



BOARD REPORT

TO:

Chair and Directors

File No:	BL2558 CV20160145
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SUBJECT:

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

DESCRIPTION:

Report from Jennifer Sham, Planner, dated July 17, 2017.
Highway 97, Falkland

RECOMMENDATION:

THAT: "Salmon Valley Land Use Amendment (674816 BC Ltd.) Bylaw No. 2558" be read a first time this 17th day of August, 2017;

AND THAT: the Board utilize the simple consultation process for Bylaw No. 2558, and it be referred to the following agencies and First Nations:

- Area D Advisory Planning Commission;
- Interior Health Authority;
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development;
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development –Archaeology Branch;
- Ministry of Transportation and Infrastructure;
- FortisBC;
- BC Hydro;
- CSRD Operations Management; and,
- All relevant First Nations.

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	☐	LGA Part 14 (Unweighted)	☒	Weighted Corporate	☐	Stakeholder (Weighted)	☐
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BACKGROUND:

REGISTERED OWNER:
674816 BC Ltd.

AGENT:
Baldalip Thind

ELECTORAL AREA:
D

LEGAL DESCRIPTION:

Lot A Section 3 Township 18 Range 12 W6M KDYD Plan KAP49754 Except Plan KAP49757

SURROUNDING LAND USE PATTERN:

North = Residential, High Density Residential, Vacant

South = Highway 97, Rural Residential

East = Westwynd Drive, Residential

West = Wetaskiwin Road, Rural

CURRENT USE:

Vacant

PROPOSED USE:

Commercial (Lots 1, 2, and 5) and Residential (Lots 3 and 4)

PARCEL SIZE:

2.43 ha

PROPOSED PARCEL SIZES:

Lot 1 = 0.4 ha

Lot 2 = 0.51 ha (0.44 ha exclusive of panhandle)

Lot 3 = 0.55 ha (0.49 ha exclusive of panhandle)

Lot 4 = 0.48 ha

Lot 5 = 0.49 ha

DESIGNATION/ZONE:

Salmon Valley Land Use Bylaw No. 2500

C Commercial (site specific zone)

PROPOSED DESIGNATION/ZONE:

C Commercial & RS Single and Two Family Residential

AGRICULTURAL LAND RESERVE: 0 %

SITE COMMENTS: A site visit was not conducted. The parent property that created the subject property was recently subdivided in 2017 (EPP58847) - the subject property is the remainder parcel. According to orthophotographs, the property is currently vacant.

POLICY:**Salmon Valley Land Use Bylaw No. 2500****Part 1 Broad Objectives and Policies**

Policy 1.9.2.4 Future single family residential uses with a minimum parcel size of 1400 m² or less and multifamily residential uses shall be limited to areas within the community of Falkland.

Policy 1.9.2.7 New highway commercial and service commercial uses are encouraged to concentrate in Falkland, fronting on Highway 97.

2.2.14 Screening

Screening required by this bylaw shall be provided by the owner of a parcel at the time of development of the parcel and shall be constructed, erected, installed, or planted prior to the occupancy or use of the building or structure constructed, erected, or located on the parcel, and will be maintained by the registered owner(s) of the property.

2.2.14.1 Screening having a height of not less than 1.8 m shall be provided by the owner of a parcel zoned as C, RC, GI, GC, or AP along all parcel boundaries which abut parcels zoned as RR, RS, RHS, or RM.

2.7 RS Single and Two Family Residential

Permitted uses: single family dwelling; two family dwelling; home occupation; accessory use.

Maximum number of dwellings: 1 single family dwelling or 1 two family dwelling per parcel;

Minimum parcel size for subdivision for a single family dwelling:

Served by both a community water and sewer system = 700 m²

Served by a community water system = 4000 m²

Minimum parcel size of subdivision for a two family dwelling or church:

Served by both a community water and sewer system = 1000 m²

Served by a community water system = 4000 m²

2.10 C Commercial

Permitted uses: automotive part supply; bank; boat building; botanical and zoological garden; building material supply; campground, recreation vehicle park; car wash; commercial recreation establishment; contractor and tradesman office and works yard; convenience store; farm and garden supply; fruit and vegetable sales; gasoline service station, key-lock fuel establishment; hotel, motel; institutional use; insurance, finance or real estate office; licensed establishment; (this includes neighbourhood pub) medical and dental office; museum and archive; personal service establishment; printing and publishing; radio, TV, and telephone communication facility; repair shop; restaurant, cafe; retail establishment; sale, rental, service and repair of motor vehicles, recreation vehicles, and boats; sign shop; theatre; trucking and storage; upholstery shop; wholesale establishment; accessory use; single family dwelling in conjunction with uses listed; accessory dwelling in conjunction with permitted uses listed.

Maximum number of dwellings per parcel: 1 dwelling per parcel

Minimum parcel size for subdivision:

Served by both a community water and sewer system = 1400 m²

Served by a community water system = 4000 m²

In all other cases = 1 ha

Maximum parcel coverage: 40%

Special Regulation for the subject property (BL2554) allows "mini storage" as an additional permitted use.

FINANCIAL:

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

KEY ISSUES/CONCEPTS:

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.

BL2554 added "mini storage" to the Commercial zone for the parent parcel. A mapping amendment to the parent parcel is required due to the proposed change in use for the residential properties.

Water

The development is within the CSRD's Falkland Waterworks Service Area and will require connection to this community water system. Proof of water requirements will be required during the subdivision stage.

Sewage Disposal

All proposed lots will have on-site septic systems. Proof of adequate sewage disposal on each lot will be required during the subdivision stage.

Access

Access to the property from Highway 97 will be via Westridge Drive on the east, and Wetaskiwin Road on the west. Wetaskiwin Road is also the access road for the CSRD Falkland Transfer Station. This application is within 800 m of a controlled access highway (Highway 97), and Ministry of Transportation and Infrastructure (MOT) approval is required between third reading and adoption.

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 first reading and referral to affected agencies and First Nations for the following reasons:

- the residential use proposed is consistent with the land use pattern policies in Bylaw No. 2500; and,
- new commercial development is encouraged in Falkland along Highway 97 as stated in Bylaw No. 2500.

IMPLEMENTATION:

Consultation Process:

As per CSRD Policy No. P-18 regarding Consultation Processes – Bylaws, staff recommend the simple consultation process. Neighbouring property owners will first become aware of the application for the bylaw amendment when notice of development signs are posted on the property.

Referral Process:

The following list of referral agencies is recommended:

- Area D Advisory Planning Commission;
- Interior Health Authority;
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development;

- Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Archaeology Branch;
- Ministry of Transportation and Infrastructure;
- Fortis BC;
- BC Hydro;
- CSRD Operations Management; and,
- All relevant First Nations including:
 - Adams Lake Indian Band;
 - Coldwater Indian Band;
 - Cook's Ferry Indian Band;
 - Little Shuswap Indian Band;
 - Lower Similkameen Indian Band;
 - Neskonalith Indian Band;
 - Nlaka'pamux Nation Tribal Council;
 - Okanagan Indian Band;
 - Okanagan Nation Alliance;
 - Penticton Indian Band;
 - Siska Indian Band;
 - Splat's'in First Nation; and,
 - Esh-kn-am Cultural Resources Management Services.

COMMUNICATIONS:

To be provided following referral process.

DESIRED OUTCOMES:

That the Board endorse staff recommendation.

BOARD'S OPTIONS:

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

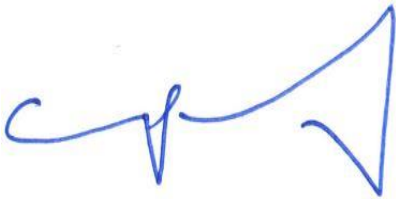
LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

1. Salmon Valley Land Use Bylaw No. 2500

Report Approval Details

Document Title:	2017-08-17_Board_DS_BL2558_674816BCLTD.docx
Attachments:	- BL2558_first_reading.pdf - Maps_Plans_BL2558.pdf
Final Approval Date:	Aug 4, 2017

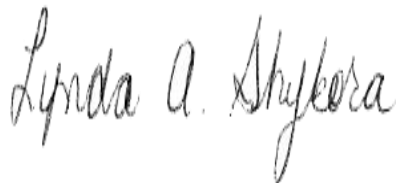
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Aug 4, 2017 - 1:31 PM



Gerald Christie - Aug 4, 2017 - 1:33 PM



Lynda Shykora - Aug 4, 2017 - 1:44 PM



Charles Hamilton - Aug 4, 2017 - 2:57 PM