



BOARD REPORT

TO: Chair and Directors

File No: BL2067
PL20160139

SUBJECT: Electoral Area E: Rural Sicamous Land Use Amendment (Riddoch)
Bylaw No. 2067

DESCRIPTION: Report from Candice Benner, Development Services Assistant, dated
June 27, 2018.
643 Swansea Point Road, Swansea Point

RECOMMENDATION: THAT: First reading given on September 17th, 2016 and Second reading
as amended, given on December 2nd, 2016 to "Rural Sicamous Land Use
Amendment (Riddoch) Bylaw No. 2067" be rescinded this 19th day of
July, 2018;

AND FURTHER THAT delegation of a public hearing given on December
2nd, 2016 be rescinded this 19th day of July, 2018.

SHORT SUMMARY:

Bylaw No. 2067 was given First Reading on September 17th, 2016. The Board gave second reading, as amended, and delegation of a public hearing at its December 2, 2016 Board meeting. At that meeting, staff recommended to the Board that prior to scheduling a public hearing, the owners would need to submit to staff an assessment from a qualified professional for connection of the RV trailer to the existing septic system on the property. Over the last year and a half the owners strove to meet this requirement but were unable to do so and therefore, decided to remove the RV trailer from the property and decommissioned the bunkhouse. With these changes, the property is no longer in contravention regarding uses and maximum number of dwellings permitted, therefore, the owners withdrew their bylaw amendment application. Staff are recommending that the readings given to Bylaw No. 2067, and the resolution to delegate a Public Hearing, be rescinded.

There are still setback issues with some of the buildings on the property so a Development Variance Permit (DVP) application was opened (DVP 2000-74), which the Board will consider at its July 19th, 2018, Board meeting.

VOTING:	Unweighted Corporate	<input type="checkbox"/>	LGA Part 14 (Unweighted)	<input checked="" type="checkbox"/>	Weighted Corporate	<input type="checkbox"/>	Stakeholder (Weighted)	<input type="checkbox"/>
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BACKGROUND:

See attached "2016-12-02_Board_DS_BL2067_second_as_amended.pdf".

The subject property is located at 643 Swansea Point Road in Electoral Area E; the application was to recognize the existing single family dwelling, permanent RV and bunkhouse, as well as setback issues for some of the buildings.

The amendment also introduced a new definition of "Temporary" and amendment to the "Recreation Vehicle" definition in Bylaw No. 2000.

POLICY:

See attached "2016-12-02_Board_DS_BL2067_second_as_amended.pdf".

FINANCIAL:

The owners withdrew their bylaw amendment application prior to notice of a public hearing and were entitled to a refund in accordance with Development Services Application Fees Bylaw No. 4000, however, a DVP application is still required to address setback issues on the property and the refund entitlement was transferred to the new DVP application.

KEY ISSUES/CONCEPTS:

The owners provided photographic evidence in an email to staff on June 11th, 2018, that they had removed the RV from the property and decommissioned the bunkhouse by severing the water line to the building; with these actions, there is no longer land use and density issues on the property that require a bylaw amendment. As such, the application has been withdrawn and it is appropriate for the Board to rescind readings given to Bylaw No. 2067, and to rescind the resolution to delegate a Public Hearing.

The housekeeping amendments included in this amendment proposed to add a new definition of "Temporary" and amend the existing definition of "Recreation Vehicle" may be addressed in a future bylaw amendment.

IMPLEMENTATION:

The owners have withdrawn their bylaw amendment application, staff will carry out the appropriate processes in order to close the file.

COMMUNICATIONS:

Staff will notify the owners that the file is closed.

DESIRED OUTCOMES:

Endorse staff recommendation.

BOARD'S OPTIONS:

1. *Endorse the Recommendation.*
2. *Deny the Recommendation.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

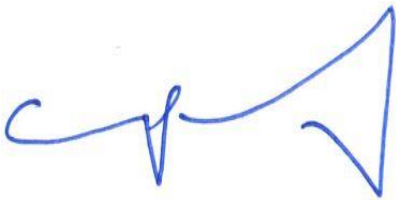
LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

1. Rural Sicamous Land Use Bylaw No. 2000

Report Approval Details

Document Title:	2018-07-19_Board_DS_BL2067_Riddoch.docx
Attachments:	<ul style="list-style-type: none">- Photos_BL2067.pdf- 2016-12-02_Board_DS_BL2067_second_as_amended.pdf- BL2067 Second_as_amended.pdf
Final Approval Date:	Jul 10, 2018

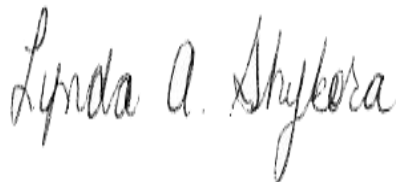
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Jul 10, 2018 - 8:47 AM



Gerald Christie - Jul 10, 2018 - 8:56 AM



Lynda Shykora - Jul 10, 2018 - 10:48 AM



Charles Hamilton - Jul 10, 2018 - 1:08 PM