

## **COLUMBIA SHUSWAP REGIONAL DISTRICT**

Notes of the Public Hearing held on Tuesday January 22, 2019 at 6:30 p.m. at the Scotch Creek Community Hall/Firehall, 3852 Squilax-Anglemont Road, Scotch Creek BC, regarding proposed Bylaw No. 825-38.

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PRESENT: Chair Jay Simpson – Electoral Area F Director  
Dan Passmore – Senior Planner, Development Services  
16 members of the public

Chair Simpson called the Public Hearing to order at 6:30 pm. Following introductions, the Chair advised that all persons who believe that their interest in property may be affected shall be given the opportunity to be heard or to present written submissions pertaining to the proposed Scotch Creek/Lee Creek Zoning Amendment (Pinegrove RV Park) Bylaw No. 825-38.

The Planner explained the requirements of Section 470 of the Local Government Act and noted that the Public Hearing Report will be submitted to the Board for consideration at its February 21, 2019 meeting. The Planner explained the notification requirements set out in the Local Government Act and noted the Public Hearing was placed in the Shuswap Market News on January 11 and 18, 2019.

The Planner provided background information regarding the proposed bylaw amendments and reviewed the purpose of the bylaws.

The Chair opened the floor for comments.

[REDACTED], read aloud a letter that she submitted during the hearing. The letter chronicles her attempts as an owner of a condo in the neighbouring development to reach out to the Pine Grove RV Park Association to attempt to address perceived safety concerns over the Park and the Condo development's shared access. Her primary concern is to have the RV Park relocate their main access to Express Point Road.

[REDACTED], advised that the rezoning is the focus of the Public Hearing and not the re-development of the existing development's access. He stated that the rezoning application was made to help resolve a taxation issue for the RV Park Owners, who were paying a commercial tax. He said the disclosure statements for the Shared Interest development lay out the details of the site development and agreements between the condo development and RV Park. He concluded by advising that the Public Hearing was to discuss the rezoning for park model RVs and Overhead shelter structures and not to re-design the park.

[REDACTED], advised that the Public Hearing was for the purpose of discussing the impact of the rezoning, which he felt would be negative. He talked about the shared use agreement and various easements registered as constituting agreements between the RV Park and the condos. Since the rezoning was to allow modular homes in the RV Park, the rezoning was contrary to these existing agreements



system is peaking out, adjustments will need to be made and this situation causes condo owners to worry about a proposed rezoning and possible change in use.

[REDACTED], advised that he is willing to negotiate with condo owners to use the emergency exit. He stated that it may be acceptable to the Park to move boats and park models through the emergency exit. To this point he believes park models have been delivered to the site through both access locations.

[REDACTED], indicated that the RV Park Association is not affiliated with the dock situation. He reported that because of the lack of moorage some RV owners have been installing buoys. He advised that the RV Park had applied for the rezoning to comply with CSRD bylaws. He noted that there had been parking issues caused by renters in the condos and advised that there are not a lot of rentals within the RV Park. He recalled that the RV Park was originally started as a private campground.

[REDACTED], stated that the condo parking lot has been used extensively by visitors to the RV Park in the past. He advised that the condo owners have an off-site location (sewer site) which they use for extra parking and to park boat trailers. He stated that one of the main owners in the RV Park was the owner of the dock. He concluded by saying that the owner of the dock needs to advise how many slips will be going in to the dock.

[REDACTED], advised that the condo owners don't know what the full implications of the rezoning are, and that their concerns not about the number of units because that is not changing, rather it is the change of use that impacts on the capacity of the sewer system and the various agreements. In this regard they are seeking clarification and noted that the sewer would be a major issue.

Chair Simpson clarified that the proposal is not for new units just a change in the types of units.

[REDACTED], replied that the condo owners need to know what the units will be used for.

[REDACTED] indicated that the full extent of the RV Park is not used right now, and felt once it is fully used the traffic would double creating further safety issues. He advised that the pedestrian sidewalk is on the RV Park side of the parking lot meaning people from the condos need to cross the access route to get to the sidewalk and there is no crosswalk. He thought that when a truck is delivering a new unit fire access could be impeded adding to the safety issues. He noted that the trucks used to deliver building materials for the shelter buildings takes 10 minutes to turn the corner into the RV Park.

[REDACTED], advised that he has a park model and that it was installed through the emergency gate. He stated that a couple of the other park models went in through the main gate. He thought that the chances of such traffic blocking the access was remote. He stated that if all of the lots in the RV Park are sold then it could increase traffic.

[REDACTED], advised that there are currently 16 park models in place in the RV Park. He advised that his uses a holding tank that balances

sewer loading. He stated that 7 of the lots are not being sold and would be rented out for RVs only. He reiterated that he would be willing to talk to the condo owners about the access issue.

[REDACTED], stated that this means that there are going to be more units in the future and that the children must be kept safe.

[REDACTED], said that the 2 parties need to negotiate.

[REDACTED], pointed out that the sidewalk is adjacent to the fence for the RV Park, on the condo property, and this is where the pedestrian traffic is located. He noted that the entire parking area is congested, but that he knows most of the owners. He stated that many times he does not recognize boats and traffic from the rental units in the condos.

[REDACTED] reported that twice this past summer she had witnessed near accidents between traffic through the parking area and kids on bikes. If this area gets any more congested it is an accident waiting to happen.

[REDACTED], noted that the sidewalk access from the parking lot crosses the traffic area.

[REDACTED], stated that the rezoning triggers a change in the agreements in place and that it is time to talk.

[REDACTED], stated that he has witnessed kids exiting rear doors from vehicles into oncoming traffic. He suggested that maybe the main entrance needed to be gated to control traffic better. He indicated that he sees a lot of bike riders coming from the Provincial Park through this area and that his principal concern is safety. He noted that the turn-around in the condo parking area is used for boats by renters in the condos and the 3 adjacent property owners. He concluded that with a tightly designed site there were not a lot of options available for parking on site, but there has to be a solution to improve safety.

[REDACTED], reported that the RV Park has an internal 5 km/hr limit, and even though there is this limit, renters in the park don't follow it. He stated that he understands the concerns coming from the condo owners.

The Chair stated that safety is important.

[REDACTED], observed that it seems there is a contract issue between the RV Park and the condo owners. Regardless of this, he stated that the sewer system problems are the more important issue because it impacts on everyone in Scotch Creek. If there are issues with the sewer now, what is going to happen when both developments are full in the future.

[REDACTED], stated that there are children from the whole street and the Provincial Park, not just from the development. He repeated that change is occurring and must be negotiated. He advised that the condo owns the sewer and uses it the most and pays for it the most, should capacity increase as a result of the rezoning, it becomes an Engineering problem that the condo will need to pay for to sort out.

[REDACTED] stated that rampant development and crowding density into Scotch Creek is where the problems originated. She noted this is why planning is important, and hasn't curbed such things to date. She stated that we must think into the future more.

[REDACTED], stated that he was not against park models on a seasonal basis. He noted the fact that some of the spaces are empty and if they are filled up it will add to the issues already stated. He is not opposed to park models, just worried about more on the site.

[REDACTED], stated that the Boards of the RV Park and the condos should meet. He also stated that he was not aware of any issues with the sewer system, as he knows the operator.

The Chair noted the fact that most of the issues discussed were shared problems between the RV Park and condo owners. This means that there are shared opportunities between the parties to get together and find creative solutions. He stated in response to a question from the floor that it is the Board of the CSRD that will decide on the rezoning amendment.

[REDACTED], asked about the engineering of the sewer facility, and whether the CSRD had any information on that.

The Planner responded by advising that a copy of the Ministry of Environment Registration of the system was in the file and read out some particulars on the design of the system including its design capacity.

[REDACTED], noted the comment from [REDACTED] about over-development in the area was a valid one.

Hearing no representations or questions about proposed Bylaw No. 825-38 the Chair called three times for further submissions before declaring the public hearing closed at 7:45 pm.

CERTIFIED as being a fair and accurate report of the public hearing.

Original Signed by

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Director Jay Simpson  
Public Hearing Chair



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Dan Passmore  
Senior Planner