



# BOARD REPORT

**TO:** Chair and Directors

<b>File No:</b> BL800-29 PL20160121
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**SUBJECT:** Electoral Area F: Magna Bay Zoning Amendment (Schneider) Bylaw No. 800-29

**DESCRIPTION:** Report from Jennifer Sham, Planner, dated April 25, 2017.  
6956 Casabello Road, Magna Bay

**RECOMMENDATION #1:** THAT: "Magna Bay Zoning Amendment (Schneider) Bylaw No. 800-29" be read a third time this 18<sup>th</sup> of May, 2017.

**RECOMMENDATION #2:** THAT: "Magna Bay Zoning Amendment (Schneider) Bylaw No. 800-29" be adopted this 18th of May, 2017.

**SHORT SUMMARY:**

The owner would like to construct an over-height garage within the interior side parcel boundary line setback area. The owner has applied for a bylaw amendment to allow an increase in parcel coverage and to vary the interior side parcel boundary line setback and the maximum height of an accessory building.

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

See BL800-29 Board Report Second Reading and PH.pdf.

**POLICY:**

See BL800-29 Board Report Second Reading and PH.pdf.

**FINANCIAL:**

No financial implications to the CSRD.

**KEY ISSUES/CONCEPTS:**

Also see BL800-29 Board Report Second Reading and PH.pdf.

Public Hearing

A public hearing was held on March 28, 2017 at the Scotch Creek/Lee Creek Fire/Community Hall. One member of the public was in attendance. No written submissions were received before the close of the public hearing.

**SUMMARY:**

The property is located at 6956 Casabello Road in Magna Bay. The proposal is to build a 57.9 m<sup>2</sup> over-height garage, within the interior side parcel boundary setback area, on the subject property.

Further, with the construction of this garage, in addition to the existing buildings on the property, the parcel coverage will exceed the maximum of 25%.

This bylaw amendment includes the following variances:

- Setback from the interior side parcel boundary line from 2 m to 1.39 m (to the eaves);
- Maximum parcel coverage from 25% to 30%; and,
- Maximum height of an accessory building from 6 m to 7.72 m.

### **IMPLEMENTATION:**

#### Consultation Process

As per CSR Policy No. P-18 regarding consultation processes – bylaws, staff recommended the simple consultation process. Neighbouring property owners first became aware of the application to rezone when the notice of development sign was posted on the property on October 26, 2016. No written submissions from the public were received before the close of the public hearing, held on March 28, 2017.

### **COMMUNICATIONS:**

Staff notified adjacent property owners, advertised and held the Public Hearing in accordance with the Local Government Act. If the bylaw is given third reading and adopted, the owners will be advised of the Board decision. CSR staff will amend Bylaw No. 800, which will be posted on the CSR website and copies will be provided to the Director.

### **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.*

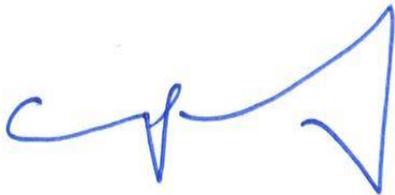
### **LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:**

1. Magna Bay Zoning Bylaw No. 800

**Report Approval Details**

Document Title:	2017-05-18_Board_DS_BL800-29_Schneider.docx
Attachments:	- BL800-29 signed public hearing notes.pdf - BL800-29.pdf - BL800-29 Board Report First Reading Schneider.pdf - BL800-29 Board Report Second Reading and PH.pdf
Final Approval Date:	May 8, 2017

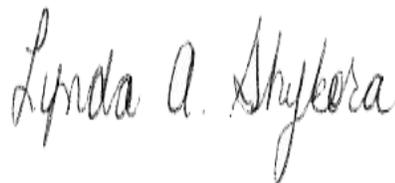
This report and all of its attachments were approved and signed as outlined below:



**Corey Paiement - May 2, 2017 - 11:59 AM**



**Gerald Christie - May 5, 2017 - 10:45 AM**



**Lynda Shykora - May 5, 2017 - 12:32 PM**



**Charles Hamilton - May 8, 2017 - 2:36 PM**