

Permittee: Lyons & Nairn Legacy Holdings Ltd

1. This Development Variance Permit is issued subject to compliance with all RDEK bylaws applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to and only to those lands described below:

Lot 1, District Lot 4589, Kootenay District, Plan 7300 except parts included in Plans 17713 and NEP19945
(PID: 008-045-631)
3. Regional District of East Kootenay Mobile Home Parks Bylaw No. 1, 1978, Section 2.02(2) which requires the water supply and treatment system to be approved by the authority having jurisdiction is waived for the expansion of a mobile home park.
4. The lands described herein shall be developed strictly in accordance with the terms and conditions of this Permit and in substantial compliance with the information submitted in the Development Variance Permit application received on February 16, 2022.
5. This Permit is only valid if a restrictive covenant is registered on title restricting occupancy of new mobile home units until a water system is provided in accordance with the RDEK Mobile Home Park Bylaw.
6. This permit is subject to the proposal complying with all other bylaw requirements.
7. This Permit shall come into force on the date of an authorizing resolution passed by the RDEK.
8. This Permit is not a building permit.
9. If development authorized by this Permit does not commence within two years of the issue date of this Permit, the Permit shall lapse.
10. A notice pursuant to Section 503(1) of the *Local Government Act* shall be filed in the Land Title Office and the Registrar shall make a note of the filing against the title of the land affected.
11. It is understood and agreed that the RDEK has made no representations, covenants, warranties, guarantees, promises, or agreement (verbal or otherwise) with the developer other than those in this Permit.
12. This Permit shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors, and assigns.

Authorizing Resolution No. _____ **adopted by the Board of the Regional District of East**
Kootenay on the **day of** _____ **, 2022.**

Tina Hlushak
Corporate Officer

Location Map



Notes:

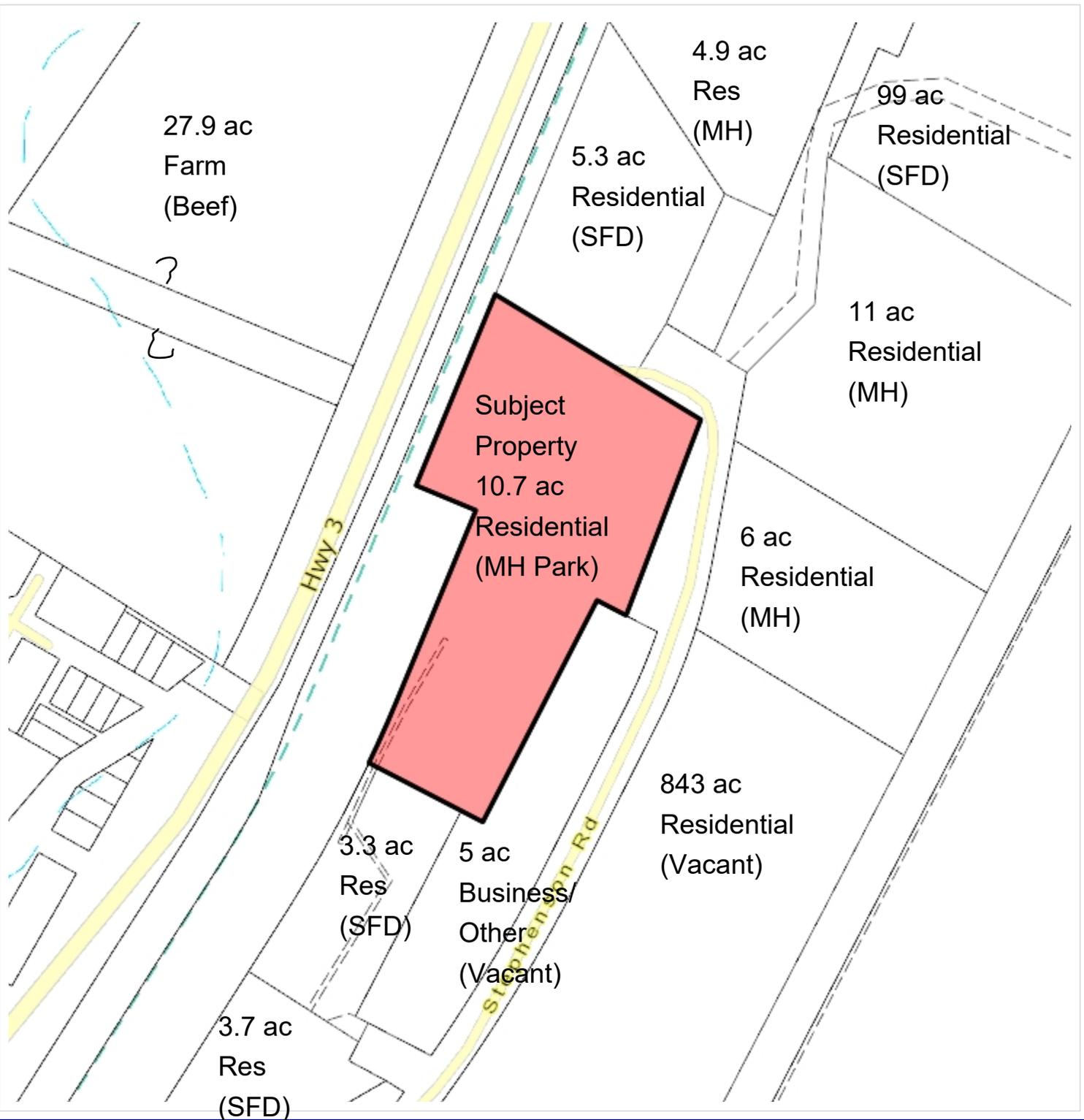
500 0 250 500 Meters

Scale = 1: 20,000



THIS MAP IS NOT TO BE USED FOR NAVIGATION

Land Use Map



Notes:

150 0 75 150 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
RDEK GeoViewer - 3-18-2022 10:56 AM

Scale = 1: 6,000



THIS MAP IS NOT TO BE USED FOR NAVIGATION

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

S O U T H E R N R A I L W A Y P L A N 5 2 4 Q

L O T B
N E P 1 9 9 4 5



DEVELOPMENT SUMMARY

Legal Description: Lot 1, District Lot 4589, Kootenay District Plan 7300, Except Parts Included in Plans 17713 and NEP19945
PID: 008-045-631

Registered Owner: Lyons & Nairn Legacy Holdings Ltd.
#302 - 1200 Lynn Valley Road
North Vancouver, BC V7J 2A2

Parcel Area: 4.26 ha (10.54 ac)

Zoning: RH-1 Mobile Home Park Residential

Existing Units: 34 Mobile Home Sites / 8 UPH (3.2 UPA)

Proposed Units: 15 Mobile Home Sites

TOTAL UNITS: 49 Mobile Home Sites / 11.5 UPH (4.6 UPA)

Max. Permitted Units: 76 Mobile Home Sites / 18.0 UPH (7.2 UPA)

Required Recreation Area: 2135m² (5% of 42,660 m²)

Provided Recreation Area: 2270m² (5.3%)

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REVISIONS

REV. DRAWN DESCRIPTION

HOSMER MOBILE HOME PARK

SCALE: AS NOTED
DATE: 9 JUNE 2020
ISSUED FOR: MAP PERMIT APPROVAL
PROJECT NUMBER: 17188
DESIGN BY: RH
DRAWN BY: RH

DRAWING TITLE
EXPANSION SITE PLAN

DRAWING NUMBER



Krista Gilbert

From: Heather Stevenson <[REDACTED]>
Sent: April 29, 2022 5:58 PM
To: Krista Gilbert
Subject: Hosmer Mobile Park

Personal information has been withheld in accordance with section 22(1) of the *Freedom of Information and Protection of Privacy Act*.

EXTERNAL: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am writing in regards to the Hosmer Mobile park application. I live at 16 - 9773 Stephenson Road.

I oppose this application to waive as there is already quite low water pressure at my house and I believe more houses and people will make it worse. I can't run more than one tap at the same time. The water also has quite the Sulphur smell and requires treatment. I do not drink it.

Thank you,
Heather Stevenson

Dear Board of Directors of the RDEK,

Re: Submission to the development variance permit No. 12-22

For lot 1, District lot 4589, Kootenay District, Plan 7300 except parts included in Plans 17713 and NEP19945

The proposed development variance permit is of relevance to myself, Lauren Severino, as I am the owner of 31, 9773 Stephenson Road, Hosmer, BC, within the mobile park. I believe that I will be severely impacted by the proposed variance of the permit in relation to the owners' request to defer the expected upgrade to the water system concurrently but possibly after the addition of the new sites.

Since the beginning of my purchase of my mobile home in May 2021 I have had concerns with the water pressure in my home. During my pre-purchase inspection conducted by Lorne Rathgeber of Kootenay Inspect on April 18th 2021, concerning my property he recommended, quote;

“Plumbing: Recommend you contact the park Manager regarding the water pressure.”

I did speak to the park manager Ed in person and he acknowledged the water pressure himself before offering up the reason for it being so low was the small water filter that is connected in my kitchen. I have since had plumbers conduct work on my home, saying the filter should not affect it and re-affirming that my water pressure is very low.

Also once moving in I spoke to multiple neighbors who also mentioned the water pressure to me. They warned that I, like them, will have trouble showering during busy times in the morning and at night as the water pressure is so low when everyone is using it.

During these busy times I sometimes can't shower as it is just a trickle from the tap or there is not enough pressure for the water to transfer from the bath tap to the shower head.

My home is presently sited at the end of the current water system supply pipes, and 12 of the 15 mobile home sites are proposed to be added before my site in the order of supplying water to my home.

I already suffer from low water pressure and am very concerned that delaying the upgrade of the water system until after the new lots are added will impact me severely.

Even if the occupancy of the homes are restricted, the building of the water infrastructure alone will require water. Even if the park tries to restrict the homes to 2 persons per new site, that still means 30 more people accessing the water system before it even reaches my home.

I believe that access to good water and water pressure is a reasonable expectation of mine as a present owner of a home within the park, and a basic necessity of living. I believe that the Mobile Park has the responsibility of upgrading the water supply system before adding the new sites to the park.

I am concerned that if the variance is approved and the new homes are added before an upgrade, I will have problems using my bathroom, in particular supplying enough water pressure for my hot water system to work, using my washing machine, cooking, cleaning, watering my garden etc. I worry that not enough hot water will be supplied to the pipes in my home in winter to stop them freezing and splitting.

My basic standard of living would be affected by this variance. The value of my home would also be impacted.

I am worried that with no timeline, except the permit expiring in 2 years time, that our needs for the upgrade will be put last on the 'to do' list.

I am not against the expansion of the mobile home park, but I should not have to accept the reduction of basic living standards to enable lots to be built with a variance that defers the water system upgrade (as in accordance with RDEK bylaws) until sometime after the new lots are built and homes are occupied and direct the owners to upgrade the water system.

An Independent and therefore publicly transparent investigation of the current water pressure, quality and sewage supply should be completed before the variance is even considered.

I urge the RDEK Board of directors to reject this variance which will severely affect the supply of water to my home. I urge the board of directors to order the water system upgrade before any work is allowed to progress towards the park's expansion.

Sincerely,

Lauren Severino