



BOARD REPORT

TO: Chair and Directors

File No: BL825-38
PL20180175

SUBJECT: Electoral Area F: Scotch Creek/Lee Creek Amendment (Pinegrove RV Park) Bylaw No. 825-38

DESCRIPTION: Report from Dan Passmore, Senior Planner, dated October 29, 2018. 1131 Pine Grove Road, Scotch Creek.

RECOMMENDATION #1: THAT: "Scotch Creek/Lee Creek Amendment (Pinegrove RV Park) Bylaw No. 825-38" be given second reading, as amended, this 15th day of November, 2018.

RECOMMENDATION #2: THAT: a public hearing to hear representations on Scotch Creek/Lee Creek Amendment (Pinegrove RV Park) Bylaw No. 825-38 be held;

AND THAT: notice of the public hearing be given by staff of the Regional District on behalf of the Board in accordance with Section 466 of the Local Government Act;

AND FURTHER THAT: the holding of the public hearing be delegated to Director Jay Simpson, as Director for Electoral Area 'F' being that in which the land concerned is located, or his Alternate to be named, if Director Simpson is absent, and the Director or Alternate Director, as the case may be, give a report of the public hearing to the Board.

SHORT SUMMARY:

The Pinegrove RV Park Owner's Association has applied to rezone the subject property from C1 – Commercial – 1 zone to RR – Resort Residential zone. While the current C1 zone allows for a campground, the use is limited to temporary accommodation in tents or recreational vehicles. Some of the owners would like to expand the use of the park to allow park models on a more seasonal residential basis. As a result, the application is to rezone the subject property to RR with a special regulation for this property only.

Development Services staff have referred the bylaw, in accordance with the Board's direction, and the responses received have been summarised in the attached "Agency_referral_responses_BL825-38.pdf".

Additionally, the applicant has advised staff that the owner/operator dwelling use originally contemplated in first reading of the bylaw is not necessary and should be amended out of the bylaw. Therefore, it is appropriate for the Board to consider referral comments received and consider the bylaw for second reading, as amended, and to consider delegation of a public hearing.

VOTING:	Unweighted Corporate	<input type="checkbox"/>	LGA Part 14 (Unweighted)	<input checked="" type="checkbox"/>	Weighted Corporate	<input type="checkbox"/>	Stakeholder (Weighted)	<input type="checkbox"/>
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BACKGROUND:

See attached "2018-08-16_Board_DS_BL825-38_Pinegrove-RV-Park.pdf".

POLICY:

See attached "2018-08-16_Board_DS_BL825-38_Pinegrove-RV-Park.pdf".

FINANCIAL:

There are no financial implications to the CSRD with regard to this application.

KEY ISSUES/CONCEPTS:

See attached "2018-08-16_Board_DS_BL825-38_Pinegrove-RV-Park.pdf".

Update

The applicant has advised that there is no need to include owner/operator dwelling use, as a permitted use in the proposed bylaw. Staff have amended the bylaw to reflect this change. The applicant has provided a copy of a permit to operate a community water system to supply this RV development as well as the condos located in KAS3099.

In terms of referral responses, the Archaeological Branch has indicated a high likelihood of Archaeological sites present and has asked the applicant to contact them. Staff have forwarded this referral response to the applicant to follow up. CSRD Operations Management, Team Leader, Utilities has indicated that further servicing information is required. DS staff have obtained a permit to operate the water system from Interior Health Authority, and have informed OM staff that the site is serviced by a Ministry of Environment registered community sewer system.

Additionally, the Building Standards Branch has recently (last month) issued some new interpretations regarding Park Models. The Building Standards Branch has advised Building Officials that Park Models intended to be occupied on a year-round residential basis will need to comply with BCBC requirements, which essentially means that a Building Permit would be required before placing one. This would not impact seasonally occupied park models which would remain exempt, unless added onto or structurally altered.

SUMMARY:

The Pinegrove RV Park Owner's Association has applied to rezone the subject property from C1 – Commercial – 1 zone to RR – Resort Residential zone. Staff are proposing that a special regulation within the RR zone be created for this property only to reflect the actual uses on the established site. The special regulation will accommodate park models as well as recreation vehicle or park model shelter buildings and potentially allowing the shared-ownership development to convert to a bare land strata in the future. At the request of the applicant, staff have amended the bylaw to eliminate owner/operator dwelling as a permitted use in the bylaw.

It is now appropriate for the Board to consider the amended bylaw for second reading in consideration of the referral comments received to date by staff.

IMPLEMENTATION:

As per CSRD Policy No. P-18 regarding Consultation Processes-Bylaws, staff recommended the simple consultation process. Neighbouring property owners first became aware of the application for zoning amendments when the notice of development sign was posted on the property.

COMMUNICATIONS:

If the Board supports second reading, as amended, of Bylaw No. 825-38 and delegates a Public Hearing, staff will proceed with notification of adjacent property owners and advertising the Public Hearing as set out in the Local Government Act.

Referral agencies have provided their comments and they have been attached "Agency_referral_responses_BL825-38.pdf".

As a result of the applicant posting the Notice of Development sign, Development Services staff have received 3 pieces of correspondence opposed to the proposed bylaw. Staff have not included this correspondence with this report at this time, as it is more appropriate for the Board to consider such correspondence in conjunction with the results of a Public Hearing.

DESIRED OUTCOMES:

That the Board endorse staff recommendations.

BOARD'S OPTIONS:

1. *Endorse the Recommendations.*
2. *Deny the Recommendations.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

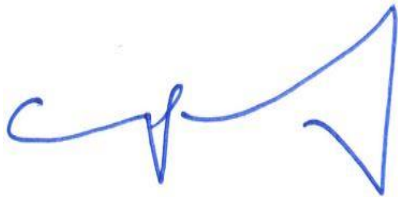
LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

1. Electoral Area 'F' Official Community plan Bylaw No. 830
2. Scotch Creek/Lee Creek Zoning Bylaw No. 825

Report Approval Details

Document Title:	2018-11-15_Board_DS_BL825-38_Pinegrove-RV-Park.docx
Attachments:	<ul style="list-style-type: none">- BL825-38-SecondAsAmended.pdf- 2018-08-16_Board_DS_BL825-38_Pinegrove_RV_Park.pdf- Agency_referral_responses_BL825-38.pdf- Maps_Plans_BL825-38.pdf
Final Approval Date:	Nov 2, 2018

This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Nov 2, 2018 - 8:56 AM



Gerald Christie - Nov 2, 2018 - 10:59 AM

No Signature - Task assigned to Lynda Shykora was completed by assistant Jennifer Sham

Lynda Shykora - Nov 2, 2018 - 11:49 AM



Charles Hamilton - Nov 2, 2018 - 1:26 PM