



BOARD REPORT

TO: Chair and Directors

File No: BL2558
PL20160145

SUBJECT: Electoral Area D: Salmon Valley Land Use Amendment (674816 BC LTD.) Bylaw No. 2558

DESCRIPTION: Report from Jennifer Sham, Planner, dated October 25, 2017. Highway 97, Falkland

RECOMMENDATION #1: THAT: "Salmon Valley Land Use Amendment (674816 BC LTD.) Bylaw No. 2558" be read a second time this 16th day of November, 2017.

RECOMMENDATION #2: THAT: a public hearing to hear representations on "Salmon Valley Land Use Amendment (674816 BC LTD.) Bylaw No. 2558" 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 Rene Talbot, as Director of Electoral Area D being that in which the land concerned is located, or Alternate Director Joy de Vos, if Director Talbot 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 agent has applied to redesignate and rezone a portion of the subject property located in Falkland on Highway 97 from C Commercial to RS Residential (proposed Lots 3 and 4), and further amend the C Commercial zone for only proposed Lot 5 to additionally allow outdoor storage of vehicles, recreational vehicles (RVs), boats, and trailers.

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

See "2017-08-17_Board_DS_BL2558_674816BCLTD.pdf".

POLICY:

See "2017-08-17_Board_DS_BL2558_674816BCLTD.pdf".

FINANCIAL:

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

KEY ISSUES/CONCEPTS:

See "2017-08-17_Board_DS_BL2558_674816BCLTD.pdf".

Proposal

The applicant has applied for subdivision to create 5 lots: 3 commercial lots (adjacent to Highway 97) and 2 residential lots, on the 2.43 ha subject property. This rezoning is not required to create the 5 lots as the lots meet the minimum parcel size of 4000 m² as set out in the Commercial zone in Bylaw No. 2500; however, the bylaw amendment is required because the applicant would like to:

- add outdoor storage of vehicles, boats, and trailers to the list of permitted uses in the Commercial zone for proposed lot 5; and,
- rezone proposed lots 3 and 4 lots to RS Single and Two Family Residential for residential use.

SUMMARY:

The proposal is to allow outdoor vehicle, boat, and trailer storage on proposed lot 5 and to create 2 residential lots from the parent property. Staff is recommending second reading and delegation of a public hearing for the following reasons:

- the residential use proposed is consistent with the land use pattern policies in Bylaw No. 2500;
- new commercial development is encouraged in Falkland along Highway 97 as stated in Bylaw No. 2500; and,
- in general, there have been no objections from other referral agencies.

IMPLEMENTATION:

Consultation process

As per CSRD Policy No. P-18 regarding Consultation Processes-Bylaws, staff recommended the simple consultation process. Notice of development signs were posted on the property on September 15, 2017, following first reading on August 17, 2017. As of the date of this report, no written submissions have been received.

COMMUNICATIONS:

See "Agency_referral_responses_BL2558.pdf".

Bylaw No. 2558 was sent out to the following referral agencies for comments:

Area 'D' Advisory Planning Commission:

Recommended approval

Ministry of Transportation and Infrastructure:

Preliminary Approval granted for one year. Bylaw requires MOT endorsement after third reading.

Interior Health:

Recommended approval subject to conditions. This land use plan may impact the proposed residential zoning from the increased vehicles and noise. This will impact both road safety and sense of security for those living in the single family units. IHA recommends that this land use change [consider] the potential health impact by assessing the potential risks.

CSRD Operations Management:

Utilities – Servicing of this property will require engineering work to be completed by the CSRD to determine the costs and particulars of the connection. The costs of the connection and preliminary engineering would be the responsibility of the applicant along with the connection fees.

Protective Services – Due to the construction materials used in the manufacture of trailers and the combustible gases stored in recreational vehicles the increased fire risk and proximity to residential zoning should be considered as part of this re-designation.

Fire Services – Proponent must ensure adequate road access for emergency vehicles as per MOTI requirements.

Little Shuswap Indian Band:

Requested that 1) an Archaeological Investigation Permit be applied for and conducted on the proposed development site prior to any development or ground disturbance; and 2) forward all information regarding archaeology studies that have been conducted for this site.

BC Hydro:

Interests unaffected. If the subdivision proceeds, all electrical servicing would be by design upon application by the developer and subject to the applicable BC Hydro extension policy in effect at the time of application.

Fortis BC:

Fortis BC has a Transmission Pressure pipeline that runs through the lot in question. Fortis BC does not allow any buildings, structures or storage of vehicles or boats any kind within the right of way. Please be advised that during any construction there will be no storage of any building materials within the right of way. Heavy equipment crossing a right of way, or any work within 10 m of the pipeline or within the right of way, will require a permit.

Ministry of Forests, Lands and Natural Resource Operations and Rural Development:

No objections.

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

- Ministry of Forests, Lands and Natural Resource Operations and Rural Development - Archaeology Branch
- Adams Lake Indian Band
- Coldwater Indian Band
- Cook's Ferry Indian Band
- Lower Similkameen Indian Band
- Neskonlith Indian Band
- Nlaka'pamux Nation Tribal Council
- Okanagan Indian Band
- Okanagan Nation Alliance
- Penticton Indian Band
- Siska Indian Band
- Splots'in First Nation
- Esh-kn-am Cultural Resource Management Services.

DESIRED OUTCOMES:

That the Board endorse staff recommendations.

BOARD'S OPTIONS:

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

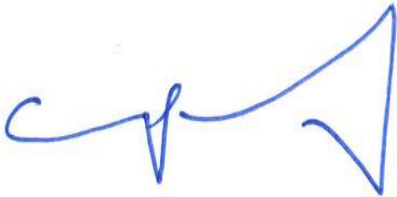
LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

1. Salmon Valley Land Use Bylaw No. 2500

Report Approval Details

Document Title:	2017-11-16_Board_DS_BL2558_674816BCLtd.docx
Attachments:	<ul style="list-style-type: none">- BL2558_second_reading.pdf- 2017-08-17_Board_DS_BL2558_674816BCLTD.pdf- BL2558_first_reading.pdf- Agency_referral_responses_BL2558.pdf- Maps_Plans_BL2558.pdf
Final Approval Date:	Nov 6, 2017

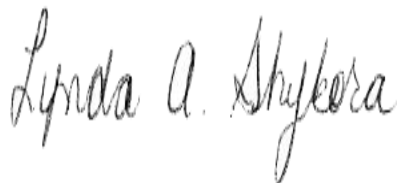
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Nov 3, 2017 - 10:16 AM



Gerald Christie - Nov 3, 2017 - 2:16 PM



Lynda Shykora - Nov 6, 2017 - 10:20 AM



Charles Hamilton - Nov 6, 2017 - 10:23 AM