwelling accommodations to workers, and one existing RV to remain on Pad No. 59.

Name and type of existing road system: Kitsul Road and Cariboo Highway 97 N (local, paved)
(Prov. Hwy, paved)

Services Available: Hydro, telephone, well, mobile home park private water and sewer system

Within the influence of a Controlled Access Highway: Yes, Cariboo Highway 97 N

Within the confines of the Agricultural Land Reserve: No, small part of Lot 1 near the highway is in ALR, but none of the RV sites located in that area.

Adjoining Properties: (Source: B.C.A.A.)

| | Land Use: | Lot Sizes: |
|-------|--|-------------------------------|
| (a) | 120 – Vegetable & Truck | 4.03 ha (9.95 ac) |
| North | 150 – Beef | 170.52 ha (421.36 ac) |
| (b) | Unsurveyed Crown lands | |
| South | | |
| (c) | 000 – Single Family Dwelling | 0.4 – 0.46 ha (1 – 1.13 ac) |
| East | 001 – Vacant Residential Less Than 2 Acres | 0.42 – 0.45 ha (1.04 -1.1 ac) |
| | 060 – 2 Acres or More (Single Family Dwelling, Duplex) | 9.769 ha (24.141 ac) |
| | 063 – 2 Acres or More (Manufactured Home) | 8.009 ha (19.791 ac) |
| (d) | 061 – 2 Acres or More (Vacant) | 32 ha (80 ac) |
| West | | |

SECTION 2: Planning Report

Planning Staff recommends that this application for a temporary use permit be considered for approval.

The applicant has applied for a temporary permit to allow twelve recreational vehicles to be located in the mobile home park to provide accommodation to construction workers and seasonal workers. The mobile home park consists of two properties located on Kitsul Road, adjacent to Cariboo Highway 97 N, in McLeese Lake, as shown in Appendix A. In addition, the applicant is requesting permission to maintain an additional existing recreational vehicle on mobile home pad **No. 59**. This recreational vehicle was brought in last year in non-compliance with zoning regulations.

Temporary Permits can be used to allow a land use that would not be permitted under a zoning bylaw or within a specific zone. The subject property is zoned Settlement Area 1 (RS 1) in the Central Cariboo Area Rural Land Use Bylaw (RLUB) No. 3503, 1999. A mobile home park is an allowable residential land use under the RS 1 zone, but recreational vehicles and park models are not permitted.

The proposal is shown in Appendix B. The proponent's intention is to rent twelve mobile home sites on a monthly basis to provide temporary accommodation to individuals working on projects such as highway work crew, construction crew, mining etc. The mobile home pads have the benefit of being serviced with power, water, and sewage disposal. The workers want to have a quiet and secure place to return after work as they use their personal recreational vehicle as a temporary residence. Six sites are being proposed on the southern part of the property, and six others on the northern side of the property. The northern portion of the property is visible from the highway as shown in Appendix C.

Section 493 of the *Local Government Act* pertains to Temporary Use Permits. The legislation stipulates that the permit can be valid for a term of up to three years from issuance, and a permit issued under Section 493 can only be renewed once. The legislation also allows local government to specify

conditions under which the temporary use may be carried out. To that effect, the property was the subject of a previous temporary permit (File 4500-20-TP2012008) for the purpose of locating a maximum of twenty-four recreational vehicles on mobile home pads, and to permit a parking lot for mine workers. The parking lot was located partly on the Agricultural Land Reserve (ALR) and in proximity to a creek. The parking lot use required an application for non-farm use with the Agricultural Land Commission (ALC). The permit was approved on August 24, 2012 for the RV only, as the Cariboo Regional District Board did not support the ALR non-farm use application. The only complaints received on the temporary permit were associated with the parking lot use. The 2015 request to renew Temporary Use Permit 4500-20-TP-120018 was denied by the Cariboo Regional District Board on September 11, 2015.

A site visit conducted by CRD staff on June 22, 2017 confirm that all previous recreational vehicles used for accommodation were removed from the property except for a new unit on mobile home pad No. 59. Four recreational vehicles are located on Pad. No. 2, 33, 48 and 54 and belong to mobile home tenants. Those are their own personal recreational vehicles and not used as residence. Therefore, Appendix B has been revised to show the actual site conditions.

The proponent indicated that most seasonal workers are there for the duration ranging between a few months to the whole year, except the winter season. The current proposal does not include a worker's commercial parking lot. Each mobile home pad has a parking space for the tenant use. Since recreational vehicles are not intended for year round living in Canadian climate, and cannot be certified under the BC Building Code as a residence, planning staff would recommend approval of the permit be subject to non-occupancy during the winter months (November 15 to March 15 of the following year).

Staff note that the Central Cariboo Area Rural Land Use Bylaw Economic Development Policy supports the issuance of temporary permits anywhere in the Central Cariboo Rural Planning Area under Section 3.4 (c). The first Broad Objective of the land use plan under Section 2 refers to housing.

2.1 To preserve and enhance the rural character of the area, and provide for a variety of lifestyles and housing choices to meet the need and affordability levels of area residents.

Further, Policy 3.1 Settlement Areas encourage community growth and development, including a variety of uses to locate in the settlement areas. McLeese Lake is one of the Central Cariboo settlement areas where servicing is available or can be extended. McLeese Lake area is a rural unincorporated community consisting principally of single-family residential properties, large rural acreages, two commercial campgrounds, a motel with a small cafe, the mobile home park, a pub, general store, and a community hall. The closest community that can provide limited affordable or seasonal accommodation, other than campgrounds, is Williams Lake which is approximately a 30 minute highway drive from McLeese Lake. The mobile home park has full services and will still have 31 mobile home sites available to rent for mobile home tenants. Therefore, the sewage disposal systems are underused, so capacity is not an issue. The plan climate Change Policy 3.10.8 supports infill and compact development patterns as a means of providing sustainable development and addressing greenhouse gas emissions.

Staff acknowledges that planning and land use decisions must find a balance between the need for affordable housing and the impact on existing residential neighbourhoods. Lack of rental or available accommodation for workers is common in British Columbia's rural and remote areas, as well as in the main city centers, regardless of the industry the workers belong to. This problem undermines the economy, and more importantly, the quality of life and safety of the workers. Therefore, the proposal

constitutes a compromise to the complex issue of providing accommodation for temporary skilled workers needed in the resource and construction sector.

Policy Section PL 6.1 of the Cariboo Regional District Policy Manual regarding Temporary Permit applications states that the Regional Board requires "security in the form of the current amount of a rezoning or rezoning/official community plan amendment, as deemed appropriate. Further, that the applicant be required to authorize the board to proceed with the rezoning six months prior to the expiry date of the permit". Should the board decide to proceed with approval in principle of the temporary Use Permit, staff suggest that the Board request security as per Policy Section PL 6.1 for undertaking of a rezoning application prior to permit expiry. Due to the 2012 temporary use permit renewal request having been denied in 2015 by the Regional Board, planning staff recommend that the current application, should it be approved in principal, be subject to a Public Meeting at the public notification stage.

As such, Planning staff recommend approval of the temporary permit based on conditions listed below.

Recommendation:

That the application for a Temporary Use Permit pertaining to Lots 1 and 2, District Lot 9167, Cariboo District, Plan 15561, be considered for approval in principle, as per Schedule "A", subject to the following conditions:

1. The occupancy of recreational vehicles be prohibited during the winter seasons, from November 15 until March 15 of the following year, and henceforth.
2. The recreational vehicles must be placed on existing serviced mobile home sites, as per Appendix B.
3. Parking of vehicles be restricted to designated mobile home sites.

SECTION 3: Referral Comments

Health Authority: - May 2, 2017

See attached.

Ministry of Transportation and Infrastructure: - April 28, 2017

The Ministry of Transportation and Infrastructure has no objection in principle to the above temporary permit.

Advisory Planning Commission: Received on April 13, 2017 and June 15, 2017

See attached.

Ministry of Environment: -

SECTION 4: Board Action

Date of Meeting: June 29, 2017

That the application for a Temporary Use Permit pertaining to Lots 1 and 2, District Lot 9167, Cariboo District, Plan 15561 to allow thirteen recreational vehicles to be located on existing, serviced, mobile home sites to provide temporary dwelling accommodations to workers, be considered for approval in principle, as per Schedule "A" Site Plan, subject to the following conditions:

1. The occupancy of recreational vehicles be prohibited during the winter seasons, from November 15 until March 15 of the following year, and henceforth;
2. The recreational vehicles must be placed on existing serviced mobile home sites, as per Schedule "A"; and
3. Parking of vehicles be restricted to designated mobile home sites.

Date of Meeting: October 20, 2017

That the application pertaining to Lots 1 and 2, District Lot 9167, Cariboo District, Plan 15561, requesting the issuance of a Temporary Permit to allow twelve recreation vehicles (RV) to locate on existing mobile home serviced sites to provide temporary dwelling accommodations to workers, and one existing RV to remain on Pad No. 59, be approved, as per Schedule "A" Site Plan, subject to the following conditions:

1. The occupancy of recreational vehicles be prohibited during the winter seasons, from November 15 until March 15 of the following year, and henceforth;
2. The recreational vehicles must be placed on existing serviced mobile home sites, as per Appendix B; and
3. Parking of vehicles be restricted to designated mobile home sites.

ATTACHMENTS

Appendix A: General Map

Appendix B: Specific Map

Appendix C: Orthographic Map

Other: APC Comments

Interior Health Authority Comments

Applicant's Supporting Documents

Schedule "A" Site Plan

Results of Public Meeting

LEGEND



Subject Property

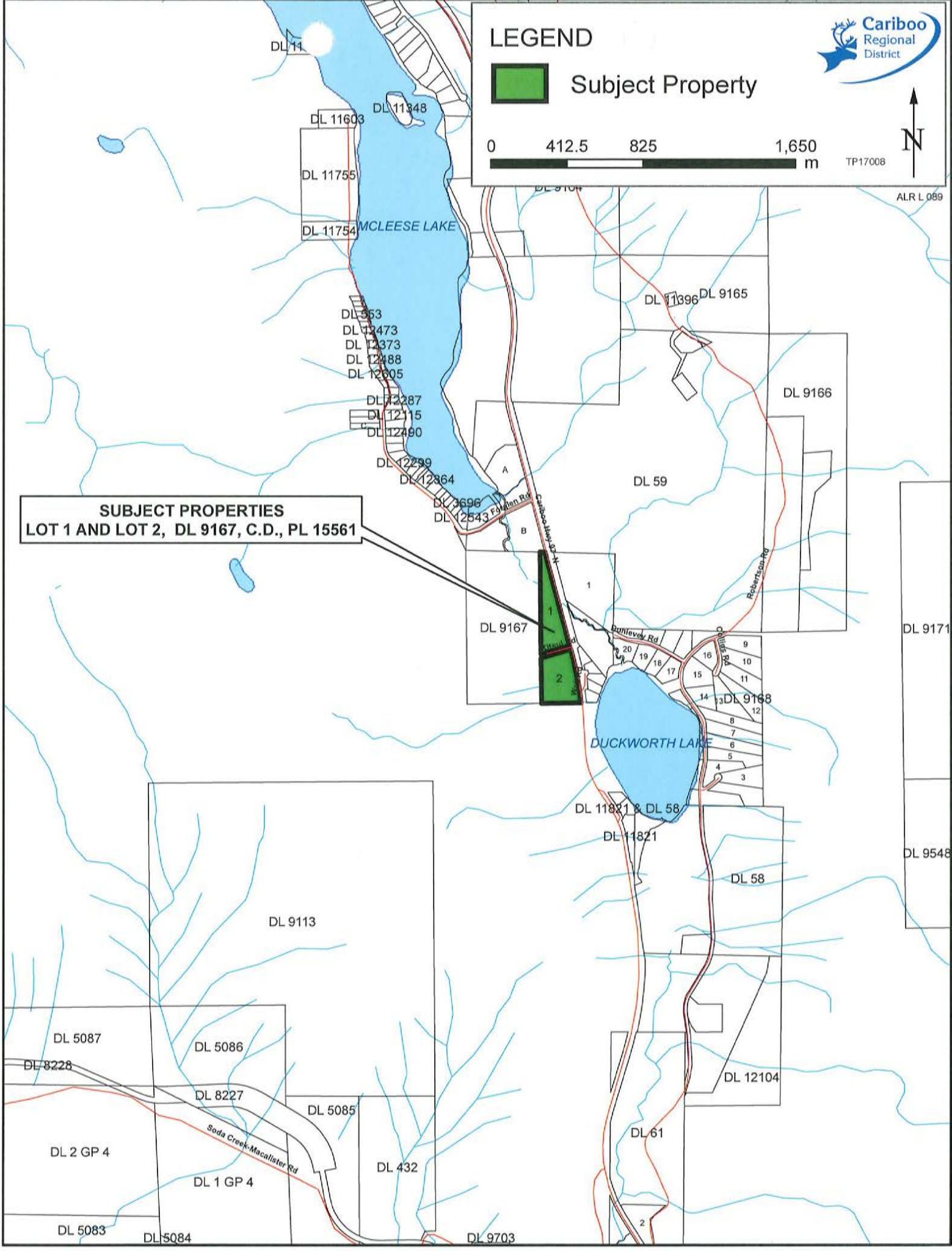


TP17008











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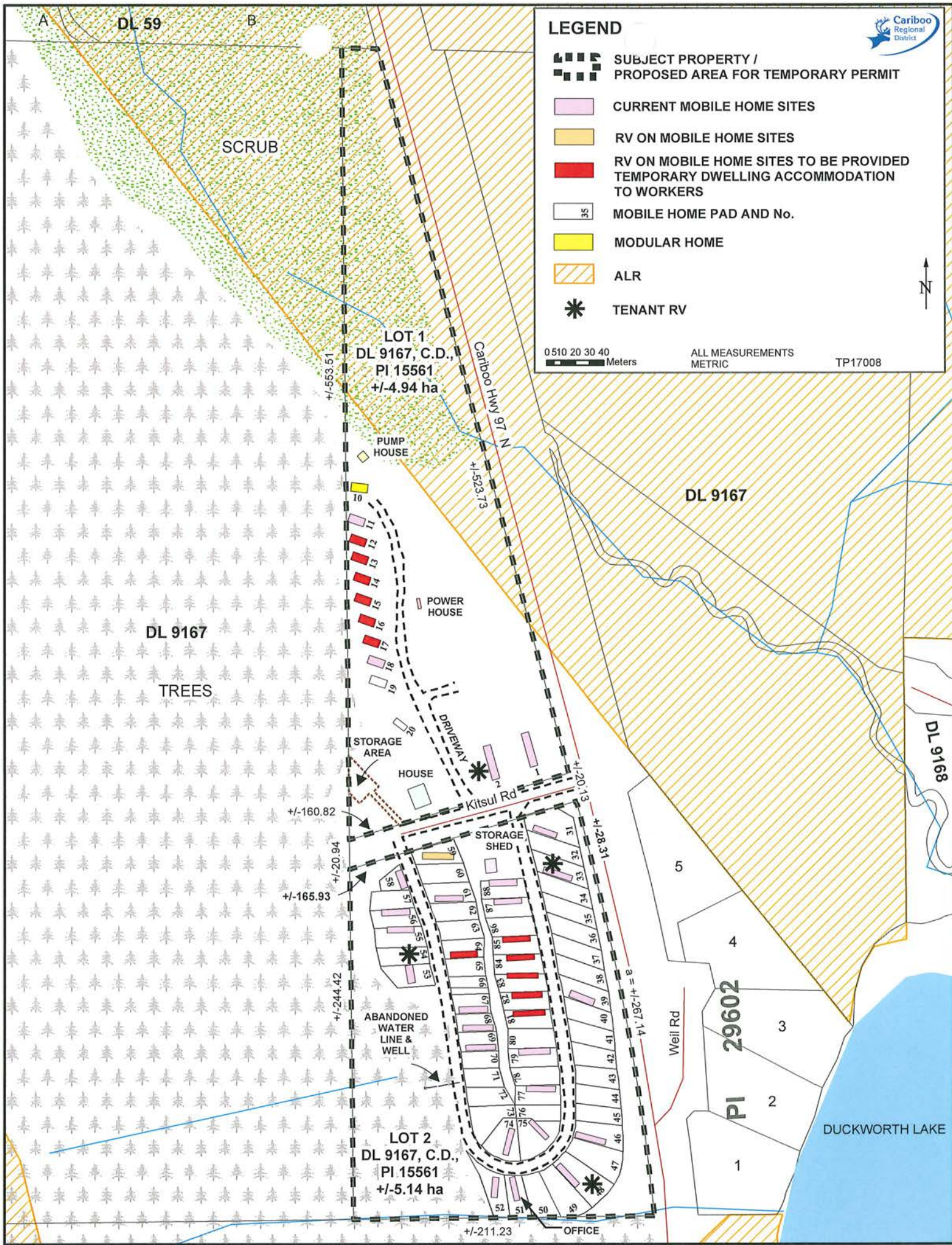
SUBJECT PROPERTIES
LOT 1 AND LOT 2, DL 9167, C.D., PL 15561



LEGEND

-  SUBJECT PROPERTY / PROPOSED AREA FOR TEMPORARY PERMIT
-  CURRENT MOBILE HOME SITES
-  RV ON MOBILE HOME SITES
-  RV ON MOBILE HOME SITES TO BE PROVIDED TEMPORARY DWELLING ACCOMMODATION TO WORKERS
-  MOBILE HOME PAD AND No.
-  MODULAR HOME
-  ALR
-  TENANT RV

0 50 10 20 30 40 Meters
 ALL MEASUREMENTS METRIC
 TP17008



LEGEND



SUBJECT PROPERTY



TP17008

SUBJECT PROPERTIES
LOT 1 AND LOT 2, DL 9167, C.D., PL 15561

DL

9167

DL 9167

Cariboo Hwy 97 N

Kitsul Rd

Dunlevey Rd

DL 9168

DUCKWORTH
LAKE

APR 13 2017

File No: 3070-20/20170008

Referred To
ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'D' advisory planning commission held on April 10, 2017 in the McLeese Lake Hall, located at McLeese Lake, BC, commencing at

PRESENT: Chair Ron Kaufman
Members PHYLLIS WEBSTAD
DANIEL JALBERT
HOWIE CHAMBERLAIN
Recording Secretary RON KAUFMAN
Owners/Agent, ~~at~~ BRUCE AND BARB LENNOX
 Contacted but declined to attend

ABSENT: Bobbie-Jo MacNair Gord Keener
Charlene Hays

ALSO PRESENT: Electoral Area Director - Steve Forsyth
Staff support (if present)

Agenda Items

TEMPORARY PERMIT APPLICATION - 3070-20/20170008 (Lots 1 and 2, District Lot 9167, Cariboo District, Plan 15561)

HOWIE MOVED / DANIEL SECONDED THAT the application for a temporary permit to allow twelve recreational vehicles to locate in existing mobile home serviced sites to provide temporary dwelling accomodations to workers at property at 1561 KITSUL ROAD be supported/rejected for the following reasons:

- i) INAPPROPRIATE USE AS AN R.U. SITE
- ii) NOISE CONCERNS
- iii) SAFETY CONCERNS

For: 3 Against: 1

CARRIED/DEFEATED

Termination

HOWIE / DANIEL : That the meeting terminate.

CARRIED

Time: 7:50

[Signature]
Recording Secretary

RONALD KAUFMAN
Chair

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meetings of the Electoral Area 'D' Advisory Planning Commission held on **Wednesday, May 17th, 2017** and **Monday, June 12th, 2017** in the CRD Committee Room at 180D North 3rd Avenue, Williams Lake

PRESENT: Chair/Recording Secretary Ron Kaufman

Members Gord Keener
 Howie Chamberlin
 Dan Jalbert
 Bobbie-Jo MacNair
 Charlene Hays

Cariboo Regional District
 File No.
 JUN 15 2017
 Referred To

ABSENT: Phyllis Webstad

ALSO PRESENT: Electoral Area Director Steve Forseth
 Agent Bruce Maddox

Meeting called to order at 7:01pm

Agenda Item:

Temporary Use Permit #8-2017 (1561 Kitsul Road)
 Legal Description – Lots 1 and 2, DL 9167, Cariboo District, Plan 15561

Director Forseth explained the purpose of tonight's meeting. The Agent then presented his application to the Commission
 A Question/Answer period ensued thereon

The Commission requested Director Forseth to provide additional information, as it pertained to Special RS-1 Zones in the Central
 Cariboo Rural Land Use Bylaw #3503, 1999

The Chair **recessed** the meeting at 7:26pm until **Monday, June 12 at 7pm** in the CRD Committee Room in Williams Lake

The meeting then **reconvened** on June 12th, 2017 at 7:30pm:

PRESENT: Chair/Recording Secretary Ron Kaufman

Members Gord Keener
 Howie Chamberlin
 Dan Jalbert (via phone)
 Bobbie-Jo MacNair

ABSENT: Phyllis Webstad
 Charlene Hays

ALSO PRESENT: Electoral Area Director Steve Forseth
 Agent Bruce Maddox

The Commission then resumed its' consideration of Temporary Permit #8-2017 (File #3070-20/2017008)

Director Forseth reported on the previously requested information on Special RS-1 Zones in the Central Cariboo Rural Land Use Bylaw #3503, 1999

Further discussion ensued thereon

After some time, it was:

MOVED: Howie Chamberlin; SECONDED: Dan Jalbert:

THAT the Temporary Permit Application for land located at 1561 KITSUL ROAD **BE REJECTED**

CARRIED UNANIMOUSLY

For the Motion: 5 Against the Motion: 0

Adjournment

Moved: Gord Keener;
Seconded: Howie Chamberlin:

"THAT this meeting be adjourned"

CARRIED UNANIMOUSLY

Time - 7:41pm

Certified correct:



Ron Kaufman
Chair/Recording Secretary

RESPONSE SUMMARY

Approval Recommended for Reasons Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to Conditions Outlined Below

Approval Not Recommended Due to Reasons Outlined Below

Application for a Temporary Permit – Lots 1 and 2, District Lot 9167, Cariboo District, and Plan 15561. The proposal is to allow twelve recreational vehicles to locate in the existing mobile home serviced sites to provide temporary dwelling accommodation to workers.

The intent of the proposal would be supported provided that the owner/operator can demonstrate that the onsite sewerage system and onsite drinking water supply system can meet the requirements for this facility

The drinking water supply system has outstanding items listed on the report from 2016 which should be completed to ensure compliance with water quality objectives.

Interior Health would recommend that the operator demonstrate that the existing onsite sewerage dispersal system can accommodate this proposal. Interior Health has no records for the Mobile Home Park onsite sewerage system.

If you have any questions, please contact HBE@interiorhealth.ca or you can call me directly at 250-851-7347.

Signed By:  Title: Environmental Health Officer

Date: May 2, 2017 Agency: Interior Health Authority

McLEESE LAKE MOBILE HOME PARK

This Park is applying for a Temporary Permit to allow 12 RV Units for Temporary Workers in designated RV sites already situated in the Park.

We are asking our mobile home clients for their opinions on this issue by signing this form.

THANK YOU

| Site # | Name | Agree | Disagree | Sign | Comments |
|--------|------------------|--------------|----------|-------------------------|--|
| 2 | Gauthier | ✓ | | <i>Gauthier</i> | |
| 10 | Taylor | | | | |
| 11 | Rushton | | | | AWAY |
| 18 | Sollenberger | | | | |
| 31 | Davies | | | | NOT HOME |
| 33 | Willan | ✓ | | <i>Willan</i> | |
| 39 | Palmantier | ✓ | | <i>Palmantier</i> | |
| 46 | Sandback | ✓ | | <i>Sandback</i> | |
| 48 | Zilkowsky | ✓ | | <i>Zilkowsky</i> | |
| 51 | Ferguson | ✓ | | <i>Ben Ferguson</i> | 00017 |
| 52 | Gagne | ✓ | | <i>Gagne</i> | |
| 53 | Lennox | ✓ | | <i>Ben Lennox</i> | MAKES SENSE |
| 55 | Ray | | | | |
| 58 | Mee | ✓ | | <i>Mee</i> | RIGHT ON |
| 61 | Holden | ✓ | ✓ | Holden | |
| 67 | Kelley | ✓ | | <i>Kelley</i> | RV's would be very good for the park & community |
| 68 | Kelley | ✓ | | <i>Kelley</i> | I HAVE NO PROBLEM SHARING THE PARK WITH R.V.'S |
| 74 | Willan | | | | NOT HOME |
| 75 | Anderberg | ✓ | | <i>Anderberg</i> | |
| 77 | Ross | | | | NOT HOME |
| 79 | Myny | ✓ | | <i>Myny</i> | GREAT IDEA |
| 88 | Halverson | | | | AWAY |
| House | Cheryl St. Louis | ✓ | | <i>Cheryl St. Louis</i> | |
| 59 | VAN HORRICK | ✓ | | <i>Van Horrick</i> | |

15 OUT OF 24
15-

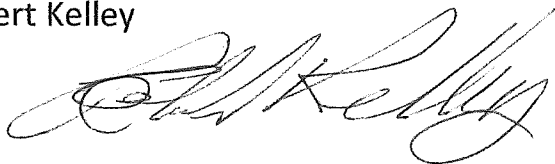
May 16th, 2017

To Whom it may concern at the C.R.D

My name is Robert Kelley. My wife Dianna and I managed the McLeese Lake Mobile Home Park from 2008 until October 2013. During the last four years we catered to R.V.'s. There were different contractors and there employees that were doing upgrades to Gibraltar Mine and other various jobs around the McLeese Lake area. We had a special permit from C.R.D. that allowed us to do this on a seasonal basis for four years. We only had one problem and it was with a young fellow who would come and go speeding. The situation was addressed by the owner of the park and he was told to obide by the rules of the park or leave. We also rented the bottom field to CIF Contractors as a parking area as they could not take all their personal vehicles to the mine site. This consisted of approximately twenty to twenty five vehicles. They also had on site two storage containers and an office. They would come in at approximately six a.m. and leave at six p.m. So at this time you would hear vehicles arriving and leaving. Disruption to the permanent residents was very minimal. There was NO fuel of any kind on this site.

It was great for the park and also for the community of McLeese Lake as it brought in extra revenue.

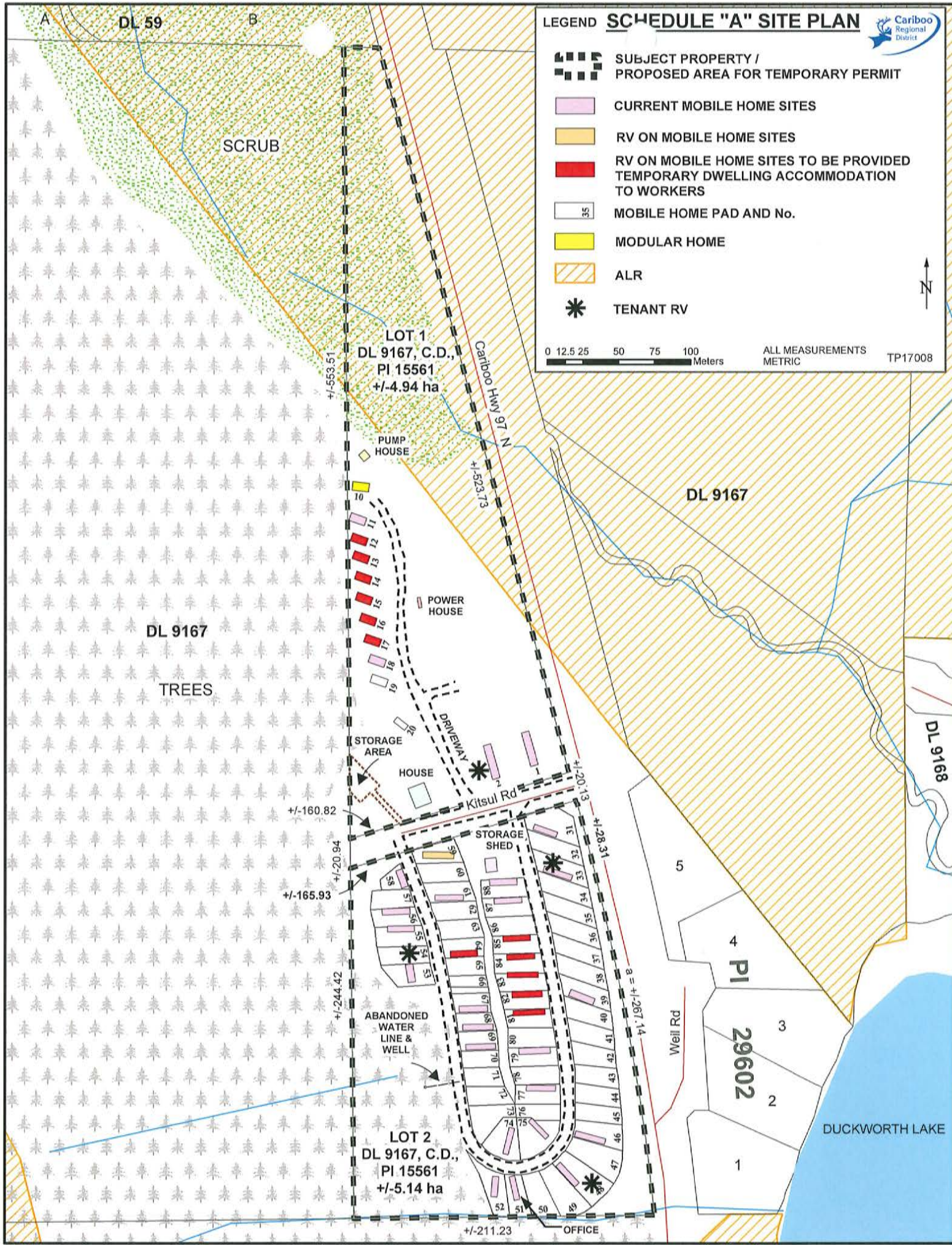
Robert Kelley

A handwritten signature in black ink, appearing to read 'R. Kelley', written in a cursive style.

LEGEND SCHEDULE "A" SITE PLAN

- SUBJECT PROPERTY / PROPOSED AREA FOR TEMPORARY PERMIT
- CURRENT MOBILE HOME SITES
- RV ON MOBILE HOME SITES
- RV ON MOBILE HOME SITES TO BE PROVIDED TEMPORARY DWELLING ACCOMMODATION TO WORKERS
- MOBILE HOME PAD AND No.
- MODULAR HOME
- ALR
- TENANT RV

0 12.5 25 50 75 100 Meters
ALL MEASUREMENTS METRIC
TP17008



DL 59

SCRUB

LOT 1
DL 9167, C.D.,
PI 15561
+/- 4.94 ha

PUMP HOUSE

POWER HOUSE

DL 9167

TREES

STORAGE AREA

HOUSE

DRIVEWAY

STORAGE SHED

ABANDONED WATER LINE & WELL

LOT 2
DL 9167, C.D.,
PI 15561
+/- 5.14 ha

OFFICE

DL 9167

DL 9168

PI
29602

DUCKWORTH LAKE

RESULTS OF PUBLIC MEETING

OCT 12 2017

File No: 3070-20/20170008

Date: October 4, 2017

Location: McLeese Lake Community Hall

Referred To

Re: **TEMPORARY PERMIT – LOCATED AT 1561 KITSUL ROAD AND LEGALLY DESCRIBED AS LOTS 1 AND 2, DISTRICT LOT 9167, CARIBOO DISTRICT, PLAN 15561**

Persons Present:

- Director: *Steve Forseath*
- Owner(s):
- Agent: *Bruce Lennox*
- Public: *See attached list*
- Staff: *Francesca Sanna / Alice Johnston*
- No public in attendance** (excluding owner/agent)

- Waited ten (10) minutes and then called the meeting adjourned.**
- Welcome and introduction by the Area Director/Alternate
- The "Purpose of a Public Meeting", including the rules for the meeting and the specifics of the application were read out and the hearing was called to order at 7:05pm.
- ~~The Chair~~ ^{Staff} read out comments received from the referral process including CRD planning staff's comments and board actions to date.
- The Chair read out the following letters received from the public: (attached)(add additional sheet if required)
 - 1) Date: _____ Name: _____
 - 2) Date: _____ Name: _____
- The following verbal comments and questions were received: (add additional sheet if required)
 - Comments in favour:
 - See attached*
 - Comments of concern/opposition:
 - See attached*
- Attendees were asked three times for further comments and/or questions.
- The Chair called the meeting adjourned at 7:55pm.

I certify this is a fair and accurate report on the results of the public meeting.

S. ZFR
Signature of Chair

Temporary Permit Public Meeting – McLeese Lake Estates

McLeese Lake Community Hall – October 4, 2017 7:00 pm

Staff: Director Forseth, Francesca Sanna, Alice Johnston

Director Forseth started the meeting by providing an overview of the process and introductions. He then formally called the meeting to order at 7:05 pm.

Ms. Sanna provided technical details of the application and read aloud the Planning Department's comments.

Director Forseth read aloud: Interior Health comments; comments from both APC meetings; and the Board resolution from June 29th. He also mentioned a petition received in support, and read aloud a letter of support from Robert Kelly. He mentioned two more letters of support, from David William and Susan William.

Verbal Statements:

Bruce Lennox - clarification that the lower field will not be a parking lot, and the application is not for a campground; it will be longer-term than that.

Director Forseth called a first time for anyone to address the Chair.

Director Forseth called a second time for anyone to address the Chair.

Maj Sutherland - I am in support

Kathy Rourke - Can we see the proposal on a map?

Dan Jalbert - Who wrote the Planning comments, a lawyer?

Ms. Sanna - CRD staff wrote it. She then provided an explanation of how an application works.

Howie Chamberlin - Does the new park manager know about all of this?

Bruce Lennox - He does not have it yet. I will handle this until it passes or fails, and he will be advised.

Howie Chamberlin - As long as the new manager is aware of what is being said/promised, I'm ok with it.

Ms. Sanna - The Temporary Use Permit will rest with the owner (if approved). Park managers can come and go. The public information is all on our Board agenda and available to anyone. If approved, the TPU will be registered on title and the owner will receive a copy.

Dan Jalbert - I have no problem with the permit. What about the park model up on the top level (#59)? Does he have to get kicked out of his home?

- Ms. Sanna - The park model does not meet the requirements of a Single Family Dwelling under the BC Building Code. He may have an option to apply to have it certified through engineers, etc. British Columbia law says it's an RV. He should've applied for a building permit for its installation and he would've been informed by staff of the issue at the time he applied.
- Bruce Lennox - The previous park manager told him it was ok.
- Ms. Sanna - Building permits are required in that park.
- Rick Van Horlick - I'm leaving because this meeting is making me sick.
- Kathy Rourke - How will it be enforced?
- Director Forseth - The CRD operates on a complaint-driven bylaw enforcement process.
- May Sutherland - How long has Rick Van Horlick lived in that park model trailer?
- Bruce Lennox - Year, year and a half.
- Robert Kelly - Is snow load the main concern in the BC Building Code?
- Ms. Sanna - I'm not the Chief Building Official, but I can say that the BC Building Code has changed to disallow local governments to have any discretion in these matters.
- Robert Kelly - Can he apply to have it engineered/certified?
- Ms. Sanna - It may be possible; structural changes may allow for certification. It didn't work on a previous application, and I can't comment at this time if it would in this case.
- Robert Kelly - What are the steps to apply for certification?
- Director Forseth - Staff have said we can't sway this; you may want to write your MLA.
- Maj Sutherland - When did the BC Building Code change?
- Ms. Sanna - This RV was never permitted. It was brought in illegally.
- Robert Kelly - If this rule is in the BCBC it should be Province-wide, but what about the thousands of RVs that are being lived in year-round in the Okanagan?
- Director Forseth - Your frustration around the park model is understandable.
- Bruce Lennox - Wildwood trailer park and campground allows year-round habitation. Why is that allowed?

Ms. Sanna - Zoning there allows RVs. They are at risk of liability if a complaint is received. This property is the one we're speaking about tonight, not Wildwood.

Director Forseth called a first time for anyone to address the Chair.

Director Forseth called a second time for anyone to address the Chair.

Kathy Rourke - And how did you say it would be enforced?

Director Forseth - Complaint, investigation, attempt to resolve the issue/voluntary compliance, then advanced enforcement if required.

Maj Sutherland - Voluntary compliance? You mean ask him if he'll leave his home during the winter??

Ms. Sanna - Enforcement depends on the situation. We may issue a ticket, Notice on Title, etc. Depends on the options and the situation.

Director Forseth called a first time for anyone to address the Chair.

Mrs. Lennox - So if no one complains, he can stay there?

Ms. Sanna/Director Forseth - Yes. There may be more risk now that the TP application is being considered (more public attention to the park).

Robert Kelly - If the TP is approved, there's no requirement for him to get a building permit?

Ms. Sanna - He cannot apply for a building permit on an RV.

Robert Kelly - Can the RV sit there all winter if it's unoccupied?

Ms. Sanna - Yes

Robert Kelly - What if the owner accepts the liability, like at Wildwood campground?

Director Forseth - Remember there is different zoning at Wildwood. This application is for a TPU, which is only good for 3 years, with a 3-year renewal option. Wildwood is different. We have to consider that this is only a temporary use permit.

Robert Kelly - Can he apply to rezone?

Director Forseth - Usually that's recommended.

Ms. Sanna - Year-round habitation in an RV is not permitted under zoning or rezoning. A mobile home is a single family dwelling, not an RV.

Robert Kelly - It's allowed all over BC. How can we fix this here?

Director Forseth - Every regional district has different zones and definitions. A park model doesn't work in any of our zones on a year-round basis.

Mrs. Lennox - What an unfortunate name, the "Park Model".

Director Forseth called a first time for anyone to address the Chair.

Director Forseth called a second time for anyone to address the Chair.

Director Forseth called a third time for anyone to address the Chair.

Director Forseth advised that the application would be considered at the October 20, 2017 CRD Board meeting.

Director Forseth adjourned the public meeting at 7:56 pm.

