



COUNCIL  
Development Services  
For the June 11, 2019 Council Meeting

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DATE: June 4, 2019 File: TUP 18-05  
TO: Jim Zaffino, CAO  
FROM: Corey Scott, Planner  
RE: Application: Temporary Use Permit (TUP 18-05)  
Legal: Lot B, DL 434 & 523, ODYD, Plan KAP76165  
Address: 1375 Green Bay Road  
Owner: Green Bay Landing Inc.

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RECOMMENDED MOTION:

**THAT** Council approve a temporary use permit (TUP 18-05) to allow a recreational vehicle on manufactured home site #15A at 1375 Green Bay Road for a period of one year subject to the conditions outlined in the attached permit (Attachment 1); and,

**THAT** Council deny the request to utilize the additional two manufactured home sites (#16B and #19B) for recreational vehicles.

RATIONALE:

The recommended motion is based on the following:

- No significant alterations to what is already existing are required for the proposal;
- The shortened time period to 1-year gives the resident on manufactured home site (pad) #15A time to search for alternative accommodations;
- The use of recreational vehicles (RVs) in residential zones for extended periods of time is prohibited under Zoning Bylaw No. 0154;
- The use of recreational vehicles for long-term residential tenure could result in adverse health and safety impacts, as the BC Building and Plumbing Codes do not apply to RVs, and;
- A submission coordinated by Green Bay Property Owner Association was received that outlines the concerns of 25 neighbouring residents, 22 of which are against the proposal.

LEGISLATIVE REQUIREMENTS:

Council has the authority under Section 493 (2) (b) of the *Local Government Act* to issue a Temporary Use Permit (TUP) to allow a use that is not permitted in the applicable zoning regulations. A TUP may allow a use on a property for up to three years and specify conditions under which the use may be carried out. A TUP may be extended once for up to three years at the discretion of Council.

**BACKGROUND:**

The proposal is a request for a temporary use permit to allow a use on the subject property that is not a permitted under the property’s zoning designation.

**Location and Surrounding Uses**

The subject property is a 2.53-hectare mobile home park (Green Bay Mobile Home Park) in the South Boucherie neighbourhood. It is zoned (RMP) for manufactured home park use and has a Single Family Residential Official Community Plan Land Use Designation. Surrounding land uses (Attachments 2 & 3) include:

- North, Single Family Residential (R1) parcels;
- West, Green Bay Bible Camp – zoned for Institutional and Assembly (P2) use;
- East, Single Family Residential (R1) parcels and Osprey Park (P1-zoned road end);
- South, Green Bay Bible Camp (P2) and Green Bay Landing, which is zoned (RC4) for Single Family Residential use.

**Proposal**

The request is the result of a complaint to Bylaw, as it was discovered that one of the manufactured home pads (15A) had a recreational vehicle (RV) parked on it (Figure 1). The RV has been located on the pad for over a year. RVs are not a permitted use within the RMP zone. In addition, the owner is also requesting two other sites (16B and 19B – Figure 2), to be used by recreational vehicles. The additional pads currently have unoccupied mobile homes on them that would be removed should approval be given.



**Figure 1 - Site 15A with RV currently sited on pad.**

The temporary use permit application is only for the three manufactured home pads in Green Bay Mobile Home Park. The application is meant to address the current non-conformity on site 15A as well as the challenges of mobile home replacement on the two additional pads. No other pads are being proposed for this use and a new application would be required, should the property owner desire to use additional sites for recreational vehicles.



**Figure 2 - Sites 16B and 19B with mobile homes currently sited on pads.**

## **Applicant Rationale**

The applicant has noted that currently the three pads have major constraints in replacing the existing mobile homes with new ones. Attached (Attachment 4) is the applicant's rationale. To summarize:

1. Given the age of the existing mobile homes, they are non-compliant with current BC Building Code regulations;
2. The existing mobile homes are also non-compliant with the City's floodplain regulations (see Zoning Bylaw section below for more detail);
3. As the existing mobile homes were built only a few feet from the canal, their current siting does not meet Provincial environmental regulations (the Riparian Areas Regulation – RAR);
4. The applicant suggests that utilization of the three pads for RVs provides an opportunity for more housing options, where there is a desperate need for modestly priced housing;
5. Removal of permanent structures reduces the potential for damage associated with flooding on the property, and;
6. The request is a short-term solution to keep the pads generating revenue for the applicant while they begin to address the long-term concerns associated with the Park's non-conformities and aging infrastructure.

## POLICY, LEGISLATION AND BYLAW REVIEW:

### **Official Community Plan (OCP) Bylaw No. 0100**

The subject property has a Residential Official Community Plan Land Use Designation. One of the primary objectives of Residential land uses is to ensure that housing development is appropriate and sensitive to the surrounding uses and form and character of an area. Allowing RVs on the mobile home pads would not be considered sensitive to surrounding uses, as their use is more aligned with a "Tourist Commercial" activity. The applicant has noted that the RVs would be used by the same long-term renters of the pads and would not be utilized for tourist-related activity.

Screening, either through landscaping or other means, could be used as a way to manage the inconsistent form and character of the proposed RV use. Any screening would need to meet the Aquatic Development Permit Area (DPA) Guidelines, as the subject property falls within the Aquatic DPA (DPA5).

From a policy perspective, considering recreational vehicles as long-term housing poses a number of challenges. RVs cannot be considered a form of housing suitable for long-term tenure for the reasons outlined in the Zoning Bylaw and Technical Review sections below.

### **Zoning Bylaw No. 0154**

#### *Floodplain Regulations*

Green Bay Mobile Home Park is constrained in its ability to meet the floodplain regulations within the Zoning Bylaw.

Section 3.24 of the Bylaw requires that the:

Top of any pad supporting any space or room that is used for dwelling purposes, business, or the storage of goods which are susceptible to damage by floodwater shall be above 343.66m Geodetic Survey of Canada datum for a parcel abutting Okanagan Lake (S.3.24.1(a)).

As the canal is effectively a reach of the Lake, it is given the same consideration with respect to this (343.66m) flood construction level. The three pads under application are below this

minimum required elevation. As such, the pads would need to be raised in order for new mobiles to be sited on them; however, under S.3.24.3 of the Zoning Bylaw:

Any landfill placed to elevate a floor system or pad to achieve the levels specified in Section 3.24.1 shall be sited at least 15.0m from the natural boundary of Okanagan Lake.

Since the canal bisects the property, achieving this required 15.0m setback as well as the 4.0m front parcel boundary setback only leaves about 3.0 to 5.0m of buildable width on many of the sites in the Mobile Home Park. Figure 3 (below) demonstrates the required setbacks on Pad 15A and the approximate buildable area that remains.

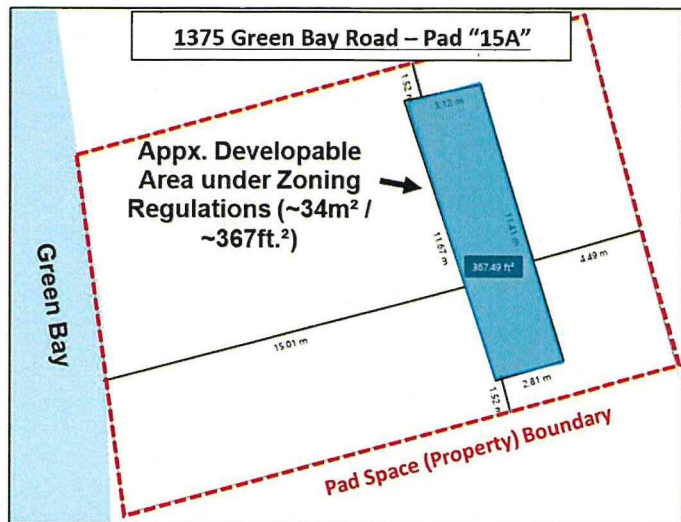


Figure 3 - Developable Area of Pad 15A under Zoning Bylaw No. 0154 Regulations (RMP siting and Floodplain Setback) \*Note: This image is for illustrative purposes. Measurements are approximations and may be subject to error.

Given the siting constraints, the applicant would require the approval of a floodplain exemption to reduce the required floodplain setback to locate new mobiles on the pads. Such an exemption would require a separate application and a report from a professional engineer stating that the site may be used safely for the intended use, which would require an engineered solution to elevating the pads above the 343.66m flood construction level.

It would also require Development Permit approval and a report from a Qualified Environmental Professional. The engineered solution would have to complement the recommendations of the environmental report to ensure that the resulting design is environmentally sensitive. The applicant has noted that this approval process is too great to consider on a pad by pad basis. Such a proposal would need to meet both the Province's Flood Hazard Land Use Management Guidelines and the City's Aquatic Development Permit Area Guidelines in order to be considered supportable.

Another potential direction could be to explore opportunities to raise the existing pads outside of the 15.0m setback area and locate new mobiles on the remaining sections of the pad spaces. This replacement scenario would likely require a significant variance to the front parcel setback and a custom-designed unit that meets the required manufactured home specification.

#### *Recreational Vehicle Use*

The Zoning Bylaw defines an RV as a vehicle intended as a temporary accommodation for travel, vacation, or recreational use and includes travel trailers, motor homes, slide-in campers, chassis-mounted campers and tent trailers. RVs are not considered to be a suitable form of housing for long-term residential tenure, as they are meant for temporary accommodation. Additionally, the Zoning Bylaw prohibits the use of recreational vehicles in residential zones for more than ten days in any one period of thirty consecutive days. As such, the request is to temporarily permit recreational vehicles, which is contrary to the provisions of the Zoning Bylaw.

#### TECHNICAL REVIEW:

As recreational vehicles are not buildings or structures they are not subject to BC Building and Plumbing Code requirements. This could pose problems with the long-term use of RVs as they

are not specifically designed for long-term year-round tenure. As such, there could be potential air quality and servicing limitations.

### **Sanitary Waste Disposal**

The RV situated on pad 15A has a direct connection into the municipal sanitary sewer system. This appears to be an illegal connection that was made without approval from the City. It has been noted that these connections are not suitable for RVs, as their plumbing fixtures are not designed to connect to a municipal sanitary sewer system. Additionally, as the BC Plumbing Code does not apply to RVs, there are no regulatory measures in place to ensure the connections are made correctly.

Should the applicant's request receive Council approval, approval from the General Manager of Engineering would be required to keep the existing connection and allow for two additional connections to the municipal sanitary sewer system.

### **Advisory Planning Committee**

On May 15, 2019 the APC considered the temporary use permit application. Highlights of the discussion were focused on:

- trying to accomplish the highest and best use of the property under its current land use designation;
- recognizing that the subject property is challenging given the regulations that apply, and;
- the permitting process that would be required to achieve replacement of mobile homes could take more than the typical 2-3 months given the requirement of a Floodplain Exemption and Aquatic Development Permit and the reporting requirements associated with each.

The APC provided the following resolution:

**THAT** the APC recommend support of TUP 18-05, 1375 Green Bay Mobile Home Park with the following conditions:

- Restrict the TUP to pad 15A only;
- Limit the TUP time period to two years;
- Require a connection to the City sewer system as approved by the General Manager of Engineering.

### **DISCUSSION:**

As part of the proposal, the applicant is requesting:

1. The pads to be used by RVs for year-round, full-time residential tenure;
2. The RVs to be directly connected to the municipal sanitary sewer system, and;
3. The temporary use permit to be issued for a period of three years.

Given the policy direction in the Official Community Plan, recreational vehicles cannot be considered to be suitable long-term housing accommodations. They pose a number of concerns with respect to health and safety, as the BC Building and Plumbing Codes are not applicable to them. However, it is recognized that the existing resident (15A) would need to find alternative accommodations should the applicant's request not receive Council approval. As such, approval of the temporary use for a reduced period of one year is recommended, subject to the following conditions:

- only pad 15A, with the existing RV on it, shall remain;
- no additional structures can be constructed on the recreational vehicle;
- it must remain mobile, with wheels and hitch remaining and must not be skirted-in;

- the existing sanitary service connection must receive approval from the General Manager of Engineering, and;
- the temporary use must cease after the one year covered under the permit.

Additionally, Council has the authority to require the use to be seasonal. Should Council wish to permit the use on a seasonal basis, use between the months of March to October would be recommended.

**PUBLIC NOTIFICATION:**

In accordance with the *Local Government Act*, 141 notification letters were sent to all property owners and their tenants within 100 metres of the subject property (Attachment 6), an advertisement was placed in the June 5, 2019 edition of Westside Weekly, and a notice of application sign has been placed on the subject property in accordance with the Development Applications Procedures Bylaw No. 0260. At the time of writing this report, one submission from the Green Bay Property Association, which included 25 formal responses from surrounding property owners has been received (Attachment 7).

In addition, the City has received a request from the applicant, the mobile home park manager, and the resident of 15A to appear as a delegation to Council to speak to the nature of the application as well as some of the nuances associated with the property (Attachment 8). As per Council's Policy:

*3. Council may support an opportunity for both the applicant and members of the public to briefly address Council prior to Council considering the issuance of a temporary use permit... Council may support such an opportunity regardless of whether the staff recommendation is to support or not support the application. Council may limit the time permitted.*

**ALTERNATE MOTIONS:**

**1. Denial of the Application**

**THAT** Council deny a temporary use permit (TUP 18-05) to allow recreational vehicles on manufactured home sites #15A, #16B, and #19B at 1375 Green Bay Road.

Should Council deny the requested temporary use permit, the file will be closed. As per the City's Development Applications Procedures Bylaw No. 0260, the applicant could re-apply for a similar proposal six months after initial Council consideration.

**2. Approval as requested by the applicant**

**THAT** Council approve a temporary use permit (TUP 18-05) to allow recreational vehicles on manufactured home sites #15A, #16B, and #19B at 1375 Green Bay Road for a period of three years subject to the conditions outlined in the permit.

Should Council approve the requested temporary use permit, direct connections to the municipal sanitary sewer system will require approval from the General Manager of Engineering.


**3. Approval of Manufactured Home Site #15A for a 3-month period**

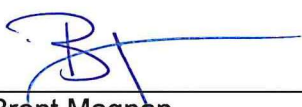
THAT Council Council approve a temporary use permit (TUP 18-05) to allow a recreational vehicle on manufactured home site #15A at 1375 Green Bay Road for a period of 3 months subject to the terms outlined in the permit.


**4. Conditional approval of all three pads that is relatively consistent with the provisions of the Zoning Bylaw and the BC Building and Plumbing Codes**


THAT Council approve a temporary use permit (TUP 18-05) to allow a recreational vehicle on manufactured home site #15A at 1375 Green Bay Road for a period of 3 years subject to the conditions outlined in the permit.

Respectfully Submitted,

  
\_\_\_\_\_  
Corey Scott  
Planner

  
\_\_\_\_\_  
Brent Magnan  
Planning Manager

  
\_\_\_\_\_  
Nancy Henderson  
General Manager of Development Services

Approved for Agenda  
 June 6/19  
for Jim Zaffino, CAO Date

Powerpoint: Yes  No

Attachments:

- 1) Draft TUP 18-05
- 2) Subject Property Map
- 3) Context Map
- 4) Applicant Rationale
- 5) Site Map
- 6) Public Notification Area Map
- 7) Public Correspondence
- 8) Delegation Request and Delegation Request Policy



**CITY OF WEST KELOWNA  
TEMPORARY USE PERMIT  
TUP 18-05**

**TO:** Green Bay Landing Inc.  
3697 Green Bay Landing  
West Kelowna, B.C. V4T 2B7

1. This Permit is issued subject to compliance with all of the Bylaws of the District of West Kelowna applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to and only to those lands described below, and any and all buildings, structures and other developments thereon:
 

**Lot B, DL 434 & 523, ODYD, Plan KAP76165 (1375 Green Bay Road)**
3. This Temporary Use Permit (TUP 18-05) allows for manufactured home site (pad) #15A located at 1375 Green Bay Road to be used for recreational vehicles for a period of one year, subject to the following conditions:
  - a. That no additional recreational vehicles or similar camping vehicles be permitted on the parcel;
  - b. That no physical structures be constructed and attached to the subject recreational vehicles;
  - c. The recreational vehicle shall remain mobile (i.e. with wheels and hitch present on the unit);
  - d. Connection to the municipal sanitary sewer system must receive approval from the General Manager of Engineering;
  - e. That the activities associated with the temporary use cease following expiration of the temporary use permit.
4. The land described herein shall be developed strictly in accordance with the terms and conditions of this Permit and any plans and specifications attached to this Permit, which shall form a part hereof.
5. **This Permit is not a Building Permit.**

AUTHORIZING RESOLUTION NO. CXXX/XX PASSED BY THE MUNICIPAL COUNCIL ON  
JUNE 11, 2019.



EXPIRY DATE:

ISSUED ON:

Signed on

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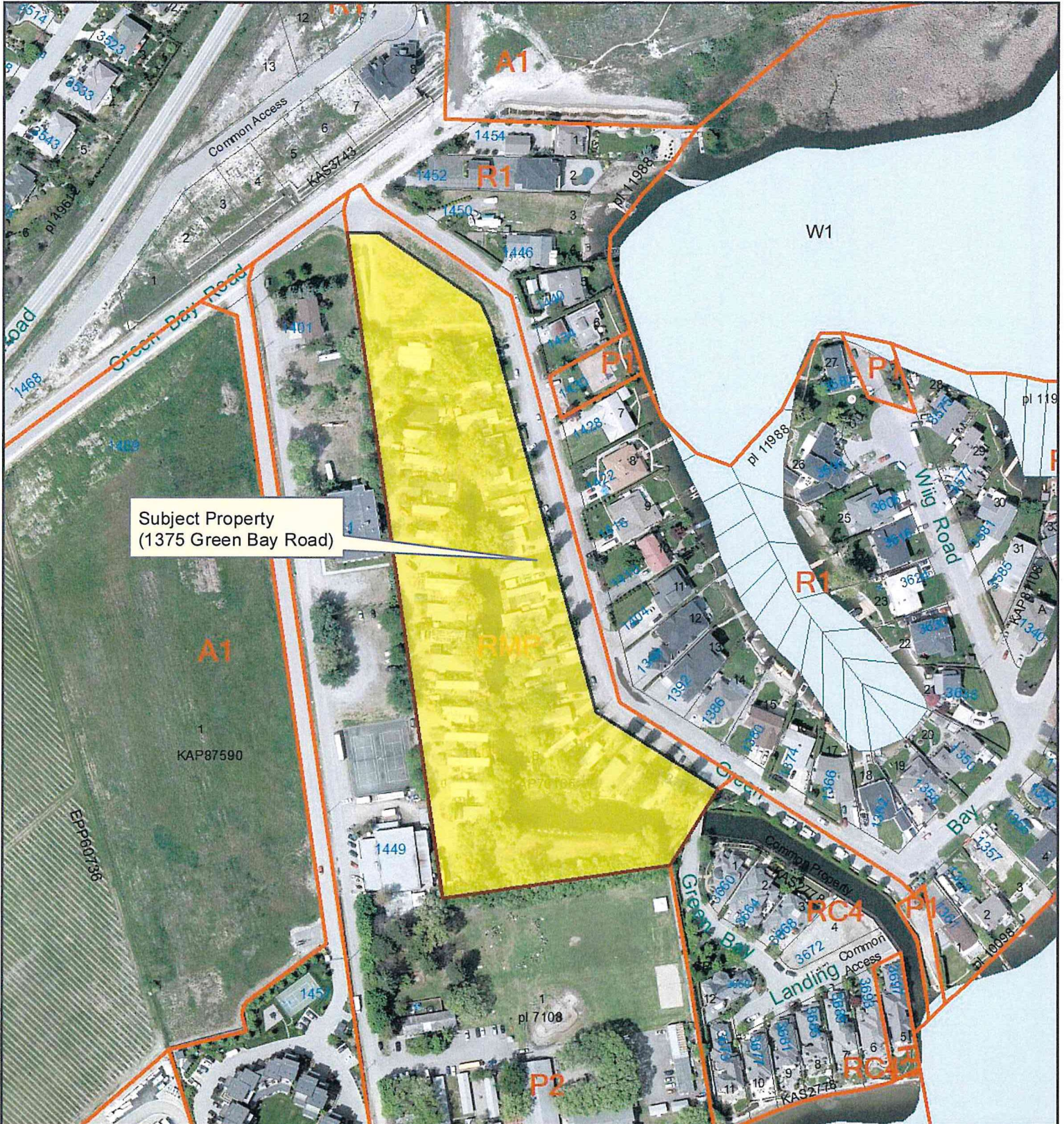
City Clerk

/cs

H:\DEVELOPMENT SERVICES\PLANNING\4520 Permits - Individual\4520-20 Temporary Use Permits (TUP)\2018\TUP 18-05 1375 Green Bay Rd\Permit\TUP 18-05.docx



# SUBJECT PROPERTY: TUP 18-05



Subject Property  
(1375 Green Bay Road)

### LEGEND

- Subject Property
- Zoning Boundary
- Parcels

File: TUP 18-05

Legal Description: Lot B, DL 434 & 523, ODYD, Plan KAP76165



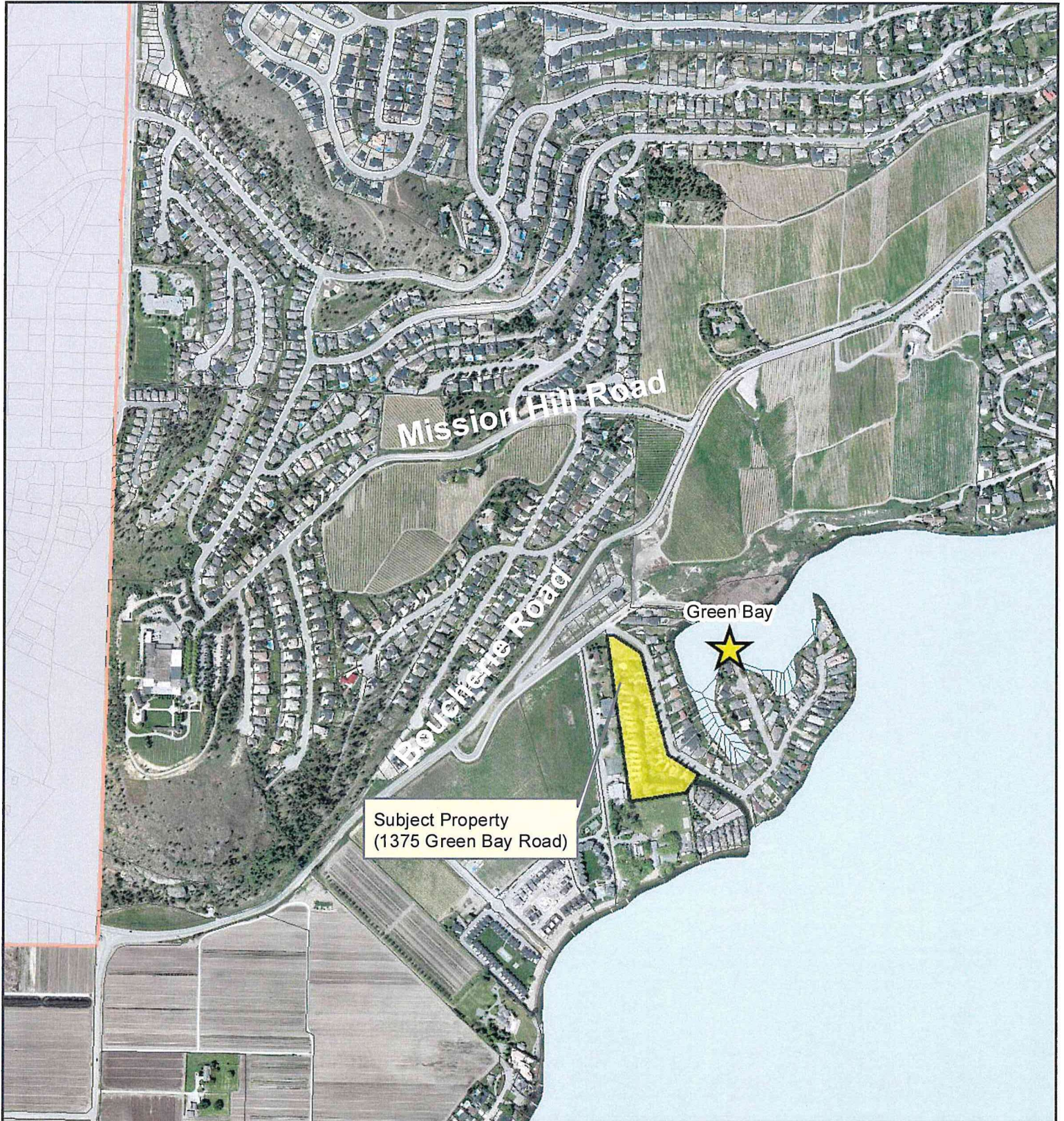
1:2,500



Date: 2018-10-09




# CONTEXT MAP: TUP 18-05



Subject Property  
(1375 Green Bay Road)

File: TUP 18-05

Legal Description: Lot B, DL 434 & 523, ODYD, Plan KAP76165

 Subject Property

 City Boundary



1:10,000



Date: 2018-10-09

Revised Applicant Rationale – Received via e-mail correspondence on March 24, 2019.

**Rationale for a Temporary Permit for 15A, 16B, and 19B - 1375 Green Bay Road, West Kelowna (Green Bay Mobile Home Park)**

1. The Green Bay Home Park is in a park like environment with a canal bisecting the property. This is a lovely, but low lying area, that is prone to flooding in the spring time. The City/ Province of BC have determined that all new construction in this area shall be raised up to a level of 343 meters above sea level. In addition, they must be located 15 meters back from the canal.
2. The mobile home park was built in the early sixties, and most of the homes abut the canal, and are only set back a few feet from the canal front.
3. The City/Province has decreed that although the current mobile homes do not meet the current requirements they are 'grandfathered in' and can stay in their current location. This applies to both elevation and setbacks.
4. If any pad is vacated then no new mobile home may be placed on the pad unless it is located 15 meters from the water and is raised up to a level of 343 meters above sea level. In most cases that cannot be achieved.
5. We currently have a lovely RV located on pad 15A. It is of newer construction and has been on site for over a year. According to the City inspectors it cannot remain on this site as it does not meet the manufacturing standards required of mobile homes. This is a bit odd in that **NONE** of our mobile homes meet that standard. Most of our homes are 40-50 years old and are far from meeting current standards.
6. In addition, we have mobile homes located at 16B and 19B that are totally decrepit and completely unlivable. They are currently boarded up and unoccupied.
7. We would like to remove 16B and 19B and have them replaced with new mobile homes, however, they cannot meet the standards outlined above in point 1.
8. Our request is that you allow us a temporary permit to allow RV's to occupy 15A, 16B and 19B. They can easily be removed in case of flooding and will meet a desperate need for modestly priced housing in our community.
9. To date enormous sums of money have been spent to protect the mobile home park from flooding. It is almost certain that flooding will continue over time at which point the government (Municipal and Provincial) will spend additional large sums to compensate for the loss or damage to the existing mobile homes. For every RV on site no compensation will be required as they will have been readily towed away.

I wish to emphasize the we are only applying for a TEMPORARY REZONING. This is a short term solution. In the long term this property will not be able to withstand continuous flooding. The earthen walls of the canal will not stand up. The water and sewer pipes will not withstand the movement of the flooded soil, and the erosion of soil will impact the stability of the old mobile homes. Nature is trying to reclaim this land!

I don't know how long this mobile home park can continue it's tenure but in the interim I want to keep it functioning. Placing RV's on the 3 sites noted above will help maintain the Park and make it presentable within the Green Bay neighbourhood.

I want to make it very clear that we are not trying to replace a mobile home park with a short term RV Park. If you allow us to place RV's on these three pads i can assure you that NO short term rentals will be allowed. Many of our current tenants live only part time in the mobile home park as they work in a variety of far flung locations. I foresee future RV tenants will keep their RV's in the park on a full time basis but only occupy them part time.



# TUP 18-05 GIS Mail Notice



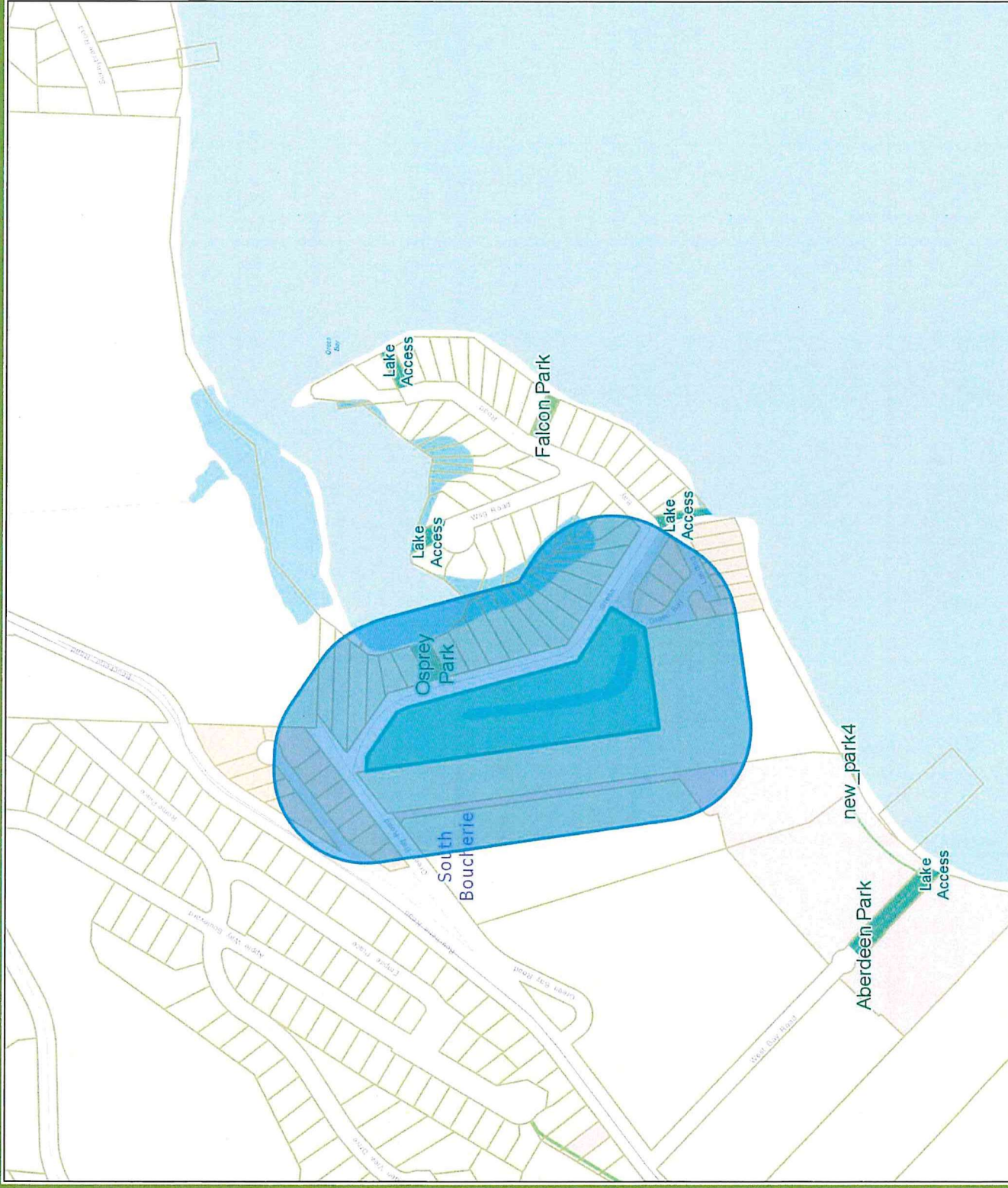
**Legend**

Landmarks	Cemetery	City Hall	Community Centre	Dam	Fire Hall	Museum	Bathmap Layers	WK Admin Boundary	Regional Admin Boundary	Highway	River / Stream	Intermittent Stream	Parcels	Waterbody	Lake Access	Regional Park	Municipal Park	Westbank First Nation	Lease	Park	Road Right-Of-Way	Walkway	Common Access
Ownership	Land Strata	Building Strata	Common Property	Crown Land																			



**Scale** 1 : 6,000

**Notes**



This map has been produced by the City of West Kelowna's Geographic Information System. The data provided is derived from a variety of sources with varying levels of accuracy. The City of West Kelowna makes no warranty or representation, expressed or implied, with the regard to the correctness, accuracy and/or reliability of the information contained herein.



0 152 305 Meters

Map Projection: NAD\_1983\_UTM\_Zone\_11N

© City of West Kelowna (2015)

Map Produced on: 5/23/2019 3:13:37 PM

**Rejection of Proposal File # TUP 18 – 05**

Location 1375 Green Bay Road

Legal Description Lot B DLS 434 and 523 ODYD Plan KAP76165



May 31, 2019

Green Bay Property Owners Association

1359 Green Bay Road

Attention: City Clerk

Green Bay Property Owners Association regrets that we are unable to accept or in agreement with the proposal file number TUP 18 – 05 a temporary use permit to permit recreational vehicles on site 15a, 16b and 19b.

Green Bay Property Owners Association members understand the difficulty for redevelopment for old infrastructure to new infrastructure specifications and standards which does affect all homeowners or land developers wanting to redevelop by Okanagan Lake.

Green Bay Property Owners Association members have noted in an article from 2003 newspaper that we are for the new development with Green Bay Landing and the idea for the future development of the Mobile Park. The members of Green Bay area are not for recreational vehicle as the answer for the new development. We are in agreement with applicant that much needed improvements are needed for this mobile park along with the beautification for the area but again not in agreement with this proposal of recreational vehicles given a temporary permit.

Please accept this letter with the addition of the correspondence emails from our members.

Best Regards GBPOA





# DEVELOPMENT PROPOSAL

**File No.:** TUP 18-05

**Applicant:** Green Bay Landing Inc.

**Summary:**

Temporary Use Permit to permit recreational vehicles on site #15A, 16B & 19B.



## For more information...

This application will be scheduled for Council consideration. Please contact the undersigned for additional details.

**Developer Contact**

**Agent:** Ted Wenner  
250-215-3677  
greenbaymhpark@hotmail.com

**City Contact**

**Planner:** Corey Scott

778-797-8830

Corey.Scott@westkelownacity.ca

www.westkelownacity.ca

2760 Cameron Road, West Kelowna, BC



**From:** Melvin Jordison  
**Sent:** November 21, 2018 9:33 AM  
**To:** Beatrice Kline  
**Subject:** Re: Development Proposal

Re: 1305 Green Bay road, West Kelowna.

Geraldine and I don't want the mobile park turned back to a campground again which we think it would become if this proposal was passed So we are definitely against the proposal as it stands. Thanks Mel & Geraldine Jordison.

Sent from my iPad

> On Nov 21, 2018, at 9:54 AM, Beatrice Kline [REDACTED] wrote:

>

> They are wanting to put temporary 3-6 years of letting recreational vehicles on the 3 empty lots instead of park models. Concerns this would be opening more recreational vehicle in the area for year round living. Neighbours would like it stopped would rather see future development that does not include recreational vehicles for affordable living which is the theme the city and developer are going to present it to the city.

> So I need to know who is for it and who is against it .

> Thanks

> Bea

>

> Sent from my iPad

>

>> On Nov 21, 2018, at 8:21 AM, Melvin Jordison [REDACTED] wrote:

>>

>> We received the e- mail from Len and Diane. The picture attached is too blurry to tell us where the lots are and what kind of recreational vehicle their taking about and how long these recreational vehicles would be on site. Do you have anymore information?

>>

>> Sent from my iPad

## Bea Kline

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**From:** JILLIAN HENDERSON [REDACTED]  
**Sent:** November 21, 2018 11:10 AM  
**To:** Bea Kline; Beatrice Kline  
**Cc:** steve  
**Subject:** Fwd: Development Proposal  
**Attachments:** image1.jpeg

Hi Bea,

Steve and I are both ok with this proposal.

Thanks, Jill  
[REDACTED]

---

**From:** "Len and Diane" [REDACTED]  
**Sent:** Wednesday, November 21, 2018 6:21:27 AM  
**Subject:** Fwd: Development Proposal

**Subject: Development Proposal**

Hello Green Bay Owners,

Your Homeowners Association has received many concerns from some neighbours that they do not want any recreational vehicles on any of the sites by the Proposal posted at the mobile home park.

They are not against future development just no recreational vehicles.

On November 15 the G.B.P.O.A had a meeting with this topic on the agenda. The directors felt it was important to vote on and to write a letter on behalf of the neighbourhood of our concerns. It was passed and we will be writing a letter.

What your Association needs from you, the homeowners, is an email sent to Bea about your concerns and if you are for the City proposal or against the City proposal. If you have sent an email already to Corey Scott please forward it to Bea. Please include your name and address as confirmation that you live in Green Bay. We need to get everyone's email to be effective.

email to [REDACTED]

Best Regards  
G.B.P.O.A

**Bea Kline**

---

**From:** [REDACTED]  
**Sent:** November 21, 2018 9:23 AM  
**To:** [REDACTED]  
**Subject:** No to recreational vehicles

Wayne and Ronne Heal are strongly opposed to the development proposal (file no. : TUP 18-05 APPLICANT: Green Bay Landing Inc.) for recreational vehicles being used as part time or full time residences on any of the sites at the mobile home park indicated on the development proposal sign.

Wayne and Ronne Heal  
3581 Wiig Road  
West Kelowna, BC  
V4T 2B7

[REDACTED]  
Sent from my iPad

**From:** Bea Kline  
**Sent:** November 21, 2018 9:16 AM  
**To:** Bea  
**Subject:** Fwd: Development Proposal

Sent from my iPad

Begin forwarded message:

**From:** Denis Kruse < >  
**Date:** November 21, 2018 at 6:57:37 AM PST  
**To:** " " < >  
**Subject:** Development Proposal

*Good morning Bea,*

*Betty and I are both against the City of West Kelowna proposal #TUP 18-05. We are not opposed to development of the property but are opposed the type of development currently proposed.*

*denis & betty kruse  
1337 Greenbay Road  
West Kelowna, BC  
V4T 2B6*



**Bea Kline**

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**From:** Joan Rowein [REDACTED]  
**Sent:** November 22, 2018 4:46 AM  
**To:** [REDACTED]  
**Subject:** RV Proposal

Sent from [Mail](#) for Windows 10

We are against the proposal for RV parking in the mobile park of Green Bay for reasons that you are already aware. I have talked to Corey by phone & stipulated our concerns. Thank you for the community letter on all of our behalf.

Tim & Joan Rowein  
1358 Green Bay Road  
[REDACTED]

**Bea Kline**

---

**From:** R FITZPATRICK [REDACTED]  
**Sent:** November 21, 2018 5:44 PM  
**To:** [REDACTED]  
**Subject:** Recreational Property Proposal - Green Bay

Good Evening Bea

As per the e-mail we received in relation to the proposal which would allow recreational vehicles/trailers to occupy site at the Green Bay Mobile Park we are not in favor of this proposal.

Roy and Elaine Fitzpatrick  
1347 Green Bay Road  
West Kelowna

Thank you;

Roy

**Bea Kline**

---

**From:** Len and Diane [REDACTED]  
**Sent:** November 21, 2018 4:42 PM  
**To:** [REDACTED]  
**Subject:** Fwd: Development Proposal

Begin forwarded message:

**From:** Rob Anderson [REDACTED]  
**Date:** November 21, 2018 at 9:32:59 AM EST  
**To:** Beatrice Kline [REDACTED], Len and Diane [REDACTED]  
**Subject:** Re: Development Proposal

Hi,

I live at 1310 Green Bay Rd, and I agree with the Green Bay Home Owner's Association.

Where as I am not against development, I am **absolutely against** the current mobile home park on my street being allowed recreational vehicles. I moved down here to live on the water amongst a neighbourhood of nice houses and pay fairly high taxes to the municipality in order to do so. I did not move down here to live in a recreational vehicle park. Allowing a development of recreational vehicles would be a catastrophe for the neighbourhood.

Thank you for hearing my concerns.

Rob Anderson.

On Wed, Nov 21, 2018 at 6:14 AM Len and Diane [REDACTED] wrote:

**Subject: Development Proposal**

Hello Green Bay Owners,

Your Homeowners Association has received many concerns from some neighbours that they do not want any recreational vehicles on any of the sites by the Proposal posted at the mobile home park.

They are not against future development just no recreational vehicles.

On November 15 the G.B.P.O.A had a meeting with this topic on the agenda. The directors felt it was important to vote on and to write a letter on behalf of the neighbourhood of our concerns. It was passed and we will be writing a letter.

What your Association needs from you, the homeowners, is an email sent to Bea about your concerns and if you are for the City proposal or against the City proposal. If you have sent an email already to Corey Scott please forward it to Bea. Please include your name and address as confirmation that you live in Green Bay. We need to everyone's email to be effective.

email to: [REDACTED]



**From:** Robert & Maureen

**Sent:** November 21, 2018 4:48 PM

**To:** [REDACTED]

**Subject:** recreational vehicles prop0sal

My wife and I we are not against future development just no recreational vehicles m y name is Robert ,  
stewart and Maureen stewart we have lived in green bay since we bought our lot in 1973 and built our  
home in 1976 this is for file no tup 1905 green bay landing inc

Robert and Maureen stewart  
[REDACTED]

## Bea Kline

---

**From:** Kelly Gillam <[REDACTED]>  
**Sent:** November 21, 2018 2:52 PM  
**To:** Bea Kline  
**Subject:** Recreational Vehicles - GreenBay Area/s

Hello Bea,

I am writing to convey our concerns on the rumours floating about that they are discussing the allowance of parking and potentially occupying recreational type vehicles along Greenbay Road and in and about the Greenbay area/s. We strongly rebut this, and want no part of it whatsoever. Our home was purchased in what was believed to be a respectable area for just shy of \$2M, and we certainly were not purchasing in this area to live in a god awful trailer park, or heaven forbid, an RV park???

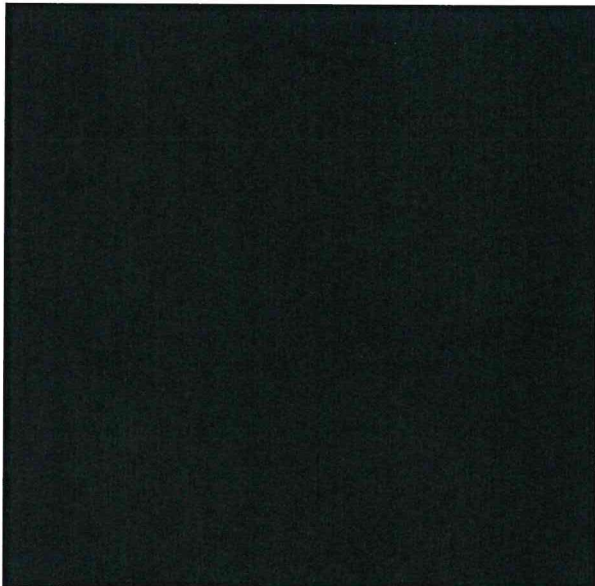
Who comes up with these absurd ideas anyways?? Certainly not anyone that has any significant investment in the area, nor respect for the community in which we all live and take pride in!

Please let us know if there is anything we can do to further support the fight against this atrocity.

Thank you in advance

Regards,

Kelly Gillam  
President



**From:** Hans Hoogendam

**Sent:** November 23, 2018 11:14 AM

**To:** Kline Bea & Rick

**Subject:** Development Proposal

Bea

I know we are not currently in Green Bay but I want it to be put on notice that we are 100% against allowing recreational vehicles in Green Bay area. Allowing this will result in Green Bay having a campground atmosphere. This is a residential area! Allowing recreational vehicles will likely attract transient people. This is not in the best interest of Green Bay.

If you need anything else to make sure this does not happen please let us know

Hans and Shirley Hoogendam

1353 Green Bay Road

**From:** Diane Rinn

**Sent:** November 23, 2018 5:21 PM

**To:** BEA KLINE

**Subject:** Green Bay Development Proposal

MY name is Diane Rinn I live at 1422 green bay Road  
West Kelowna V4t 2B8

I am against the Development Proposal for Recreational Vehicles  
Applicant ; Green Bay Landing Inc  
File number TUP 18 05.

Diane Rinn

**Bea Kline**

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**From:** Murray and Debby Savard [REDACTED]  
**Sent:** November 24, 2018 3:40 PM  
**To:** [REDACTED]  
**Subject:** GreenBay

We, Dr. Murray and Debby Savard, home owners in GreenBay, are very concerned with the City's consideration to allow RV parking in the Mobile home park across from us, on Greenbay Rd.

We have a small, friendly, very desirable, neighbourhood here in GreenBay. Every one of us residents works extremely hard to protect the natural beauty, safety,.....environment and wildlife of our Bay, the neighbourhood, and our community.

It can get very congested in the summer with many users, tourists, renters, boaters, and such, as it is, but we all welcome the intrusion. We are proud to share.

We have not had any support from our Council to date, but have managed to maintain our wonderful "Landmark". Pictures of GreenBay can be found all over the world.

It would devastate our efforts as a united community to add any kind of transient population.

We have lived harmoniously beside Green Bay Bible camp for many, many years.

We support each other's respect for the whole area, and have a very strong working relationship.

We strongly believe that allowing seasonal, temporary transients, with no invested interest in the neighbourhood would seriously jeopardize all of our efforts, investment, and harmony.

All for financial gain ?

Sincerely, Dr. Murray & Debby Savard  
[REDACTED]

## Bea Kline

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**From:** Gary Gylytiuk [REDACTED]  
**Sent:** December 6, 2018 6:22 AM  
**To:** 'Dale Dubinsky'  
**Cc:** 'Bea Kline'  
**Subject:** RE: Green Bay - Response from Dale Dubinsky

Thanks Dale

Bea Can you print an include this with the others Thanks

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

**From:** Dale Dubinsky [REDACTED]  
**Sent:** December 5, 2018 1:10 PM  
**To:** [REDACTED]  
**Subject:** Green Bay

To whom it may concern.

I am writing to you in regards to the new proposal of development permits. ( Ted Werner ) I am strongly apposed of the application that has been advertised (seasonal rentals. ) This is a Residential area that I invested in a house and home under the existing zoning restrictions.

I feel that that what Ted is proposing is acceptable and should not be granted the permits.

Some of my concerns are

- 1) parking
- 2 ) condition of RV unit
- 3) extra traffic moving in the confined area as Green Bay is a crescent .

One way in one way out.

3) Green Bay residents take pride in keeping the Neighbourhood safe and environmentally friendly .

With seasonal people

moving in and out threw out the year I believe that could be jeopardized.

4) also I am really concerned about the way the existing trailer park is being run to date .

There does not seem to be any type of standard to be upheld in the age or condition of existing trailers.

5) I feel that this type of application if granted will not improve the area only make it worse.

Thank you

Dale Dubinsky  
1334 Green Bay rd.  
West kelowna

Sent from my iPhone

November 4, 2018

To whom it may concern

We are residents of 3616 Wiig Rd in the Green Bay Area.


This is in Regards to a Developments Proposal for a Trailer Park on Green Bay Landing.  
File No.: TUP 18-05


Summary:  
Temporary Use Permit to permit recreational vehicles on  
Site #15A, 16B, 19B

We do NOT approve of this Proposal.

This will bring in a constant change of unknown people and RV's staying for short stints much like a campground. We bought in Green Bay knowing that it has a long standing of residential neighbours. We know each of our neighbours and work together in keeping it safe along with helping keep this unique bay beautiful for all to enjoy. Most of the residents have million dollar houses which have paid this if not more only to see it turn into a campground type area. We feel this is going to decrease our property value, bring in more crime only to need more funding for this area which has been difficult already.

The City of West Kelowna should rethink this Proposal as we feel it will cause more damage and concerns for all of us.

  
Eric Norman

  
Mary Stone

3616 Wiig Rd  
West Kelowna, B.C

**Bea Kline**

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**From:** ROBERTA AGENT [REDACTED]  
**Sent:** December 7, 2018 12:51 PM  
**To:** [REDACTED]  
**Subject:** RV Site proposal for Green Bay

To The City of West Kelowna                      We are against any development of RV sites in the Green Bay Area. My option as a realtor and property owner believe this would adversely effect our property values as well as make it a campgrounds for parties. We are not against redevelopment of the site but NOT RV sites!!

Thank you for your email

Mitch and Roberta Gullacher,

Licensed in BC





**From:** [REDACTED]  
**Sent:** December 10, 2018 8:12 PM  
**To:** Beatrice Kline  
**Subject:** Issues

Re: The RV's in the mobile home park, it's a no from Peter Bang.

Re: The Drainage, Yes of course we would like this, but as we live in the world of changing weather issues especially the last 2 years, I can understand that financially this could be a project that may have to be revisited at a future date, not forgotten.

Peter Bang



**[FREE Animations for your email](#)** **[Click Here!](#)**

**From:** Lisa Plocktis  
**Sent:** December 10, 2018 9:43 PM  
**To:** [REDACTED]  
**Subject:** Development Proposal

Dear Bea:

We do not approve of the Development Proposal for Recreational Vehicles for Green Bay Mobile Park.

The temporary nature of recreational vehicles will change the culture of the otherwise permanent residential dwellings in our neighbourhood. We are concerned that the recreational vehicle owners may not properly dispose of their waste, may start short term rentals leading to increased traffic of large recreational vehicles, and may not care for their properties as permanent home owners would to maintain the value of their property.

Thanks,  
Lisa Plocktis

[REDACTED]  
3630 Wiig Rd  
West Kelowna  
V4T2B7

## Bea Kline

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**From:** Beatrice Kline [REDACTED]  
**Sent:** December 11, 2018 7:47 PM  
**To:** Bea Kline  
**Subject:** FW: Green Bay - Development Proposal

Sent from [Mail](#) for Windows 10

**From:** [Kelly Petersen](#)  
**Sent:** December 11, 2018 6:13 PM  
**To:** 'Beatrice Kline'  
**Cc:** [REDACTED]  
**Subject:** Green Bay - Development Proposal

Based upon this info- I do not support the development permit to allow people living year round in their RV, 5<sup>th</sup>-wheels, etc.

Pls feel free to post my objection as required

Thx

**From:** terry balfour

**Sent:** December 12, 2018 5:55 AM

**To:** [REDACTED]

**Subject:** Development Proposal For Green Bay Mobile Home Park

We reside at 1416 Green Bay Road, West Kelowna B.C. and are definitely against the Development Proposal for Green Bay Mobile Home Park allowing recreational vehicles. The element of the overall neighborhood will change if this proposal is approved by West Kelowna council.

Currently we have a number of neighbors who reside in the Mobile Home Park and have spent a lot of money improving their properties as have we who live in single family homes in the Green Bay area of West Kelowna.

We feel if the mobile park starts to develop as a recreational vehicle park neighboring property values will be affected in a negative way.

There have been a number of sales in the park in 2018 for decent dollars. If RV's are allowed to move in than expect prices within and outside the park to fall as well as the demand as the general public will hesitate about buying in an area allowing RVs.

Also, there is a noise factor. People on holidays have a tendency to party a lot more than normal while on holidays. If the mobile home park is allowed to accept RV's (coming and going) than the spirit of the park will change as well.

Lastly, from our point of view, the current owner does little to maintain the park and if it wasn't for the current individual mobile home owners putting in the effort to maintain their individual lots than the park would not look as good as it does today. The park owner will certainly not maintain any RV designated lots.

So the question is why allow RV's in neighborhood when the only person to benefit is one individual and that person is the park owner?

We ask City Council to turn down this proposal.

Terry Balfour and Linda Macmillan

December 20, 2018

CITY OF WEST KELOWNA

ATTENTION: Mr. Corey Scott

Dear Sir:

**Re: File No. TUP 18-05**  
**Green Bay Landing Inc.**

I am opposed to this application.

I am not opposed to redevelopment. I just don't think this is the right choice for our neighbourhood.

I think the City of West Kelowna should consider grandfathering areas like Green Bay and Pritchard Drive concerning the new flood plain regulations. The new regulations make it impossible to rebuild or redevelop in these areas. Instead of the large setbacks perhaps the new buildings could be raised up to a higher level and keep the same distance from the water.

I also feel Mr. Wenner could rejuvenate/remodel these mobile homes and make them saleable. They could use the existing footprint. Or he could sell them to someone that is interested in doing so.

Yours truly

**Sherene Youngberg**  
1380 Green Bay Road

DEC. 14<sup>TH</sup> 2018

THIS SHOULD NOT BE ALLOWED AT ALL  
I THINK ITS A DISGRACE TO OUR  
NEIGHBORHOOD THAT THEY WANT TO  
MAKE THE MOBILE HOME PARK ON  
GREENBAY RD. INTO PARTIAL R.V. SITES  
FOR SHORT TERM OCCUPANTS AND  
DIFFERENT PEOPLE COMING & GOING  
IN OUR SMALL GREENBAY AREA.

WE HAVE JUST RECENTLY BECOME  
A BLOCK WATCH NEIGHBORHOOD SO WE  
ALL KNOW WHATS GOING ON IN OUR  
QUIET AREA

MY WIFE AND I AND MANY OTHERS I KNOW  
ARE TOTALY AGAINST THIS HAPPENING

KEN & BEV HARRISON  
1366 GREENBAY RD.  
WEST KELOWNA  
V4T.2B4

**From:** Beatrice Kline  
**Sent:** December 14, 2018 12:45 PM  
**To:** Beatrice Kline  
**Subject:** FW: Development Proposal

Sent from Mail for Windows 10

**From:** Len and Diane  
**Sent:** December 13, 2018 5:07 PM  
**To:** Bea Kline  
**Subject:** Fwd: Development Proposal

Begin forwarded message:

**From:** Anita Rau [REDACTED]  
**Date:** December 13, 2018 at 2:31:59 PM EST  
**To:** Len and Diane [REDACTED]  
**Subject:** Re: Development Proposal

We are definitely against The Development Proposal for Recreational Vehicles for Green Bay Mobile Park.

Dennis and Anita Rau

**From:** [REDACTED]  
**Sent:** December 17, 2018 5:49 PM  
**To:** [REDACTED]  
**Subject:** development proposal

Ruth Johnson  
Heinz Bartkowski  
1351 Green Bay Rd  
West Kelowna B.C.  
V4T 2B6

We are strongly against the Development Proposal for Recreations Vehicles for Green Bay Mobile Park.

Ruth Johnson/ Heinz Bartkowski



**From:** Len and Diane  
**Sent:** November 22, 2018 5:26 PM  
**To:** Bea Kline  
**Subject:** Recreational vehicle proposal

Dear Green Bay Presidents,  
I am NOT in favour of having recreational vehicles on Green Bay Road in the mobile Park.  
Regards,  
Diane and Len Fettig  
1398 Green Bay Road

**From:** Bea Kline  
**Sent:** November 21, 2018 9:09 AM  
**To:** Bea  
**Subject:** Fwd: Rv park

Sent from my iPad

Begin forwarded message:

**From:** Gary Grimes < >  
**Date:** November 21, 2018 at 8:50:15 AM PST  
**To:**  
**Subject:** Rv park

Not against rv park probably better than what's there, but it has to be two weeks an out!  
GCG 1333-green Bay Rd

Sent from my iPhone

**Bea Kline**

---

**From:** [REDACTED]  
**Sent:** November 21, 2018 7:45 AM  
**To:** [REDACTED]

*Hi Bea*

*Doug Keith  
1450 Greenbay Rd.*

*I don't have a problem with them having recreational vehicles, so I guess I am in favour of the proposal.*

*Thanks  
Doug*

[REDACTED]  
*Doug Keith*

[REDACTED]

**Shelley Schnitzler**

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**From:** noreply@esolutionsgroup.ca  
**Sent:** June-03-19 1:04 PM  
**To:** Delegation Requests  
**Subject:** New Response Completed for Request to Appear As a Delegation

Hello, Please note the following response to Request to Appear As a Delegation has been submitted at Monday June 3rd 2019 1:03 PM with reference number 2019-06-03-003.

- **Request to appear as a delegation on:**  
6/11/2019
- **Name of person making the presentation:**  
Ted Wenner,
- **Name of the group or organization that the person is representing:**  
Green Bay Landing Inc
- **Daytime phone number:**
- **Email address:**
- **Presentation title:**  
Rationale for temporary rezoning of 3 pads at Green Bay Mobile Home Park
- **What is your request to Council?**  
I have already sent in a full presentation that will be given to each Council Member. I would also like the current tenant of Pad 15A to comment on his existing home and how well it works in the Park.

[This is an automated email notification -- please do not respond]

## Shelley Schnitzler

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**From:** Shelley Schnitzler  
**Sent:** June-07-19 8:18 AM  
**To:** Shelley Schnitzler  
**Subject:** FW: File no: TUP 18-05

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

**From:** Mark Davis  
**Sent:** June-03-19 7:37 PM  
**To:** info west kelowna <info@westkelownacity.ca>  
**Subject:** File no: TUP 18-05

Attn: City Clerk

I Mark Davis am asking permission to speak to council regarding my occupation of 1375 GreenBay road unit 15A file number TUP18-05

Sent from my iPad

## **Corey Scott**

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**From:** GreenBay MobileHomePark  
**Sent:** June 3, 2019 9:43 PM  
**To:** info west kelowna  
**Cc:** Corey Scott  
**Subject:** Attn: City Clerk

To Whom It May Concern

Please may I be considered to speak at the upcoming hearing on June 11th, 1.30pm for 1375 Green Bay Rd,  
File No: TUP 18-05.

Thank you  
Sandy James  
Green Bay Mobile Home Park Manager



# CITY OF WEST KELOWNA

## COUNCIL POLICY MANUAL

Pages: 1 of 2  
Adoption Date: 2018-SEP-04

**SUBJECT: DEVELOPMENT APPLICATION DELEGATION REQUEST**

### **Purpose:**

This policy outlines the process for applicants and the public to address Council or Council Committees for the following development applications: Official Community Plan amendments, Zoning amendments, development permits, development variance permits, Agricultural Land Commission applications (requiring notification as per the *Agricultural Land Commission Act*) and temporary use permits.

### **Policy:**

#### **1. An Official Community Plan amendment or Zoning amendment application or where staff support the application.**

These types of applications are considered by Council in a process that mandates an opportunity for public input through a public hearing following first and second readings. The process includes comprehensive public notification, advertisement, and is the appropriate venue for anyone to provide input. Therefore delegations from the applicant and members of the public will not be considered prior to the public hearing. At the discretion of Council, however, Council may ask questions of the applicant for the purposes of clarification only during a Council meeting where the application is being considered.

Should Council, regardless of the positive staff recommendation, consider not giving first and second reading to the application, the applicant may be provided an opportunity to address Council. Council may limit the time permitted.

#### **2. An Official Community Plan amendment or Zoning amendment application where staff do not support the application.**

When staff do not support an application, the developer may wish to address Council prior to Council considering first and second readings. In these cases, delegation requests will be accepted on an application to not support, by Legislative Services until 4:00 p.m., the business day prior to the Council meeting.

#### **3. A development variance permit application, Agricultural Land Commission application (requiring notification as per of the *Agricultural Land Commission Act*), or application for a temporary use permit.**

Council may support an opportunity for both the applicant and members of the public to briefly address Council prior to Council considering the issuance of a development variance permit, Agricultural Land Commission application (e.g. Agricultural Land Reserve Exclusion application) or, a temporary use permit. Council may support such an opportunity regardless of whether the staff recommendation is to support or not support the application. Council may limit the time permitted.

**4. Applications which do not require or allow for public input.**

The public or the applicant are not provided an opportunity to address Council prior to Council considering any application which does not require or allow for public input (e.g. Development Permits and Non-Farm Use applications). Council's decision to approve or deny an application must fall within the parameters of enabling legislation and not be based on extraneous factors which would exceed Council's statutory authority.

Previous Revision/s: 2008-APR-22 2018-FEB-27
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