



BOARD REPORT

TO: Chair and Directors

File No: BL825-40 PL20190030
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SUBJECT: Electoral Area F: Scotch Creek/Lee Creek Zoning Amendment (Mosher)
Bylaw No. 825-40

DESCRIPTION: Report from Erica Hartling, Planner I, dated July 11, 2019.
3740 Ancient Creek Lane, Scotch Creek

RECOMMENDATION #1: THAT: "Scotch Creek/Lee Creek Zoning Amendment (Mosher) Bylaw No. 825-40" be read a third time this 18th day of July 2019.

RECOMMENDATION #2: THAT: "Scotch Creek/Lee Creek Zoning Amendment (Mosher) Bylaw No. 825-40" be adopted this 18th day of July 2019.

SHORT SUMMARY:

The subject property is located at 3740 Ancient Creek Lane in Scotch Creek of Electoral Area F. The owners are applying to amend the zone of the Scotch Creek/Lee Creek Zoning Bylaw No. 825 from MU – Mixed Use to R1 – Residential – 1. The proposed R1 zone will continue to allow a single family dwelling or standalone residential campsite as a principal use for the subject property but will not permit the commercial principal uses that are listed in the MU zone.

A public hearing was held to hear representations from the public regarding the bylaw. It is now appropriate for the Board to consider the bylaw for third reading and 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 Board Report first reading and maps, plans, and photos in the attached "2019-04-18_Board_DS_BL825-40_first_Mosher.pdf" and "Maps_Plans_Photos_BL825-40.pdf".

POLICY:

See "BL830_BL825_Excerpts_BL825-40.pdf" attached.

Electoral Area F Official Community Plan Bylaw No. 830

- 11.1 General Land Use
- 12.8 NR - Neighbourhood Residential

Scotch Creek/Lee Creek Zoning Bylaw No. 825

- 5.12 MU – Mixed Use
- 5.7 R1 – Residential – 1

FINANCIAL:

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

KEY ISSUES/CONCEPTS:

See staff discussion of the bylaw amendment proposal in the attached "2019-04-18_Board_DS_BL825-40_first_Mosher.pdf" and "2019-06-20_Board_DS_BL825-40_second_Mosher.pdf".

SUMMARY:

As no concerns were raised during the public hearing and no public submissions were received, staff continue to support Bylaw No. 825-40 and is recommending that the bylaw be considered for third reading and adoption.

IMPLEMENTATION:

See "2019-06-20_Board_DS_BL825-40_second_Mosher.pdf" attached.

As the subject area is not located within 800 m of a controlled access highway, statutory approval from the Ministry of Transportation and Infrastructure is not required prior to adoption of the bylaw.

COMMUNICATIONS:

See "Agency_Referral_Responses_BL825-40.pdf" and "2019-06-20_Board_DS_BL825-40_second_Mosher.pdf" attached.

Update

See "Public_Hearing_Notes_BL825-40.pdf" attached.

Staff advertised the Public Hearing in the Shuswap Market News on June 28 and July 5, 2019. The Public Hearing was held on July 10, 2019 and attended by Development Services staff and Director Simpson. There were no members of the public in attendance and staff did not receive any written submissions.

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.*

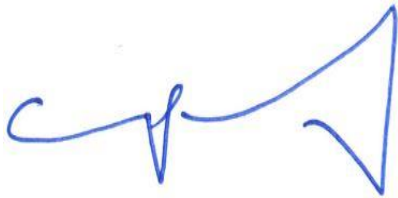
LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

1. Official Community Plan Bylaw No. 830
2. Scotch Creek/Lee Creek Zoning Bylaw No. 825

Report Approval Details

Document Title:	2019-07-18_Board_DS_BL825-40_third_adoption_Mosher.docx
Attachments:	<ul style="list-style-type: none">- BL825-40_third_adoption.pdf- 2019-06-20_Board_DS_BL825-40_second_Mosher.pdf- BL825-40_second.pdf- 2019-04-18_Board_DS_BL825-40_first_Mosher.pdf- BL825-40_first.pdf- BL830_BL825_Excerpts_BL825-40.pdf- Public_Hearing_Notes_2019-07-10_BL825-40.pdf- Agency_Referral_Responses_BL825-40.pdf- Maps_Plans_Photos_BL825-40.pdf
Final Approval Date:	Jul 15, 2019

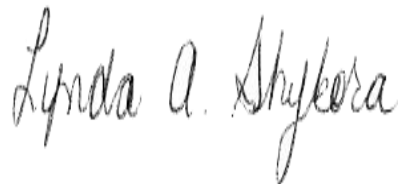
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Jul 11, 2019 - 10:06 AM



Gerald Christie - Jul 11, 2019 - 2:46 PM



Lynda Shykora - Jul 15, 2019 - 9:23 AM



Charles Hamilton - Jul 15, 2019 - 9:39 AM