

Dan Passmore

From:
Sent: Tuesday, October 23, 2018 10:02 AM
To:
Cc:
Subject: Pine Grove RV Resort

Hello,

We are _____ of _____

<input type="checkbox"/> CAO <input type="checkbox"/> Works <input type="checkbox"/> DDS <input type="checkbox"/> Fin/Adm	<input type="checkbox"/> Agenda <input type="checkbox"/> Reg Board <input type="checkbox"/> In Camera <input type="checkbox"/> Other Mtg	Ownership: _____ File # _____
OCT 23 2018		
<input type="checkbox"/> Ec Dev <input type="checkbox"/> IT <input type="checkbox"/> Parks <input type="checkbox"/> SEP <input type="checkbox"/> HR <input type="checkbox"/> Other	RECEIVED <input type="checkbox"/> Staff to Report <input type="checkbox"/> Staff to Respond <input type="checkbox"/> Staff Info Oly <input type="checkbox"/> Dir Mailbox <input type="checkbox"/> Dir Circulate	Ask Sent: _____ <input type="checkbox"/> Fax <input type="checkbox"/> Mail <input type="checkbox"/> Email

We want to offer a comment regarding your rezoning application to the CSRD and our observation as property owners here since 2008.

After several years of living on Pine Grove Road we have noticed the majority of daily traffic using Pine Grove Road is from the Pine Grove RV Park.

We have further noticed the considerable confusion, inconvenience and stress each time an RV Park Owner brings in their boats, RVs or Park models. Not to mention the large amount of everyday vehicle traffic to and from the RV Park.

We are wondering how long this confusion can go on until some child gets hurt that is visiting or playing without paying attention to the fact that a large truck towing either a trailer or boat is coming into the small Shuswap Lake Resort parking lot?

We feel there is a real potential for someone to get hurt.

We would like to suggest that the Pine Grove RV Park move their main front gate to Express Point Road and keep their existing gate only as an Emergency Exit/Entrance in their application.

Being totally honest the Owners in Pine Grove RV Park themselves must feel this stress vs the ease of entering from Express Point Road.

Respectfully,

Dan Passmore

From: 1>
Sent: Wednesday, October 17, 2018 2:06 PM
To: Dan Passmore
Subject: 1131 Pine Grove Road

<input type="checkbox"/> CAO <input type="checkbox"/> Works <input type="checkbox"/> DS <input type="checkbox"/> Fin/Adm	<input type="checkbox"/> Agenda <input type="checkbox"/> Reg Board <input type="checkbox"/> In Camera <input type="checkbox"/> Other Mtg	Ownership: File #
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Hello Mr. Passmore:

As the owner of in Scotch Creek, I would like to go on the record as stating I am not in favor of the rv park re-zoning change application without certain issues being addressed. The application for 1131 Pine Grove Road will allow for more and larger park model type homes instead of the pull through trailers currently allowed. Because the main entrance for the rv park is fronting our common shared roadway, we already experience high levels of traffic from the rv park. There have already been a number of close calls with our children riding their bikes on the road and side walk.

I believe that an increase in the number and size of the units, resulting in increased usage and traffic will only make that situation worse. My suggestion is for the rv park to move their main gate to the other existing entrance gate facing Express Point Road. I believe this is a simple process and one that will mitigate any additional traffic. Thank you for your time and consideration to my concerns.

Dan Passmore

From:
Sent: Tuesday, October 16, 2018 12:27 PM
To: Dan Passmore
Subject: 1131 Pine Grove Road

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Hello Mr. Passmore:

I do not support the change of zoning for 1131 Pine grove Road, unless certain issues can be addressed.

I am an owner of _____ in Scotch Creek. It has come to my attention that there is a rezoning application for the property located at 1131 Pine Grove Road. This application will allow a usage change from a pull through trailer and camping to allow the Park Model Type homes that are currently seen within the park, but currently, are considered non-compliant.

I am concerned with this proposed change on a few levels.

I am concerned for the safety of occupants and owners of 1134 Pine Grove Road. Currently the main entry gate for 1131 Pine Grove Road is through a shared road that passes through the parking lot of Strata KAS 3099. There have been a number of close calls with traffic from the trailer park speeding through the shared driveway property, placing children at risk of being struck by a vehicle.

There is an easement to the Provincial Park which draws a large number of walkers and bicycle enthusiasts through our roadway. If re-zoning is allowed for larger units in the Park, this is not a good combination, with a parking lot, shared roadway, walkers, cyclists and an increase in traffic. Currently, the trailer Park has a number of empty lots for sale. If the application for re-zoning is successful, this will likely draw interest in the empty lots if potential buyers know they can put larger units, or a Park Model Trailer on a space.

This change and the likely sale of the remaining empty lots will bring an increase in traffic through our shared roadway. The eventual result of this increased traffic, will likely be tragic. If re-zoning is allowed to proceed, I would strongly suggest that the main gate for 1131 Pine Grove Road, be moved to Express Point Road. Currently there is the second means of egress located there, but the conversion to a main entry gate, would be a simple process. This would alleviate many safety concerns for 1134 Pine Grove Road, KAS 3099.

Other concerns are as follows:

- 1) We have a shared Sewage Treatment plant that is at capacity in the summer months. An increase in population by allowing larger units in the trailer park, will lead to expensive upgrades eventually.
- 2) Shared Roadways do not work. Shared costs are always confrontational and this is a good opportunity to create separate entry roadways. We have never received any monies for shared road costs (snow removal) or repairs.
- 3) Parking is an issue. The trailer park continually uses our parking lot for overflow parking. Again, another reason to move the main gate to Express Point Road.
- 4) Safety. Larger units, means more people, more traffic, more chances of an accident on a shared roadway.
- 5) Lager trailers, means more Occupants, which means more pressure on our shared sewer plant, which is already at capacity in the summer months.

These are a few of my concerns, with the shared roadway and moving of the gate, being my priority request for imminent safety.

BL825-38
PL20170000175

From: [REDACTED]
To: [Planning Public Email address](#)
Subject: Attention Mr. Dan Passmore
Date: Saturday, December 08, 2018 4:15:04 PM

Mr. Dan Passmore

I am writing concerning the proposed rezoning of 1131 Pine Grove Road, Scotch Creek. I am a home owner at Shuswap Lake Resort which is located next to the RV park who is proposing the rezoning. I am very concerned with the proposed rezoning. Currently both the parking situation in the area and the capacity of jointly used sewer treatment centre are a problem.

This past summer, our jointly (Shuswap Lake Resort Condo's and the RV Park) used privately owned sewer system failed its regulated test at least 2 times as the system is straining to keep up due to over demand. Should the proposed rezoning occur, the density within 1131 Pine Grove Road will no doubt increase which will further add to both the sewer system and parking problem in the area.

I strongly oppose the re-zoning and would appreciate you acknowledging my concern. Please let me know if you would like to discuss further.

Regards,
[REDACTED]

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Dan Passmore

From: [REDACTED]
Sent: Friday, December 21, 2018 8:45 AM
To: Dan Passmore
Cc: [REDACTED]
Subject: Re: BL 825-38
Attachments: RE: Pine Grove RV Resort; RE: Rezoning of Pine Grove RV Park

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Hi Dan,

Regarding the 2 parties that had contacted the Pine Grove RV Park with concerns about the access gate location I am attaching two emails that contain the response to those concerns that we sent to those parties on December 20, 2018.

If there is any other information you need please don't hesitate to ask.

Thanks,

[REDACTED]
[REDACTED]

Redacted xxx

Plan@csrd.bc.ca

RE: NOTICE OF PUBLIC HEARING
Proposed Amendment (Pine Grove RV Park) Bylaw no. 825-38

January 17, 2019

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To Whom It May Concern:

Our names are [REDACTED] registered owners of [REDACTED] Scotch Creek BC. We are writing in regards to the proposed Amendment (Pine Grove RV Park) Bylaw no. 825-38 and the Public Hearing that is taking place January 22nd, 2019. We are unable to attend the meeting but wish to express my concerns on the proposal. We would like to state that we are not in favor of any changes without first addressing the concerns below.

Our Concerns include the following:

1. Addressing the original design and intent of the property
 2. Updating the easement of the original consolidated property
 3. Allowing for use of the existing exit on Express point road to become the main entrance to alleviate safety concerns
-
1. The original design of the Pine Grove RV Park was for full through trailers and tenting. Any increase to larger sized units will allow for greater occupancy and a potential increase in traffic in and out of a shared roadway through parking lot of KAS 3099. In the short time since we took ownership of the property approx. 1.5 yrs ago, we have seen ongoing issues of speeding and near accidents. Our daughter and her friends age 10 experienced a near miss while walking through the parking lot in July of 2018. Increasing the trailer size and as a result the occupancy will increase the number of potential accidents until we finally experience a worst case scenario.
 2. After reviewing the original documents and design concept of the consolidated property it is clear that changes took place. At some point, this consolidated property was subsidized and the easement allowed for access to Pine Grove through a roadway that was intended to be a registered easement. With any rezoning application from Pine Grove, there should include an update to the easement to align with the subdivision of the original consolidated property. There are also concerns being raised that the increase to the occupancy through larger trailer sizes, will lead to an increase in water and sewer usage and production. The Current system owned by KAS 3099 reached capacity in the summer months of July and August and any further burden on the system may affect the occupancy and health of all concerned should the system fail.
 3. Pine Grove has two entrances and exists that are registered to their property and with this application and to addresses the safety issue, the main entrance should be relocated and moved to the alternate registered exit on Express

Redacted xxx

Dan Passmore

From: Hayley Graham
Sent: Friday, January 18, 2019 11:24 AM
To: Dan Passmore
Cc: Planning Public Email address
Subject: FW: Public Hearing Submission - Bylaw No. 825-38

Hi Dan,

Comments for BL825-38, I have sent a confirmation receipt to [REDACTED]

Hayley

-----Original Message-----

[REDACTED]
Sent: Friday, January 18, 2019 11:07 AM
To: Planning Public Email address <Plan@csrd.bc.ca>
Subject: Public Hearing Submission - Bylaw No. 825-38

<input type="checkbox"/> CAO <input type="checkbox"/> Works <input type="checkbox"/> PS <input type="checkbox"/> Fin/Adm	<input type="checkbox"/> Agents <input type="checkbox"/> Reg Board <input type="checkbox"/> In Camera <input type="checkbox"/> Other Mfg	Ownership: File #
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*** please confirm receipt of submission via return email, thank you. ***

I am the owner of ~~xxx~~ at Shuswap Lake Resort located at ~~xxx~~ in Scotch Creek BC adjacent to Pinegrove RV Park. I am opposed to the amendment application to rezone the RV park. Allowing park models on a more seasonal residential basis will adversely affect the safety and enjoyment of my condominiums for the following reasons:

1) there is already too much vehicular traffic accessing Pinegrove RV park through the driveway and parking lot of Shuswap Lake Resort including large trucks with boats and trailers. This causes a safety concern for young children such as my son who play in the roundabout area right at the entrance to the parking lot a few feet away from entrance to Pinegrove RV park. Children are riding their bikes and scooters and vehicles come accelerating in and out of the RV park with some not slowing down or taking notice of children playing. The increase movement and activity of large park models would just make it even more dangerous and the increased vehicular activity of people living there on a residential basis would also be a problem. My proposed solution would be for the RV park to move their entrance and exit to Express Point Road so they are not going through our complex. They can exit straight onto a roadway instead of a private driveway with young children playing. This will also allow us to secure our property with a gate so that only residents of the condominiums can access the property just as the RV park has secured their property with fencing all around (we would also like to enjoy the same level of security). The RV park residents would still be allowed to use our gate as an emergency exit as we do recognize and respect their safety needs. Because we cannot gate our parking lot, our condominium complex is completely open with people constantly just walking through and loitering in the amenities and causing safety and security concerns for the units.

2) usage of shared sewer services will increase with people using park models on a residential basis. The existing shared sewer system is already strained and may not be able to accommodate the increase in sewage.

Respectfully Submitted for Board's Consideration,

[REDACTED]
Sent from my iPad

January 16, 2019

Redacted.
Xxx

Plan@CSR.D.bc.ca

Re: Notice of Public hearing

Scotch Creek/ Lee Creek Amendment (Pinegrove RV Park) Bylaw No. 825-38

Hello:

My name is [REDACTED] I am a registered owner of unit [REDACTED] in Scotch Creek B.C. I recently received an information mail out regarding the public hearing that is to take place, January 22nd, 2019, regarding the potential re-zoning of the Pinegrove RV Park. I am unable to attend the meeting; however, I wish to express my concerns on the follow items that I will include in the body of this letter.

My issues will include a requirement for:

- a) Addressing the original design and the intent of property use.
- b) Updating the easement of the original consolidated property.
- c) Allowing for use of the existing exit on Express Point Road to become the main entrance to alleviate many safety and shared road use concerns.

- 1) The original design of Pine Grove RV Park was for pull through trailers and tenting. An increase to larger sized units will allow for greater occupancy and a potential increase in traffic in and out of a shared roadway that passes through the parking lot of KAS 3099. There have been ongoing issues of speeding and


near accidents in the parking lot of KAS 3099 and it will inevitably be a matter of time before a small child, or anyone for that matter, is struck by a vehicle passing through the current easement. The increase in trailer size will inevitably increase the occupancy load of Pinegrove and traffic, which will continue to exacerbate a growing safety issue. Moving the main entrance would solve this issue.

- 2) The original design of the consolidated property would have included the registered easement through KAS 3099. At some point, this consolidated property was subdivided and the easement allowed for access to Pine Grove through this roadway. With the rezoning application from Pinegrove, this easement needs to be updated to align with the subdivision of the original consolidated property.
- 3) Pinegrove has two entrances and exits registered to their property and with this application and with the issue of safety in mind, the main entrance needs to be updated and moved to the alternate registered exit on Express Point Road. This will allow for the possibility of KAS 3099 to place a gate at the entrance of the current easement and alleviate many problems associated with safety, shared roadway costs, increased security for the resident of KAS 3099 and will also alleviate the public using our parking spots for public parking year round.
- 4) Lastly, I have concerns that the increase in trailer sizes will lead to an increase in water and sewer usage and production, which will be an issue with the current system we have in place. This system, owned by KAS 3099 and used by Pinegrove is taxed to the limit in the months of July and August.

Thank you for considering my concerns.

I would not support the new proposed usage of this property unless at least the updating and relocation of the front entrance is addressed and moved to Express Point Road to mitigate safety concerns associated with increased population and vehicle traffic concerns.

Thank you

A large black rectangular redaction box covers the signature and the bottom portion of the letter.

Dan Passmore

From: [REDACTED]
Sent: Thursday, December 20, 2018 10:58 AM
To: [REDACTED]
Subject: RE: Rezoning of Pine Grove RV park

Dear [REDACTED]

Thank you for expressing your concern regarding the RV park access location. The Board of Directors of the Park reviewed your request at its November meeting and came up with the following findings:

- The current access location was designed by the developers and submitted to all the approving authorities at the time the RV Park was approved for development.
- There is an access easement legally registered in favour of the Pine Grove RV Park Association over top of Lot A (which belongs to the Condos) extending from the end of Pine Grove Road to the current access location.
- The RV Park Board has on file a document from the BC Ministry of Transportation where the Ministry provides their conditional approval of the RV Park. One of the conditions of their approval is that there be no permanent access onto either Pine Grove Road or Express Point Road.
- Some Board members did an on-site review of the Emergency Access location that goes out directly onto Express Point Road. Those members reported back to the Board that, in their opinion, there is not enough physical room to design a proper permanent access at this location due to the constraints presented by privately held RV lots on either side of the Emergency Access lane.

In addition to the above findings the Board also conducted an informal survey of some of its members regarding their experience using the access as it relates to conflicts with pedestrians. There were no reports of any close call experiences between vehicles moving through the easement area and pedestrians crossing through this same area. However, users did report that when vehicles are parked adjacent to the Condos this greatly increases congestion in the access roadway area and greatly diminishes the visibility of pedestrians who may step into the roadway area from behind these parked vehicles. This segment of the access roadway area should be considered for a no parking zone.

The Board thoroughly discussed this issue at the November meeting and concluded the following:

- The RV Park members have the appropriate legal entitlement to use the access at its current location
- A permanent access roadway would not physically fit into the space currently occupied by the emergency access lane. There is no other location inside the RV park that could accommodate an access roadway
- It is unlikely that a request to have permanent access directly onto Express Point Road would be approved by the Ministry of Transportation
- The current access location has been in use for more than 10 years without any conflicts with pedestrians, demonstrating that drivers are using the appropriate level of care and attention when using this roadway to ensure it remains safe for both pedestrians and themselves.

Therefore, the RV Park Board has decided that the permanent access to the RV park will have to remain at its current location. The Board will, however, include a note in the Spring Newsletter, sent to all Park members, reminding them to be aware of the pedestrian traffic in and around the access roadway when coming and going from the Park.

Once again, thank you for bringing this matter to our attention. If you have any further questions or concerns, please don't hesitate to contact me.

Regards,

[REDACTED]
[REDACTED]

From: [REDACTED]

Sent: October 23, 2018 7:37 AM

To: [REDACTED]

Subject: Rezoning of Pine Grove RV park

Hello, my name is [REDACTED] and I am an owner in Shuswap lake resort.

I contacted Dan Passmore regarding your application to rezone. He gave me your email addresses and told me to contact you directly.

My husband [REDACTED] has taken on a few contracts for the resort.

We are in and around the property daily.

We have a fair number of children in the complex and it would be much safer if the only traffic going thru the resort was the resort vehicles, which are passenger vehicles only and a maximum of 40. You move boats, pontoons, RV's, park models along with your personal vehicles in and out on a daily basis, going thru our parking lot, not leaving much room to maneuver the larger units. You have 66 lots in your park, making the amount of traffic very high. Even without the new rezoning, we see too much traffic and feel it is a safety concern for the people in our complex.

By moving your main gate to Express point road and having your emergency exit where the main gate is now, would solve the safety concerns, the parking issues we have seen, along with giving you much easier access.

I am hoping I have contacted you with enough time to have your gates moved before your request for rezoning goes to a public hearing.

Thanks,

[REDACTED]
[REDACTED]

Sent from my iPhone

Sent from my iPhone

Dan Passmore

From: [REDACTED]
Sent: Thursday, December 20, 2018 11:01 AM
To: [REDACTED]
Subject: RE: Pine Grove RV Resort

Dear [REDACTED]

Thank you for expressing your concern regarding the RV park access location.

The Board of Directors of the Park reviewed your request at its November meeting and came up with the following findings:

- . The current access location was designed by the developers and submitted to all the approving authorities at the time the RV Park was approved for development.
- . There is an access easement legally registered in favour of the Pine Grove RV Park Association over top of Lot A (which belongs to the Condos) extending from the end of Pine Grove Road to the current access location.
- . The RV Park Board has on file a document from the BC Ministry of Transportation where the Ministry provides their conditional approval of the RV Park. One of the conditions of their approval is that there be no permanent access onto either Pine Grove Road or Express Point Road.
- . Some Board members did an on-site review of the Emergency Access location that goes out directly onto Express Point Road. Those members reported back to the Board that, in their opinion, there is not enough physical room to design a proper permanent access at this location due to the constraints presented by privately held RV lots on either side of the Emergency Access lane.

In addition to the above findings the Board also conducted an informal survey of some of its members regarding their experience using the access as it relates to conflicts with pedestrians. There were no reports of any close call experiences between vehicles moving through the easement area and pedestrians crossing through this same area. However, users did report that when vehicles are parked adjacent to the Condos this greatly increases congestion in the access roadway area and greatly diminishes the visibility of pedestrians who may step into the roadway area from behind these parked vehicles. This segment of the access roadway area should be considered for a no parking zone.

The Board thoroughly discussed this issue at the November meeting and concluded the following:

- . The RV Park members have the appropriate legal entitlement to use the access at its current location
- . A permanent access roadway would not physically fit into the space currently occupied by the emergency access lane. There is no other location inside the RV park that could accommodate an access roadway
- . It is unlikely that a request to have permanent access directly onto Express Point Road would be approved by the Ministry of Transportation
- . The current access location has been in use for more than 10 years without any conflicts with pedestrians, demonstrating that drivers are using the appropriate level of care and attention when using this roadway to ensure it remains safe for both pedestrians and themselves.

Therefore, the RV Park Board has decided that the permanent access to the RV park will have to remain at its current location. The Board will, however, include a note in the Spring Newsletter, sent to all Park members, reminding them to be aware of the pedestrian traffic in and around the access roadway when coming and going from the Park.

Once again, thank you for bringing this matter to our attention. If you have any further questions or concerns, please don't hesitate to contact me.

Regards,

[REDACTED]
[REDACTED]

-----Original Message-----

From: [REDACTED]

Sent: October 23, 2018 10:02 AM

To: [REDACTED]

Cc: [REDACTED]

Subject: Pine Grove RV Resort

Hello,

We are [REDACTED]
[REDACTED].

We want to offer a comment regarding your rezoning application to the CSRD and our observation as property owners here since 2008.

After several years of living on Pine Grove Road we have noticed the majority of daily traffic using Pine Grove Road is from the Pine Grove RV Park.

We have further noticed the considerable confusion, inconvenience and stress each time an RV Park Owner brings in their boats, RVs or Park models. Not to mention the large amount of everyday vehicle traffic to and from the RV Park.

We are wondering how long this confusion can go on until some child gets hurt that is visiting or playing without paying attention to the fact that a large truck towing either a trailer or boat is coming into the small Shuswap Lake Resort parking lot?

We feel there is a real potential for someone to get hurt.

We would like to suggest that the Pine Grove RV Park move their main front gate to Express Point Road and keep their existing gate only as an Emergency Exit/Entrance in their application.

Being totally honest the Owners in Pine Grove RV Park themselves must feel this stress vs the ease of entering from Express Point Road.

Respectfully,

[REDACTED]
[REDACTED]
[REDACTED]

Sent from my iPhone

B1825-38

From: [REDACTED] *xxx*
Subject: Hello, I sent Pinegrove RV park an email on October 23 2018 regarding...
Date: January 22, 2019 at 4:49 PM
To: [REDACTED] *xxx*

*Redacted
xxx*

Hello, I sent Pinegrove RV park an email on October 23 2018 regarding my safety concerns with the existing amount of traffic ,and the fear that with the new rezoning our safety issues would rise to an unacceptable level.
We have 40 units with one parking stall per unit. We have a maximum of 40 personal vehicles moving in and out on any given day. The R.V. park has 66 lots,a minimum of 66 personal vehicles in and out on any given day. That is 65% higher than Shuswap lake resort. This # does not include boats, pontoons , RV's or park models .I watched a truck delivering propane today , enter our parking area , turn around ,park ,leave his vehicle to manually open the gate and then enter. I took a picture to show that if there would have been cars parked, it would not have been possible to accomplish this.
By moving the main gate to express point road and having the emergency exit where the main gate is now , would solve the safety concerns, the parking issues we have seen , along with giving the park much easier access to their property.

I received a reply on December 20 2018.

Their findings and conclusions include:

#1the current access location was designed by the developers and submitted to all the approving authorities. They have appropriate legal entitlement ...

Yes, they have a right to have a main entrance and an emergency exit. We agree. We just don't agree with the location.

#2... there is an easement...

Yes. There is an easement.

#3 ... that one of the conditions from the ministry of transportation was that there be no permanent access onto either Pinegrove road or Express point Road....

The R.V. park has made permanent access on Pinegrove Road and now considering the amount of traffic and the safety of our families the gates need to be moved.

#4... there is not enough physical room to design a permanent access ...

There is just under a 2 foot difference between the size of the entrance /exit sites right now.

#5

The park agreed that there are safety concerns with "diminished visibility of pedestrians."
Their solution is for us to consider removing parking stalls to increase their "diminished visibility ".

Our solution is to have the existing entrance gate moved to express point road and the emergency exit gate be moved to pine grove road.

#6

..The current access location has been in use for more than 10 years without any conflicts with pedestrians....

No one has been hit. We would like to keep it that way. Our only safety solution is to have the gates moved.

I sent a note out to as many owners as I could contact regarding this issue.

There are 40 units in our complex. I was able to contact 27 owners. 3 did not reply and I have no access to the contact info for the remaining 13 units.

Of the 24 units that replied, all are in favour of securing the safety of our complex , and request the gates be moved.

That is 60%.

Our neighbours Bob and Noreen Leasak are also on my list.

Sent from my iPhone

<input type="checkbox"/> CAQ <input type="checkbox"/> Works <input type="checkbox"/> DS <input type="checkbox"/> Fin/Adm	<input type="checkbox"/> Agenda: <input type="checkbox"/> Reg Board <input type="checkbox"/> In Camera <input type="checkbox"/> Other Mtg.	Ownership: File #
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Received @ Public Hearing

From: [REDACTED] XXX
Sent: October 23, 2018 7:37 AM
To: XXX
Subject: Rezoning of Pine Grove RV park

Replaced 1)
XXX

Hello, my name is [REDACTED] and I am an owner in Shuswap lake resort. I contacted Dan Passmore regarding your application to rezone. He gave me your email addresses and told me to contact you directly. My husband [REDACTED] has taken on a few contracts for the resort. We are in and around the property daily. We have a fair number of children in the complex and it would be much safer if the only traffic going thru the resort was the resort vehicles, which are passenger vehicles only and a maximum of 40. You move boats, pontoons, RV's, park models along with your personal vehicles in and out on a daily basis, going thru our parking lot, not leaving much room to maneuver the larger units. You have 66 lots in your park, making the amount of traffic very high. Even without the new rezoning, we see too much traffic and feel it is a safety concern for the people in our complex.

By moving your main gate to Express point road and having your emergency exit where the main gate is now, would solve the safety concerns, the parking issues we have seen, along with giving you much easier access.

I am hoping I have contacted you with enough time to have your gates moved before your request for rezoning goes to a public hearing.

Thanks,

[REDACTED]
XXX

Sent from my iPhone

Sent from my iPhone

Redacted
xxx

F [REDACTED] xxx
Subject: RE: Rezoning of Pine Grove RV park
Date: December 20, 2018 at 10:58 AM
[REDACTED] xxx

Thank you for expressing your concern regarding the RV park access location. The Board of Directors of the Park reviewed your request at its November meeting and came up with the following findings:

- The current access location was designed by the developers and submitted to all the approving authorities at the time the RV Park was approved for development.
- There is an access easement legally registered in favour of the Pine Grove RV Park Association over top of Lot A (which belongs to the Condos) extending from the end of Pine Grove Road to the current access location.
- The RV Park Board has on file a document from the BC Ministry of Transportation where the Ministry provides their conditional approval of the RV Park. One of the conditions of their approval is that there be no permanent access onto either Pine Grove Road or Express Point Road.
- Some Board members did an on-site review of the Emergency Access location that goes out directly onto Express Point Road. Those members reported back to the Board that, in their opinion, there is not enough physical room to design a proper permanent access at this location due to the constraints presented by privately held RV lots on either side of the Emergency Access lane.

5 In addition to the above findings the Board also conducted an informal survey of some of its members regarding their experience using the access as it relates to conflicts with pedestrians. There were no reports of any close call experiences between vehicles moving through the easement area and pedestrians crossing through this same area. However, users did report that when vehicles are parked adjacent to the Condos this greatly increases congestion in the access roadway area and greatly diminishes the visibility of pedestrians who may step into the roadway area from behind these parked vehicles. This segment of the access roadway area should be considered for a no parking zone.

The Board thoroughly discussed this issue at the November meeting and concluded the following:

- The RV Park members have the appropriate legal entitlement to use the access at its current location
- A permanent access roadway would not physically fit into the space currently occupied by the emergency access lane. There is no other location inside the RV park that could accommodate an access roadway -?
- It is unlikely that a request to have permanent access directly onto Express Point Road would be approved by the Ministry of Transportation
- The current access location has been in use for more than 10 years without any conflicts with pedestrians, demonstrating that drivers are using the appropriate level of care and attention when using this roadway to ensure it remains safe for both pedestrians and themselves.

Therefore, the RV Park Board has decided that the permanent access to the RV park will have to remain at it's current location. The Board will, however, include a note in the Spring Newsletter, sent to all Park members, reminding them to be aware of the

pedestrian traffic in and around the access roadway when coming and going from the Park.

Once again, thank you for bringing this matter to our attention. If you have any further questions or concerns, please don't hesitate to contact me.

Regards,

[REDACTED]

Redacted
xxx

F [REDACTED]
Subject: I have been in contact with Dan Passmore at the CSRD regarding the...
Date: January 21, 2019 at 12:37 PM
To: F [REDACTED] xxx

I have been in contact with Dan Passmore at the CSRD regarding the rezoning of the Pinegrove RV park. I pointed out that we have a fair number of children in our complex and it would be much safer if the only traffic going thru the resort was our resort vehicles, which are passenger vehicles only and a maximum of 40. Pinegrove RV park moves boats, pontoons, RV's, park models along with personal vehicles in and out on a daily basis, going thru our parking lot, not leaving much room to maneuver the larger units. There are 66 lots in the park, making the amount of traffic very high. Even without the new rezoning, we see too much traffic and I feel it is a safety concern for all of the people in our complex.
By moving the main gate to Express point road and having their emergency exit gate where the main gate is now, would solve the safety concerns, the parking issues we have seen, along with giving the RV park much easier access to their lots.
Mr Passmore gave me the contact information of the president and another member of the RV park and suggested I contact them directly. I let him know that I was sure that they would not consider this request and asked him what to do if they refused. I was to let them know that this would be brought up at the public hearing and the board would then make the decision.
Well they refused. The public hearing will be on Jan 22 and I will be there to plead our case.
I need the names, unit numbers and contact info of everyone that would also like to see this happen.

Can I put you on my list?

Thanks
F [REDACTED]

3 units did not reply and I have no access to the contact info for 13 of the units.
24 units replied yes. 60 %

I also received a yes from [REDACTED] address
[REDACTED]

- Unit #
- #1 [REDACTED]
 - #2 [REDACTED]
 - #4 [REDACTED]
 - #5 [REDACTED]
 - #6 [REDACTED]
 - #7 [REDACTED]
 - #8 [REDACTED]
 - #9 [REDACTED]
 - # [REDACTED]
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 - #32 [REDACTED]
 - #33 [REDACTED]
 - #34 [REDACTED]
 - #35 [REDACTED]
 - #36 [REDACTED]

#37 [REDACTED]
#38 [REDACTED]
#39 [REDACTED]
#40

Sent from my iPhone

Our strata have a shared use agreement with the RV park that has been created by easement, joint ownership, covenant or contract. The Strata entered into agreements with the RV park at the time when Shuswap Lake Inc. was created.

We have land use agreement, a right of ways, easements: roadway, water and electrical room plus the sewer.

The RV park has applied to rezone their property to be able to build modular homes rather than just having an RV park. This application will impact the condo owners financially and affect their enjoyment of their property. For that reason I am opposed to the rezoning.

The fact that the RV park wishes to change the original agreement which existed under ~~a~~ ^{conditions} different the condo owners have a right to renegotiate every agreement that will be affected by this rezoning.

The Sewer: We have a shared agreement presently. The sewer Has reached its capacity and this past summer we were over capacity, so we had to pump the excess. If this continues, we will be shut down by the health department the rezoning will increase the capacity inflow from the park and as owners of the sewer lands and the ~~plant~~ ^{Red this} this must be renegotiated.

The water shared agreement will need to be renegotiated since the water capacity into the RV park will increased with this rezoning causing grater pressure on the equipment, increased maintenance and breakdown.

The access point into the RV park will need to be renegotiated since the traffic capacity will increase causing parking issues, more noise pollution, affecting the condos that are close to the gate, due to the gate opening and closing particularly in summer when windows to the North are open. There will be more traffic which will be a safety issue as there are many children of Condo owners playing in that area.

The access to the beach is along the Provincial park sidewalk but presently most RV park users access the beach by trespassing through the parking lot of Strata KAS 3099. They walk through our property to get to the Provincial park and the beach, , ride their bikes, and take their dogs for walk. Presently the noise level in the evening is a nuisance but with increase in capacity the nuisance will Increase leading to conflict.

Owners of the three homes on the West side of the condos are concerned with the increase in traffic. I and the house owners feel that this application is a Spot Rezoning and is not in keeping with the use of the surrounding properties.

The best example of what I am saying here already exists. Shuswap Lake Resort Inc. intended to create a holiday destination business at this location. This was to be a rental destination from a central location. Financial issues forced the developers to change the original plans from renting to selling RV pads and condo units. This made it necessary for easements and shared facilities.

One of the easements or Right of way that has caused huge problems for both the RV park and The Condo owners is the right of way given to the government in 2006 separated the riparian rights from the upland. The upland at the time of the easement was the combined complex. Now the upland land is Strata Kas 3099. With this easement the developer gave the foreshore rights to Front Counter but retained the foreshore license. From 2006 to 2010 the developer presold boat slips to RV park and Condo owners. Some 25 or so slips were purchased on the basis that the developer owned a foreshore license. In 2010 one of the directors assigned the license to a numbered company from Vancouver the RV and condo boat slip purchasers lost their money and did not get a boat slip. This led to prolonged litigation and negotiations with a company that held the license. The new license holder attempted to build a Marina but was stopped by CSRD and Front Counter since the license holder did not have parking. The fact is the parking belongs to Strata KAS 3099 and its strictly for the use of condo owners to access their condo units.

The license presently is held month to month by the same numbered company and now they want to rebuild a dock to be used only by the upland. We have no idea if they plan to sell or lease the boat slips nor do we know the cost. We have no idea what they consider as the upland. Will this lead to legal conflict between the RV park and the condo owners since RV owners were once part of the proposed dock? Does CSRD and Front Counter consider the upland just Kas 3099 or do they also consider the RV park as part of the Upland. We have no idea how many boat slips they plan to build, will they build 40, just for the condo owners or 65 to include some RV park o with gate opening and closing as well as more traffic owners, we have no idea what they plan to build, the cost, will they be built all at once, or as demand warrants. The fact is they don't have parking for this project.

Redacted
xxx

The parking lot belongs to KAS 3099 and the condo owners have not approved the use of their parking by the numbered company to use Why would they offer someone their property to use for their business? CSRD and Front Counter is on record that they will not approve this dock unless the upland and the license holder come to an agreement on parking. This issue has now in its 9th year imagine themes that will be created if this rezoning application is approved without a negotiated settlement on the issues that I mentioned previously. Strata KAS 3099 of which I am a member owns the sewer outright and has a share in all the other common property. The changes that will take place IF this application is approved will result in all kinds of costly problems for me personally and other strata members. This application cannot be granted unless all the outstanding issues that I have mentioned are settled first.



xxx
xxx

Received at Public Hearing

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