



BOARD REPORT

TO: Chair and Directors

File No: DP 830-208 PL20170116
--

SUBJECT: Electoral Area F: Form and Character DP 830-208
(ABCO Marine Developments Ltd.)

DESCRIPTION: Report from Dan Passmore, Senior Planner, dated July 10, 2017.
3877 Captain's Village Way, Scotch Creek.

RECOMMENDATION #1: THAT: in accordance with Section 490 of the Local Government Act Development Permit No. 830-208 for proposed construction of a 12,092 ft² addition onto the existing main marina building on That Part of the SW1/4, Section 27, Township 22, Range 11, W6M, KDYD, Which is not covered by the waters of Shuswap Lake, Except; (1) Plan attached to DD5912F, and (2) Plans B5406, 8408, 9416, 9920, KAP79865, KAP85492, and EPP44150, (PID: 002-505-701), be issued this 17th day of August, 2017.

SHORT SUMMARY:

The applicant is proposing to construct a 12,092 ft² addition onto the existing main marina building on the subject property. Since the property is within the Scotch Creek Primary Settlement Area there is a requirement for a Waterfront Commercial (WC) Form and Character Development Permit, where construction on WC designated lands occurs. The Development Permit area contains guidelines for form and character of buildings.

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"/>
----------------	---	--	---	--

BACKGROUND:

PROPERTY OWNERS: ABCO Marine Developments Ltd. Inc. No. BC0327103

APPLICANT: D.S. Cunliffe, P.Eng.

ELECTORAL AREA: 'F' (Scotch Creek)

LEGAL DESCRIPTION: That Part of the SW1/4, Section 27, Township 22, Range 11, W6M, KDYD, Which is not covered by the waters of Shuswap Lake, Except; (1) Plan attached to DD5912F, and (2) Plans B5406, 8408, 9416, 9920, KAP79865, KAP85492, and EPP44150 (PID: 002-505-701)

ADDRESS: 3877 Captain's Village Way

SIZE OF PROPERTY: 13.37 ha (33.03 ac)

SURROUNDING LAND USE PATTERN:
NORTH Log home construction and strata housing

SOUTH Shuswap Lake/Single Family Dwellings
EAST Captain's Village strata housing/single family dwellings
WEST Single Family Dwellings

CURRENT USE: Commercial Marina

PROPOSED USE: Commercial Marina with Marina Building Addition

OCP DESIGNATION: Waterfront Commercial WC within the Scotch Creek Primary Settlement Area

ZONING: Commercial – 3 (C-3) and Industrial – (I-1)

POLICY:

Electoral Area 'F' Official Community Plan No. 830

PSA - Primary Settlement Area

WC – Waterfront Commercial

Section 11

Managing Growth: North Shuswap

Policy 1

The Primary and Secondary Settlement Areas are delineated on Schedules B & C. This Plan directs growth and development to these areas. The Plan does not support significant growth and development outside the Primary and Secondary Settlement Areas.

Policy 3

Scotch Creek is the Primary Settlement Area. The Regional District will encourage residential, commercial, and light industrial growth in Scotch Creek that is consistent with the policies of this plan. All new development must be connected to community water and sewer systems.

Section 12

Managing Growth: Scotch Creek (Primary Settlement Area)

SubSection 12.2

Principle 1

Encourage the development of a livable community that provides a high quality of life within its unique environmental setting by:

b) Striving for a balance of residential, recreational, commercial and light industrial uses, and ensure that adjacent uses are compatible;

Principle 2

Strive for an economically and socially sustainable community by:

c) Identifying opportunities for economic development that would support the local population and address needs; and

d) Encouraging the development of employment opportunities, especially year-round permanent jobs.

SubSection 12.6 Waterfront Commercial

Objective 1

This land use provides lake-oriented services, amenities and accommodations, for residents and tourists.

Objective 2

Although these land parcels are privately owned, they are located in high-profile locations and with much potential to contribute to the character and visual quality of Scotch Creek. All Waterfront Commercial development therefore also has a responsibility to contribute to the public realm.

Policy 1

Permitted uses include retail including food services, tourist accommodation and services, residential, including multi-unit residential, recreation facilities, watercraft storage and services, as well as arts and cultural activities.

Policy 2

A maximum building height of three storeys is permitted.

Policy 3

The development of a pedestrian path network as set out in the Area F Parks Plan complements the Tourist Commercial designation. Public pedestrian pathways are encouraged through Waterfront Commercial areas to provide access to the Lake and to other facilities.

Policy 4

All parcels identified as Waterfront Commercial are also designated as Development Permit Areas. The DPA guidelines provide additional direction for development regarding form and character, and they should be considered together with the general land use guidelines.

13.7 Waterfront Commercial (WC) Development Permit Area*(Scotch Creek)***13.7.1 Area**

This DPA applies to the areas shown on Schedule F.

13.7.2 Guidelines

- (a) Residential and tourist accommodation within Waterfront Commercial parcels will normally be oriented towards the Lake, however the building facades and parcel boundaries that face public streets should include landscaping and should also contribute to a continuous pedestrian circulation system.
- (b) Commercial units within waterfront parcels that face the waterfront should also have a second frontage towards the community, to avoid the creation of blank facades on the landward sides of these units.
- (c) A landscaped buffer between parking areas and public streets should be provided. Additional landscaping within parking lots is encouraged.
- (d) Watercraft or recreation equipment storage areas should include adequate landscape buffer or suitable fencing from the public streets.
- (e) Waterfront development should strive to ensure that public views to the Lake are maintained. Large building masses and solid walls/fences should be avoided.

- (f) Public pedestrian pathways are encouraged through Waterfront Commercial areas to provide access to the Lake and to other facilities.

Scotch Creek Zoning Bylaw No. 825

Commercial – 3 (C-3)

Principal Uses

- (a) *Marina*
- (b) *Office*
- (c) *Pub*
- (d) *Recreation services*
- (e) *Resort residential space*
- (f) *Restaurant*
- (g) *Retail store*
- (h) *Single family dwelling*
- (i) *Vehicle sales, rental, and storage*
- (j) *Equipment sales, rental, and storage*
- (k) *Manufacture of marine floats*

Secondary Uses

- (a) *Accessory use*
- (b) *Guest suite*
- (c) *Notwithstanding the regulations of section 3.13 (1), a home business is permitted only within a single family dwelling*
- (d) *Owner/operator dwelling*

FINANCIAL:

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

KEY ISSUES/CONCEPTS:

The proposed addition on to the existing marina building is proposed to be 12, 092 ft². The proposed addition will expand the existing service shop floor area by a total of 5,792 ft², and add a new show room of 6,300 ft², for boats. The addition will roughly double the existing footprint of the marina building.

The proposed addition complies with building siting requirements in the Scotch Creek/Lee Creek Zoning Bylaw No. 825, including building height restrictions.

The proposed addition complies with the applicable guidelines in Section 13.7 of Electoral Area F Official Community Plan Bylaw No. 830, as follows:

- The building façade facing public areas and Scotch Creek Wharf Road is being significantly upgraded utilising an articulated roofline and accent colouring in an overall nautical theme.
- The building addition façade will not be any higher than the existing marina building, and will be broken up through additional fenestration.

SUMMARY:

The applicant is requesting a Development Permit for form and character guidelines expressed in the OCP. The proposed building addition meets the objectives and policies for Waterfront Commercial

development and complies with the applicable Development Permit guidelines as required in Electoral Area 'F' Official Community Plan No. 830.

IMPLEMENTATION:

If the Board issues DP 830-208, the applicant will be notified of the decision in writing, and documentation will be forwarded to the Land Titles Office for registration against the title of the property. The Development Permit for form and character must be issued before the applicant can obtain a building permit to construct the proposed addition.

COMMUNICATIONS:

Property owners and tenants in occupation within 100 m of the subject property were given notification a minimum of 10 days prior to the August 17, 2017, CSRD Board Meeting. All interested parties have had the opportunity to provide comments regarding this application prior to the Board Meeting.

DESIRED OUTCOMES:

That the Board endorse staff recommendation.

BOARD'S OPTIONS:

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

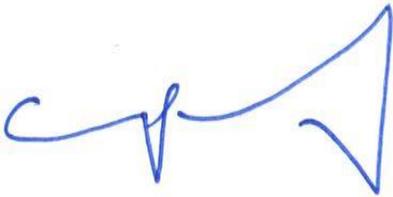
LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

1. Electoral Area F Official Community Plan Bylaw No. 830
2. Scotch Creek/Lee Creek Zoning Bylaw No. 825
3. Application

Report Approval Details

Document Title:	2017-08-17_Board_DS_DP830-208_ABCO.docx
Attachments:	- DP 830-208 Permit and Schedules2.docx - Maps_Plans_DP830-208.pdf
Final Approval Date:	Aug 4, 2017

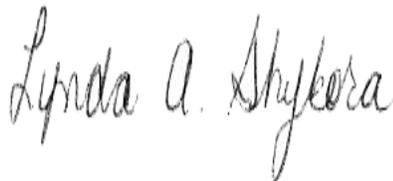
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Jul 31, 2017 - 2:03 PM



Gerald Christie - Aug 4, 2017 - 9:01 AM



Lynda Shykora - Aug 4, 2017 - 9:47 AM



Charles Hamilton - Aug 4, 2017 - 3:01 PM