



# 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 July 11, 2019  
6346 Squilax-Anglemont Road, Magna Bay

**RECOMMENDATION #1:** THAT: Magna Bay Zoning Amendment (Coueffin) Bylaw No. 800-31 be read a third time this 18<sup>th</sup> day of July, 2019.

**RECOMMENDATION #2:** THAT: Magna Bay Zoning Amendment (Coueffin) Bylaw No. 800-31 be adopted this 18<sup>th</sup> day of July, 2019.

## 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%.

A public hearing was held on July 10, 2019 to hear representations from the public regarding the bylaw amendment. It is now appropriate for the Board to consider the bylaw for third reading and adoption.

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<b>VOTING:</b>	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 "2019-04-18\_Board\_DS\_BL800-31\_Coueffin.pdf",  
"2019-06-20\_Board\_DS\_BL800-31\_Second\_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",  
"2019-06-20\_Board\_DS\_BL800-31\_Second\_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 continue to support Bylaw No. 800-31 and is recommending that the bylaw be considered for third reading and adoption for the following reasons:

- a garage is an accessory use consistent with zoning,
- a 3% increase in parcel coverage is considered minor; and,
- staff are currently undergoing a review to consider increasing the maximum parcel coverage in the Electoral Area F zoning bylaws.

**IMPLEMENTATION:**

If the Board reads Bylaw No. 800-31 a third time and adopts the bylaw, the owners will continue with the Building Permit process.

**COMMUNICATIONS:**

See "Public\_Hearing\_Notes\_2019-07-10\_BL800-31.pdf", attached.

Staff advertised the public hearing in the Shuswap Market News on June 28, 2019 and July 5, 2019. The public hearing was held on July 10, 2019 at the Scotch Creek Fire Hall and was attended by Development Services Staff, Director Simpson, and 2 members of the public. There were no public comments made during the public hearing.

No public submissions were received prior to or during the public hearing.

**DESIRED OUTCOMES:**

That the Board support the 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_third_adopt_Coueffin.docx
Attachments:	<ul style="list-style-type: none"><li>- BL800-31_third_adoption.pdf</li><li>- 2019-06-20_Board_DS_BL800-31_second_Coueffin.pdf</li><li>- BL800-31_Second.pdf</li><li>- 2019-04-18_Board_DS_BL800-31_Coueffin.pdf</li><li>- BL800-31_First.pdf</li><li>- BL800_Excerpts_BL800-31.pdf</li><li>- Public_Hearing_Notes_2019-07-10_BL800-31.pdf</li><li>- Agency_referral_responses_BL800-31.pdf</li><li>- Maps_plans_photos_BL800-31.pdf</li></ul>
Final Approval Date:	Jul 15, 2019

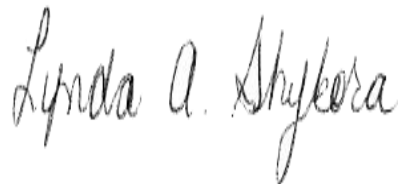
This report and all of its attachments were approved and signed as outlined below:



**Corey Paiement - Jul 11, 2019 - 10:13 AM**



**Gerald Christie - Jul 11, 2019 - 2:50 PM**



**Lynda Shykora - Jul 15, 2019 - 9:31 AM**



**Charles Hamilton - Jul 15, 2019 - 9:37 AM**