



BOARD REPORT

TO: Chair and Directors

File No: BL 825-38
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 July 27, 2018.
1131 Pine Grove Road, Scotch Creek

RECOMMENDATION #1: THAT: "Scotch Creek/Lee Creek Amendment (Pinegrove RV Park) Bylaw No. 825-38" be given first reading this 16th day of August, 2018.

RECOMMENDATION #2: THAT: the Board utilize the simple consultation process for Bylaw No. 825-38, and the Bylaw be referred to the following agencies and First Nations:

- Interior Health Authority;
- Ministry of Transportation and Infrastructure;
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Archaeology Branch;
- CSRD Operations Management;
- CSRD Financial Services Department; and,
- All relevant First Nations.

SHORT SUMMARY:

The Pine Grove 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 residential basis. As a result the application is to rezone the subject property to RR with a special regulation for this property only.

VOTING: Unweighted LGA Part 14 Weighted Stakeholder
 Corporate (Unweighted) Corporate (*Weighted*)

BACKGROUND:

APPLICANT:
Pine Grove RV Park Association c/o Doug Donaldson, President and Bruce Bryan, Director

ELECTORAL AREA:
F

LEGAL DESCRIPTION:

Lot B, Section 27, Township. 22, Range 12, West of the 6th Meridian, Kamloops Division, Yale District, Plan KAP78778, Except Plan KAP82509

PID:

026-384-302

CIVIC ADDRESS:

1131 Pine Grove Road

SURROUNDING LAND USE PATTERN:

North = Scotch Creek Provincial Park

South = Sewage Treatment Plant/Residential

East = Pine Grove Commercial Strata

West = Scotch Creek Provincial Park

CURRENT USE:

Shared Interest Ownership RV Park

PARCEL SIZE:

1.76 ha (4.35 ac)

DESIGNATION:

RT – Residential Resort Scotch Creek Primary Settlement Area

ZONE:

C1 – Commercial - 1

PROPOSED ZONE:

RR – Resort Residential (Special Regulation)

POLICY:**Electoral Area F Official Community Plan Bylaw No. 830****12.11 Residential Resort (RT)**

This designation refers to existing Recreational Vehicle developments. No additional Residential Resort designations are recommended. Other opportunities for providing affordable housing options may include secondary dwelling units, mixed use developments within the Village Centre, and medium density residential developments.

Scotch Creek/Lee Creek Zoning Bylaw No. 825

The subject property is currently zoned C1 –Commercial – 1 which allows a great variety of uses as follows:

- (a) *Amusement establishment*
- (b) *Campground*
- (c) *Convenience store*
- (d) *Day care*
- (e) *Marina*
- (f) *Mini storage*
- (g) *Motel*
- (h) *Office*
- (i) *Outdoor sales*
- (j) *Personal services*
- (k) *Plant nursery and services*
- (l) *Pub*
- (m) *Public assembly facility*
- (n) *Recycling drop-off facility*
- (o) *Rental shop*
- (p) *Restaurant*
- (q) *Retail store*
- (r) *Service station*
- (s) *Single family dwelling*
- (t) *Tourist cabin*
- (u) *Library*

The following definitions apply:

CAMPGROUND is the *use of land, buildings and structures for temporary accommodation in tents or recreational vehicles on camping spaces;*

CAMPING SPACE is the *use of land in a campground used for one camping unit;*

CAMPING UNIT is one *recreational vehicle, or one camping tent;*

PARK MODEL is a trailer or recreational unit which conforms to CSA Z241 Standard for RVs and which has a *gross floor area* which does not exceed 50 square metres (538.21 sq. ft);

RECREATIONAL VEHICLE is a vehicular-type of portable structure, without permanent foundation, that can be towed, hauled or driven and that is primarily designed for use as *temporary* living accommodation for the purposes of recreation, camping and travel, including, but not limited to, travel trailers, truck campers, camping trailers and self-propelled motor homes;

RECREATIONAL VEHICLE SPACE is the use of land for parking no more than one *recreational vehicle, excluding a park model, for temporary or seasonal accommodation;*

The proposed RR Resort Residential zone allows the following Principal Uses:

- (a) *Resort residential space*
- (b) *Tourist cabins*

The following secondary uses are also permitted:

- (a) *Accessory use*
- (b) *Amusement establishment*
- (c) *Convenience store*
- (d) *Day care*
- (e) *Marina*
- (f) *Public assembly facility*
- (g) *Office*
- (h) *Owner/operator dwelling*

FINANCIAL:

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

KEY ISSUES/CONCEPTS:

The Proposal

Several members of the Pine Grove RV Park Association as well as prospective purchasers of shares within the shared ownership parcel have expressed interest in being allowed to install Park Models in the park. Additionally some owners have already installed park models. Owners have also installed and would like to be able to install shelters over their RVs or Park Models to protect from inclement weather. The proposed rezoning amendment would permit both park models and shelter structures.

The proposed rezoning amendment would also curtail tourist cabins as well as a variety of commercial oriented uses available within the RR zone on this parcel.

The proposed bylaw would allow the following secondary uses:

- (a) *Accessory use*
- (b) *Owner/operator dwelling*
- (c) *Recreational vehicle or park model shelter building*
- (d) *Storage shed*
- (e) *Open Deck*

Also the following definitions would be added to the Bylaw:

RECREATIONAL VEHICLE OR PARK MODEL SHELTER BUILDING is a type of *accessory building* with a roof, but without a floor, which may have lattice work or screening to a maximum height of 1.5 metres above the ground surface but which shall otherwise have no enclosing walls, intended to shelter a *recreational vehicle* or a *park model* from the sun, rain and snow, which may also shelter the entrance or parking area of the *recreational vehicle* or *park model*, and which is completely free-standing and unsupported by the *recreational vehicle* or *park model*; excludes porches, sunrooms, structural additions, or any structure having entry through a closeable door.

OPEN DECK means a *structure*, adjacent to but not supported by or attached to a *recreational vehicle* or *park model* for the purpose of providing an outdoor recreation and amenity living area, which may be either open to the sky or roofed, and which shall have guard railings, if raised at least 200 mm above *finished ground elevation* and may have lattice work or screening to maximum height of 1.5 metres above the floor of the deck, but which shall have no enclosing walls.

Current Ownership Within the Park

The Pinegrove RV Park was originally developed by Shuswap Lake Resort on the lot adjacent to their resort condos constructed on the waterfront. While the condos were strata-titled, the RV Park became a shared ownership situation to allow marketing of individual sites without meeting subdivision requirements. The developer, Shuswap Lake Resort went bankrupt and is no longer a corporate entity, so unsold shares within the RV Park eventually came under the ownership of the Province of BC. Of the total 66 sites (or shares) within the Park, 34 are owned by private owners and occupied and 32, some of which are occupied, are the subject of a civil legal action and therefore fall under Provincial jurisdiction.

Water Servicing

The subject property is currently serviced by a community water system. The system has a water treatment plant which is owned by the Pine Grove RV Park. Staff have asked the owners for information on the permit to operate the system, and will provide this information to the Board at second reading of the Bylaw.

Sewer Servicing

The property is currently serviced by a community sewer system. The sewer treatment facility is owned by 0713887 BC Ltd., a company that is owned by the Owners of Strata Plan KAS3099 (Shuswap Lake Resort Townhouses). The community sewer system is registered by the Ministry of Environment (MoE) under Registration No. RE-17794, which was issued January 18, 2007. The Pine Grove RV Park has a contract to allow discharge of sewer to this facility.

Access

Currently access to the existing RV Park on the property is from Pine Grove Road, a small Cul-de-Sac at the end of Express Point Road. The Ministry of Transportation and Infrastructure (MoT) is proposed to be sent a referral on the proposal, so any concerns they may have with existing access will be noted.

SUMMARY:

The Pine Grove 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 shelter buildings and potentially allowing the shared-ownership development to convert to a bare land strata in the future.

Staff are recommending that since the proposed rezoning complies with the OCP, the Board can consider the bylaw for first reading and consider directing staff to forward the proposed bylaw and background information to referral agencies and First Nations.

IMPLEMENTATION:

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

Referral Process

The following list of referral agencies is recommended:

- Interior Health Authority;
- Ministry of Transportation and Infrastructure;
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Archaeology Branch;
- CSRD Operations Management;
- CSRD Financial Services Department; and,
- All relevant First Nations
 - Adams Lake Indian Band
 - Coldwater Indian Band
 - Cooks Ferry Indian Band
 - Esh-kn-am Cultural Resources Management Services
 - Lower Similkameen Indian Band
 - Neskonlith Indian Band
 - Nlaka'pamux Nation Tribal Council
 - Okanagan Indian Band
 - Okanagan Nation Alliance
 - Penticton Indian Band
 - Siska Indian Band
 - Splots'in First Nation
 - Simpcw First Nation

COMMUNICATIONS:

If the bylaw is given first reading it will be forwarded to the referral agencies. Agency comments will be provided with a future Board report. The applicant will be required to post a Notice of Development sign on the subject property in accordance with Development Services Procedures Bylaw No. 4001.

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:	2018-08-16_Board_DS_BL825-38_Pinegrove_RV_Park.docx
Attachments:	- BL825-38-First.pdf - Maps_Plans_BL825-38.pdf
Final Approval Date:	Aug 2, 2018

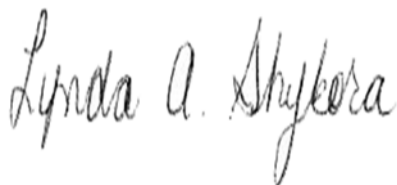
This report and all of its attachments were approved and signed as outlined below:

No Signature - Task assigned to Corey Paiement was completed by workflow administrator Tommy Test

Corey Paiement - Jul 31, 2018 - 8:37 AM



Gerald Christie - Aug 1, 2018 - 12:15 PM



Lynda Shykora - Aug 2, 2018 - 9:00 AM



Charles Hamilton - Aug 2, 2018 - 11:05 AM