



BOARD REPORT

TO: Chair and Directors

File No: TUP 830-3 PL20170101

SUBJECT: Electoral Area F: Temporary Use Permit No. 830-3

DESCRIPTION: Report from Dan Passmore, Senior Planner, dated July 6, 2017.
3848 Squilax-Anglemont Road, Scotch Creek.

RECOMMENDATION: THAT: in accordance with Section 493 of the Local Government Act, Temporary Use Permit No. 830-3 for Lot 2, Section 33, Township 22, Range 11, W6M, KDYD, Plan 12027 (PID: 009-389-351), for the approximately 3.27 ha western portion of the subject property for commercial outdoor boat and trailer and equipment storage on the subject property for a period of three (3) years be authorized for issuance this 17th day of August, 2017.

SHORT SUMMARY:

The applicant has submitted this application for a Temporary Use Permit to allow the western 3.27 ha of the subject property located at 3848 Squilax-Anglemont Road to be used for commercial outdoor boat and trailer and equipment parking for a period of 3 years. The parking area is proposed to be operated by Captain's Village Marina.

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:

PROPERTY OWNERS: John and Dorothy Kalynchuk

APPLICANT: D.S. Cunliffe, P.Eng., on behalf of Captains Village Marina

ELECTORAL AREA: F

CIVIC ADDRESS: 3848 Squilax-Anglemont Road, Scotch Creek

LEGAL DESCRIPTION: Lot 2, Section 33, Township 22, Range 11, W6M, KDYD, Plan 12027 (PID: 009-389-351)

SIZE OF PROPERTY: 4.05 ha (10.0 ac)

DESIGNATION: ID Industrial

ZONE: CR - Country Residential

CURRENT USE: Single Family Residential and former Jack Frost Restaurant

PROPOSED USE: Approximately 3.27 ha for Commercial Outdoor Boat and Trailer and Equipment parking

SURROUNDING LAND USE PATTERN:

North: Commercial/Vacant Country Residential
South: Scotch Creek Fire Hall/Mobile Home Park
East: Commercial
West: Scotch Creek Indian Reserve No. 4

POLICY:

Electoral Area 'F' Official Community Plan Bylaw No. 830

12.7 Industrial (ID)

Objective 1

The intent of this land use is to provide for a range of light industrial uses, including manufacturing, high technology industries, warehousing, storage and distribution, machine and automobile repair. These activities will also help in providing viable year-round employment opportunities.

Policy 1

Permitted uses include light industrial uses, including manufacturing, high technology industries, warehousing, storage and distribution, machine and automobile repair. Commercial uses are also permitted within this land use, as are residential uses as part of a mixed-use building.

Policy 2

A maximum building height of three storeys is permitted.

Policy 3

All parcels designated as Industrial 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.

Section 14 Temporary Use Permits

The Regional District may consider issuing Temporary Use Permits through the authority of the *Local Government Act*.

Area

Temporary Use Permits are allowed in all designations.

Guidelines

For all temporary use permits:

Applicants must demonstrate how the proposed use will not markedly impact adjacent residents, local services and the environment. Where impacts are expected, applicants must provide details of those impacts and mitigative measures.

Scotch Creek/Lee Creek Zoning Bylaw No. 825

Section 5.6 Country Residential – CR

Principal Uses:

- (a) *Single family dwelling*
- (b) *Standalone residential campsite*

Secondary Uses:

- (a) *Accessory use*
- (b) *Bed and breakfast*

- (c) *Guest accommodation*
- (d) *Home business*
- (e) *Residential campsite*

FINANCIAL:

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

KEY ISSUES/CONCEPTS:**Access:**

Access to the boat and trailer and equipment parking area will be from a security gate off Kenwood Gate to the north. Equipment would be the towing vehicles, boat covering materials, wheel blocks, non-permanent racks and forklifts necessary to move the boats.

Sewer Servicing and Drinking Water

The boat and trailer parking area would not be required to have servicing.

Other Site Development Details

The applicant has included a plan which shows that existing trees and vegetation on the western portion of the property will be cleared and a gravel surface will be installed. No storm drainage works are proposed in the actual parking area as any water will have no impediments to infiltration to ground. Drainage ditches will be installed along the perimeter of the site to divert any overland flows from neighbouring properties. Security fencing will be installed around the perimeter of the property. Staff have advised the applicant that any security lighting contemplated to be installed should be ground-directed and not glare into neighbouring properties.

Staff have included the following items as conditions in the permit document:

- a) Only Captain's Village Marina will be permitted to park boats and boat trailers and equipment and only on the area consisting of 3.27 ha, as indicated in Schedule B;
- b) The owner must install surface treatments for the parking area, and any dust and drainage control measures as indicated in Schedule B;
- c) Access to the boat and trailer and equipment parking area is limited to the hours of 7:00 am until 10:00 pm daily;
- d) No signage for the boat storage will be permitted;
- e) The owner is wholly responsible for the proper disposal of all garbage, recycling, and waste left in the boat and trailer and equipment parking area;
- f) Security chain link fencing is to be installed on the perimeter of the boat and trailer and equipment parking area, as indicated in Schedule B; and,
- g) Access to the boat and trailer parking area shall be from Kenwood Gate via a secured gate only.

SUMMARY:

The applicant has applied for a Temporary Use Permit which would allow Captain's Village Marina to operate a parking facility for boats and trailers and equipment. Staff are recommending that the Board consider issuing the Temporary Use Permit.

IMPLEMENTATION:

Neighbouring property owners will become aware of the proposal when the applicant posts a notice of development sign on the subject property and when required notifications from this office are received by property owners within 100 m of the subject property. An advertisement will be placed in the August 11, 2017 edition of the Shuswap Market News.

COMMUNICATIONS:

If the Board approves issuance of TUP 830-2, the owner and agent will be advised of the decision, and upon satisfying any necessary conditions, the TUP will be registered at the Land Title Office.

DESIRED OUTCOMES:

That the Board endorse staff recommendation.

BOARD'S OPTIONS:

1. *Endorse the Recommendation. TUP 830-3 will be issued.*
2. *Deny the Recommendation.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

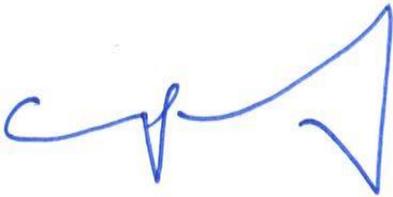
LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

1. N/A

Report Approval Details

Document Title:	2017-08-17_Board_DS_TUP830-3_Kalynchuk.docx
Attachments:	- TUP830-3-Permit.docx - Maps_TUP 830-3.pdf
Final Approval Date:	Jul 10, 2017

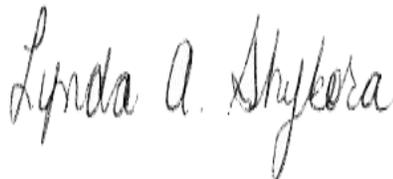
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Jul 7, 2017 - 10:43 AM



Gerald Christie - Jul 10, 2017 - 12:54 PM



Lynda Shykora - Jul 10, 2017 - 1:36 PM



Charles Hamilton - Jul 10, 2017 - 2:27 PM