

**From:** [Lavonda Manweiller](#)  
**To:** [Planning](#)  
**Cc:** [Lavonda Manweiller](#)  
**Subject:** Public Hearing at 5:30, October 21,2025 for Rezoning Application of 12036 Pretty Road  
**Date:** Tuesday, October 21, 2025 1:44:10 PM

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To Who It May Concern

I live at [REDACTED] - 12022 Pretty Road and my name is Lavonda Manweiller.

I do have concerns about the rezoning application for 12036 Pretty Road. Pinecrest Mobile Home Park is home to over 40 senior citizens. The Park is a very quiet community. The construction of 17 apartments on the small piece of land adjacent to the Mobile Home Park will definitely disturb our peace and quiet. As well as the traffic of all the construction vehicles and workers. Will these vehicles be using the current road into the park? Also where would the 17 new residents be parking?

If the apartment complex is built will the new residents all be senior citizens? Will it be a 55 plus complex? We are also concerned about our security as the Park has no street lights to help with night visibility. Will the development have a dividing wall from the park on the west side of the development to separate our park.

Thank you for your time and consideration.

Regards,  
Lavonda Manweiller.

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** Re: Concerns about Lake Use Proposal Change / Development Proposals for 12022 Pretty Road and 12036 Pretty Road.  
**Date:** Monday, October 20, 2025 8:01:02 AM

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Good Morning All,

Alas I see that this extremely extended application is attempting to move forward. please see the details below regarding my concerns as well as some additional concerns that have arose over the last year for consideration. While I am glad to see the 12022 attempt to rezone has failed, this one should be denied as well.

Please see the Concerns below from 2024 which are still highly relevant. As well Please see the list of updated concerns from the previous email origination time to immediately below.

1. To my knowledge, the person/corporation intends to rezone and then apply to build another extremely high density 55+ community. They have already shown a complete lack of regard and consideration for the elderly population they are supposed to be responsible and 'supporting' at 12022, as evidenced by a multitude and constant disregard for quality of life and thoughtfulness around the vulnerable population that resides in this area. Allowing them to double or triple the vulnerable population that they can then show zero compassion and take as much advantage of as possible is a high point of concern.
2. The land is on a substantial slope in all directions. A 55+ community attempting to navigate that slope is a recipe for disaster.
3. There are very few health and social engagement opportunities for a 55+ community in the nearby area. Providing any sort of high density in an area requires commercial services to support, such as the Blue Heron Villa being an example of an excellent location. This one has minimal if any of that.
3. The easement for this property is a single lane road in and out. While there is some discussion around 12092 Pretty Road, (folio 02864.132) At the moment a single lane entrance/access is a drastic fire and other health concern risk.
4. North East Pretty Road ( adjacent/access to this property) frankly is not in great shape. Particularly for a 55+ community, the road is substantially sloped, full of rocks and gravel washed down, and no sidewalks. There is a significant risk for elderly populations such as the ones who often move into condo/apartment style areas.
5. The ruthless savaging of the well known non-profit community gardens just to the East of the Lakewood Mall is also to my knowledge directly a cause and effect from this same person/corporation. This property was reportedly donated to the Province of BC Highways quite a few years ago when the new H97 bypass was completed, but the paperwork was never officially claimed/completed. Instead of working with the province to confirm this, and keep the lovely and well tended garden that was quite a nice highlight everyone saw as they drove into Lake Country, They instead decide to slash and burn the entire portion and leave an

eyesore on the ground, on land that is possibly not theirs. While I expect the province to fight on this (one hopes) this is just another sign they, as the commercial entity and individual person, continue to show time and time again their complete lack of care and disregard for anyone else but their own satisfaction and profit.

6. I also have heard, (through the grapevine one must admit so full disclaimer there this is second hand information) this person is overseas vacationing and doesn't even care enough to deign to come to such an important meeting and discuss on a potential concern that could have a drastic long term effect on many of the future constituents that would end up being renters in the future building. The lack of interest and again disregard shows a significant level of concern for the future care and consideration that would be shown to any of the 55+ community that would be moving into this future plan.

I strongly urge serious deliberation on whether this change to zoning, any subsequent changes for any related properties, and/or this person/corporation are going to provide any positive community value to Lake Country.

Thank you for your time and responsibility for Lake Country, please read the further email details below as well.

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Good Morning Mayor, Council Members, and Lake Country Planning Department,

I am writing to you this morning to bring to light some concerns regarding a recipient land use change and future development proposal. The properties are located at 12036 Pretty Road and 12022 Pretty Road.

There are numerous reasons why this proposal should be denied in the current form. There are three main portions. Points of particular concern will be highlighted.

1. Negative effect on your constituents,
2. Preventing the rewarding of negative behaviour,
3. Against policy in the Official community plan.

First, Negative effects on your constituents.

**1. The land use application is stating plans to change land use/develop a Modular home park (located at 12022 Pretty Road) There are 100+ constituents that are going to be directly and negatively affected by this. Furthermore, the developer/owner is attempting to force a clause in any new tenant agreements that they accept the risk that the park can and will be developed within 5 years and expecting them to waive any rights around this. This naturally is preventing anyone from selling their homes and causing immense stress and loss to those who are being affected. This includes some whose relatives have died, are in palliative long term care, or found distant job opportunities so these homes are sitting vacant. As of 2025 there are individuals who have been attempting to sell for 3+ years and constantly abused by forcing to pay rent fees on vacant homes unable to sell by this situation while taking care of ailing loved ones, or those who have already passed.**

2. There are already significant concerns about Traffic congestion at HWY 97 / Oceala Road / Pretty Road and combined intersections and any changes in the Northeast sections of pretty road will have an adverse effect on all areas around this.

3. at the land use proposal meeting, **the representative for the developer outright stated "does not want new tenants in the park"** and is purposefully attempting using multiple formats to prevent new tenants as evidenced above and also against the current tenants such as refusing home improvement proposals, lack of maintenance for the grounds, and more to actively drive away existing tenants. These are all negative effects on the constituents.

Next, preventing the rewarding of negative behaviour.

**1. This specific individual/company/developer is well known to bylaw having numerous complaints and fines and other conflicts for all their properties. This includes 5+ years of conflict with bylaw over illegal commercial/residential land use, illegal garbage storage which has subsequently caused littering and waste to be scattered across nearby properties, and other conflicts with neighbours and associated parties. This doesn't just include the property in concern at 12022/12036 Pretty but also other areas owned by the developer. They have shown a consistent and repeated style of ignoring bylaws with showing bad behaviour/neighbourship and negatively affecting everyone around that interacts with these parties. There is no evidence that this company/personal policy will change or any plans to.**

2. There have been reports of direct safety concerns in the modular home park at 12022 by Utility companies that the developer refuses to fix and have subsequently been fined for unsafe working conditions and still refused to fix. A similar vein as above, there are people who are living with these health and safety hazards that the developer refuses to fix.

3. The owner did not even deign to show up for the recent meeting discussing the land use change, even though the letter provided some expectations that they would show up for discussions, as well as the representative who did show stated "He has no authority to make decisions or changes around what this proposal states." This is clear evidence once again of attempting to work against the systems in place and exploit loopholes solely for their gain and others negative results.

Finally, a list of areas that this is against the community development plans.

- Any development plans for 12036 for high density, a large amount of the lot sizing for of any medium or high density are not usable for any housing quantities for the calculations - 17.1.7
- Lack of greenspace, sidewalks, bike lanes, walkability etc. in development area nor surrounding areas to support any potential high density 17.1.5 and 8.2.6
- Failure to respect existing viewspaces - Areas in 12022 were sold at a premium and higher rents to tenants with the fact of a lake view directly in the agreements, now the same owner/developer is attempt to renege on those premiums 17.1.5
- This area of high density is not contiguous, instead a single residential lot arbitrarily owned. 17.1.9
- There are nearby areas of indigenous historically significant grounds (Folio 02864.131, 02864.189, 02864.000) of concern that would be negatively affected by

- any developments at 12022 and 12036. 10.1.3
- **Retain Mobile Home parks and prevent development 7.8.2 -c**
  - Traffic concerns for HWY 97 / Ocala Road / Pretty Road 8.2.7 , 8.2.2

Based on the numerous pieces of concern above. I highly recommend that this land use/development proposal is rejected. I understand there are many areas of need, expectations, and opinions to balance, but the negatives above and evidence of repeated attempts to profit off of others' losses and go against city bylaws all point towards a development and developer who does not and will not do right and bring any positives to the community.

Thank you for your time, consideration, and deliberation on the concerns above. Thank you for the hard and difficult work bringing success to Lake Country as a district.

~Erich Kamprath - Concerned constituent of Lake Country

On Fri, Jan 17, 2025 at 2:48 PM E. K. [REDACTED] > wrote:

Good afternoon District of Lake Country et al.

Just a follow up on this message now that I see sessions are back on for 2025.

I appreciate the continual hard work and effort on improving lake country in positive directions.

~Erich Kamprath - Concerned constituent of Lake Country

On Mon, Nov 4, 2024 at 8:54 AM E. K. [REDACTED] wrote:

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**some whose relatives have died, are in palliative long term care, or found distant job opportunities so these homes are sitting vacant.**

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  - There are nearby areas of indigenous historically significant grounds (Folio 02864.131, 02864.189, 02864.000) of concern that would be negatively affected by any developments at 12022 and 12036. 10.1.3
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Thank you for your time, consideration, and deliberation on the concerns above. Thank you for the hard and difficult work bringing success to Lake Country as a district.

~Erich Kamprath - Concerned constituent of Lake Country

RESPONSE TO PUBLIC NOTICE  
12036 PRETTY RD.  
FILE #: OCP00055 § Z0000263

OCT. 18/2025

AFFECTING ALL ADJACENT OWNERS @  
PINECREST MOBILE HOME PARK - 12022 PRETTY RD

SUBJECT PROPERTY 12036 PRETTY RD.  
AMENDMENT BYLAWS - 1278 § 1300

WE THE TENNANTS (AFFECTED) OF THE  
MOBILE HOME PARK, ARE IN OPPOSITION  
OF THIS AFORESAID APPLICATION OF THE  
LAND USE CHANGE AND REZONING AS IT  
CURRENTLY STANDS.

RELATED REASONS TO OPPOSE

1) A INFRASTRUCTURE PLAN FROM THE  
DISTRICT OF LAKE COUNTRY

2) CURRENTLY THE ONLY ACCESS TO  
THIS DEVELOPMENT @ 12036 IS THROUGH  
A SINGLE PARK ACCESS. THIS WOULD ALSO  
CREATE MAJOR PROBLEM DURING ANY  
PROPOSED CONSTRUCTION. WE WOULD  
SUGGEST SINCE MR. SMITH HAS PURCHASED  
LOT [REDACTED], THAT ANY ACCESS ONTO  
LOT [REDACTED] BE MADE BY A PERMANENT  
ACCESS AS PART OF LOT [REDACTED] AND  
NOT THE MOBILE HOME PARK ACCESS.

3) ADDRESS EXCESS TRAFFIC ONTO PRETTY RD.  
WHICH AT THIS TIME, IS OVER WHELMED  
BY MAIL TRAFFIC & WILL ONLY GET WORSE  
WHEN THE MAIL IS COMPLETE.

planning@Lakecountry.bc.ca

4) PARKING OF VEHICLES ON BOTH SIDES OF PRETTY RD.

5) BIKE LANES ON BOTH SIDES OF PRETTY RD TO ACCESS RAIL TRAIL

6) THIS HAS RESULTED IN ONE LANE TRAFFIC FOR VEHICLES, BIKES, SEMI DELIVERIES TO THE MAIL, TIM HORTON DRIVE THROUGH TRAFFIC, & MAIL TRAFFIC ON TO PRETTY RD AT PRESENT TIME.

7) ALL CURRENT TRAFFIC THEN HAS TO TRY AND ACCESS COOLA AND THEN ACCESS HWY 97.

8) ALSO NO SIDEWALKS, CROSS WALKS, STREET LIGHTS ON PRETTY RD.

9) IT IS NOT CLEAR AS TO WHAT WOULD BE ALLOWED TO BE BUILT ON THIS 1/3 ACRE PARCEL OF LAND.

10) ALSO WOULD LIKE TO SEE ARCHAEOLOGISTS CHECK 12036 FOR NATIVE ARTIFACTS, BEING THE PROPERTY BORDERS A HERITAGE SITE, AND SOME PEOPLE IN THE PARK HAVE NATIVE BACKGROUNDS.

\* ALL AND ALL LAKE COUNTRY MUST ADDRESS THESE INFRASTRUCTURE ISSUES PRIOR TO DEVELOPEMENT AND APPROVAL OF FURTHER PROJECTS.

ON BEHALF OF AFFECTED RESIDENTS

PINECREST MOBILE HOME PARK

M. ANTONICHUK

**From:** [Planning](#)  
**To:** [Mayor and Council](#)  
**Cc:** [Trevor Empey](#); [Carie Liefke](#)  
**Subject:** FW: District of Lake Country mobile home redevelopment policy  
**Date:** Friday, October 10, 2025 2:28:04 PM  
**Attachments:** [District of Lake Country, BC Letter \(1\).pdf](#)

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FYI

Starla Weigel  
Planning Services Clerk

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**From:** San Suzanne [REDACTED]  
**Sent:** Friday, October 10, 2025 11:40 AM  
**To:** mayorandcouncil@lakcountry.bc.ca; Planning <planning@lakecountry.bc.ca>; Trevor Empey <tempey@lakecountry.bc.ca>  
**Subject:** District of Lake Country mobile home redevelopment policy

You don't often get email from [REDACTED] [Learn why this is important](#)

Good morning ,

This letter is to advise you of the following , and would like a reply back ASAP.

Sincerely

Pine Crest MHP Home owners, pretty road Lake Country.

Suzanne J @ [REDACTED]

October 10th, 2025

TO: District of Lake Country, BC

**RE: MOBILE HOME PARK REDEVELOPMENT POLICY**

Several (a majority) of manufactured homeowners at 12022 Pretty Road, Pinecrest Mobile Home Park owned (operated) by Stewart Smith Belco Holdings Ltd. have concerns regarding the “application to rezone 12036 and 12022 Pretty Road” and if approved a “development plan will be submitted for 12036 Pretty Road” as described in a notice he provided to tenants on October 4, 2024, although the park owner has been advising potential buyers of redevelopment intentions for 12022 Pretty Road as early as April, 2023. To date, no development plan has been submitted for 12022 Pretty Road. In fact, no application has even been made to amend the land use or zoning as stated in a District notice delivered to tenants on October 8, 2025.

We would like to meet with Council or appropriate Planning and Development representative to discuss our concerns.

We are not opposed to an eventual redevelopment plan by the owner of the park. We are concerned about what we believe are “tactics” to drastically reduce market/assessment values at this very early stage of his intention (which could still be 5+ years away), so that upon his requirement of providing 12 months notice to vacate the property for an approved redevelopment, the required market/assessment value to be paid to tenants for their manufactured homes is significantly reduced. An environment has been created since 2023, where it is difficult, if not impossible, to sell manufactured homes in the park as noted below. Distress sales (estate, tenant moved to care home, spouse passes away, etc.) have and are occurring where tenants are forced to accept drastically reduced market values.

Informing prospective buyers/realtors verbally and in writing, including adding a new rule in April, 2023 to the parks’ Manufactured Home Site Tenancy Agreement Addendum” that he intends to redevelop the park in 5 years and that “any loss in tenant investment value is the responsibility of the tenant”. Informing prospective buyers/realtors that the pad rent for a new tenant will be 20% to 25% higher than the current pad rental of the tenant (currently asking \$800 per month and statements have been made he may ask for \$1000 per month).

A mobile home park cannot add a park rule stating tenants will lose their investment during redevelopment. This violates the Manufactured Home Park Tenancy Act and the right to compensation. The MHPTA mandates that landlords provide tenants with 12 months’ notice and significant compensation if they end a tenancy for an approved park redevelopment including the home’s fair market value, if it cannot be relocated.

- A tenant is entitled to a minimum of \$20,000 when their manufactured home park tenancy is ended due to redevelopment if there is another suitable manufactured home site within a reasonable distance of the current manufactured home site.
- If a tenant's manufactured home is unable to be moved to a new site, the tenant can apply for dispute resolution for additional compensation in the amount of the assessed value of the home.
- Disputes under \$65,000 are handled through the RTB, while larger claims are filed in the BC Supreme Court per Manufactured Home Park Tenancy Act Section 52. (ie. full fair market/assessed values)

A mobile home park owner cannot increase pad rental by 20% to 25% for a new tenant as rent increase limit guidelines are set by the Residential Tenancy Branch (RTB).

- Landlords/mobile home park owners can only increase rent if it has been at least 12 months since rent was set at the beginning of a tenancy, or rent was legally increased during an existing tenancy. Rent can only be increased by the yearly limit set by RTB (2024 3.5%, 2025 3%, 2026 2.3%; to note the proportionate increase that is allowed for increased property taxes and sewer and water has been 2024 \$19.45, 2025 \$1.77, 2026 \$6.33).

Approximately 40 municipalities in BC have additional bylaws or policies in place that simply provide clarification of mobile home park owner's responsibilities upon redevelopment and tenants'/manufactured homeowners' rights under the acts and regulations, and even extra protection for tenants, in addition to those requirements such as:

- Compensation payments based on the greater of professionally appraised value, fair market value or assessed value; or minimum \$20,000 if the manufactured home can be moved to a suitable, close proximity mobile home park site.
- Specify a reasonable time frame (ie. 1 to 2 years) that park owners must submit a redevelopment plan for approval after rezoning application.

As stated previously, we would like to meet with the District to discuss our concerns and potential for them to consider a review of the District's Mobile Home Park Redevelopment Policy so correct information can be available for prospective buyers and assurances provided for current tenants/manufactured homeowners (seniors) of their right to fair compensation and treatment.

Respectfully,

Manufactured Home Owners of 12022 Pretty Road, Lake Country, BC