

BOARD REPORT

TO: Chair and Directors

File No: BL800-31
PL20180179

SUBJECT: Electoral Area F: Magna Bay Zoning Amendment (Coueffin) Bylaw No. 800-31

DESCRIPTION: Report from Candice Benner, Planner II, dated May 30, 2019
6346 Squilax-Anglemont Road, Magna Bay

RECOMMENDATION #1: THAT: "Magna Bay Zoning Bylaw Amendment (Coueffin) Bylaw No. 800-31" be given second reading, this 20th day of June 2019.

RECOMMENDATION #2: THAT: a public hearing to hear representations on "Magna Bay Zoning Bylaw Amendment (Coueffin) Bylaw No. 800-31" 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 Jay Simpson, as Director of Electoral Area F being that in which the land concerned is located, or Alternate Director Jeffrey Tarry, if Director Simpson 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 applicant is wanting to rebuild a garage that burned down at 6346 Squilax-Anglemont Road in Magna Bay. With the construction of the garage the property will exceed the maximum allowed parcel coverage for the RS (Residential) zone. The applicant is proposing a site specific amendment to the RS zone to increase the permitted parcel coverage from 25% to 28%.

The Board gave first reading of this bylaw amendment at its April 18, 2019 Regular Board meeting and it is now appropriate to consider the application for second reading and delegation of 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"/> |
|----------------|-------------------------|--------------------------|-----------------------------|-------------------------------------|-----------------------|--------------------------|---------------------------|--------------------------|

BACKGROUND:

See "2019-04-18_Board_DS_BL800-31_Coueffin.pdf", attached.

POLICY:

See attached "BL800_Excepts_BL800-31.pdf".

The existing and proposed use are consistent with the SSA –Secondary Settlement Area designation in Electoral Area F Official Community Plan Bylaw No. 830.

FINANCIAL:

There are no financial implications to the CSRD regarding this application.

KEY ISSUES/CONCEPTS:

See "2019-04-18_Board_DS_BL800-31_Coueffin.pdf", attached.

SUMMARY:

The applicant wants to rebuild a new garage on the old garage footprint. The applicant has applied for a site specific bylaw amendment to allow for 28% parcel coverage for the subject property; as the proposed garage construction on the property will exceed the maximum 25% parcel coverage permitted in the RS zone.

Staff are recommending that the bylaw be given second reading and delegation of a public hearing.

IMPLEMENTATION:

In accordance with CSRD Policy P-18 regarding Consultation Processes –Bylaws, staff recommended the simple consultation process.

Notice of development signs were posted on the property on May 13, 2019, following first reading on April 14, 2019. As of the date of this report, no written submissions from the public have been received.

COMMUNICATIONS:

See "Agency_referral_responses_BL800-31.pdf" attached.

Bylaw No. 800-31 was sent out to the following referral agencies for comment:

Ministry of Forests, Lands and Natural Resource Operations, Archaeology Branch:

Approval recommended subject to conditions; in the event of an archaeological site being discovered during any land-altering development, the owners must halt work and the Archaeology Branch contacted.

Ministry of Transportation:

Did not comment on referral, but did issue a Permit to Reduce Building Setback for the proposed garage.

Adams Lake Indian Band:

Expressed concerns for the proposed development; the proximity of the proposed garage in relation to Shuswap Lake is considered to have high archaeological potential and require protection of this potential archaeological site through the permitting process.

CSRD Operations Department:

No concerns.

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

- Little Shuswap Lake Indian Band;
- Neskonlith Indian Band;
- Okanagan Indian Band;
- Shuswap Indian Band;
- Simpcw First Nation; and,
- Splots'in First Nation.

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. Magna Bay Zoning Bylaw No. 800
3. Building Department referral, March 6, 2019
4. Ministry of Transportation Setback Permit (2019-01269), March 28, 2019

Report Approval Details

| | |
|----------------------|--|
| Document Title: | 2019-06-20_Board_DS_BL800-31_Second_Coueffin.docx |
| Attachments: | <ul style="list-style-type: none">- BL800-31_Second.pdf- 2019-04-18_Board_DS_BL800-31_Coueffin.pdf- BL800-31_First.pdf- BL800_Excerpts_BL800-31.pdf- Agency_referral_responses_BL800-31.pdf- Maps_plans_photos_BL800-31.pdf |
| Final Approval Date: | Jun 6, 2019 |

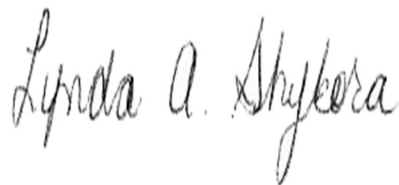
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Jun 4, 2019 - 12:28 PM



Gerald Christie - Jun 5, 2019 - 4:10 PM



Lynda Shykora - Jun 6, 2019 - 1:36 PM



Charles Hamilton - Jun 6, 2019 - 3:13 PM