



# BOARD REPORT

**TO:**

Chair and Directors

<b>File No:</b>	BL725-14
	20180112
	BL701-88
	PL20170147

**SUBJECT:**

Electoral Area C: Electoral Area 'C' Official Community Plan Amendment (Landev Properties Corp) Bylaw No. 725-14 & South Shuswap Zoning Amendment (Landev Properties Corp) Bylaw No. 701-88

**DESCRIPTION:**

Report from Jennifer Sham, Planner, dated July 20, 2018.  
1302 Trans-Canada Highway and 1295 Notch Hill Road, Sorrento

**RECOMMENDATION  
#1:**

THAT: "Electoral Area 'C' Official Community Plan Amendment (Landev Properties Corp) Bylaw No. 725-14" be given first reading this 16<sup>th</sup> day of August, 2018.

AND THAT: the Board utilize a modified complex consultation process for Bylaw No. 725-14 and it be referred to the following agencies and First Nations Bands and Councils:

- Area C Advisory Planning Commission;
- Ministry of Transportation and Infrastructure;
- Ministry of Environment;
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development;
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Archaeology Branch;
- CSRD Operations Management;
- CSRD Financial Services; and,
- All relevant First Nations Bands and Councils.

**RECOMMENDATION  
#2:**

THAT: "South Shuswap Zoning Amendment (Landev Properties Corp) Bylaw No. 701-88" be given first reading this 16<sup>th</sup> day of August, 2018.

AND THAT: the Board utilize a modified complex consultation process for Bylaw No. 701-88 and it be referred to the following agencies and First Nations Bands and Councils:

- Area C Advisory Planning Commission;
- Ministry of Transportation and Infrastructure;
- Ministry of Environment;
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development;
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Archaeology Branch;
- CSRD Operations Management;
- CSRD Financial Services; and,
- All relevant First Nations Bands and Councils.

**SHORT SUMMARY:**

The proposal is to amend the Electoral Area 'C' Official Community Plan Bylaw No. 725 (BL725) and the South Shuswap Zoning Bylaw No. 701 (BL701) to allow increased density for a future development of small residential lots and commercial lots. The owners of the four subject properties propose to create a bare land strata development with a medium density residential use in Development Area 1 and a commercial development in Development Area 2.

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**VOTING:**Unweighted  
Corporate☐LGA Part 14  
(Unweighted)☒Weighted  
Corporate☐Stakeholder  
(Weighted)☐

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**BACKGROUND:****REGISTERED OWNER(S):**

Landev Properties Corp., Inc.No. BC1089276

**APPLICANTS:**

John Collett &amp; Jason Collett

**AGENT:**

Franklin Engineering Ltd.

**ELECTORAL AREA:**

C

**LEGAL DESCRIPTION:**

- 1) Lot 21 Section 16 Township 22 Range 11 W6M KDYD Plan 690 Except the West 45 feet thereof and Plans H698 and KAP57595
- 2) Lot A Section 16 Township 22 Range 11 W6M KDYD Plan 32996
- 3) Lot B Section 16 Township 22 Range 11 W6M KDYD Plan 32996
- 4) Lot 9 Section 16 Township 22 Range 11 W6M KDYD Plan 1364 Except Plans 18232 and 32996

**PID:**

- 1) 002-043-807
- 2) 003-271-684
- 3) 003-271-714
- 4) 008-592-761

**CIVIC ADDRESS:**

- 1) 1302 Trans-Canada Highway
- 2) N/A
- 3) N/A
- 4) 1295 Notch Hill Road

**SURROUNDING LAND USE PATTERN:**

North = Trans-Canada Highway, Commercial, Residential

South = Notch Hill Road, Rural Residential

East = Rural Residential, McKenzie Road

West = Notch Hill Road, Sorrento Blind Bay Park, Rural Residential, Commercial, Sorrento Waterworks

**CURRENT USE:**

- 1) Residential, treed
- 2) Vacant, treed
- 3) Vacant, treed
- 4) Residential, treed

**PROPOSED USE:**

New Lot 1 = Commercial

New Lot 2 = Medium Density Residential

**PARCEL SIZES:**

- 1) 2.76 ha
  - 2) 0.223 ha
  - 3) 0.218 ha
  - 4) 2.267 ha
- Total Area: 5.468 ha

**PROPOSED PARCEL SIZES:**

New Lot 1 (Commercial): ~0.71 ha

New Lot 2 (Medium Density Residential): ~4.76

**DESIGNATION:**

Electoral Area C Official Community Plan Bylaw No. 725

VC Village Centre

**ZONE:**

South Shuswap Zoning Bylaw No. 701

RR4 Rural Residential 4

**PROPOSED DESIGNATION:**

New Lot 1 (Commercial) = VC Village Centre (No change)

New Lot 2 (Medium Density Residential) = VC Village Centre with site specific density of 20 dwelling units/ha

**PROPOSED ZONE:**

CDC5 Comprehensive Development Zone 5

Development Area 1 = Commercial

Development Area 2 = Medium Density Residential

**POLICY (Excerpts):****Electoral Area C Official Community Plan Bylaw No. 725 (BL725)****3.1 General Land Use Management****3.1.2 Policies**

.2 The Sorrento Village Centre, established on Schedules B and C, will accept much of the residential, retail and business development in Area C and will be connected to community water and sewer systems. [...]

**3.2 VC Village Centre (VC)**

.1 Permitted land uses within the Village Centre include: residential (see Policy 3), retail including food services, offices, business and personal services, community and health-related services, public and institutional uses, recreation, arts and cultural activities, highway commercial uses, personal, professional and financial services. Small-scale light industrial uses whose operations are compatible with adjacent uses are also permitted.

.2 Residential development is subject to the following housing forms and maximum densities:

Detached	5 units/ac (1 unit/0.2 ac) 12 units/ha (1 unit/0.08 ha)
Semi-detached	8 units/ac (1 unit/0.13 ac) 20 units/ha (1 unit/0.05 ha)
Townhouse	12 units/ac (1 unit/0.13 ac) 30 units/ha (1 unit/0.03 ha)
Apartment	30 units/ac (1 unit/0.03 ac) 74 units/ha (1 unit/0.01 ha)

.4 Residential units above ground floor commercial establishments and live-work units may be permitted and encouraged.

.7 All new subdivisions and all new rezoning applications which would increase existing residential densities or require additional sewer or water capacity must be connected to both a community sewer system and a community water system. Where community sewer and water system servicing is not feasible, the maximum allowable density is 1 unit / ha (1 unit / 2.47 ac).

.8 Where possible, new development will include dedicated pedestrian and non-motorized linkages to and through the development.

.10 New commercial, industrial, multi-family and intensive residential development within the Village Centre is subject to the Form & Character Development Permit Area Guidelines.

**3.8 Commercial**

.3 The Village Centre (VC) designation encompasses a broad range of commercial uses, including retail, food services, offices, business and personal services, community and health-related services, public and institutional uses, recreation, arts and cultural activities, highway commercial uses, personal, professional and financial services.

.9 All new redesignation and rezoning applications for commercial uses which would require additional sewer or water capacity and which are located in proximity to a community sewer system and a community water system must connect to that system.

#### 12.5 Village Centre and Secondary Settlement Area Form and Character Development Permit Area .3 Area

This DPA applies to all commercial, industrial, multi-family residential and intensive residential (defined as a 5 or more single family residential subdivision) development as set out in Schedules B and C:

- .1 Within Sorrento Village Centre;
- .2 Within Secondary Settlement Areas; and,
- .3 On waterfront parcels (defined as those which have any portion of their parcel boundary in common with the natural boundary of a lake).

See "Policies\_BL725-14\_BL701-88.pdf" attached.

#### **South Shuswap Zoning Bylaw No. 701 (BL701)**

##### RR4 Rural Residential Zone (2 ha)

Permitted uses: single family dwelling; hobby farm, permitted only on parcels greater than 2 ha or on parcels within the Agricultural Land Reserve; bed and breakfast; cottage, permitted only on parcels greater than 4,000 m<sup>2</sup>; home business; home industry, permitted only on parcels greater than 2 ha; accessory use.

Minimum parcel size for new subdivisions = 2 ha

Maximum number of Single Family Dwellings per Parcel = 1

Maximum coverage on parcels less than 4000 m<sup>2</sup> = 40%

See "BL701\_Excerpts\_BL725-14\_BL701-88.pdf" attached.

#### **Proposed CDC5 Comprehensive Development 5 Zone**

The CDC5 zone would be a unique zone that would only apply to the subject properties. The purpose of the CDC5 zone is to provide for a mix of commercial uses and detached single family dwellings as part of a strata development.

Two Development Areas are proposed as follows:

##### Development Area 1 (DA1)

Permitted uses: single family dwelling; bed and breakfast; home business; accessory use. One single family dwelling per parcel.

Maximum density is 20 dwelling units/ha.

Minimum parcel size created by subdivision is 0.03 ha for new subdivisions where serviced by both a community water system and a community sewer system. In all other cases, the minimum parcel size created by subdivision is 1 ha.

##### Development Area 2 (DA2)

Principal permitted uses: ambulance; aviary and botanical gardens (which may include public display); bakery; bank, credit union or trust company; building set apart for public worship; car wash (only if

connected to a community sewer system); commercial garden centre; commercial daycare facility; commercial lodging (only if connected to a community sewer system); convenience store; craft and gift shop; gallery or studio (including music, television, and radio stations); indoor recreation facility; library; mini storage; neighbourhood pub (only if connected to a community sewer system); office; parking lot or parkade; personal services establishment; post office; public assembly facility; restaurant (only if connected to a community sewer system); retail store; sale, rental and repair of tools and small equipment; storage and warehousing; accessory upper floor dwelling unit; accessory use; single family dwelling, only if accessory to a principal commercial use.

Minimum parcel size for subdivision where a parcel is served by both a community water system and a community sewer system 0.02 ha and in all other cases is 1 ha.

### **FINANCIAL:**

There are no financial implications to the CSRD with regard to this application.

### **KEY ISSUES/CONCEPTS:**

#### **Density and Use**

Residential Development (DA1): The proposed density of 20 dwellings units per hectare exceeds the current Village Centre residential development maximum density of 12 units per hectare for detached housing forms in BL725; however, the proposed servicing for the development is the CSRD Sorrento Waterworks and a private community sewer system. With this density, the agent has expressed that they "won't realistically be able to achieve" this density, but would still like it written into the bylaw. DA1 is 4.76 ha in size and with the proposed density of 20 dwelling units per hectare (and community water and sewer services), the maximum number of dwelling units permitted in DA1 is 95; however, the agent calculates 84 dwelling units on the site plan.

Commercial zone (DA2): BL725 states that the Village Centre encompasses a broad range of commercial uses including retail, food services, offices, business and personal services, community and health-related services, public and institutional uses, recreation, arts and cultural activities, highway commercial uses, and personal, professional, and financial services.

The proposed uses in this zone are similar to the C1 Commercial zone in BL701 except for mini storage, and storage and warehousing (which includes outside storage). The DA2 zone also includes that all outside commercial storage, including garbage and recycling bins, shall be completely contained by a fence or a wall of not less than 2 m in height.

#### **Setbacks**

Development Services (DS) staff recommend setbacks from interior property lines and building separation setbacks (of 2.4 m) based on the entire CSRD being outside of a 10 minute fire response time and in anticipation of the building inspection service being introduced into Electoral Area C. The bylaw attached to the staff report reflects the agent's requested setbacks.

#### **Servicing**

The agent has proposed a private community sewer system to service the medium residential portion of the development and on-site septic systems for the commercial portion of the development.

Further, the agent is proposing that both the commercial and medium density residential development connect to the CSRD Sorrento Waterworks system. CSRD Operations Management (Utilities) referral

comments will be available at a future Board meeting after first reading with regard to this proposed connection.

See "Franklin\_Report\_2018-06-21\_BL725-14\_BL701-88.pdf".

#### Access

Access to the proposed commercial zone will be directly from the Trans-Canada Highway. There is an existing shared access easement (KK086222, as shown on KAP57791) with the property to the west (Tirecraft Sorrento: Lot 1, KAP57595) measuring 15 m wide in total for vehicular and pedestrian access.

The site plan shows a proposed pedestrian path within the development and connecting to the Trans-Canada Highway via CSRD land to the west where the Sorrento Waterworks is located. Staff note that a portion of the CSRD property is gated, and that there is an adjacent commercial business that shares a portion of the driveway on CSRD land. DS Staff have concerns regarding potential vehicle and pedestrian conflict on CSRD land, and note that there is an existing easement for pedestrian access on the proposed development that connects directly to the Trans-Canada Highway. CSRD Operations Management (Utilities) comments will be available at a future Board meeting after first reading.

See "Maps\_Plan\_Photos\_BL725-14\_BL701-88.pdf" attached.

#### **SUMMARY:**

DS staff are recommending that these bylaw amendments receive first reading because the proposal complies with BL725 policies regarding directing residential and commercial development to the Village Centre.

#### **IMPLEMENTATION:**

##### Consultation Process

As per CSRD Policy No. P-18 regarding Consultation Processes-Bylaws, staff recommends a modified complex consultation process. After first reading, the agent would hold a public meeting in the community where the subject properties are located; further, rather than waiting until the Board gives second reading to send a referral to agencies and the Advisory Planning Commission, staff is recommending that the referrals be sent after first reading. Neighbouring property owners will first become aware of the application for zoning amendments when notice of development signs are posted on the properties.

#### **COMMUNICATIONS:**

##### Referral Process

The following list of referral agencies is recommended:

- Area 'C' Advisory Planning Commission;
- Ministry of Transportation and Infrastructure;
- Ministry of Environment;
- Ministry of Forests, Lands and Natural Resource Operations;
- Ministry of Forests, Lands and Natural Resource Operations, Archaeology Branch;
- CSRD Operations Management;
- CSRD Financial Services; and
- All relevant First Nations Bands and Councils:
  - Adams Lake Indian Band

- Little Shuswap Indian Band
- Neskonlith Indian Band.

**DESIRED OUTCOMES:**

That the Board 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. CSRD Policy P-18 Consultation Processes - Bylaws
2. Electoral Area C Official Community Plan Bylaw No. 725
3. South Shuswap Zoning Bylaw No. 701



**Report Approval Details**

Document Title:	2018-08-16_Board_DS_BL701-88_BL725-14_LandevPropertiesCorp.docx
Attachments:	<ul style="list-style-type: none"><li>- BL725-14_first.pdf</li><li>- BL701-88_first.pdf</li><li>- Policies_BL725-14_BL701-88.pdf</li><li>- BL701_Excerpts_BL725-14_BL701-88.pdf</li><li>- Franklin_Report_2018-06-21_BL725-14_BL701-88.pdf</li><li>- Maps_Plan_Photos_BL725-14_BL701-88.pdf</li></ul>
Final Approval Date:	Aug 2, 2018

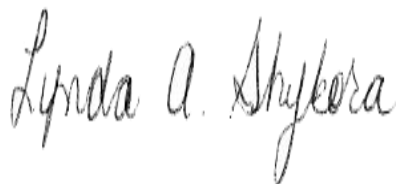
This report and all of its attachments were approved and signed as outlined below:

**No Signature - Task assigned to Corey Paiement was completed by workflow administrator Tommy Test**

**Corey Paiement - Aug 1, 2018 - 4:44 PM**



**Gerald Christie - Aug 2, 2018 - 9:25 AM**



**Lynda Shykora - Aug 2, 2018 - 1:26 PM**



**Charles Hamilton - Aug 2, 2018 - 2:13 PM**