



BOARD REPORT

TO: Chair and Directors

File No: BL825-39
PL20180135

SUBJECT: Electoral Area F: Scotch Creek/Lee Creek Zoning Amendment (Yakashiro) Bylaw No. 825-39

DESCRIPTION: Report from Dan Passmore, Senior Planner, dated January 23, 2019. #8, 1022 Scotch Creek Wharf Road, Scotch Creek.

RECOMMENDATION #1: THAT: "Scotch Creek/Lee Creek Zoning Amendment (Yakashiro) Bylaw No. 825-39", be given third reading this 21st day of February, 2019.

RECOMMENDATION #2: THAT: "Scotch Creek/Lee Creek Zoning Amendment (Yakashiro) Bylaw No. 825-39", be adopted this 21st day of February, 2019.

SHORT SUMMARY:

The applicant is planning to rebuild a new single family dwelling on Strata Lot 8, Section 27, Township 22, Range 11, West of 6th Meridian, KDYD, Strata Plan K227. Unfortunately, the proposed building exceeds the parcel coverage for the R1 zone. The applicant is proposing a site specific amendment to the R1 zone to allow for a parcel coverage of 82.2%, as well as setback variances that will permit the proposed house to be constructed on the subject property.

Development Services staff referred the bylaw, in accordance with the Board's direction, and the responses received were summarised in the attached "Agency_referral_responses_BL825-39.pdf". The Board considered the referral responses at the November 15, 2018 regular meeting where the Bylaw was given second reading and a Public Hearing was delegated.

The Public Hearing was held January 22, 2019 at the Scotch Creek Community/Fire Hall in Scotch Creek. It is appropriate for the Board to consider the public input submitted for the public hearing and consider the Bylaw for third reading. Should the Board give the Bylaw third reading, it is also appropriate for the Board to consider adoption.

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 "2018-09-20_Board_DS_BL825-39_Yakashiro.pdf".

POLICY:

See attached "2018-09-20_Board_DS_BL825-39_Yakashiro.pdf"

FINANCIAL:

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

KEY ISSUES/CONCEPTS:

See attached "2018-09-20_Board_DS_BL825-39_Yakashiro.pdf", and 2018-11-15_Board_DS_BL825-39_Yakashiro.pdf".

SUMMARY:

Development Services staff are recommending that the Board consider the public input submitted for the public hearing and consider the Bylaw for third reading and adoption.

IMPLEMENTATION:

As per CSRD Policy No. P-18 regarding Consultation Processes-Bylaws, staff recommended the simple consultation process. Neighbouring property owners first became aware of the application for OCP amendments when the notice of development sign was posted on the property. Staff forwarded the bylaw and staff report to referral agencies for review and comment, a summary of the responses has been provided in previous reports to the Board.

Ministry of Transportation endorsement of the bylaw is not necessary.

Public Hearing

The delegated Public Hearing for the proposed bylaws was held January 22, 2019 at the Scotch Creek Community/Fire Hall at 3825 Squilax-Anglemont Road in Scotch Creek. Thirteen members of the public attended, of which 1 spoke requesting clarification on both the site coverage and the setbacks proposed.

Please see the attached Public Hearing Notes for details about public input (See "Public_Hearing_Notes_2019-01-22_BL825-39.pdf", attached.)

No correspondence was received in regard to the Bylaw.

COMMUNICATIONS:

Staff notified adjacent property owners, advertised and held the Public Hearing in accordance with the Local Government Act. It is now appropriate for the Board to consider the Bylaw for third reading, and adoption.

Referral agencies have provided their comments and they have been attached "Agency_referral_responses_BL825-39.pdf".

DESIRED OUTCOMES:

That the Board endorse staff recommendations.

BOARD'S OPTIONS:

1. *Endorse the Recommendation(s).*

2. *Deny the Recommendation(s).*
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. Scotch Creek/Lee Creek Zoning Bylaw No. 825

Report Approval Details

Document Title:	2019-02-21_Board_DS_BL825-39_Yakashiro.docx
Attachments:	<ul style="list-style-type: none">- BL825-39-Third_Adopt.pdf- 2018-09-20_Board_DS_BL825-39_Yakashiro.pdf- 2018-11-15_Board_DS_BL825-39_Yakashiro.pdf- Public_Hearing_Notes_2019-01-22_BL825-39.pdf- Agency_referral_responses_BL825-39.pdf- Maps_Plans_BL825-39.pdf
Final Approval Date:	Feb 7, 2019

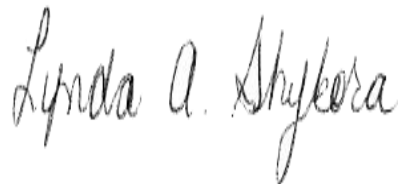
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Jan 24, 2019 - 1:55 PM



Gerald Christie - Feb 6, 2019 - 10:38 AM



Lynda Shykora - Feb 7, 2019 - 1:53 PM



Charles Hamilton - Feb 7, 2019 - 4:29 PM