

Subdivision Servicing Bylaw Review

Campground and Manufactured Home Park Regulations Bylaws

Planning & Development Committee
October 19, 2023

Subdivision Servicing Bylaw Review

Statutory Authority:

Section 506 of the *Local Government Act*, the Board may, by bylaw, require that the following be constructed in accordance with established standards:

- a water distribution system,
- a fire hydrant system,
- a sewage collection system, or
- a sewage disposal system.



Subdivision Servicing Bylaw Review

Background:

At its meeting of September 19, 2002, the Board adopted the current Subdivision Servicing Bylaw No. 2000. This bylaw establishes, amongst other things, design standards for the following:

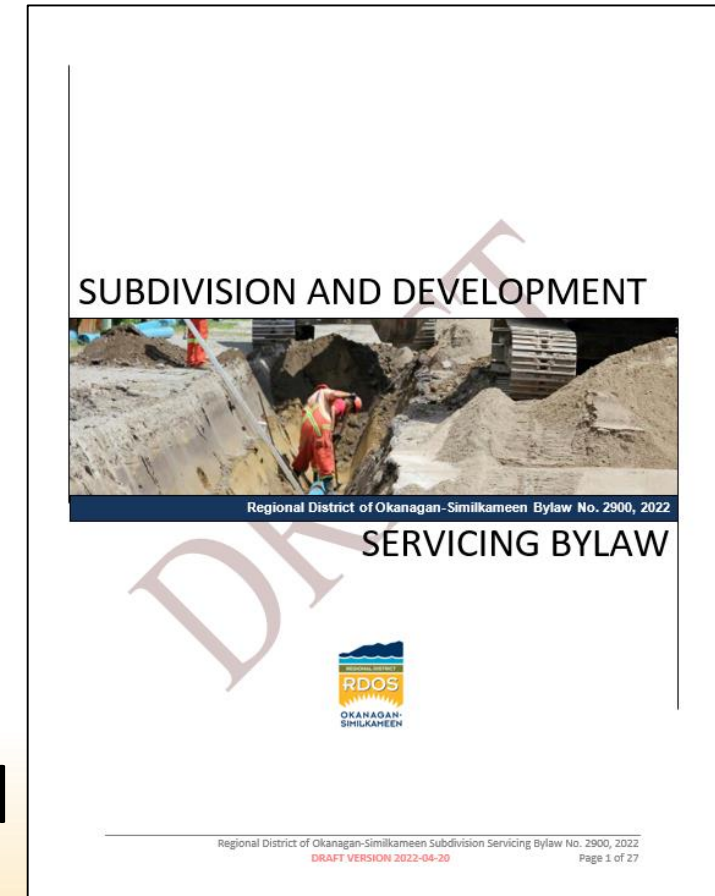
- a water distribution system;
- a fire hydrant system;
- a sewage collection system; or
- a sewage disposal system.



Subdivision Servicing Bylaw Review

Subdivision Servicing Bylaw Review

- Project has been on-going for many years;
- Draft Water & Sewer Schedules are nearing completion;
- Opportunity to incorporate the following bylaws into this Review:
 - Manufactured Home Park Regs Bylaw; and
 - Campground Regulations Bylaw.



Campground Regulations Bylaw

Subdivision Servicing Bylaw Review

Statutory Authority:

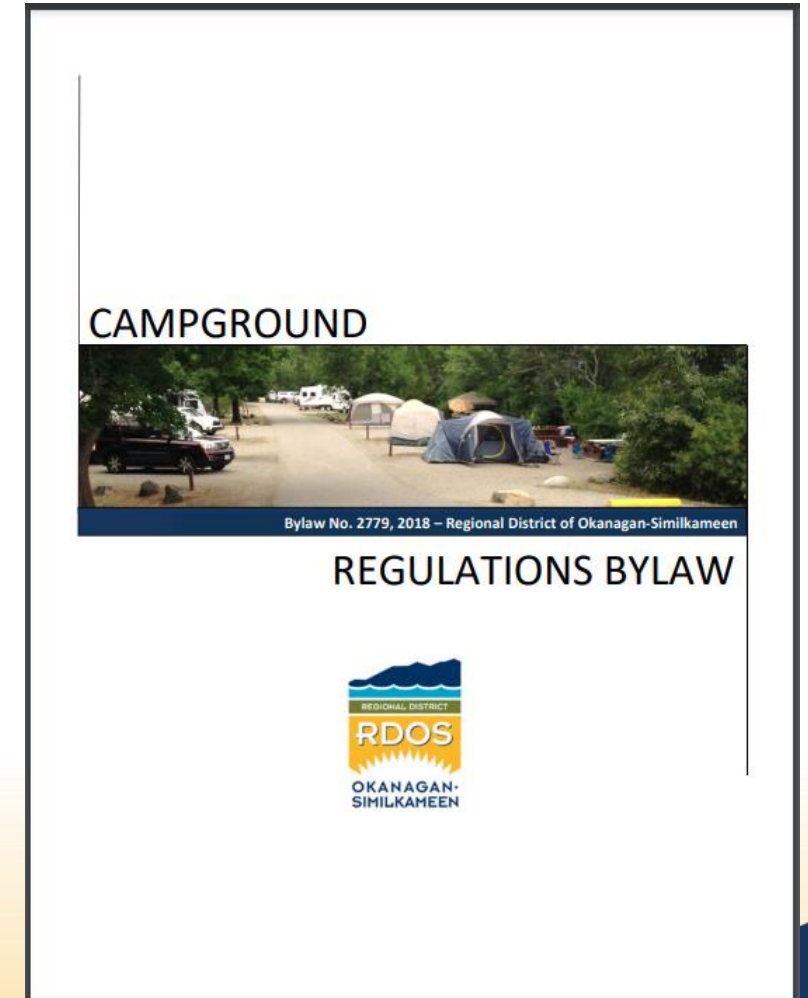
- Under Section 298 of the *Local Government Act*, the Board may, by bylaw, regulate the construction and layout of manufactured home parks and camping grounds and require that these provide facilities specified in the bylaw.
- “Facilities” are generally understood to be basic infrastructure such as water and sewer.
- However, bylaws also tend to deal with other considerations.



Subdivision Servicing Bylaw Review

Background:

- Original Campground and Mobile Home Park Bylaw adopted in 1982.
- Bylaw is based on a template created by the province in the 1970s and provided to local governments.
- The “Design Standards” contained in the bylaw include utilities, landscaping, driveways and parking, etc.



Subdivision Servicing Bylaw Review

Background:

- Elements of the bylaw are seen to be overly prescriptive and impose requirements that the Regional District does not require of other similar uses:
 - number of toilets, showers, urinals
 - number of washing/drying appliances
 - distance to amenities



Number of Camping Spaces	Toilets		Urinals	Washbasins		Showers	
	Male	Female	Male	Male	Female	Male	Female
1 – 15	1	1	1	1	1	1	1
16 – 30	1	2	1	2	2	1	1
31 – 45	2	2	1	3	3	1	1
46 – 60	2	3	2	3	3	2	2
61 – 80	3	4	2	4	4	2	2
81 - 100	3	4	2	4	4	3	3
101 - 130	4	5	3	5	5	4	4
131 – 150	5	6	3	5	5	5	5

Subdivision Servicing Bylaw Review

Background:

- Elements of the bylaw are seen to be overly vague and do not provide sufficient direction on how to meet Regional District requirements:
 - the owner shall dispose or arrange for disposal of garbage.
 - garbage containers shall be provided in “ample number”.
 - RV sewage disposal stations shall be located in an area where an RV may be “easily and conveniently moved”.

Subdivision Servicing Bylaw Review

Background:

- Other elements of the bylaw are merely pointing to the need to comply with senior level government legislation:
 - *Sewerage System Regulation (Public Health Act);*
 - *Municipal Wastewater Regulation (Environmental Management Act);*
 - *Drinking Water Protection Act; or*
 - Designed “in accordance with relevant provincial guidelines.”

Subdivision Servicing Bylaw Review

Background:

- Finally, other elements of the bylaw may be able to be better addressed through other bylaws (i.e. zoning or servicing):
 - mandating community water and sewer connections (zoning);
 - vehicle parking & access (zoning);
 - amenity and recreation areas (zoning); and
 - internal driveways /driveways (zoning/servicing).

Subdivision Servicing Bylaw Review

Recent Campground Permits (2019-23) related to existing operations



Gallagher Lake



Twin Lakes



Secrest Hill

Subdivision Servicing Bylaw Review

Options:

1. Repeal the Campground Regulations Bylaw:

- Would remove the requirement for a Campground Permit.
- Option to retain some standards within the zoning/subdivision servicing bylaws.

2. Amend the Campground Regulations Bylaw:

- Maintains the requirement for a Campground Permit.
- Provides for review mechanism for select standards.

3. Status Quo

Subdivision Servicing Bylaw Review

Recommendation:

Repeal the Campground Regulations Bylaw with new the Subdivision Servicing Bylaw, and:

- Require that campgrounds be connected to community water and sewer systems (zoning); and
- Require that a second access from a public highway, separated by at least 50.0 metres from the first access be provided to each campground use containing greater than 50 camping spaces (zoning).

QUESTIONS?

Manufactured Home Park (MHP) Regulations Bylaw

Subdivision Servicing Bylaw Review

Background:

- Original Campsite and Mobile Home Park Bylaw adopted in 1982.
- Bylaw reviewed in 2012 following a review of the manufactured home park (RSM) zones.
- Similar to the Campgrounds Bylaw, a MHP Permit is required to confirm compliance with established facility standards

MANUFACTURED HOME PARK



Bylaw No. 2597, 2012 – Regional District of Okanagan-Similkameen

REGULATIONS BYLAW

This Bylaw has been consolidated for
Convenience only and includes all
Amendments to the text up to:
October 18, 2018

Subdivision Servicing Bylaw Review

Background:

- Elements of the bylaw are seen to be overly prescriptive and impose requirements that the Regional District does not require of other similar uses:
 - Marking of MH spaces;
 - Maximum number of unoccupied MHs;
 - Design of recreation areas;
 - Minimum speed for road design

Subdivision Servicing Bylaw Review

Background:

- Elements of the bylaw are seen to be overly vague and do not provide sufficient direction on how to meet Regional District requirements:
 - Management of individual spaces;
 - Design, management and siting of pedestrian walkways;
 - Garbage disposal and container design, maintenance and siting

Subdivision Servicing Bylaw Review

Background:

- Other elements of the bylaw are merely pointing to the need to comply with senior level government legislation or separate regulatory standard:
 - BC Building Code, BC Plumbing Code, Canadian Standards Association
 - *Fire Services Act* and *Gas Act*
 - Designed “in accordance with good engineering practice.”

Subdivision Servicing Bylaw Review

Background:

- Finally, other elements of the bylaw may be able to be better addressed through other bylaws (i.e. zoning or servicing):
 - community water and sewer connections (zoning);
 - sewer and water system designs (servicing);
 - fire hydrants (servicing);
 - amenity and recreation areas (zoning); and
 - internal “roadways” and access (zoning/servicing).

Subdivision Servicing Bylaw Review



Internal “Roadways”:

- Bylaw sets out access and minimum roadway width and grading requirements
 - Addresses health and safety concerns relating to access
 - Mitigates issues which could come with potential size/density of MHPs

Subdivision Servicing Bylaw Review

Background:

- Only permitted within the Low Density Residential Manufactured Home Park (RSM1) Zone
- 12 existing RSM1 parcels
 - 11 of which are generally considered to be non-conforming



Subdivision Servicing Bylaw Review

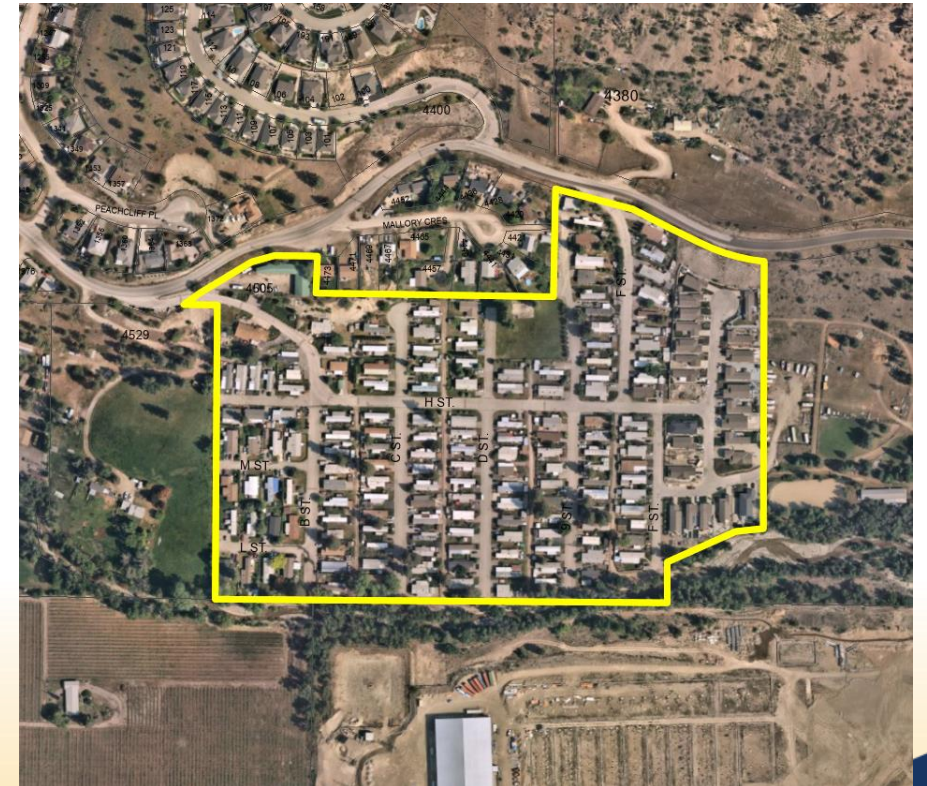
Previous MHP Permits (2014-2018) related to existing operations



Gallagher Lake



Tumbleweed

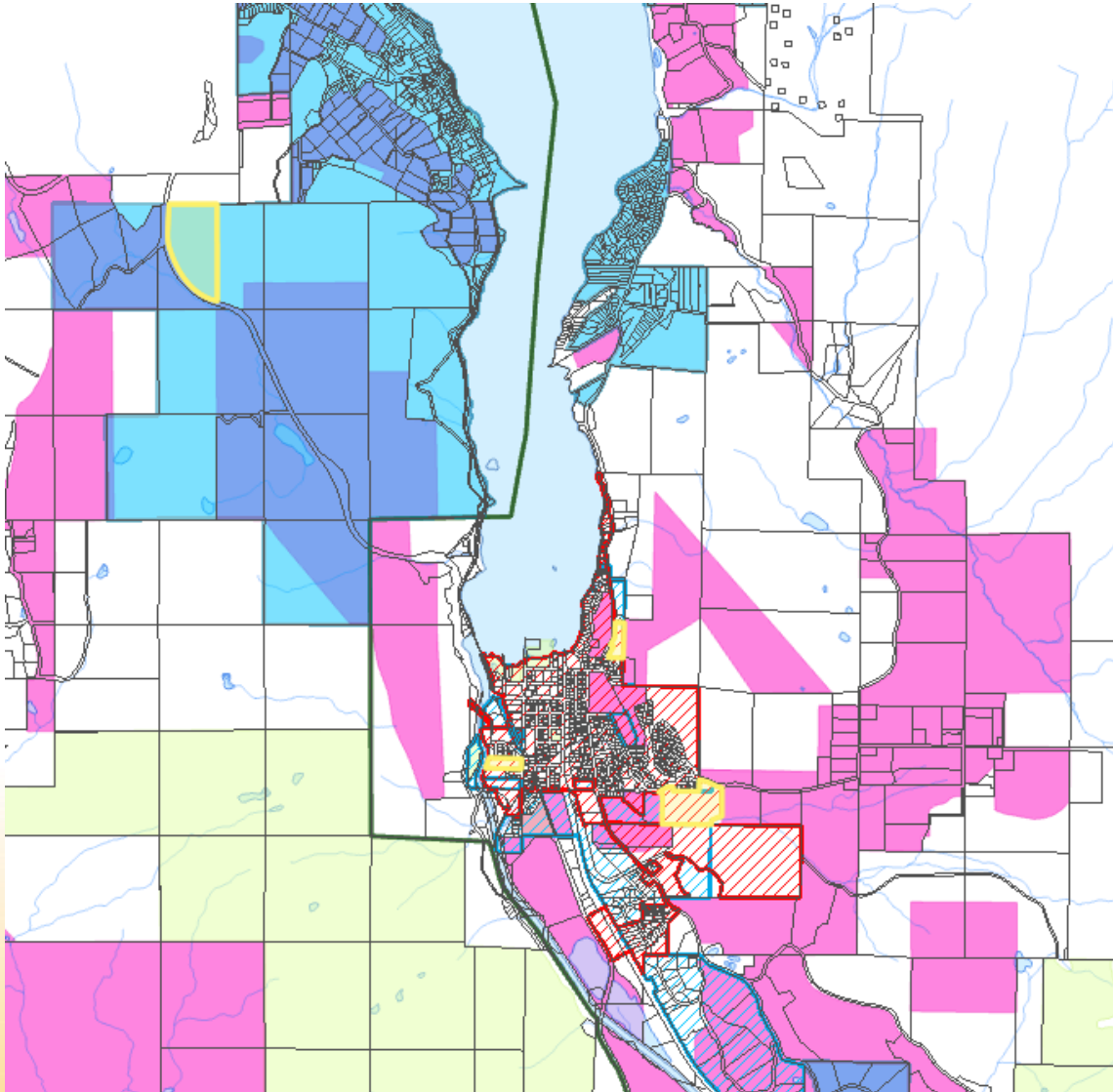


Peach Cliff Estates

Subdivision Servicing Bylaw Review

Background:

- Three parcels (23%) are within the ALR
- Four (31%) are wholly or partially within community sewer areas
- Five (38%) are within community water service areas



Subdivision Servicing Bylaw Review

Options:

1. Repeal the MHP Regulations Bylaw

- Would remove the requirement for a MHP Permit
- Option to retain some standards within the zoning/subdivision servicing bylaws

2. Amend the MHP Regulations Bylaw

- Maintains the requirement for a MHP Permit
- Provides for review mechanism for select standards

3. Status Quo

Subdivision Servicing Bylaw Review

Recommendation:

Repeal the MHP Regulations Bylaw with new the Subdivision Servicing Bylaw, and:

- Require MHPs be connected to community water and sewer systems
- Require that a second access from a public highway, separated by at least 60.0 metres from the first access, be provided to each MHP use containing greater than 50 homes
- Require internal access “roadway” specifications, such as minimum widths, cul-de-sac turning radius, grade and length

QUESTIONS?