

Request for Decision Development Variance Permit Application

File No: P 722 105
Reference: DVP 12-22
Date: May 2, 2022

Subject: DVP No. 12-22 (Hosmer / Lyons & Nairn Legacy Holdings Ltd)
Applicant: Lyons & Nairn Legacy Holdings Ltd
Agent: Richard Haworth, Haworth Development Consulting Ltd
Location: 9773 Stephenson Road, Hosmer
Legal: Lot 1, District Lot 4589, KD, Plan 7300 except parts included in Plans 17713 and NEP19945

Proposal: Application to vary the Mobile Home Park Bylaw to waive the requirement to submit written approval from the authority having jurisdiction that the water supply and system has been approved for the expansion of a mobile home park.

Options:

1. THAT Development Variance Permit No. 12-22 (Hosmer / Lyons & Nairn Legacy Holdings Ltd) be granted, subject to registration of a restrictive covenant prohibiting occupancy of the new mobile home units until a water system is provided in accordance with the RDEK Mobile Home Park Bylaw requirements.
2. THAT Development Variance Permit No. 12-22 (Hosmer / Lyons & Nairn Legacy Holdings Ltd) be refused.
3. THAT Development Variance Permit No. 12-22 (Hosmer / Lyons & Nairn Legacy Holdings Ltd) be supported, subject to amendment of the covenant stating no placement of a mobile home until the water system meets bylaw requirements.

Recommendation: Option #3

Allowing placement of a mobile home and then withholding occupancy until the water system upgrades have been completed and approved is more difficult than withholding issuance of a building permit.

Property Information: **OCP Designation:** R-SF, Residential Low Density, which supports single family residential subdivisions, duplexes and manufactured home parks.

OCP Objectives and Policies:

- Maintain the rural and agricultural nature of the plan area by only considering new residential proposals if they are appropriately located and compatible with adjacent land uses so as not to compromise environmental and agricultural values.
 - Multi-family development, containing three or more dwelling units, is directed to resorts and municipalities located within the plan area.
- Property Information – cont'd:**

Zone Designation: RH-1, Mobile Home Park Residential Zone, minimum parcel size 2.0 ha

Parcel Area: 4.3 ha (10.7 ac)

Density: 18 mobile home units per gross hectares of minimum usable site area are permitted on the parcel. There are currently 34 mobile home units. The property owner is proposing to expand the number of mobile home units from 34 to 49.

ALR Status: Not within the ALR

BC Assessment: Residential (Manufactured Home Park)

Flood Hazard Rating: The subject property is not identified as being within a flood hazard rating area.

Water / Sewer Services: Onsite

Interface Fire Hazard Rating: Low to moderate; within the Hosmer fire protection area.

**Additional
Information:**

- The application states that the mobile home park owner is working with Interior Health to confirm that the mobile home park includes a water system capable of providing the quality and quantity of water required by Interior Health. Interior Health is requested several upgrades to the existing infrastructure of the water system which the owner has agreed to provide.
- The application states that based on an engineering review of the existing water system (including well capacity and other factors) there are no issues with meeting Interior Health's requirements for the system. However, the timing for approval from Interior Health is unknown due to staffing shortages.
- Therefore, the applicants are requesting to waive this approval requirement from Interior Health for the water system. The applicants propose to register a covenant restricting occupancy of these new mobile home units until a water system is provided in accordance with the RDEK Mobile Home Park Bylaw requirements.
- If this permit is issued the owner will be able to proceed with placement of the mobile homes concurrently with upgrades to the water system being completed. This will expedite the timeline to make these housing units available to potential purchasers with the goal of having the homes occupied by Fall 2022.

Consultation:

Advisory Commissions:

APC Area A: Support recommended

Response(s) to Notice: 55 notices were mailed on April 1, 2022 to all property owners within 100 m. Three notices were returned as undeliverable, and two responses have been received in opposition of the application. Both responses cite existing low water pressure issues which this application has the potential to make worse, and that the water requires treatment.

**Documents
Attached:**

- Permit
- Location Map
- Land Use Map
- Proposal

**RDEK
Contact:**

Krista Gilbert, Planning Technician
Phone: 250-489-0314
Email: kgilbert@rdek.bc.ca