

Columbia Shuswap Regional District
Planning Department
c/o Laura Gibson
lgibson@csrd.bc.ca

RE: 3856 Squilax- Anglemont Rd Zoning and OCP Amendment Public Meeting Summary Report

Where:

On-site, 3856 Squilax-Anglemont Rd Scotch Creek, BC

When:

Thursday, September the 19th of 2024.
Start time- 10:00 a.m. Finished- 10:55 a.m.

Materials:

1. A project summary was compiled as a handout for any meeting participants to read or take with them (see attached). Extras were available for people to take for neighbors or other members of the community who might not have been able to make it.
2. Three large poster boards were presented on easels for meeting participants to review, both before and after the meeting. Franklin staff and the developer were on site to explain the plans and answer questions of those viewing the posters (see attached photos).

Questions, Asked and Addressed:

Q- Will this project be tying into the current community water system, Scotch Creek Water System?

A – The closest Community Water systems are located 1.6km to the east of the subject property and approximately 1.15 km to the south of the subject property. Infrastructure to reach these systems would be too costly for the project to be feasible.

Q – Will there be accommodation built for the renters of the properties to have storage and if so, what will that look like?

A - There is a plan to have a small personal storage buildings available to rent on site for each unit. The tenants will not be forced to rent them if they have no need. As well, other tenants may be able to rent multiple if they require. These storage buildings will be cohesive and pleasing to view. Personal sheds will be allowed if a tenant desires to place one on their lot.

Q – Will the Private Road entering the Mobile Home Park be paved and is there a plan for a multi-use pathway for bikes and foot traffic?- [REDACTED]

A- There will be concrete driveways for each of the individual mobile homes and the private road will likely be gravel. A multi-use pathway is not being considered currently. Further investigation into the feasibility of allowing public access can be looked in to.

(Additional information was later provided directly to [REDACTED] regarding the likelihood of insurance liability issues if public access was provided.)

Q – If not a multi-use pathway, is there the possibility to create a walking path for residents and the public to utilize, which might keep them to side streets and off of the busy highway? – [REDACTED]

A- This is not something that we have previously planned for but since it has been brought to our attention, this is something we can look into creating.

(The same liability issues arise for this request as the previous multi-use pathway request)

Q – Why are we not building a community wastewater system?

A – For a community wastewater system, the minimum 50 residents is ideal to have it be sustainable and even then, it would create a higher cost in strata fees or pad rent to maintain the system and to complete the required monthly testing. This is not in line with the affordable housing options we are trying to provide the community. As well, these community wastewater systems are a multi-year process for approval. Likely, it would be 3-4 years before a system would be in place and could be utilized if we had to take that route. With the rezoning we are applying for with the CSRD this would allow us to create a more affordable and faster turnaround time for the construction of the mobile home park, getting the housing that the community needs to continue to support itself.

Q – The proposed zoning is to allow for 36 manufactured homes, is this the maximum number the developer would be able to add to this property?

A- Yes, the zoning is to allow for a maximum number of 36 manufactured homes without a connection to a community sewer system.

Q- Will there be any additions to the well or plans for the well water?

A – No changes will need to be made to the existing well, as it already has a high enough daily flow rate. An upgrade will be made to the treatment system, so it can treat the daily flow that will be required for full buildout.

Q – Will there be age restrictions to the homes you are putting on each property?

A- It would be ideal for all the homes in the park to be of a similar design and age. No older than five years is the current goal. The overall design of the park is intended to be clean, cohesive and pleasant to look at.

Q- Will the sizing of each lot, since there would be so many more of them, still allow for the tenants to create a garden space and use the yard? – [REDACTED]

A – Yes, the footprint of the mobile homes in comparison to the designed size of each lot has allowed space for the residents to use it as desired. The lots have been designed to allow for the max mobile home sizing, while still having some yard space.

Q- Is there a specific supplier on board for the mobile homes?

A – At the moment, the developer is working with Eagle Homes.

Q – Do you have plans for the landscaping around the Mobile parks? It would be favorable to see nice, well-designed landscaping to the area as it's bare now.

A – Yes, the plan is to have simple and cohesive designs for the mobile homes park that would be easy to maintain. This fits into the plan to have it be a clean cohesive and affordable place to live.

Q- The Scotch Creek Store, among other businesses in the area, has struggled to find and keep employees due to the lack of houses and living quarters in the area. This would be a solution for us as businesses owners and members of the community, to be able to run our stores and operate our business better again with staff having access to housing. Will this be a long and drawn out process to have the house built?

A – This is one of the reasons why we are applying for this amendment, as the application process for individual wastewater systems is more streamlined than the application process for a community wastewater system. This would allow the mobile home park to be operational sooner rather than later. As well, we are through the first reading for the zoning/ocp amendment and once this public meeting is finished, the CSRD will be able to provide a second reading, their own public hearing and finally a fourth reading for a decision.

Additional comments made by community members during the discussion:

1. The community does not have a public transportation system in the area, and it has been put onto the members of the community to pick up the slack. Helping the residence around them by carpooling into town for doctor's appointments, getting groceries among other things.
2. It was agreed in the 1990s that a septic treatment plan would be put into the area of Scotch Creek. Since then, the property owners in the community have been paying \$25 annually in their property taxes for a treatment plant that has yet to be created.
3. The attendants of the public hearing have all requested to be notified directly by the CSRD when their public hearing will take place so they might also be in attendance.

Meeting Attendees as follows:

██████████, ██████████ ██████████ Rd, Lee Creek, ██████████

██████████, ██████████ ██████████ Rd, Lee Creek, ██████████

██████████, ██████████ ██████████ Rd, Lee Creek, ██████████

██████████, ██████████ ██████████ ██████████ Rd, Scotch Creek ██████████

[REDACTED], [REDACTED] Way, Scotch Creek, [REDACTED]

[REDACTED], [REDACTED] Rd, Scotch Creek, [REDACTED]

[REDACTED], [REDACTED] Rd, Scotch Creek, ([REDACTED])

[REDACTED], [REDACTED] Rd, Lee Creek, ([REDACTED])

[REDACTED], [REDACTED] Rd, Lee Creek, [REDACTED]

[REDACTED], [REDACTED] Dr, Blind Bay, [REDACTED]

[REDACTED], [REDACTED] Rd, Scotch Creek, [REDACTED]

[REDACTED], [REDACTED] Rd, Scotch Creek, [REDACTED]

[REDACTED], [REDACTED] Street Vernon, [REDACTED]

[REDACTED], [REDACTED] Crescent, Magna Bay, [REDACTED]

[REDACTED], [REDACTED] Rd, Magna Bay, [REDACTED]

[REDACTED] – [REDACTED] Rd, Scotch Creek, [REDACTED]

[REDACTED], [REDACTED] Ln, Scotch Creek, [REDACTED]

[REDACTED], [REDACTED] Ln, Scotch Creek, [REDACTED]

Total Meeting Attendance: 18 Members of the Community.

EMAILS RECEIVED POST PUBLIC MEETING BY MEMBERS OF THE COMMUNITY

Scotch Creek Estates

From [REDACTED]
Date Mon 23/09/2024 10:11
To Samantha Mitchell <Samantha@franklinengineering.ca>

Samantha

I [REDACTED] of [REDACTED] support the Rezoning for Scotch Creek Estates. I own and operated Scotch Creek Market We are always looking for accommodation for our workers.

[REDACTED]
Cel [REDACTED]
Sent from my iPad

Scotch Creek Estates mobile park

From [REDACTED]
Date Sun 22/09/2024 21:19
To Samantha Mitchell <Samantha@franklinengineering.ca>

Hello

I am writing to show my support in the rezoning of the Scotch Creek Estates Mobile Home Park located at 3856 Squilax Anglemont Rd.

My address is [REDACTED] and my phone number is [REDACTED]

Thanks,

[REDACTED]

[Sent from Yahoo Mail for iPhone](#)

Rezoning for Scotch Creek Estates

From [REDACTED]@spoonerelectric.com>
Date Mon 23/09/2024 06:58
To Samantha Mitchell <Samantha@franklinengineering.ca>

Samantha,

I'm in favor of rezoning for the Scotch Creek Estates Trailer Park.

Thank you
[REDACTED]

Spooner Electric
2199 Squilax-Anglemont Rd.
Lee Creek, BC
VoE 1M4
250-679-3373

E-transfers can be sent to [REDACTED]@spoonerelectric.com

FW: Scotch Creek estates Mobile home park

From [REDACTED]@spoonerelectric.com>

Date Thu 19/09/2024 13:35

To Samantha Mitchell <Samantha@franklinengineering.ca>

Good afternoon Samantha.

My name is [REDACTED] I live with my family at [REDACTED] I am emailing with regards to the rezoning of the Scotch Creek Estates Mobile Home Park. I would like to Voice my support for the Rezoning of the Park and the benefits it will bring to the community and its members.

Cheers,
[REDACTED]



Email- [REDACTED]@spoonerelectric.com

Phone- 250-679-3373

Cell- [REDACTED]

3856 Squilax-Anglemont Road - Mobile Home Park

From [REDACTED]
Date Thu 19/09/2024 16:57
To Samantha Mitchell <Samantha@franklinengineering.ca>

Hi Samantha,

I would like to write in support of the proposed bylaw amendments for the mobile home park located at 3856 Squilax-Anglemont Road in Scotch Creek.

Yours Truly,

[REDACTED]
[REDACTED]
Scotch Creek, BC V0E 1M5
[REDACTED]

Franklin Engineering

From: [REDACTED]
Sent: September 19, 2024 6:54 PM
To: Franklin Engineering
Subject: Letter of support- Scotch Creek Estates Mobile Home Park located at 3856 Squilax Anglemont Rd.

Hi Samantha Mitchell with Franklin Engineering.

My name is [REDACTED] [REDACTED] I reside at [REDACTED] [REDACTED] - [REDACTED] road (within .8km of the rezoning application for the Scotch Creek Estates Mobile Home Park located at 3856 Squilax Anglemont Rd)

I would like to express my support for this development as it will be a valuable asset for our community given of rental properties in our area.

[REDACTED]

Owner/Operator Be Teased Badass Food Truck

Rezoning scotch creek estates mobile home park.

From [REDACTED]
Date Thu 19/09/2024 15:58
To Samantha Mitchell <Samantha@franklinengineering.ca>

“Good Afternoon Samantha

I [REDACTED] [of](#) [REDACTED] am in support of the rezoning for Scotch Creek Estates Mobile Home Park at [3856 Squilax Anglemont Road](#)

Thank you,

3856 Squilax-Anglemont Rd - Mobile Home Park Support

From [REDACTED]@captainsvillage.com <[REDACTED]@captainsvillage.com>

Date Thu 19/09/2024 17:45

To Samantha Mitchell <Samantha@franklinengineering.ca>

Hi Samantha,

I would like to write that I support of the proposed bylaw amendments for the mobile home park located at 3856 Squilax-Anglemont Road in Scotch Creek.

Thank you,

[REDACTED]
Captain's Village Marina
www.captainsvillage.com
W-2509552424
C-[REDACTED]



Outlook

3856 Squilax Anglemont Rd

From [REDACTED]
Date Thu 19/09/2024 19:28
To Samantha Mitchell <Samantha@franklinengineering.ca>

Hello Samantha,

I am [REDACTED] owner of [REDACTED] Please consider this email my support for the necessary rezoning of 3856 Squilax Anglemont Road, the Scotch Creek Estates Mobile Home Park.

Thank you for acknowledging my interest in this matter.

Best regards,

[REDACTED]
[REDACTED]

3856 Squilax Rd - Mobile Home Park

From [REDACTED]
Date Sat 21/09/2024 07:27
To Samantha Mitchell <Samantha@franklinengineering.ca>
Cc [REDACTED]@spoonerelectric.com>;
[REDACTED]@spoonerelectric.com [REDACTED]@spoonerelectric.com>; [REDACTED]@spoonerelectric.com
[REDACTED]@spoonerelectric.com>

| To the CSRD decision makers,

I, [REDACTED] of [REDACTED] support rezoning and expansion of the trailer park that was burned at 3856 Squilax-Anglemont Rd last year. The trailer park offers an excellent and affordable alternative to housing for many people looking to live in the North Shuswap.

Please support those willing to put in the work and take the risk to build infrastructure in the North Shuswap that will support families and individuals with housing options needed to rebuild our community from the devastation caused by the Bush Creek East fire. May you never have to face this challenge yourself.

Sincerely,

[REDACTED]

|

Scotch Creek Estates

From [REDACTED]<[REDACTED]@spoonerelectric.com>
Date Thu 19/09/2024 13:43
To Samantha Mitchell <Samantha@franklinengineering.ca>

Good Afternoon Samantha

I [REDACTED] of [REDACTED] am in support of the rezoning for Scotch Creek Estates Mobile Home Park at 3856 Squilax Anglemont Road

Thank you,

[REDACTED]
Spooner Electric LTD
O:250-679-3373
C: [REDACTED]
2199 Squilax-Anglemont Road, Lee Creek, BC, V0E 1M4

Scotch Creek Estates Mobile Home Park

From [REDACTED]
Date Thu 19/09/2024 18:42
To Samantha Mitchell <Samantha@franklinengineering.ca>

Good evening,

I [REDACTED] of [REDACTED] am in support of the rezoning for Scotch Creek Estates Mobile Home Park at 3856 Squilax Anglemont Road

Thanks,
Thank you,
[REDACTED]

Mobile Home park

From Siddall Industrial <siddallindustrial@gmail.com>

Date Thu 19/09/2024 17:52

To Samantha Mitchell <Samantha@franklinengineering.ca>

Good evening,

I [REDACTED] of [REDACTED] am in support of the rezoning for Scotch Creek Estates Mobile Home Park at 3856 Squilax Anglemont Road

Thanks,

[REDACTED]

[REDACTED]

Rezoning Scotch Creek Estates Mobile Home Park

From [REDACTED]
Date Thu 19/09/2024 18:19
To Samantha Mitchell <Samantha@franklinengineering.ca>

I am writing to you today to show my full support for the reasoning of :

Scotch Creek Estates Mobile Home Park
3856 Squilax Anglemont Road

I reside at

[REDACTED]

Rezoning of the above mentioned mobile home park would create much needed housing in the area

Sincerely

[REDACTED]

Support letter

From The Hub <shuswaphub@yahoo.com>

Date Thu 19/09/2024 17:00

To Samantha Mitchell <Samantha@franklinengineering.ca>

Hello,

I am writing you a letter in support of the development changes required by Spooners to develop their mobile park community. Please consider these changes as it would greatly benefit the community in many ways, especially providing housing for low income families. Our community is in desperate need of changes and hoping it can start here.

Sincerely



Business Owner

Sent from  iPhone

3856 Squilax-Anglemont road Zoning/ OCP amendment

From [REDACTED]
Date Thu 19/09/2024 11:59
To Samantha Mitchell <Samantha@franklinengineering.ca>

Hi Samantha.

I read the entire document and what is proposed seems eminently reasonable to me. Our community needs places for people who have limited income or means to live. So, what is being suggested here is a VERY GOOD THING. 100% support from me.

I was the one asking all the questions in the front row. It is my nature, as an engineer, to figure out the full picture. Also, I'm on the Board of the North Shuswap Disaster Recovery Society and the North Shuswap Pathways group. You can probably guess the focus of some of the questions :)

Short path way / pass through @ Cardy

From the point of view of the Pathway society, we have been working on this with CSRD and have received the first \$500K grant for a 4 km pathway near Ross Creek. It will take eons before we can get them everywhere along the highway. Our next area of focus is 'active transportation connectors' in Scotch Creek.

The point of my questions about 'active transportation' in this area is that consideration be given to support cycling, walking, people riding medical assist scooters, etc being able to move through the community, entering and leaving at either end of the community.

Meaning, simply, that there is an approximate 3 metre walk way at/around where the septic system is planned that lets people walk/ride through to Cardy road. This is also a point of safety so that children of resident can take a safer route through Cardy to Hilliam and along to Wharf road if they want to get to the existing pathways to the beach or park WITHOUT going to the highway.

Of course, it is always possible that people not living in the community may walk or ride through the community to get off the main road.

The essence of a community is defined by how it connects to other communities. I'd suggest that this one be open.

Affordable housing in the area

The second, fairly strong point of view, comes from chairing the North Shuswap Disaster Recovery Society. After the fire, NSDRS has given out \$795,000 to people who were not insured (all funds came from the Shuswap Community Foundation).

It was always our goal to help uninsured, with the understanding that most may work at minimum wage in the local area. All people deserve a place to live, and those with income restrictions such as pension, disability or what have you, are not well served in this community. They are likely not well served in most communities. Yet they are an essential part of the area because they work in the stores, do odd and ends, clean houses, etc.

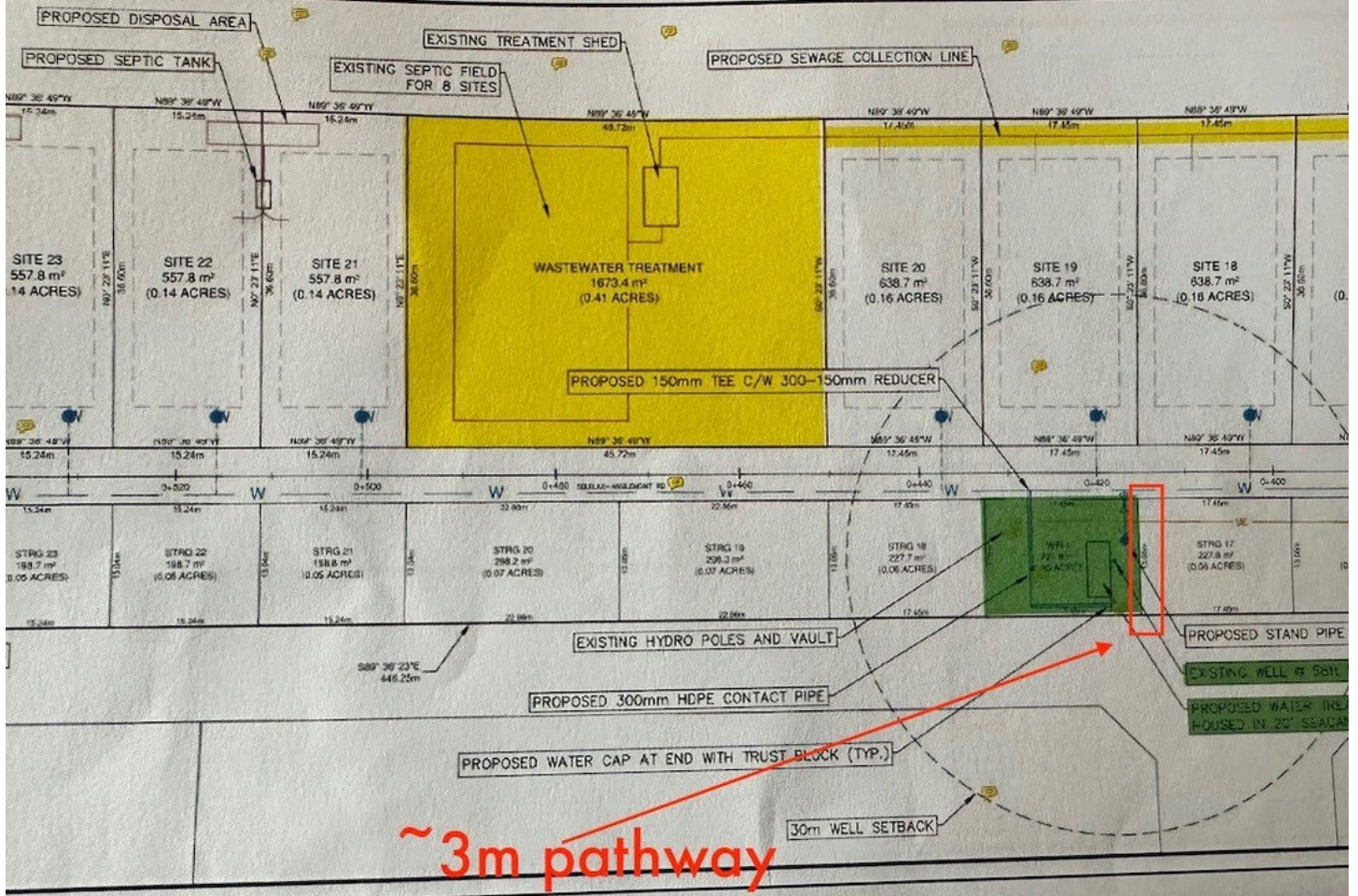
Our Society discovered that there is a much larger demographic constituency that fits this low income stratum in the North Shuswap. Of the 52 families we have identified for assistance since the fire, there are about 8 we cannot help because they own nothing, worked here, and lived either in the trailer park (pre fire) or off grid. Many have been here for decades. There is no other way to put it. .. these people will be homeless and society needs to deal with it so that they reach self sufficiency. After all, all the people we've talked to were that way before the fire and have been very underserved bwithin our society.

So, what [REDACTED] proposes is a perfect and very much needed solution. Pad rental, finding a way for people to own a trailer — solves a couple of problems:

- homelessness
- bringing people home that lived here for all their lives
- an affordable and convenient place for people to live who work within a tourist area (eg the food store, hardware store, other light industry in the neighbourhood), without the need for vehicles.

thats where I come from. I hope you succeed.

Inset



June 2023 Orthophoto

3856 Squilax Rd - Mobile Home Park

From Samantha Mitchell <Samantha@franklinengineering.ca>

Date Fri 20/09/2024 10:09

To Samantha Mitchell <Samantha@franklinengineering.ca>

From: [REDACTED]
Sent: 19 September 2024 16:34
To: Samantha Mitchell <Samantha@franklinengineering.ca>
Subject: Re: FW: 3856 Squilax Rd - Mobile Home Park

Good afternoon Samantha,

I hope this email finds you well.

I, [REDACTED] at [REDACTED] am in support of the rezoning for Scotch Creek Estates Mobile Home Park at [3856 Squilax Anglemont Road](#).

Thank you,

[REDACTED]

C: [REDACTED]



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