



BOARD REPORT

TO: Chair and Directors

File No: DP830-256
PL20190004

SUBJECT: Electoral Area F: Development Permit 830-256 (K4 Ventures Ltd.)

DESCRIPTION: Report from Christine LeFloch, Planner II, dated April 2, 2019.
1252 Jordan Way, Scotch Creek

RECOMMENDATION: THAT: in accordance with Section 490 of the Local Government Act, Development Permit No. 830-256 for Lot 15, Section 27, Township 22, Range 11, West of the 6th Meridian, Kamloops Division Yale District, Plan KAP57704, be approved this 18th day of April, 2019;

AND THAT issuance of DP830-256 be conditional upon receipt of written confirmation from Interior Health that their requirements under the Drinking Water Protection Act and Sewerage System Regulation have been satisfied.

SHORT SUMMARY:

The applicant is proposing to construct a mini storage facility on the subject property located at 1252 Jordan Way in Scotch Creek. The storage complex will contain 3 buildings with a total of 34 units which will be developed as a phased building strata. As the property is designated Village Centre within the Scotch Creek Primary Settlement Area, there is a requirement for a Village Centre Development Permit. This Development Permit Area contains guidelines for form and character.

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:

REGISTERED OWNER:
K4 Ventures Ltd.

APPLICANT:
Blaine Kitzul

AGENT:
Dave Cunliffe

ELECTORAL AREA:
F

LEGAL DESCRIPTION:
Lot 15, Section 27, Township 22, Range 11, West of the 6th Meridian, Kamloops Division Yale District, Plan KAP57704

PID:

023-545-160

CIVIC ADDRESS:

1252 Jordan Way, Scotch Creek

SURROUNDING LAND USE PATTERN:

North = Vacant commercial

South = Commercial

East = Residential

West = Commercial mini-storage facility, Home Hardware

CURRENT USE:

Vacant

PROPOSED USE:

34 unit mini storage facility

PARCEL SIZE:

1.24 ha

DESIGNATION:

VC – Village Centre

ZONE:

C1 – Commercial 1

SITE COMMENTS:

The subject property is situated in the Scotch Creek Village Centre. The property is relatively flat and has recently been cleared of trees in preparation for development. Note that the orthophoto was flown prior to land clearing activity.

POLICY:

Please see "BL830_BL825_Excerpts_DP830-256.pdf" (attached).

FINANCIAL:

There are no financial implications for the CSRD as a result of this application.

KEY ISSUES/CONCEPTS:

The proposal is to construct a mini-storage facility consisting of three buildings. Two of the buildings would house 11 storage units, while the third building would house 12 storage units. 22 of the units will be 25 x 50 feet, while the remaining 12 units will be 25 x 60 feet. Each unit will be accessed by a bay door and man door. Mini storage is defined in Scotch Creek Zoning Bylaw No. 825 as: "the *use* of land, *buildings* and structures to provide separate, individual self-storage units inside a *building*, each with a separate entrance designed to be rented or leased to the general public for private storage of personal goods, materials or equipment".

This development requires a Village Centre Development Permit to address form and character features for development within the Village Centre of Scotch Creek. The proposed development will be a modern, secure entry storage facility which will be constructed and sold as a building strata in three phases, similar to the storage facility located across the road. Strata units may be rented or leased so staff consider that the use remains consistent with the definition noted above. Photos of the Scotch Creek Mini-Storage facility located across the road are included in Maps_Plans_Photos_DP830-256.pdf.

The applicant has indicated that the proposed buildings will have light grey siding with dark grey trim in a combination of modern steel cladding, hardy plank siding or painted fibreboard, cultured stone and asphalt roofing. The property is intended to be graveled and fenced and there will be adequate parking provided. The applicant has no intention to permit any outdoor storage on the property and is aware that it is not permitted as per the definition of mini storage.

Staff recognize that the proposed new buildings are not situated along Squilax Anglemont Road and, therefore, many of the pedestrian accessibility guidelines of the OCP for form and character of development are not applicable to this project. Also, as the mini-storage facility does not include commercial retail or residential units the guidelines regarding weather protection and pedestrian sidewalks are not necessary. Outdoor parking on site will be short term only, when owners are visiting their storage unit. Parking is not proposed in the front yard area, therefore landscaping requirements do not apply. The applicant has made an effort to design the mini storage facility in a way that will be aesthetically pleasing, in keeping with the overall neighbourhood, and will look clean and modern. This is a good example of the use of creative building design elements to improve the overall aesthetics of what could otherwise be a visually uninteresting development and will become a benchmark for future development in Scotch Creek. Staff are satisfied that this generally meets the applicable DP guidelines for form and character of development of this type.

The proposed buildings meet the required setback, height and parcel coverage regulations for the C1 Zone. The CSRD Building Regulation function will further ensure compliance with zoning regulations and the BC Building Code, through the building permit process.

The development will be serviced by a groundwater well and septic system. Staff have received confirmation that a Record of Sewerage System for the property has been filed with Interior Health. Drawings for the proposed septic system show the field area located near the western fence line. Referral comments from Interior Health include concerns that the area may be impacted by vehicles driving over it. They also have concerns regarding the lack of an identified back up field area. Further, they have noted that because the proposed use is commercial there are requirements under the Drinking Water Protection Act which must be met. Staff is, therefore, recommending that the Development Permit include a condition that the septic system be protected from vehicle traffic through the use of concrete barriers or other protective works. This condition is included in the permit. It is further recommended that issuance of the Development Permit be conditional upon confirmation from Interior Health that requirements under the Drinking Water Protection Act and Sewerage System Regulation have been satisfied.

SUMMARY:

This application is for a Development Permit for a new mini-storage facility to be located in Scotch Creek. As the proposal generally meets the applicable guidelines for form and character of development staff recommend that the Board consider approval of this Development Permit, and it is also

recommended that issuance of DP830-256 be conditional upon written confirmation from Interior Health that requirements under the Drinking Water Protection Act and Sewerage System Regulation have been satisfied.

IMPLEMENTATION:

If the Board issues DP830-256 the owners will be notified of the decision and documentation will be forwarded to the Land Title Office for registration against the title of the property. A development permit must be issued before the owners can obtain a building permit for the proposed buildings.

COMMUNICATIONS:

Property owners and tenants in occupation within 100 m of the subject property were given notification a minimum of 10 day prior to the April 18, 2019 CSRD Board meeting. All interested parties have had an opportunity to provide comments regarding this application prior to the Board meeting.

The application was referred to the following agencies:

Agency	Comments
Interior Health Authority	Suggest applicant contact Drinking Water EHO about requirements under the Drinking Water Protection Act. The sewerage system seems squished against the property line with possibility to be driven over. Improvements/protection are suggested. There also isn't any back-up area depicted. Suggest that a ROWP be engaged to determine a suitable back up field area and that this area be protected by covenant.
CSRD Operations Management	Property is within the boundaries of the Scotch Creek Lee Creek Fire Protection Area. Confirmation of compliance with access requirements as per MOTI guidelines required. FireSmart principles and practices to be encouraged. Recommend the proponent reach out to the local fire department for a site visit and to facilitate the development of a pre-incident fire plan.

Ministry of Transportation and Infrastructure	<p>As the property is located further than the controlled area as outlined in Section 505(1) of the Local Government Act this Ministry's endorsement of the proposed Development Permit is not required. The land owner should be made aware of the following: The land owner is required to apply for an access permit for any access (existing or proposed) to Jordan and/or Morgan Road for any land use other than one single family dwelling. A Provincial Public Highway Permit application can be obtained from our office or on line at http://www.th.gov.bc.ca/permits/Apply.asp</p> <p>All new structures must be located outside of the provincial setback of 4.5 m from the road/property line. Any existing structures located within this setback must submit a Provincial Public Highway Permit Application.</p>
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DESIRED OUTCOMES:

That the Board endorse the 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. Electoral Area F Official Community Plan Bylaw No. 830
2. Scotch Creek Zoning Bylaw No. 825
3. Application

Report Approval Details

Document Title:	2019-04-18_Board_DS_DP830-256_K4VenturesLtd.docx
Attachments:	<ul style="list-style-type: none">- DP830-256.pdf- BL830_BL825_Excerpts_DP830-256.pdf- Agency_Referral_Responses_DP830-256.pdf- Maps_Plans_Photos_DP830-256.pdf
Final Approval Date:	Apr 5, 2019

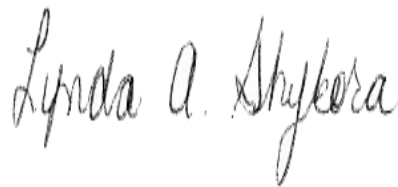
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Apr 2, 2019 - 11:46 AM



Gerald Christie - Apr 4, 2019 - 9:56 AM



Lynda Shykora - Apr 5, 2019 - 11:55 AM



Charles Hamilton - Apr 5, 2019 - 2:09 PM