



BOARD REPORT

TO: Chair and Directors

File No: DP 725-121 PL20170187
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SUBJECT: Electoral Area C: Form and Character Development Permit DP 725-121 (Shuswap Lake Estates)

DESCRIPTION: Report from Dan Passmore, Senior Planner, dated September 22, 2017.
Golf Course Drive, Blind Bay, BC.

RECOMMENDATION #1: THAT: in accordance with Section 490 of the Local Government Act Development Permit No. 725-121 for subdivision of Lot A, Section 8, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan EPP74639 (PID: 030-217-679), be issued this 19th day of October, 2017.

SHORT SUMMARY:

The applicant is proposing to subdivide the subject property located in Blind Bay. The subdivision consists of 36 bare land strata lots. Since the property is within a Secondary Settlement Area there is a requirement for a Secondary Settlement Area Form and Character Development Permit, where subdivision creates 5 or more single family residential lots. The Development Permit area contains guidelines for form and character.

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:

APPLICANT:
Terry Barker

PROPERTY OWNER:
Shuswap Lake Estates Ltd.

ELECTORAL AREA:
'C' (Blind Bay)

CIVIC ADDRESS:
No Address Assigned/Vacant Land

LEGAL DESCRIPTION:
Lot A, Section 8, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan EPP74639 (PID: 030-217-679)

SIZE OF PROPERTY:
2.61 ha (6.45 ac)

SURROUNDING LAND USE PATTERN:
North: Residential, Treed

South: Residential/Golf Course
West: Residential
East: Residential

CURRENT USE:

Vacant

PROPOSED USE:

36 lot bare land strata subdivision

OCP DESIGNATION:

MD – Medium Density Residential Secondary Settlement Area

ZONING:

CDC3 Comprehensive Development 3

POLICY:

The area of the subject property proposed to be subdivided is designated Medium Density Residential (MD within a Secondary Settlement Area (Blind Bay)). The proposed subdivision complies with MD policies.

Section 12.5 of the Electoral Area 'C' OCP designates all proposed commercial, industrial and multi-family development and intensive residential (defined as a 5 or more single family residential subdivision) in the Secondary Settlement Areas of the plan as a form and character Development Permit Area. The Village Centre and Secondary Settlement Area (VCSSA) will experience the most increased density and commercial development over time. Therefore the primary objective of the VCSSA DPA is to promote a high level of building and site design in the most densely populated areas of Electoral Area 'C', which take into consideration pedestrian movement, public space, mixed use, and designing in harmony with site conditions, neighbourhood character and the existing built environment.

A Development Permit may be issued when the following guidelines have been met:

1. New development in the form of pedestrian-oriented mainstreet building types or infill that creates enclosed nodes/courtyards is strongly encouraged;
2. New development that relies on multiple, short automobile trips to access different retail spaces on the same site (i.e. re-parking the car) are strongly discouraged;
3. New development should be of a form and character that relate to local climate and topography, and that take into consideration the form and character of surrounding buildings. When building on peaks or slopes, natural silhouettes should be maintained;
4. The primary pedestrian entrance to all units and all buildings should be from the street; if from the parking area, a pedestrian sidewalk should be provided. Entries should be visible and prominent;
5. Buildings on corners should have entries, windows and an active street presence on the two public facades to avoid the creation of blank walls in prominent locations. public facades to avoid the creation of blank walls in prominent locations;

6. Natural exterior building and landscaping materials, such as wood, rock or stone, or those that appear natural, are encouraged. Metal roofs are acceptable;
7. Weather protection in the form of awnings or canopies should be provided overall grade level entries to residential and retail units;
8. Design of signage and lighting should be integrated with the building facade and with any canopies or awnings;
9. Non retail commercial and industrial facilities including outside storage, garbage and recycling areas should be screened with fencing or landscaping or both;
10. Visible long blank walls should be avoided;
11. Driveways that intrude into the pedestrian realm are discouraged. Shared parking and access are encouraged;
12. Front parking is only supported in cases where landscaping provides a buffer between the parking and the street. All parking should be screened;
13. Dedicated pedestrian linkages (i.e. sidewalks and marked crosswalks across road) should be provided throughout parking lot(s) to access vehicles without the need to walk on the road, provided throughout parking lot(s) to access vehicles without the need to walk on the road, except marked crosswalks;
14. Provision for services and deliveries should be at the rear yards with appropriate screening to adjacent properties and public space. Where service entries are required at the fronts of buildings, care should be taken not to compromise the pedestrian environment;
15. Residential dwelling units in mixed use buildings may be located either above or behind a commercial unit, and may be accessed from the front, rear or side(s) of the building. This form of residential development is intended to contribute to variety in housing size and affordability; and,
16. Development of civic public spaces with gathering spots, benches, lighting, ornaments (sculptures, fountains, etc.) and landscaping are encouraged where none exist within a short walking distance.

None of these guidelines specifically apply to subdivision.

South Shuswap Zoning Bylaw No. 701

The portion of the subject property impacted by the development proposal is zoned CDC3 – Comprehensive Development 3 pursuant to South Shuswap Zoning Bylaw No. 701. The subdivision proposal complies with all applicable regulations of the CDC3 zone.

FINANCIAL:

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

KEY ISSUES/CONCEPTS:**Sewage Disposal**

The proposed subdivision will be serviced by the Shuswap Lake Estates community sewage treatment system.

Water Supply

The proposed subdivision will be serviced by the Shuswap Lake Estates community water system supplied by surface water drawn from Shuswap Lake. The owner is in the process of amending the current Certificate of Public Convenience and Necessity (CPCN) for the overall Shuswap Lake Estates development to accommodate this new development area.

Access

Access to the subdivision will be from Golf Course Drive.

Form and Character Guidelines

The guidelines specifically address new building projects but do not provide guidance regarding intensive residential development in the form of subdivision. Staff has advised the Board previously that staff will be bringing forward an amendment to the OCP in the near future to address the lack of guidelines for the subdivision process; until then a VCSSA DP will continue to be required prior to subdivision for some proposed land uses. Alternatively, in the future the requirement for building permits in Electoral Area C would require a form and character Development Permit for this type of residential development to be issued by the Board before a building permit could be issued. The form and character Development Permit application would include building elevations and site plans to be submitted by the applicant.

SUMMARY:

This application is for a Development Permit for a subdivision proposal that meets the guidelines for form and character as required in Electoral Area 'C' Official Community Plan No. 725. The proposed lot layout, streetscape, open space, landscaping and common parking areas are appropriate for this type of intensive residential development. Staff are therefore recommending that the Board can consider issuing this Development Permit.

IMPLEMENTATION:

If the Board issues DP 725-121, 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 approval to complete the subdivision.

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 October 19, 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 Recommendation.*
2. *Deny the Recommendation.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

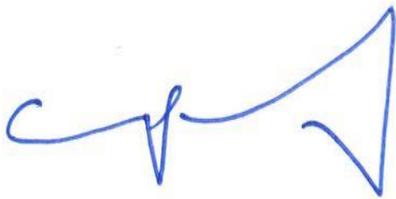
LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

1. Electoral Area C Official Community Plan Bylaw No. 725
2. South Shuswap Zoning Bylaw No. 701
3. South Shuswap Zoning Amendment (Shuswap Lake Estates) Bylaw No. 701-87
4. Application

Report Approval Details

Document Title:	2017-10-19_Board_DS_DP725-121_ShuswapLakeEstates.docx
Attachments:	- DP 725-121 Permit and Schedules.pdf - Maps_Plans_DP725-121.pdf
Final Approval Date:	Oct 6, 2017

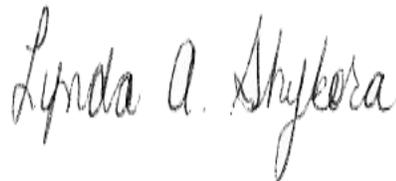
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Oct 3, 2017 - 3:40 PM



Gerald Christie - Oct 5, 2017 - 7:58 AM



Lynda Shykora - Oct 6, 2017 - 12:25 PM



Charles Hamilton - Oct 6, 2017 - 3:18 PM