



BOARD REPORT

TO: Chair and Directors

File No: BL650-13
PL20180000033

SUBJECT: Electoral Area F: Anglemont Zoning Amendment (Anglemont Estates Golf Course Ltd.) Bylaw No. 650-13

DESCRIPTION: Report from Candice Benner, Development Services Assistant, dated June 28, 2018.
7838 Golf Course Road, Anglemont

RECOMMENDATION #1: THAT: "Anglemont Zoning Bylaw Amendment (Anglemont Estates Golf Course Ltd.) Bylaw No. 650-13" be given second reading, as amended, this 19th day of July 2018.

RECOMMENDATION #2: THAT: a public hearing to hear representations on "Anglemont Zoning Bylaw Amendment (Anglemont Estates Golf Course Ltd.) Bylaw No. 650-13" be held;

AND THAT: notice of the public hearing be given by the staff of the Regional District on behalf of the Board in accordance with Section 466 of the Local Government Act;

AND FURTHER THAT: the holding of the public hearing be delegated to Director Larry Morgan, as Director of Electoral Area F being that in which the land concerned is located, or Alternate Director Robert Missegheers, if Director Morgan is absent, and the Director or Alternate Director, as the case may be, give a report of the public hearing to the Board.

SHORT SUMMARY:

The owner has applied for a zoning text amendment to permit an existing upper floor dwelling unit as a permitted use in the P-4 zone in Anglemont Zoning Bylaw No. 650 for the subject property only. A new definition for Golf Course is proposed to be included in Bylaw No. 650 to help clarify what uses are permitted with golf course use.

After first reading but before referrals were sent out, the owner indicated that they would like to ensure that a tennis court use may be permitted as a use at the Anglemont Estates Golf Course property. Public Assembly Facility is already a permitted use within the P-4 Recreation zone. For clarity, staff is proposing to include "recreation" in the Public Assembly Facility definition in Bylaw No. 650.

Agency referrals were then sent out. Staff indicated on the referral forms that agencies may also consider a potential amendment to the definition of Public Assembly Facility in their review and that this amendment would be presented to the Board at second reading, as amended for consideration and review.

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 "2018-05-17_Board_DS_BL650-13_Anglemont_Estates_Golf_Course.pdf".

POLICY:

See "2018-05-17_Board_DS_BL650-13_Anglemont_Estates_Golf_Course.pdf".

Anglemont Zoning Bylaw No. 650

Current Zone: Recreation P-4

.1 Permitted Uses

The uses stated in this subsection and no others are permitted in the Recreational zone, except as stated in Part 3 General Regulations.

(a) Airport

(b) Golf course

(c) Curling rink

(d) Public assembly facility

(e) Accessory use

Proposed Zoning Amendment:

The following definitions are proposed to be included in the Definitions section of Bylaw No. 650:

Part 1 Definitions

GOLF COURSE is the use of land, *buildings* and structures for playing golf and may include driving range, clubhouse, restaurant, pro shop, and similar accessory facilities necessary for golf purposes and which may include the maintenance and administration of the golf course;

PUBLIC ASSEMBLY FACILITY is the use of land, buildings, or structures where people gather periodically for public, cultural, religious, philanthropic, entertainment, or recreation purposes;

UPPER FLOOR DWELLING UNIT means a *dwelling unit* that is located above the ground floor of a principle permitted use and contains a separate entrance;

Part 5

5.10 Recreation P-4

The proposal will involve adding a new site specific permitted use to Part 5.10 as follows:

.1 Permitted Uses

(f) *upper floor dwelling unit*, permitted only on Lot B Section 15 Township 23 Range 9 W6M Kamloops Division Yale District Plan 17443 (PID: 001-583-255).

FINANCIAL:

See "2018-05-17_Board_DS_BL650-13_Anglemont_Estates_Golf_Course.pdf".

KEY ISSUES/CONCEPTS:

See "2018-05-17_Board_DS_BL650-13_Anglemont_Estates_Golf_Course.pdf".

The Board gave first reading of this amendment at its May 17, 2018 Board meeting for a site specific bylaw amendment to permit an existing upper floor dwelling unit on the subject property. Staff also proposed to include a "Golf Course" definition in Bylaw No. 650 to help clarify what is permitted in a golf course use.

After the Board meeting, the applicant approached staff asking whether a tennis court would be permitted as a secondary use at Anglemont Estates Golf Course. Staff determined that a tennis court, and other passive recreation uses, are appropriate within the Public Assembly Facility use and therefore, are proposing to amend the existing definition of Public Assembly Facility in Bylaw No. 650 to include "recreation". Public Assembly Facility is permitted in the P-4 zone and would therefore be permitted on all P-4 zoned properties within the boundaries of Bylaw No. 650, including the Anglemont Estates Golf Course properties.

SUMMARY:

The proposal is to allow an existing upper floor dwelling unit on the subject property, to add a new definition of Golf Course, and amend the existing Public Assembly Facility definition to include "recreation", in Anglemont Zoning Bylaw No. 650.

IMPLEMENTATION:

In accordance with CSRD Policy P-18 regarding Consultation Processes –Bylaws, staff recommended the simple consultation process.

Notice of development signs were posted on the property on June 12, 2018, following first reading on May 17, 2018. As of the date of this report, no written submissions from the public have been received.

COMMUNICATIONS:

See "Agency_referral_responses_BL650-13.pdf".

Bylaw No. 650-13 was sent out to the following referral agencies for comment:

Interior Health:

Interests unaffected.

CSRD –Operations Department:

- Utilities: suite will be required to pay an additional yearly user fee for water.
- All other: no concerns.

The following agencies did not respond to the request for comments:

- Ministry of Transportation and Infrastructure
- Ministry of Forests, Lands and Natural Resource Operations, Archaeology Branch
- CSRD Financial Services
- Adams Lake Indian Band
- Little Shuswap Indian Band
- Neskonalith Indian Band
- Okanagan Indian Band
- Shuswap Indian Band
- Simpcw First Nation

- Splats'in First Nation.

DESIRED OUTCOMES:

That the Board endorse staff recommendations.

BOARD'S OPTIONS:

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

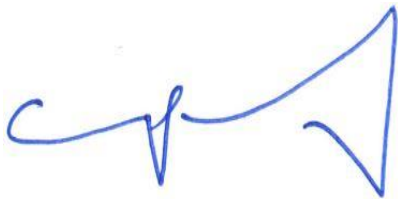
LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

1. Electoral Area F Official Community Plan Bylaw No. 830
2. Anglemont Zoning Bylaw No. 650

Report Approval Details

Document Title:	2018_07_19_Board_DS_BL650-13_Anglemont_Estates_Golf_Course.docx
Attachments:	<ul style="list-style-type: none">- BL650-13_Second_as_amended.pdf- 2018-05-17_Board_DS_BL650-13_Anglemont_Estates_Golf_Course.pdf- Agency_referral_responses_BL650-13.pdf- Rainville_letter_2018-02-22_BL650-13.pdf- Maps_Plans_Photos_BL650-13.pdf
Final Approval Date:	Jul 9, 2018

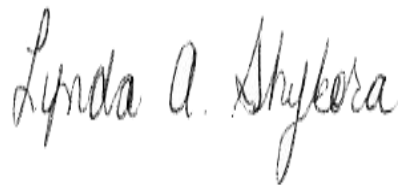
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Jul 5, 2018 - 10:35 AM



Gerald Christie - Jul 5, 2018 - 11:24 AM



Lynda Shykora - Jul 9, 2018 - 10:37 AM



Charles Hamilton - Jul 9, 2018 - 4:13 PM