

FILE NUMBER TUP18-05

I oppose the Development Proposal for Recreational Vehicles.

This is a residential area not a recreational area.

I feel the area would deteriorate even more than it already has.

The trailer park is not properly maintained. Grass and weeds are not being cut. There are dead trees next to the road.

There is a trailer in the trailer park that apparently is condemned but still rented out. (18A) this trailer is owned by the man who owns the trailer park.

Another trailer has a roof that is about to collapse . (17A).

There is such disregard for the safety and appearance of the trailer park.

The owners attitude is do what you want as long as you pay the rent.
This proposal will benefit only one individual while continuing to lower the property values of everyone else.

[REDACTED]
My name is Diane Rinn

I live at 1422 Green Bay Road

My phone number is [REDACTED]

From: Karen Christiansen [REDACTED]

Sent: June-10-19 10:10 AM

To: info west kelowna <info@westkelownacity.ca>

Subject: Temporary Use Permit to Allow recreation Vehicles to Occupy sites 15A, 16B and 193M Green Bay mobile Home Park for 3 years TUP 18-05)

I am a resident of Green Bay Landing and I strongly oppose the use of RVs to use the home sites of the Mobile home park. The temporary nature of an RV site is significantly different from a home site for a mobile home park. The risk is that these sites will not be home, but temporary stopping locations, and there are issues in a community when that is allowed – no sense of community, no pride of ownership, no neighbourhood, safety risks, and the potential unsightly nature of an unfinished and temporary home.

I strongly urge the city of West Kelowna to not adopt this type of housing in this neighbourhood.

Karen Christiansen, [REDACTED]



From: Jerry Redman [REDACTED]

Sent: June-10-19 12:06 PM

To: info west kelowna <info@westkelownacity.ca>

Subject: Temporary Use Permit to Allow recreation Vehicles to Occupy sites 15A, 16B and 193M Green Bay mobile Home Park for 3 years TUP 18-05)

I am a resident of Green Bay Landing and I strongly oppose the use of RVs to use the home sites of the Mobile home park. The temporary nature of an RV site is significantly different from a home site for a mobile home park. The risk is that these sites will not be home, but temporary stopping locations, and there are issues in a community when that is allowed – no sense of community, no pride of ownership, no neighbourhood, safety risks, and the potential unsightly nature of an unfinished and temporary home.

I strongly urge the city of West Kelowna to not adopt this type of housing in this neighbourhood.

Jerry

[REDACTED]

#5



PETITION

This Petition must not be altered from the original form and no other matter is to be included therein.

TO: Mayor and Council, City of West Kelowna
Att: City Clerk (by no later than 4:00 pm Mon. June 10, 2019)
RE: Application TUP-1805, 15A, 16B and 19B, 1375 Green Bay Road,
Green Bay Manufactured Home Park (the "Park")

WE, THE TENANTS OF GREEN BAY MANUFACTURED HOME PARK AND OTHER DEEPLY CONCERNED CITIZENS OF WEST KELOWNA HEREBY GIVE NOTICE.

The undersigned people are opposed to the above-noted application which unfairly favours the Landlord, without due consideration for Tenants and neighbouring citizens or their rights. We note this application is scheduled to be heard when most people are at work; some even out of the area.

When Wenner Holdings Ltd. (or nominee) offered on the parent property of which the Green Bay Manufactured Home Park comprised a portion, the remainder of that parent property comprised a campground. Immediately on completion of the sale and possession by the purchaser, being April 1, 2004, Green Bay Landing Inc. became the Landlord, and pad rent cheques were to issue accordingly. (The water utility lot associated with the parent property, was registered to Darwin Holdings. Wenner has noted himself in Linked In as a Darwin Group owner). The Landlord then had the ability to park RV units on the campground area, had he chosen to do so; instead he chose to close the campground and stratify it. The bay side property owners supported that strata development because it did away with the transient comings and goings of the campers and RV tourist issues surrounding such land use. Residents do not want that use and associated issues reinstated. In December 2004 or 2005 the Landlord made application for preliminary development approval of the Park area. The application has not proceeded. In 2008 Wenner applied to realign and cement the channel that dissects the Park in an attempt to evict the Park Tenants and re-house the property. 15A was still an occupied pad at that time. It became vacant because the Landlord required the unit be moved by the purchaser after a foreclosure. Wenner has put that same clause to move in sale contracts of other units he (or a Company he owns) has obtained. 19B has been a Wenner owned unit since 2004 and he has had full control over its condition and rental since that time. If not generating income now, his actions, or lack thereof, have created that deficit.

Very little landlord care and attention has been given to any of the untenanted pads, or the storage compound he created to generate himself more cash, or even the park as a whole. His manager is not resident, and has issued a memo that she is not available weekends or holidays; the time when one is most likely to require access to their boat in the storage compound, and to the launch. Times when RV holidayers might also need the launch, or get out of hand if their wants and needs are not being met. Most Tenants don't get a key without mediation. Will Wenner's transient RVers get one, thereby giving them access to regular Tenant boats, campers, and other vehicles forced to the compound by Park rules and/or mediation? A compound that is wide open, by the way, to access by water.

The Park's sewer/water was done in 1995/96 and should still be in reasonably good repair. Some years, however, some tenants can't even get their irrigation water turned off/on without resorting to mediation, leaving those services at risk of freezing at and after the shutoff. But then, infrastructure failure and destruction of tenant property giving appearance of dilapidation, would be another avenue for Park closure wouldn't it? For some time water gushed (as will happen if pipes are allowed to freeze up and burst) at the vacant 15A, causing damages to 14A which were only remedied with the 2017 flood remediation done by the tenant. Meanwhile, the landlord apportioned water use fees to Park tenants that included that water waste. The pads are not separately metered, you see.

The "B" side of the Park is single lane (Approx. 12 ft. wide) with insufficient turn around. Neighbours are generally tolerant of visitor parking on each other's pads now, but what do you suggest for holidaying RVers? A mid sized vehicle encroaches on the 2B parking area when turning. One would expect a larger vehicle would put the Tenant's vehicles at risk. The Landlord has adjacent land area used for storage, and could remedy this issue, but chooses not to. First responders have been observed backing down into 10B's parking area when an ambulance gets to 2B first and then needs out. The current waste pickup trucks reverse up the lane on collection day. This lane is the only ingress/egress as the secondary access was closed on stratification of the campground.

Tenants in the Park have only had trash pickup of a level comparable to municipal industry standard since this TUP application was commenced. For some Tenants pick-up remained, until the last month or so, hit and miss. What would compel that the industry standard be kept and consistent going forward? Wenner could cancel the contract tomorrow, regardless of whether the TUP issued.

Waste of various nature has already been visiting the B side from the bible camp RVers, we don't need more. The usual Tenants of the Park are bound by The Manufactured Home Park Tenancy Act and Park Rules (rules that do not allow parking of RV's on Pads ... Wenner's manager, has been especially insistent on the matter at 10A, in fact); what, in any way, binds Wenner's RVers? The Landlord would be privy to personal information in order to pursue legal recourse for damages, but what would the Tenants and neighbors have? Neighbourhood watch works only if you know who your neighbours are. When the campground area was stratified, the existing dock was demolished and reconstructed in a different configuration, without proper permits in place (Regional Board Highlights attached). Now, Mr. Wenner has entered into agreements related to pad 15A which require, and has allowed, land uses contrary to zoning and contrary to riparian management. Wenner is a seasoned developer and must have some idea what he is doing. If not, presumably he knows to seek legal advice on such matters. Perhaps his solicitor brother, Chair of the Real Property Division, Vancouver Chapter of the Canadian Bar Association, would be willing to assist him; or perhaps he already is.

It appears Mr. Wenner (Green Bay Landing Inc.) will do as he wishes, and then seek reward for his transgressions in the manner of subsequent issuances of approvals. The nature of the applicant seems to be proven, at least as applies to this Park, as TAKE, TAKE, TAKE; give nothing. If you reward this person/entity, for flaunting contempt of the bylaws, what should compel the rest of us to believe they are anything but prejudicially enforced and, accordingly, should by EVERYONE be ignored? Surely they apply to all; or they apply to none; and if one stands indifferent or cheers the offender on, they become party to the rape.

Some of us have gotten to know the young men at 15A and very much like them. To those they have befriended, they have so far shown themselves to be exemplary neighbours, and they have proven themselves to be not so transient. We understand one of them may even be employed by the City of West Kelowna (... might that create a conflict of sorts???) However, Park tenants and neighbours do not want a temporary USE allowed that would open the door for an over-all change of land use to an RV park, and possibly to then also allow for eviction of currently situated manufactured homes outside the purview of the Manufactured Home Park Redevelopment Policy of West Kelowna, and that of the Manufactured Home Park Tenancy Act itself. Such action would effectively render several of your citizens, many of them Seniors (or close thereto), homeless; in order to further enrich ONE already wealthy entity.

We hereby insist our concerns are heard and corrected, and that this TUP application be denied.
 Note: each petitioner must sign his/her name directly on the petition and must not sign for anyone else. No photocopying of signatures or taped or pasted signatures. If a person is ill or disabled and wishes to sign, it must be noted on the petition and the note signed by a witness. All petitioners must include their address, written on the petition, not pasted or reproduced, giving either their full address or their city and province.

Signature	Name	Residential Address/Postal Code	Date
	Richard Cohen	6B-1375 Green Bay Rd.	07/06/19
	Judy Cohen	5B-1375 Green Bay Rd	07/06/19
	DEB BECK	9B-1375 GREEN BAY RD	07/06/19
	BOBBY STAEITZ	8B-1375 Green Bay Rd	07/06/19
	George Ott	8B-1375 Green Bay Rd	07/06/19
	CHRISTA LANGE	18B-1375 GREEN BAY RD	JUN 7/19

Signature	Name	Residential Address/Postal Code	Date
	D. Crossland	#20B-1375 Green Bay Rd	07/06/19
	J. Noregna	#20A-1375 Green Bay Rd	07/06/19
	J. C. BRIGHT	19A-1375 Green Bay Rd	07/06/19
	T. BROWN	18A-1375 Green Bay Rd	07/06/19
	T. Ballou	1416 Green Bay Rd	06/07/19
	Sally Patrick	10A Green Bay Bay Rd	06/07/19

Signature	Name	Residential Address/Postal Code	Date
	JAH BRAY	1410 Green Bay Rd	7th June
	Mio	1398 Green Bay Rd	June 7 (2019
	Ally	1397 GREEN BAY RD	JUNE 7/2019
	Ashley Jannard	7A 1375 Green Bay Rd	06/07/19
	M. BOWEN	1392 GREEN BAY RD	JUNE 7/19
		" "	" "

Signature	Name	Residential Address/Postal Code	Date
	SHEILA WATKINS	6A 1375 Green Bay Rd V 4F 2B8	JUNE 7, 2019



The Board Reports

Regional District of Central Okanagan
1450 KLO Rd., Kelowna, BC, V1W 3Z4
Phone: (250) 763-4918 Fax: (250) 763-0606
Web Site: www.regionaldistrict.com
E-mail: info@cord.bc.ca

Highlights of the Regional Board Meeting– January 10, 2005

Green Bay Dock Referral Application

The Regional Board has deferred any recommendations on a Land and Water BC Inc. application from Green Bay Landing Inc. regarding a moorage facility. The Board will request the applicant appear at a future meeting to explain why an old dock was removed and a new 84-metre dock was built before all approvals had been received. The Board also would like to hear from Land and Water BC about the referral and approval process relating to License of Occupation dock and moorage referrals.

Sewer Design Contract Awarded

The Regional Board has awarded a contract for design of a sanitary sewer system in the Montigny and Tracker Road areas. CTQ Consultants Ltd. bid of \$69,514 plus GST was the lowest of four qualified proposals received.

West Kelowna Rezoning

The Regional Board has given 2nd and 3rd readings to a rezoning bylaw for a proposed 84-lot compact housing development in West Kelowna. The applicant wants to subdivide the property adjacent to Sunview Drive, Moonbeam Close and Westlake Road that will also include a neighbourhood park and two parcels of conservation parkland. Final reading won't be given until a covenant is registered restricting the size of the development and the preliminary subdivision layout approval is received from the Ministry of Transportation.

Building Statistics

The Regional Board has received the 2004 Building Permit statistics report. A total of 1,014 permits were approved for projects with a total value of \$70.7 million. That compares with 998 permits approved during 2003 for projects worth \$71.9 million.

Okanagan Cultural Corridor Update

The Regional Board received an update on the Okanagan Cultural Corridor initiative. It markets and promotes the arts, cultural and heritage aspects of the valley. During 2004 it developed self-tour circle drive itineraries and guided excursion tour information. During 2005, it plans to publish a new edition of the "Inspired Journey" guide.

Resort Dock Referral Application

The Regional Board has given conditional support to a Land and Water BC Inc. License of Occupation dock referral application on behalf of the Happy Valley Resort project, adjacent to Pritchard Drive. Elaine and Ermanno Barone have applied to build two, 40' stall dock structures that will extend 110-metres and 88-metres into Okanagan Lake from the foreshore across the proposed 123-unit resort. The support comes with several conditions including completion of a successful rezoning application for the proposed resort project, that homeowners within 300-metres of the proposed docks be given a chance to comment to Land and Water BC Inc., that pump out facilities be included, and that two senior government agencies approve the 80-stall moorage facility and that if required by the Province, a qualified professional be hired by the applicant to prepare an Environmental Impact report on the docks.

Happy Valley Resort Rezoning Application

With conclusion of a Public Hearing, the Regional Board has given 2nd and 3rd readings to an application to rezone a 2.3-hectare property adjacent to Pritchard Drive. Elaine and Ermanno Barone propose development of a 123-unit townhouse and condominium resort. Final reading of the rezoning bylaws won't be given until several conditions are met including registering a 3-metre wide publicly accessible right-of-way across the foreshore and registering of a covenant restricting the proposed Happy Valley Resort development to 123-units.

Sterile Insect Release Program Update

The Regional Board has received a presentation from the Chair of the Sterile Insect Release (SIR) program. Mike Kowaluk says while funding is in place through the end of this year, the SIR Board intends to work with fruit growers and its regional district partners to establish sustained funding for future years. Kowaluk says the program to control the codling moth is working and has helped protect the air and water quality throughout the valley by substantially reducing the volume of toxic pesticides used by fruit growers.

Next Regional Board Meeting

The next regular meeting of the Regional Board will be Monday January 24th, 2005 at 7:00 pm in the Woodhaven Room at the Regional District office, 1450 KLO Road, Kelowna.

The Board Report is a bi-weekly publication of the Regional District of Central Okanagan.
The Regional Board meets every second Monday night at the RDCO at 1450 KLO Road.
The public is welcome to attend.

For copies of this publication or more information contact

Bruce Smith, Communications Coordinator
979-7339

#6

From: Dave Clark [REDACTED]

Sent: June-10-19 1:41 PM

To: info west kelowna <info@westkelownacity.ca>

Subject: Temporary Use Permit to Allow recreation Vehicles to Occupy sites 15A, 16B and 193M Green Bay mobile Home Park for 3 years TUP 18-05)

I am a resident of Green Bay Landing and I strongly oppose the use of RVs to use the home sites of the Mobile home park. The temporary nature of an RV site is significantly different from a home site for a mobile home park. The risk is that these sites will not be home, but temporary stopping locations, and there are issues in a community when that is allowed – no sense of community, no pride of ownership, no neighbourhood, safety risks, and the potential unsightly nature of an unfinished and temporary home.

I strongly urge the city of West Kelowna to not adopt this type of housing in this neighbourhood.

David Clark gsc.

Project Manager

Horizon Electric
[REDACTED]

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

From: Gail Anastasi [REDACTED]

Sent: June-10-19 2:02 PM

To: info west kelowna <info@westkelownacity.ca>

Subject: Use of RV's in Green Bay Mobile Home Park

We are residents of Green Bay Landing and strongly oppose the use of RV's on the homesites of the Green Bay Mobile Home Park. The temporary nature of an RV site is significantly different from a home site for a mobile home park. The risk is that these sites will not be treated like homes but rather temporary stopping/partying locations and there are issues in a community when that is allowed. Those issues are there is no sense of community, no pride of ownership, safety risks, excess traffic and the potential unsightly nature of an unfinished and temporary home.

We strongly urge the City of West Kelowna to NOT ADOPT this type of housing in this neighbourhood.

Thank you.

Regards,

Gail & Art Anastasi

From: CHERYLL GILLESPIE <[REDACTED]>
Sent: June-10-19 2:38 PM
To: info west kelowna <info@westkelownacity.ca>
Subject: Fwd: Temporary Use Permit to Allow recreation Vehicles to Occupy sites 15A, 16B and 193M Green Bay mobile Home Park for 3 years TUP 18-05)

Creatively Yours,
Cheryll Gillespie
Owner/Designer
[REDACTED]

From: CHERYLL GILLESPIE <[REDACTED]>
Date: June 10, 2019 at 2:36:19 PM PDT
To: info@westkelownacity.ca
Subject: Temporary Use Permit to Allow recreation Vehicles to Occupy sites 15A, 16B and 193M Green Bay mobile Home Park for 3 years TUP 18-05)

Send to:

Info@westkelownacity.ca

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I strongly urge the city of West Kelowna to not adopt this type of housing in this neighbourhood.

C Gillespie

3668 Green Bay Landing rd

From: Trevor Hughes <[REDACTED]>
Sent: June-10-19 3:00 PM
To: info west kelowna <info@westkelownacity.ca>
Cc: Trevor & Christina Hughes [REDACTED]
Subject: Fw: Temporary Use Permit to Allow recreation Vehicles to Occupy sites 15A, 16B and 193M Green Bay mobile Home Park for 3 years TUP 18-05)

Good afternoon,

I am a resident of Green Bay Landing and I strongly oppose the use of RVs to use the home sites of the Mobile home park. The temporary nature of an RV site is significantly different from a home site for a mobile home park. The risk is that these sites will not be home, but temporary stopping locations, and there are issues in a community when that is allowed – no sense of community, no pride of ownership, no neighbourhood, safety risks, and the potential unsightly nature of an unfinished and temporary home.

I strongly urge the city of West Kelowna to not adopt this type of Recreational Use.

Trevor and Christie Hughes

3669 Green Bay Landing
[REDACTED]