



BOARD REPORT

TO: Chair and Directors

File No:	BL 725-8
	PL20170011
	BL 701-87
	PL20170012

SUBJECT: Electoral Area C: Electoral Area 'C' Official Community Plan Amendment (Shuswap Lake Estates) Bylaw No. 725-8 and South Shuswap Zoning Amendment (Shuswap Lake Estates) Bylaw No. 701-87

DESCRIPTION: Report from Dan Passmore, Senior Planner, dated April 10, 2017. Golf Course Drive, Blind Bay

RECOMMENDATION #1: THAT: "Electoral Area 'C' Official Community Plan Amendment (Shuswap Lake Estates) Bylaw No. 725-8" be read a second time this 18th day of May, 2017.

RECOMMENDATION #2: THAT: "South Shuswap Zoning Amendment (Shuswap Lake Estates) Bylaw No. 701-87" be read a second time this 18th day of May, 2017.

RECOMMENDATION #3: THAT: a public hearing to hear representations on Electoral Area 'C' Official Community Plan Amendment (Shuswap Lake Estates) Bylaw No. 725-8 and South Shuswap Zoning Amendment (Shuswap Lake Estates) Bylaw No. 701-87 be held;

AND THAT: notice of the public hearing be given by 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 Paul Demenok, as Director for Electoral Area 'C' being that in which the land concerned is located, or Alternate Director Arnie Payment, if Director Demenok 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 proposal is to amend the Electoral Area 'C' Official Community Plan Bylaw No. 725 (Bylaw No. 725) to recognize current development densities permitted on the subject property. It is also to amend the CD 3 – Comprehensive Development 3 Zone of South Shuswap Zoning Bylaw No. 701 (Bylaw No. 701) to reflect a proposed new layout for the site development.

The owner has applied for a boundary adjustment subdivision to create 2 new parcels out of current Lot 1, Plan KAP79111; and Lot 2, Plan KAP79111. The owner would then apply to subdivide a proposed 37 lot bare land strata single family dwelling subdivision. Originally the CD3 zone permitted a 75 unit seniors' residence, and 74 dwelling units consisting of single family and duplex dwellings on bare land strata lots.

The owner has not specifically decided on a use pattern for the remainder of the parcel, so has proposed that amendments be made to the CD 3 zone to allow subdivision into bare land strata single family dwelling lots, multi family dwellings, or a seniors housing facility.

The Board gave Bylaw No. 725-8, and Bylaw No. 701-87 first reading at the March 23, 2017 regular meeting, and directed staff to utilize the simple consultation process. The development notice was posted in accordance with Development Services Procedures Bylaw No. 4001, as required. Staff has referred the bylaw to the Electoral Area 'C' Advisory Planning Commission, affected Ministries, agencies and First Nations and comments received have been summarised in an attachment to this report. It is now appropriate for the Board to consider second reading and to delegate a Public Hearing.

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 Report dated February 27, 2017.

POLICY:

See attached Appendix A.

FINANCIAL:

The rezoning is not the result of a bylaw enforcement action. If the Board does not adopt the proposed amending bylaws, the proposed 2 lot boundary adjustment subdivision would not comply with the current CD 3 zoning, and therefore would not be permitted.

KEY ISSUES/CONCEPTS:**Sewage Disposal**

The property is within the service area for the Shuswap Lake Estates community sewer system, and any development proposed would be serviced by this system.

Water Supply

The property will be serviced by the Shuswap Lake Estates community water system.

Access

Access to the property would be from Golf Course Drive.

Current CD 3 Zone

The property has remained undeveloped since the initial zoning amendment. Bylaw No. 725 established a new Secondary Settlement Area Form and Character Development Permit area, which impacted on the subject property. If the developer had applied for a Development Permit to support any type of development upon the property in compliance with the current CD 3 zone, the CSRD would not have been able to issue such a Development Permit because it would not comply with the maximum densities or even housing form within the Medium Density designation.

Electoral Area 'C' Official Community Plan (OCP) Bylaw No. 725

The OCP does not establish density of development associated with Seniors Housing, as contemplated in Section 4.2 Housing for Seniors. Further it does not contemplate the apartment style housing form which was originally considered by the Board as part of Bylaw No. 701-71 which rezoned the property to the CD 3 zone. The current bylaw amendments before the Board attempt to reconcile this issue, by revisiting the Housing for Seniors policies and by considering the new seniors housing form and related density.

Additionally, the maximum densities for the detached housing form (single family dwelling) in the Medium Density (MD) designation in the OCP do not support the density that the developer is proposing for Development Area 2. **As a result, staff propose adding a policy to Section 3.4 Residential that boosts residential density to 19.0 units/ha for the subject properties only, allowing the proposed site development.** This proposed additional density in the MD designation will reflect that which has already been granted in the CD 3 zone.

Guidelines for Development Permits for form and character within the Secondary Settlement Area are currently not adequately focussed on the appearance of proposed new multi-family dwellings (either townhouse or the proposed new seniors housing forms). Extensive guidelines are proposed by staff to ensure that such buildings better integrate with the surrounding neighbourhood.

CDC 3 Zone – Housing Form Regulations

Each housing form contemplated for the subject property is proposed to have a separate set of regulations attributable to each type of permitted built form. Separate setbacks, parcel size for subdivision, building height and density will be reflected in the regulations. The developer will then be able to mix the form of housing in the development, or stick with a homogeneous housing form. This should provide the developer with greater flexibility in built form and site design, to achieve a development proposal within the permitted density.

SUMMARY:

The applicant has applied to amend OCP Bylaw No. 725 to permit site densities already recognized in the existing CD 3 zone. The application also proposes to amend the CD 3 zone to allow for a proposed 2 lot boundary adjustment subdivision and to create a single Development Area which will allow the permitted uses throughout the property.

Staff is recommending that the Board consider the bylaws for second reading and delegate a Public Hearing.

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 zoning amendments when the notice of development sign was posted on the property.

COMMUNICATIONS:

If the Board supports second reading of Bylaw No. 725-8 and Bylaw No. 701-87 and delegates a Public Hearing staff will proceed with notification of adjacent property owners and advertising the Public Hearing as set out in the Local Government Act.

Referral agencies have provided their comments and they have been attached as Appendix B to this report.

DESIRED OUTCOMES:

That the Board endorse staff recommendations.

BOARD'S OPTIONS:

1. *Endorse the Recommendations. Bylaw No. 725-8 and Bylaw No. 701-87 will be given second readings and a public hearing will be delegated.*
2. *Decline second readings. Bylaw No. 725-8 and Bylaw No. 701-87 will be defeated.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

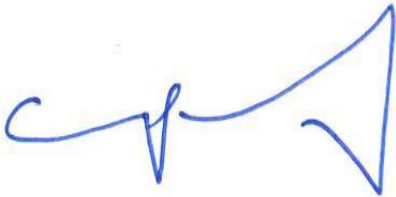
LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

1. N/A

Report Approval Details

Document Title:	2017-05-18_Board_DS_BL725-8_BL701-87_ShuswapLakeEstates.docx
Attachments:	- APPENDIX-A-Policies.docx - APPENDIX-B-AgencyReferralResponses.docx - BL701-87-ReportGraphics.docx - BL 701-87 Second.docx - BL725-8-SecondReading.docx
Final Approval Date:	May 10, 2017

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



Corey Paiement - May 2, 2017 - 4:25 PM



Gerald Christie - May 8, 2017 - 6:56 AM

No Signature - Task assigned to Lynda Shykora was completed by assistant Emily Johnson

Lynda Shykora - May 10, 2017 - 4:21 PM

No Signature - Task assigned to Charles Hamilton was completed by delegate Emily Johnson

Charles Hamilton - May 10, 2017 - 4:22 PM