



BOARD REPORT

TO: Chair and Directors

FROM: Dan Passmore
Senior Planner

File No: BL 825-37

Date: September 25, 2015

SUBJECT: Scotch Creek/Lee Creek Zoning Amendment (Ted & Lucille Tash)
Bylaw No. 825-37


RECOMMENDATION: THAT:
Scotch Creek/Lee Creek Zoning Amendment (Ted & Lucille Tash)
Bylaw No. 825-37, be read a first time this 15th day of October 2015.

AND THAT:
the Board utilize the simple consultation process for Bylaw No. 825-37
and it be referred to the following:

- Area 'F' Advisory Planning Commission;
- Ministry of Transportation and Infrastructure;
- Interior Health Authority;
- Ministry of Environment, Ecosystems Branch;
- Ministry of Forests, Lands and Natural Resources Operations – Archaeology Branch;
- Ministry of Forests, Lands and Natural Resources Operations – Water Branch;
- School District No. 83;
- CSR D Operations Management; and,
- All relevant First Nations Bands and Councils;

APPROVED for Board Consideration:

Meeting Date: October 15, 2015


Charles Hamilton, CAO

SHORT SUMMARY:

The applicant is planning to rebuild a new single family dwelling on Strata Lot 1, Section 27, Township 22, Range 11, West of 6th Meridian, KDYD, Strata Plan K227. Unfortunately, the proposed building exceeds the parcel coverage for the R1 zone. The applicant is proposing a site specific amendment to the R1 zone to allow for a parcel coverage of 75.24%, as well as setback relaxations that will permit the proposed house to be constructed on the subject property.

VOTING:	Unweighted Corporate	<input type="checkbox"/>	Weighted Corporate	<input type="checkbox"/>	Stakeholder	<input type="checkbox"/>
				(Weighted)		
	LGA Part 26 (Unweighted)	<input checked="" type="checkbox"/>				

BACKGROUND:

PROPERTY OWNERS:	Ted and Lucille Tash									
ELECTORAL AREA:	'F' (Scotch Creek)									
LEGAL DESCRIPTION:	Strata Lot 1, Section 27, Township 22, Range 11, West of 6th Meridian, KDYD, Strata Plan K227									
ADDRESS:	1 – 1022 Scotch Creek Wharf Road									
SIZE OF PROPERTY:	103 m ² (1,108.7 ft ²)									
SURROUNDING LAND USE PATTERN:	<table><tr><td>NORTH</td><td>Residential</td></tr><tr><td>SOUTH</td><td>Park/Shuswap Lake</td></tr><tr><td>EAST</td><td>Residential</td></tr><tr><td>WEST</td><td>Residential</td></tr></table>		NORTH	Residential	SOUTH	Park/Shuswap Lake	EAST	Residential	WEST	Residential
NORTH	Residential									
SOUTH	Park/Shuswap Lake									
EAST	Residential									
WEST	Residential									
CURRENT OCP DESIGNATION:	NR Neighbourhood Residential, Scotch Creek Primary Settlement Area									
CURRENT ZONING:	Residential 1 (R1)									
PROPOSED ZONING:	Residential 1 (R1) – Special Regulation									
CURRENT USE:	Single Family Dwelling									
PROPOSED USE:	New Single Family Dwelling									

POLICY:**Electoral Area 'F' Official Community Plan Bylaw No. 830**

The Area 'F' OCP Section 1.2 Sustainable Planning Principles contains the following information points:

Principle 3: To encourage a range of housing choices for all age groups, taking into account affordability choices for existing residents, particularly young families. Only ground-oriented housing is appropriate near Shuswap Lake.

Section 3 A lake community includes objectives and policies for Riparian Area development as follows:

3.3 Fish and Aquatic Habitat

Some of the most sensitive fish and aquatic habitats are close to the shoreline. Human activity along the shoreline can have a substantial impact on the health of aquatic habitats.

Objective 1

To identify significant fish and aquatic habitat, including spawning and rearing habitat and protect these areas from human encroachment.

Policy 1

The Regional District will:

1. Implement the Riparian Areas Regulation to help protect fish and aquatic habitats.
2. Expect landowners and developers to refer to the Department of Fisheries and Oceans — Land Development Guidelines for the Protection of Aquatic Habitat, when constructing near any watercourses for activities not covered by the RAR. Landowners and developers should refer to the Living by Water Guidebook (livingbywater.ca) for appropriate foreshore development guidelines.

Policy 2

The CSRD will use Shuswap Watershed Mapping Project data and the Provincial Site Sensitivity Map to assist in its decision-making regarding development applications.

Policy 3

Development proposals within the Riparian Areas Regulation Development Permit Area or the Shuswap Lake Development Permit Area are required to meet those guidelines.

Section 11 Managing growth: North Shuswap includes objectives and policies for Residential development as follows:

11.1 General Land Use

The policies of this Plan aim to protect the rural character of the North Shuswap, yet allow modest growth in areas that are, or will be, serviced by community water and sewer systems.

By directing growth to the Settlement Areas, there will be less impact on the rural and natural areas of the community, thereby protecting agricultural land and natural habitat, and preserving the area's highly valued rural character. This settlement pattern will also facilitate shorter vehicle trips, as well as encourage more walking, bicycling and, potentially, the introduction of public transit.

The land use designations of this Plan generally reflect the present pattern of land use in which residential, commercial and public uses are concentrated in settlement areas, leaving most of the land for forestry, agriculture, and other resource uses. This plan identifies one Primary Settlement Area (Scotch Creek) and six Secondary Settlement Areas. The term Primary Settlement Area is synonymous with Scotch Creek in this plan and should be interpreted as referring to the same area.

Objective 1

To be thoughtful and careful stewards of the lands and waters of the North Shuswap to ensure that future generations will appreciate and benefit from wise choices made by today's elected decision-makers.

Objective 2

To direct growth and development in an organized and desirable manner, reinforcing established settlement patterns and discouraging development outside these settled areas.

Objective 5

To ensure that land use and development will not negatively affect environmental features and functions, both inside and outside of settlement areas.

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) includes objectives and policies for Residential development as follows:

12.1 Vision Statement*Towards a Viable Year-Round Community*

Scotch Creek is a popular tourist destination in the North Shuswap. During the summer, the population swells to well over 2,500, contributing to the economy, but placing stress on several aspects of the resources and infrastructure. Scotch Creek is also home to a smaller, but growing, full time population of approximately 800, and many people who are initially attracted as tourists later become full-time residents as they come to appreciate the many qualities of the area. The two-season nature of the area is one of the unique challenges in creating a viable, sustainable year-round community.

Tourism is the biggest industry in Scotch Creek, however its seasonal nature needs to be balanced with a year-round economy composed of a more diverse range of businesses and industries and their related employment. Additional population is required to support businesses throughout the year, and to make community services and amenities economically viable, however, it is not only the number of people present in an area, but their proximity, that help to make a community viable and vital. Diverse employment opportunities will help to support the evolution of a complete community, in which the economy, as well as the cultural, recreational and social aspects of Scotch Creek may be able to thrive.

The existing small town character and way of life are part of the attraction for living in Scotch Creek, and these qualities need to be respected. As well, new development is required in order to provide the range of housing types needed for a growing population that includes all segments of society, including families, couples and singles, seniors and students, seasonal workers and full time residents. It is not just houses on large lots that need to be provided, but a wider range of smaller and more affordable units that are suitable to a range of people and their circumstances. As more housing, of various types, is provided, the population can grow, and there will be a greater likelihood that new businesses, industries, and community amenities will emerge.

Growth is not only inevitable, it is desirable in order to make a viable, year-round community, however HOW that growth takes place is of great importance. The distribution of land uses and population and density are of concern. Drawing on the feedback received through the public engagement process environmental, economic and social sustainability, and the development of high standards in land use patterns, neighbourhood design, site planning, and supportive technology are emphasized. Several 'best practices' and precedents are included in the Appendix, and these provide examples of successful approaches to sustainable community design that sensitively incorporates new development and appropriate densities.

12.2 Principles

Principle 1

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

- a) Ensuring that there is an appropriate range of community services, amenities and open spaces for all;
- b) Striving for a balance of residential, recreational, commercial and light industrial uses, and ensure that adjacent uses are compatible;
- c) Developing the plan for a community that includes all ages from children to seniors; and
- d) Developing planning strategies that acknowledge the population patterns (full time residents and increased numbers during the summer season) and their different needs and impacts.

Principle 2

Strive for an economically and socially sustainable community by:

- a) Providing a breadth of affordable housing types for the diverse population ranging from families to seniors, and including full-time, temporary, and summer residents and workers;
- b) Including housing and development types that will support diversity and address needs;
- 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.

Principle 5

Ensure that the community develops within the limits of its resources and maintains its rural lakeshore character by:

- a) Developing a land use plan that results, over time, in the best distribution and development densities for Scotch Creek;
- b) Encouraging the development of community character and identity through built form and landscape that expresses rural and lakeshore qualities, and develop guidelines for fences and other landscape features that reflect the community character;
- c) Encouraging high quality of design and construction;
- d) Determining the development forms, massing and density to support the desired character and quality of life of Scotch Creek;
- e) Discouraging light pollution and noise pollution, in keeping with the rural environment; and
- f) Recognizing agriculture as an important land use that predates many other uses, and encourage agricultural activities.

Principle 8

Preserve and enhance the environmental and visual quality of the area by:

- a) Encouraging practices that protect groundwater and lake water quality and quantity;
- b) Considering the carrying capacity of current and future water systems and keep the water supply within local control and within the local watershed;
- c) Protecting the local forests, wildlife, and fish through appropriate practices;
- d) Ensuring that sewage systems do not negatively affect the environment;
- e) Avoiding lakeshore development that negatively affects the water quality and the visual quality;
- f) Ensuring that all new developments respect the views to and from the lake; and
- g) Developing guidelines for landscape, fencing and other features.

12.8 Neighbourhood Residential (NR)

Objective 1

The Neighbourhood Residential (NR) land use refers to development that is existing. The intent of this land use designation is to recognize that the existing neighbourhoods within Scotch Creek are an important part of the definition of the character of the area.

Policy 1

A "neighbourhood" is defined as an area of contiguous lots that have common setbacks, building orientation, and size, or that were constructed as part of a single development and form a coherent and commonly understood cluster. Refer to Map 1.

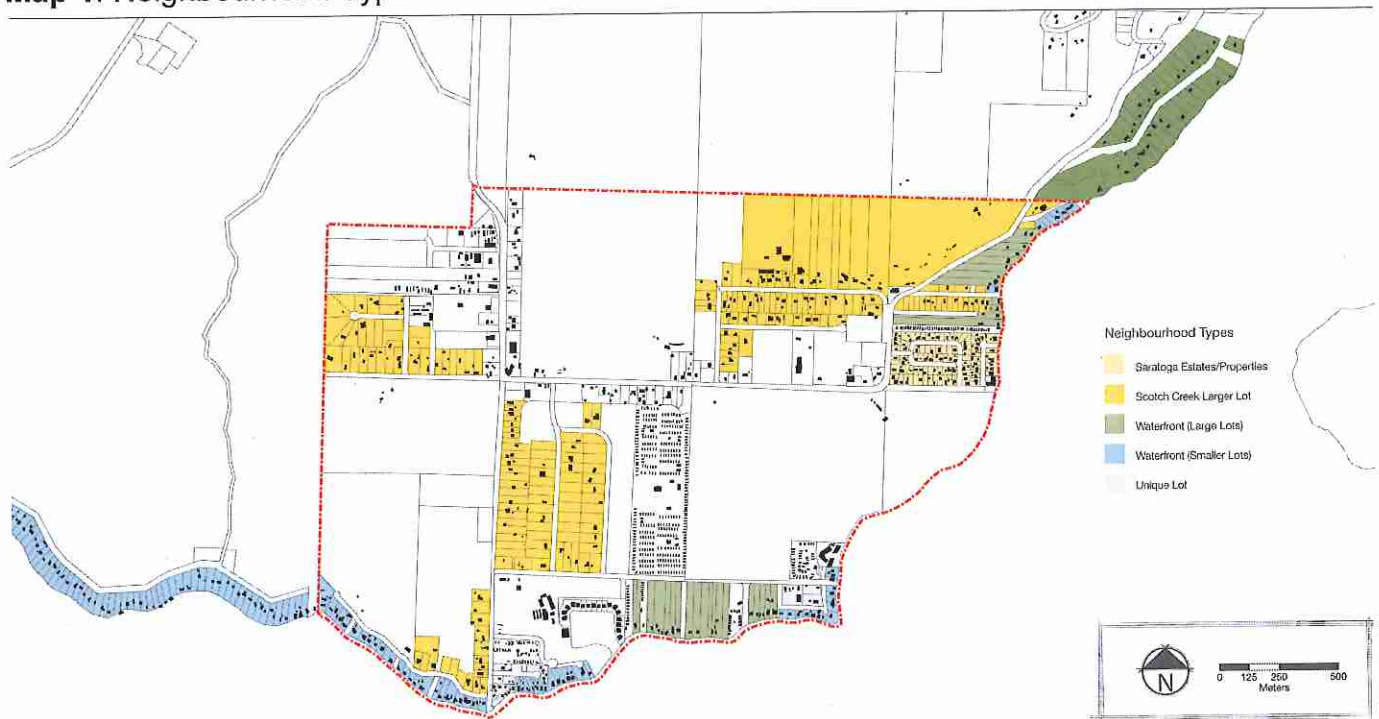
Policy 2

Development within Neighbourhood Residential areas will normally only take the form of infill (for example, construction of a new house on a vacant lot) or subdivision of an existing lot and construction of a new dwelling unit on each new lot.

Policy 3

Policies for infill in NR areas are intended to reflect and support the neighbourhood character and density, and to either maintain or improve conditions regarding setbacks, landscape, visual buffers, building massing, and building orientation. Refer to the following sections for guidelines for each neighbourhood.

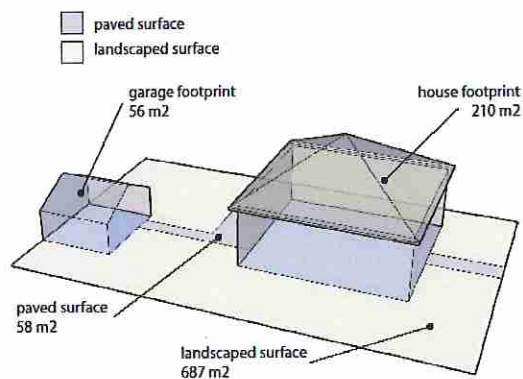
1. Within existing neighbourhoods designated NR Neighbourhood Residential, a lot may be subdivided in two, providing that the size of each resulting parcel is equal to or larger than 1/4 acre (therefore only 1/2 acre lots or larger have potential for subdivision). This will ensure that the overall density of each neighbourhood remains comparable to existing density, while allowing sensitive intensification through the potential to subdivide larger lots.
2. Any new subdivision is considered as new development, and must be connected to community sewer and water services.
3. Construction of any new dwelling unit within any parcel designated as Neighbourhood Residential is strongly encouraged to conform to the guidelines for the neighbourhood in which it is found. The existing setback, landscape, visual buffers, building massing and building orientation of each neighbourhood are described in the following Neighbourhood Types sections (a key map is included to indicate the location of the neighbourhood type). By reflecting these conditions in any infill development, the existing character and conditions will be continued, while still allowing individuality and innovation in design.
4. Normally a maximum building height of two storeys is permitted.

Map 1: Neighbourhood Types**12.14 Water Quality Protection**

1. The quality of surface and ground water needs to be maintained in order to ensure environmental integrity and to contribute to the sustainability of Scotch Creek.
2. Typical practices of urbanization tend to increase the amount of paved surfaces (driveways, parking lots, walkways) and reduce the amount of infiltration. Permeable surfaces, especially landscaping, allow greater infiltration of rain and storm runoff, recharging of groundwater, and contribution to a more comfortable micro-climate. The Groundwater Absorption Coefficient (GAC) is the percentage of a lot that is required to be free of impervious material (concrete, asphalt, etc.).
3. All new residential developments should aim for a minimum GAC of 45% through the use of pervious surfacing materials.
4. It is recommended that the policy regarding Groundwater Absorption Coefficient (GAC) be included in the Zoning Bylaw to augment the site coverage regulations.
5. Whenever possible, all new developments should integrate green stormwater infrastructure in the form of bioswales on sides of streets/roads and parking lots, rather than curbs and gutters, which channel storm water quickly away and require storm drainage infrastructure.

Example of GAC calculations:

Lot	1,011 m ² (0.25 ac)
	100.0%
House	210 m ² (2,260 ft ²)
	20.7%
Garage	56 m ² (200 ft ²)
	5.6%
Paved	58 m ² (625 ft ²)
	5.7%
Landscaped	687 m ² (7,395 ft ²)
	68.0%



The amount of surface free of impervious materials is 68%. It exceeds the 45% GAC requirement, therefore is acceptable.

13.4 Riparian Areas Regulation (RAR) Development Permit Area

The proposed development is within 30.0 m of Shuswap Lake, so a RAR DP will be required.

Scotch Creek/Lee Creek Zoning Bylaw No. 825**Existing Residential-1 (R1) Zone**

The principal uses are as follows:

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

Secondary Uses are as follows:

- (a) *Accessory use*
- (b) *Bed and breakfast*
- (c) *Guest accommodation*
- (d) *Home business*
- (e) *Residential campsite*

Regulations

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by subdivision <ul style="list-style-type: none"> where <i>parcel</i> is serviced by an existing <i>community sewer system</i> in all other cases 	0.1 ha (0.25 ac.) 1.0 ha (2.47 ac.)
(b) Minimum <i>parcel width</i> created by subdivision	20 m (65.62 ft.)
(c) Maximum <i>parcel coverage</i>	25%
(d) Maximum number of <i>single family dwellings per parcel</i>	One
(e) Maximum <i>height</i> for: <ul style="list-style-type: none"> Principal <i>buildings</i> and structures Accessory <i>buildings</i> 	<ul style="list-style-type: none"> 11.5 m (37.73 ft.) 6 m (19.69 ft.)
(f) Minimum <i>setback</i> from: <ul style="list-style-type: none"> <i>front parcel boundary</i> <i>interior side parcel boundary</i> <i>exterior side parcel boundary</i> <i>rear parcel boundary</i> <i>rear parcel boundary</i> for an <i>accessory building</i> (excluding <i>guest cottage</i> or <i>home business</i>) 	<ul style="list-style-type: none"> 4.5 m (14.76 ft.) 2.0 m (6.56 ft.) 4.5 m (14.76 ft.) 4.5 m (14.76 ft.) 2.0 m (6.56 ft.)
(g) Maximum <i>gross floor area</i> of an <i>accessory building</i>	75 m ² (807.32 sq. ft.)

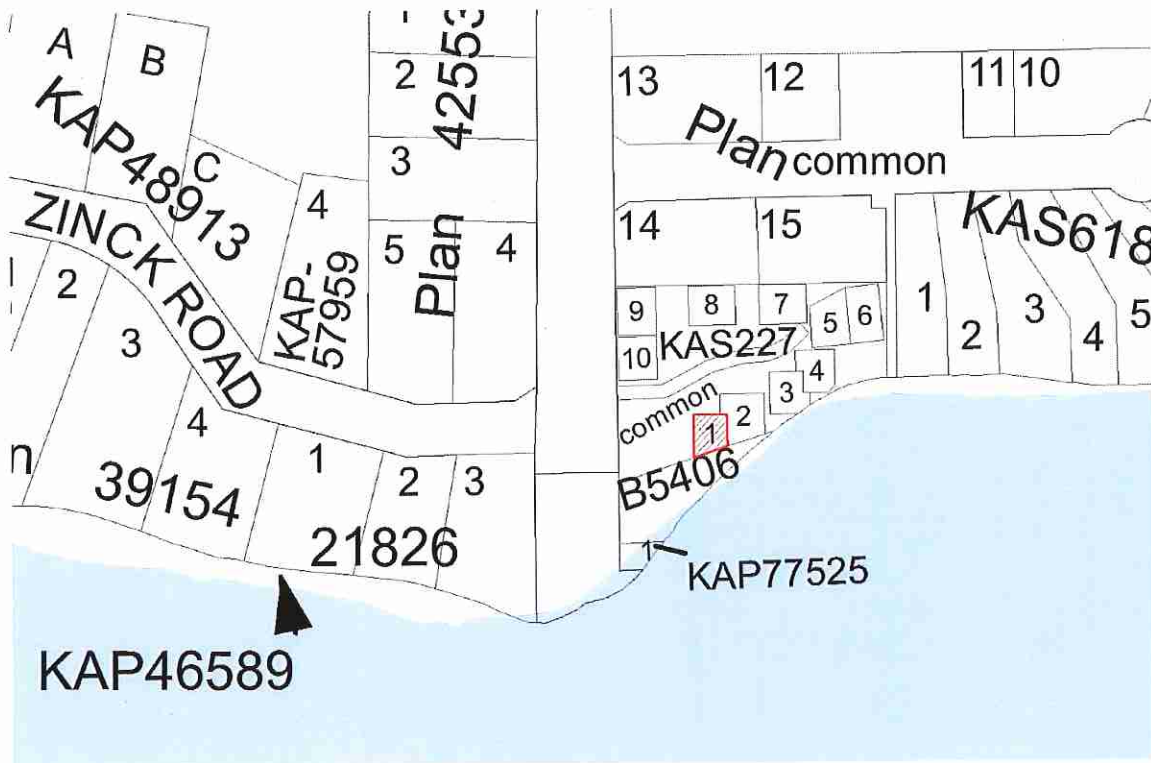
Proposed Residential - 1 (R1) Zone Amendments

A special regulation is proposed that would be specific to the subject property as follows:

Notwithstanding subsection (3), on Strata Lot 1, Section 27, Township 22, Range 11, West of 6th Meridian, KDYD, Strata Plan K227 as shown hatched on the map below, the following supplemental siting characteristics for a proposed new single family dwelling shall be permitted:

- .1 Notwithstanding subsection 3(c), the maximum parcel coverage for the proposed new single family dwelling is 75.24%.
- .2 Notwithstanding subsection 3(f), the minimum setbacks for the proposed new single family dwelling are as follows:

(f) Minimum <i>setback</i> from: <ul style="list-style-type: none"> <i>front parcel boundary</i> <i>interior side parcel boundary</i> (west side) <i>interior side parcel boundary</i> (east side) <i>rear parcel boundary</i> 	<ul style="list-style-type: none"> 0.0 m (0.0 ft.) 0.0 m (0.0 ft.) 0.246 m (0.808 ft.) 0.388 m (1.273 ft.)
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KEY ISSUES/CONCEPTS:

Anchor Bay Strata KAS227

The original strata plan K227 was deposited in the Land Title's Office in July, 1978. The plan shows Lot 1 has an area of 103 m². The plan of subdivision was modified in November, 2008 to include areas of Limited Common Property (LCP) consisting of a 2.6 m wide strip around each of the 10 lots defined in the original plan. Lot 1 only had 2.6 m of LCP described in the amending plan added onto the north and west sides.

Cabins were constructed on each of the strata lots. A survey plan of the development shows that the lot lines established in the original plan of strata subdivision appeared to coincide with the walls of existing cabins. The addition of the 2.6 m LCP strip around each of the lots in the strata plan appears to have been an attempt to reconcile the fact that eaves on all the cabins extended over lot lines.

In the case of Lot 1, a fishing cabin was constructed in the 1950's which had a footprint of 16' x 24' with a large deck attached at ground level to the east side of the cabin. The deck extended out to the east side property line. When the survey plan was deposited, the cabin's south east corner encroached onto the neighbouring property to the south (Plan B5406) by a small amount (0.122 m² or 1.3 ft²), not including the roof eaves. The neighbouring property to the south is currently owned by the CSRD for a Park. In all other respects the cabin and deck on Lot 1 fit fully onto the strata lot.

The Re-Development Proposal

The applicants would like to demolish the existing cabin and construct a new single family dwelling. The new building would be a 2 storey structure consisting of a total of 1,257 ft² with 786 ft² on the main floor and 471 ft² on the second floor. The new house would feature 3 bedrooms. A deck at or around ground level is also proposed.

The single family dwelling is proposed to be sited on the north and west property boundaries, with eaves overhanging the property lines into the LCP. The plans also indicated that the house would be built on the south property line, but this was amended because the eaves would encroach onto CSRD property to the south. A setback from the south property boundary will ensure that the eaves do not encroach.

The Current Owners and the Process

Mr. and Mrs. Tash purchased the property in 2003. It quickly became apparent that the cabin was too small for their family and needed significant repairs. In September 2005 the Tash's allege they submitted an application for a building permit to the CSRD for the proposed new house. The Tash's claim they were advised by CSRD staff that a permit could not be issued for the proposed building because the eaves overhung onto common property. As a result of this issue, the strata ownership undertook the amendment to the strata plan to include 2.6 m strips of LCP around each of the strata lots to deal with the eave overhang issues.

In June, 2012 CSRD Development Services staff sent a letter to the Tash's advising that since the proposed re-development was within 30 m of Shuswap Lake a Development Permit (DP) application, together with a Development Variance Permit (DVP) application to relax R1 zone setbacks, and a exemption to floodplain setbacks would be required to be submitted. In response to this letter the Tash's submitted an application for DP and a DVP in November, 2012.

Staff reviewed the application and advised the Tash's in a letter dated January 23, 2013 that the DP could not be issued because it did not comply with Scotch Creek/Lee Creek Zoning Bylaw No. 825 (Bylaw No. 825) R1 zone setbacks. The letter went on to further state that the DVP also could not be issued because of the eave encroachment onto LCP. Over the next months the issue of the eave encroachment was discussed and settled with legal advice.

In August 2013, the DP and DVP application was returned to the Tash's together with their fee and a letter explaining that while a DVP could deal with the matter of setback relaxation, it could not deal with a relaxation of parcel coverage, as this is a matter of density and would require a rezoning application.

Sewer and Water Servicing

Water is drawn from Shuswap Lake via a strata operated pumphouse and distributed to all of the lots in the strata. Similarly sewer is collected from the lots and treated in a strata operated septic sewage system. No documentation has been provided that permits are in place to operate either the water or sewer system. Further, no documentation has been supplied from the strata indicating that the existing sewer system is adequate to service the proposed new construction.

Staff will need to rely on referral comments from IHA to determine if the systems current authorizations would allow for the proposed re-development of this strata lot. The IHA referral response will be included in a future report on this matter to the Board. Any outstanding information will be required prior to Board consideration of second reading of the bylaw.

Riparian Area Regulation

In order to support their application for a DP, the applicants had hired a Qualified Environmental Professional (QEP), Mr. Jeremy Ayotte, RPBio, to prepare a Riparian Area Assessment Report (RAAR). The RAAR was filed with the Provincial Riparian Area Assessment Report Notification System (RAARNS) on July 26, 2012. The RAAR indicates that the proposed construction is in compliance with RAR.

A RAR DP will be required before a building permit can be issued for the new single family dwelling.

Floodplain Issues

The RAAR contains mapping indicating that the proposed new house will be sited more than 15.0 m from the 348.3 m contour, and therefore will comply with the floodplain setback requirement. The applicant is aware that the proposed new home would not be issued a Building Permit if the flood construction level of 351.0 m is not met.

Access

Access to the strata lot is from existing internal strata roadways, accessed directly from Scotch Creek Wharf Road.

Covenant KT017277

This covenant is registered on the title of Lot 2, in favour of Lot 1, and establishes a 2.0 m wide area on the east side of the mutually shared property line where nothing can be constructed.

Covenant N38625

Registered on title in 1978 as a requirement of the approval of the strata subdivision to require a 7.5 m floodplain setback from Shuswap Lake and a flood construction level of 351.0 m.

Groundwater Absorption Coefficient (GAC)

For the Scotch Creek Primary Settlement Area, a policy regarding protection of water quality has been included. Policy 12.14 sets out the justification and criteria for calculating the GAC, in an effort to reduce impermeable surfaces in a given development to below 45%. This proposal with parcel coverage consisting of just the proposed building of 75.24% will exceed this, not counting the proposed deck. While the GAC is currently a guideline for development, Policy 12.14 recommends that provision for GAC be included in the Zoning Bylaw to augment the parcel coverage regulations. Since this is an amendment to increase the parcel coverage, the GAC is relevant to the proposed rezoning amendment.

IMPLEMENTATION:**Consultation Process**

As per CSRD Policy No. P-18 regarding Consultation Processes-Bylaws, staff recommends that the Simple Consultation process be followed. A notice of development sign will be required to be posted on the property.

The following list of referral agencies is recommended:

- Area 'F' Advisory Planning Commission;
- Ministry of Transportation and Infrastructure;
- Interior Health Authority;
- Ministry of Environment, Ecosystems Branch;
- Ministry of Forests, Lands and Natural Resources Operations – Archaeology Branch;
- Ministry of Forests, Lands and Natural Resources Operations – Water Branch;
- School District No. 83;
- CSRD Operations Management; and,
- All relevant First Nations Bands and Councils;;

SUMMARY

The applicant would like to demolish an existing cabin and rebuild a single family dwelling on the subject property. A rezoning is required because the proposed new house vastly exceeds the allowed parcel coverage in the R1 zone of the Scotch Creek/Lee Creek Zoning Bylaw No. 825. Staff proposes that a special regulation for this subject property only could be considered by the Board, that would increase the permitted parcel coverage to 75.24% and would also include setback compliance issues.

LIST NAME OF REPORT(S) / DOCUMENT(S):

1. Scotch Creek/Lee Creek Zoning Amendment (Ted & Lucille Tash) Bylaw No. 825-37	Attached to Board Report: <input checked="" type="checkbox"/>	Available from Staff: <input type="checkbox"/>
2. Maps: Location, OCP, Zoning, Orthophotos	Attached to Board Report: <input checked="" type="checkbox"/>	Available from Staff: <input type="checkbox"/>
3. Proposed Building Site Plans, Floor Plans.	Attached to Board Report: <input checked="" type="checkbox"/>	Available from Staff: <input type="checkbox"/>
4. Building Elevations	Attached to Board Report: <input type="checkbox"/>	Available from Staff: <input checked="" type="checkbox"/>
5. Strata Plan K227, Amended Strata Plan K227	Attached to Board Report: <input checked="" type="checkbox"/>	Available from Staff: <input type="checkbox"/>
6. Building Location Survey of K227	Attached to Board Report: <input checked="" type="checkbox"/>	Available from Staff: <input type="checkbox"/>
7. RAAR by Jeremy Ayotte, R.P.Bio., dated July 25, 2012	Attached to Board Report: <input type="checkbox"/>	Available from Staff: <input checked="" type="checkbox"/>

DESIRED OUTCOME:

That the Board endorse staff recommendation.

BOARD'S OPTIONS:

1. *Endorse recommendation. Bylaw No. 825-37 will be given first reading and the bylaw will be forwarded to referral agencies.*
2. *Decline first readings. Bylaw No. 825-37 will be defeated.*
3. *Defer*
4. *Any other action deemed appropriate by the Board.*

COMMUNICATIONS: To be provided with a future Board report following receipt of referral responses.

REVIEWED BY:	Date Signed Off (MO/DD/YR)	Approval Signature of Reviewing Manager or Team Leader
Development Services Team Leader	Oct. 5, 2015	S. Burger
Manager Development Services	10/05/15	Paula Luistro
Manager, Operations Management	Oct 5 2015	DL

Plat Map of a Portion of the City of St. Louis, Missouri

Scale: 1" = 100'

North Arrow

Express Point Road

Captains Village Way

Acton Place

Zinck Road

Kay Road

Karl Road

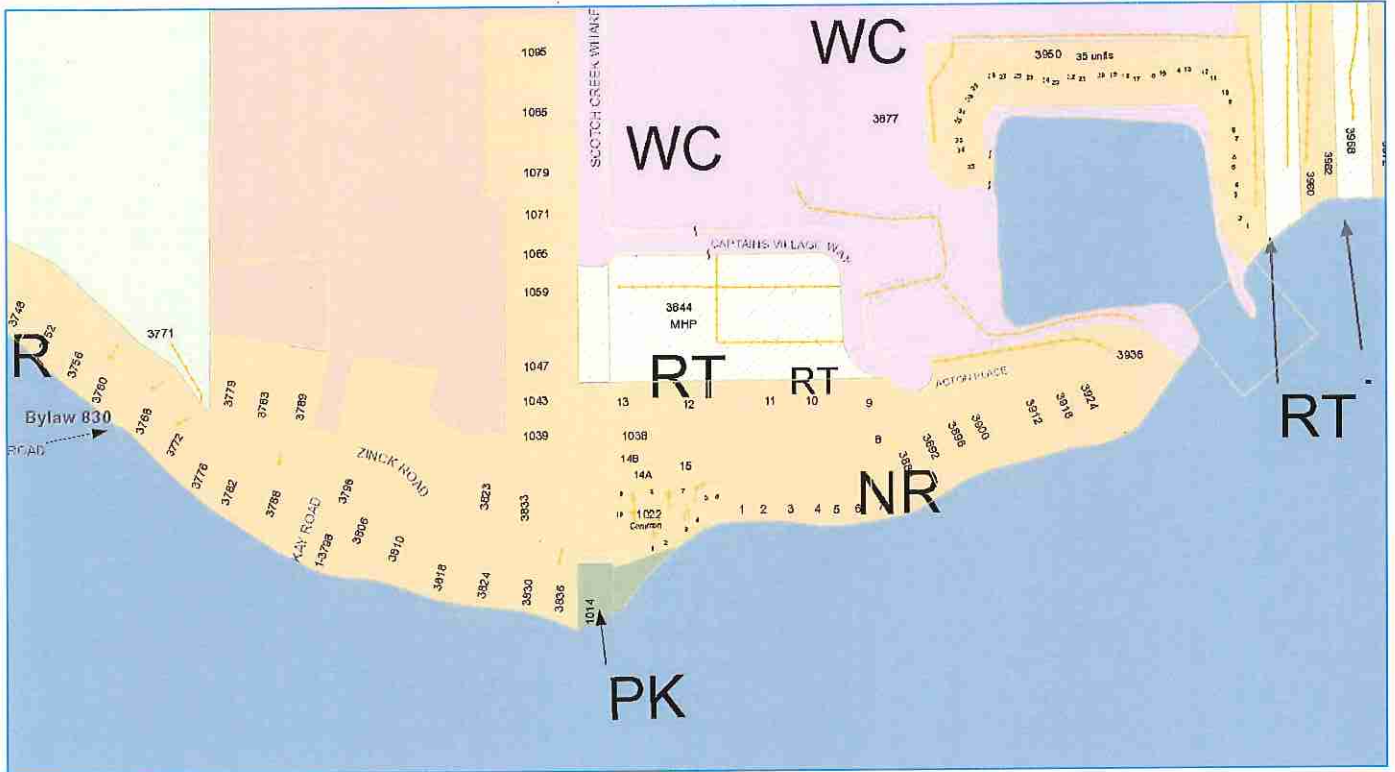
Mississippi River

Parcel Numbers: 13011, 13012, 13013, 13014, 13015, 13016, 13017, 13018, 13019, 13020, 13021, 13022, 13023, 13024, 13025, 13026, 13027, 13028, 13029, 13030, 13031, 13032, 13033, 13034, 13035, 13036, 13037, 13038, 13039, 13040, 13041, 13042, 13043, 13044, 13045, 13046, 13047, 13048, 13049, 13050, 13051, 13052, 13053, 13054, 13055, 13056, 13057, 13058, 13059, 13060, 13061, 13062, 13063, 13064, 13065, 13066, 13067, 13068, 13069, 13070, 13071, 13072, 13073, 13074, 13075, 13076, 13077, 13078, 13079, 13080, 13081, 13082, 13083, 13084, 13085, 13086, 13087, 13088, 13089, 13090, 13091, 13092, 13093, 13094, 13095, 13096, 13097, 13098, 13099, 13100, 13101, 13102, 13103, 13104, 13105, 13106, 13107, 13108, 13109, 13110, 13111, 13112, 13113, 13114, 13115, 13116, 13117, 13118, 13119, 13120, 13121, 13122, 13123, 13124, 13125, 13126, 13127, 13128, 13129, 13130, 13131, 13132, 13133, 13134, 13135, 13136, 13137, 13138, 13139, 13140, 13141, 13142, 13143, 13144, 13145, 13146, 13147, 13148, 13149, 13150, 13151, 13152, 13153, 13154, 13155, 13156, 13157, 13158, 13159, 13160, 13161, 13162, 13163, 13164, 13165, 13166, 13167, 13168, 13169, 13170, 13171, 13172, 13173, 13174, 13175, 13176, 13177, 13178, 13179, 13180, 13181, 13182, 13183, 13184, 13185, 13186, 13187, 13188, 13189, 13190, 13191, 13192, 13193, 13194, 13195, 13196, 13197, 13198, 13199, 13200, 13201, 13202, 13203, 13204, 13205, 13206, 13207, 13208, 13209, 13210, 13211, 13212, 13213, 13214, 13215, 13216, 13217, 13218, 13219, 13220, 13221, 13222, 13223, 13224, 13225, 13226, 13227, 13228, 13229, 13230, 13231, 13232, 13233, 13234, 13235, 13236, 13237, 13238, 13239, 13240, 13241, 13242, 13243, 13244, 13245, 13246, 13247, 13248, 13249, 13250, 13251, 13252, 13253, 13254, 13255, 13256, 13257, 13258, 13259, 13260, 13261, 13262, 13263, 13264, 13265, 13266, 13267, 13268, 13269, 13270, 13271, 13272, 13273, 13274, 13275, 13276, 13277, 13278, 13279, 13280, 13281, 13282, 13283, 13284, 13285, 13286, 13287, 13288, 13289, 13290, 13291, 13292, 13293, 13294, 13295, 13296, 13297, 13298, 13299, 13300, 13301, 13302, 13303, 13304, 13305, 13306, 13307, 13308, 13309, 13310, 13311, 13312, 13313, 13314, 13315, 13316, 13317, 13318, 13319, 13320, 13321, 13322, 13323, 13324, 13325, 13326, 13327, 13328, 13329, 13330, 13331, 13332, 13333, 13334, 13335, 13336, 13337, 13338, 13339, 13340, 13341, 13342, 13343, 13344, 13345, 13346, 13347, 13348, 13349, 13350, 13351, 13352, 13353, 13354, 13355, 13356, 13357, 13358, 13359, 13360, 13361, 13362, 13363, 13364, 13365, 13366, 13367, 13368, 13369, 13370, 13371, 13372, 13373, 13374, 13375, 13376, 13377, 13378, 13379, 13380, 13381, 13382, 13383, 13384, 13385, 13386, 13387, 13388, 13389, 13390, 13391, 13392, 13393, 13394, 13395, 13396, 13397, 13398, 13399, 13400, 13401, 13402, 13403, 13404, 13405, 13406, 13407, 13408, 13409, 13410, 13411, 13412, 13413, 13414, 13415, 13416, 13417, 13418, 13419, 13420, 13421, 13422, 13423, 13424, 13425, 13426, 13427, 13428, 13429, 13430, 13431, 13432, 13433, 13434, 13435, 13436, 13437, 13438, 13439, 13440, 13441, 13442, 13443, 13444, 13445, 13446, 13447, 13448, 13449, 13450, 13451, 13452, 13453, 13454, 13455, 13456, 13457, 13458, 13459, 13460, 13461, 13462, 13463, 13464, 13465, 13466, 13467, 13468, 13469, 13470, 13471, 13472, 13473, 13474, 13475, 13476, 13477, 13478, 13479, 13480, 13481, 13482, 13483, 13484, 13485, 13486, 13487, 13488, 13489, 13490, 13491, 13492, 13493, 13494, 13495, 13496, 13497, 13498, 13499, 13500, 13501, 13502, 13503, 13504, 13505, 13506, 13507, 13508, 13509, 13510, 13511, 13512, 13513, 13514, 13515, 13516, 13517, 13518, 13519, 13520, 13521, 13522, 13523, 13524, 13525, 13526, 13527, 13528, 13529, 13530, 13531, 13532, 13533, 13534, 13535, 13536, 13537, 13538, 13539, 13540, 13541, 13542, 13543, 13544, 13545, 13546, 13547, 13548, 13549, 13550, 13551, 13552, 13553, 13554, 13555, 13556, 13557, 13558, 13559, 13560, 13561, 13562,

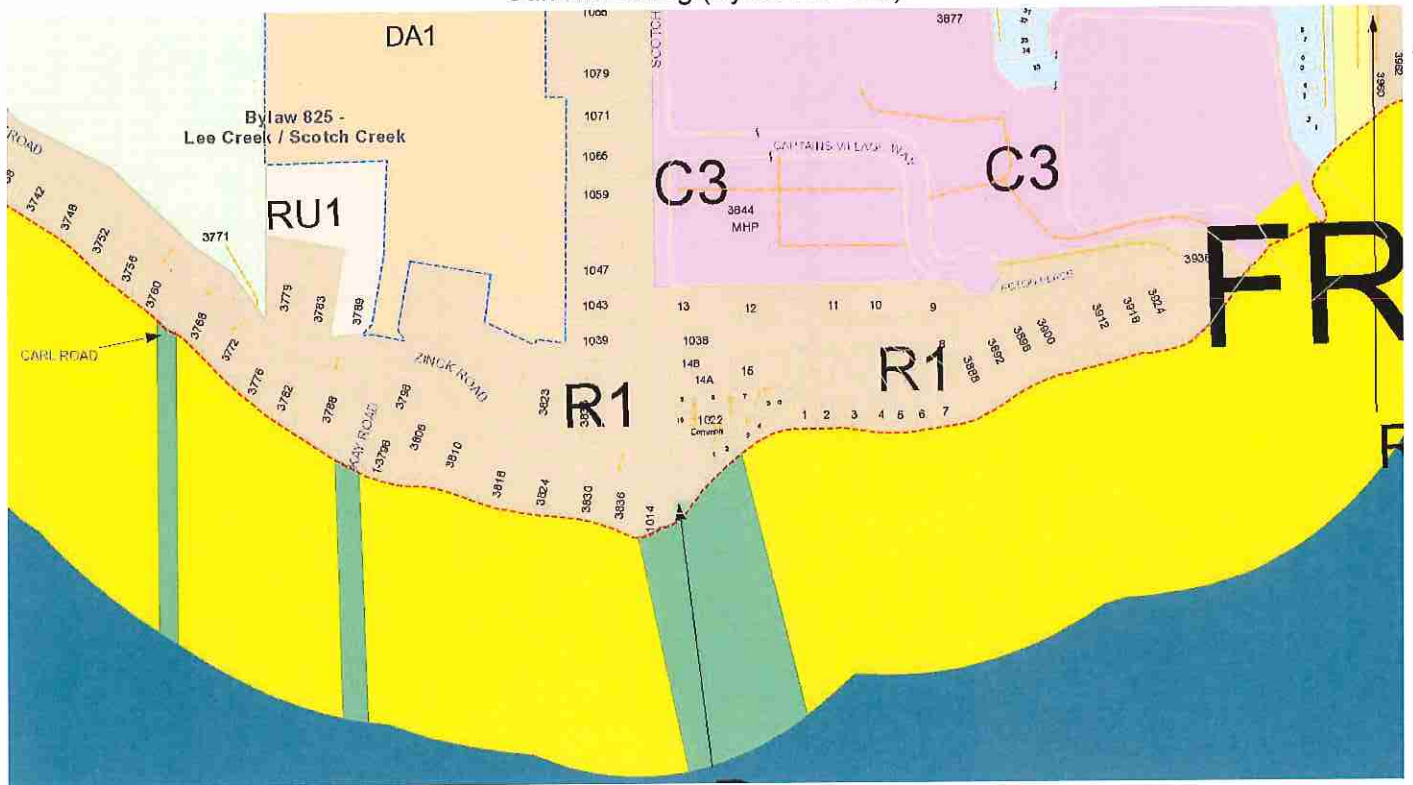
The map displays a coastal area with several lots and their identifiers. The lots are numbered 1 through 15. The map includes the following labels and features:

- ZINCK ROAD**: A road running diagonally across the map.
- KAP48913**: A lot identifier for a large lot on the left.
- KAP46589**: A lot identifier for a lot at the bottom left, with an arrow pointing to it.
- KAP77525**: A lot identifier for a lot at the bottom right.
- KAS227**: A lot identifier for a lot in the center, with a red box highlighting lot 1.
- KAS618**: A lot identifier for a lot on the right.
- Plan common**: A label for a common area.
- common**: A label for a common area.
- B5406**: A lot identifier for a lot near the common area.
- KAP-57959**: A lot identifier for a lot near the center.
- Plan 42553**: A label for a plan area.
- Plan 4**: A label for a plan area.
- 39154**: A lot identifier for a lot near the bottom left.
- 21826**: A lot identifier for a lot near the bottom left.
- 13**, **12**, **11**, **10**, **14**, **15**, **9**, **8**, **7**, **5**, **6**, **1**, **2**, **3**, **4**, **5**: Lot numbers for various lots.
- A**, **B**, **C**: Lot letters for various lots.
- n**: A label for a lot near the bottom left.

Current OCP (Bylaw 830)



Current Zoning (Bylaw No. 825)



Orthophoto 2013 Foreshore Large Scale



Orthophoto 2013 Foreshore

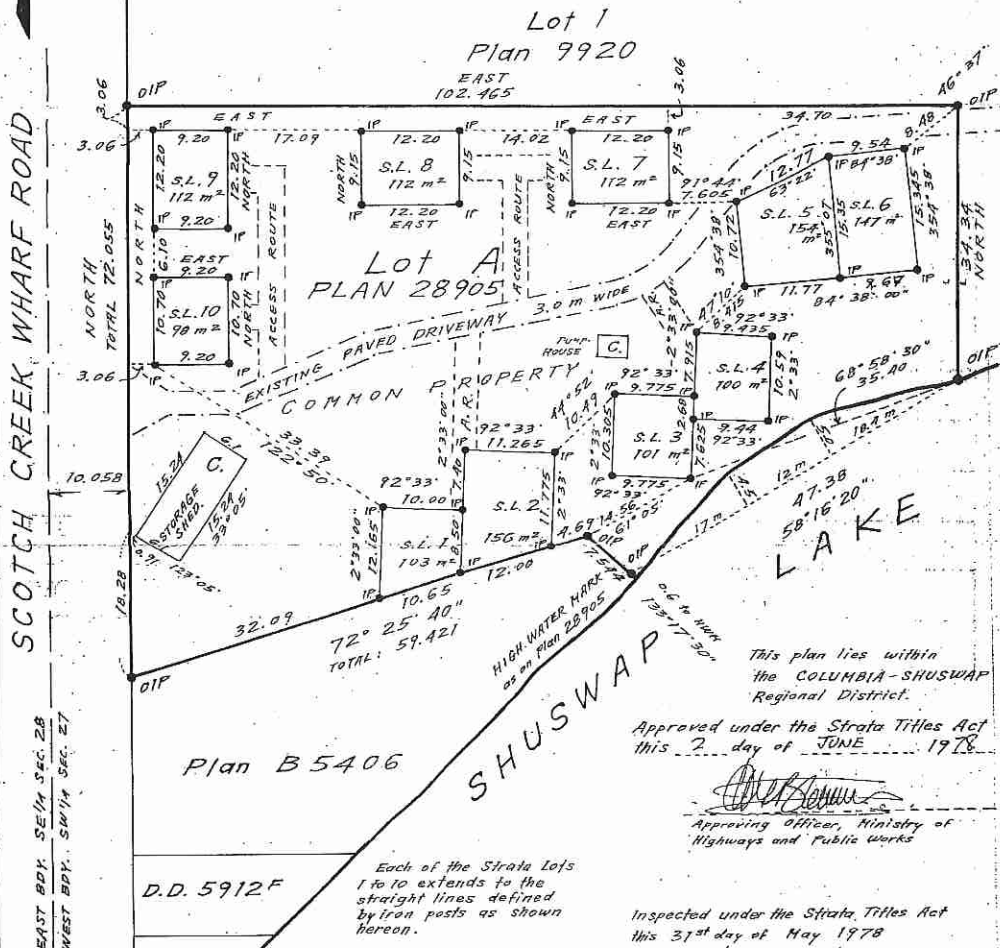


Strata Plan of
Lot A, Plan 28905
Sec. 27 Tp. 22 Rge. 11 W. 6 M.
Kamloops Division of Yale District
SCALE 1:500
VERNON ASSESSMENT DISTRICT

STRATA PLAN K227

Deposited and Registered
 in the Land Registry Office
 at Kamloops, B.C. this 13 day
 of July 1978

J.C. GROVES
 Registrar



Bearings are astronomic and
 are derived from Plan 9920.

All distances are in METRES
 except where indicated otherwise.

- OIP denotes old iron post found.
- IP denotes iron post set.

S.L. STRATA LOT.
 C. Common Property.
 m² Square Metres.

--- denotes the existing
 paved driveway, 3 m wide.

A.R. denotes ACCESS ROUTE.

The registered owner designated
 hereon, hereby declares that he has
 entered into a condition or covenant
 with the Crown under Sec. 24 of
 the Land Registry Act.

OWNER:
 R. Pedersen

President
 R. PEDERSEN CONSTRUCTION
 CO. LTD.

The address for service of documents
 on the Strata Corporation is:
 300 - 153 SEYMOUR STREET
 KAMLOOPS, B.C.

The civic address is:
 SCOTCH CREEK, B.C.

This plan lies within
 the COLUMBIA-SHUSWAP
 Regional District.

Approved under the Strata Titles Act
 this 2 day of JUNE 1978

Werner Segnitz
 Approving Officer, Ministry of
 Highways and Public Works

Inspected under the Strata Titles Act
 this 31st day of May 1978

Werner Segnitz
 B.C.L.S.

I, WERNER SEGNETZ, of Kamloops, B.C.,
 British Columbia Land Surveyor, hereby
 certify that the buildings erected on the
 parcel described above is wholly within
 the external boundaries of that parcel.
 Dated at Kamloops, B.C.
 this 14th day of February 1978

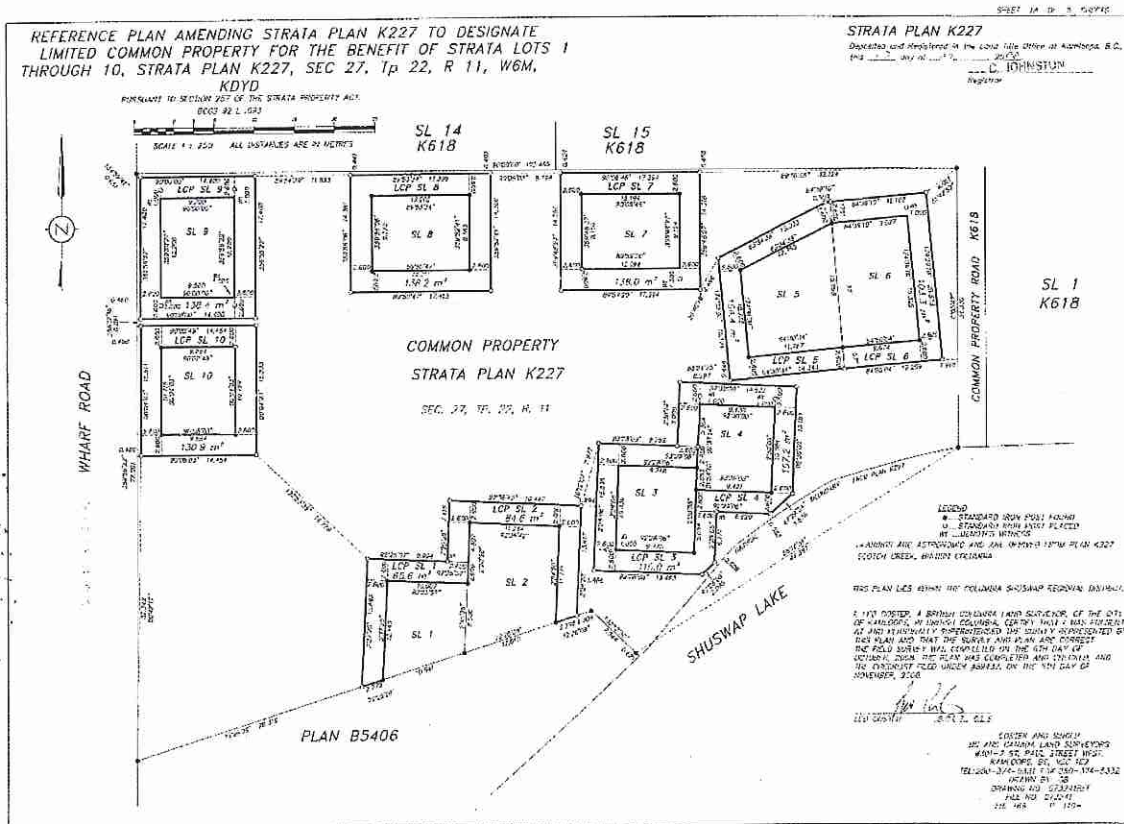
Werner Segnitz

See 1657-F

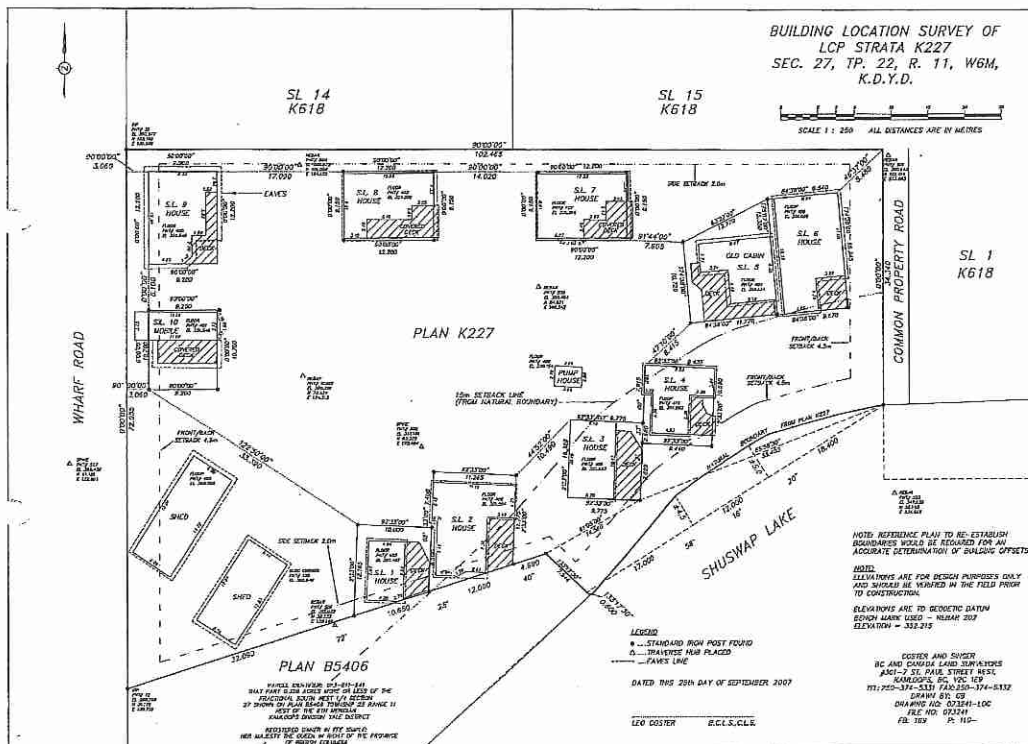
S.R. LEGGETT & ASSOCIATES
 B.C. Land Surveyors - Kamloops

JOB KS 6038 FB. 154 p. 82-90
 172, p. 102, 116

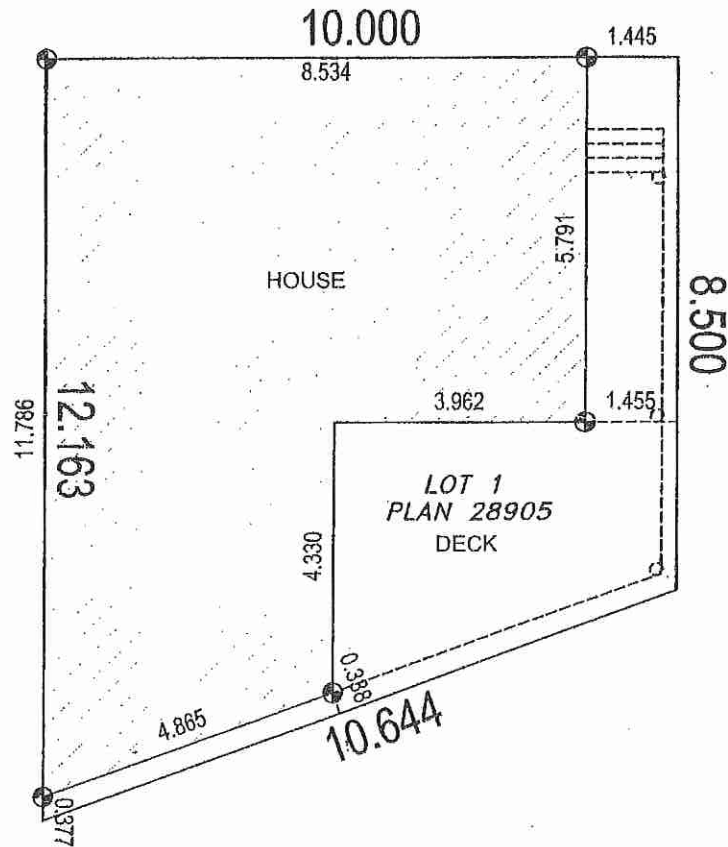
Amended Strata Plan K227



Building Location Survey



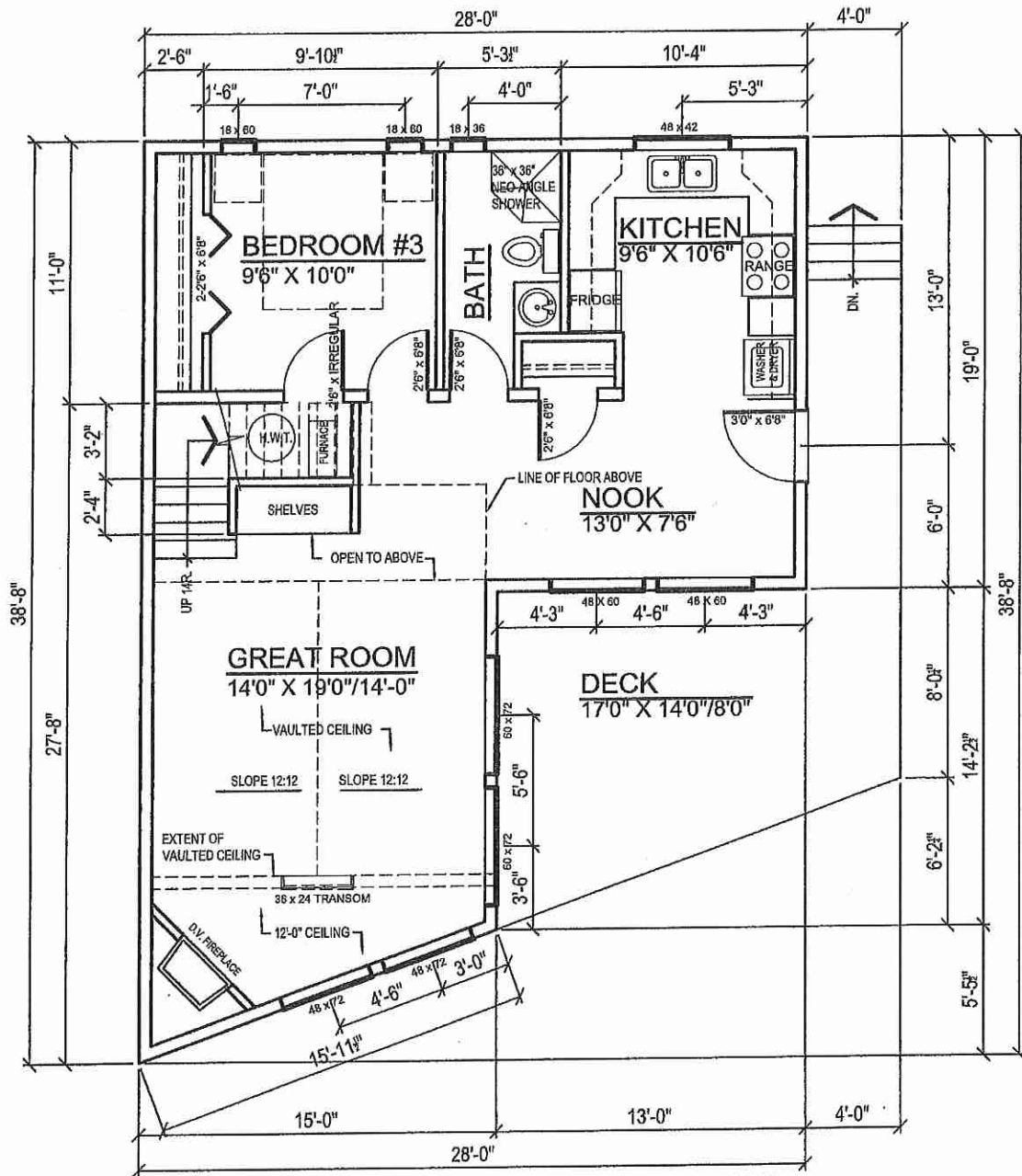
Proposed Building Site Plan



SITE PLAN
SCALE: 1/8" = 1'-0"

Pro-X
Drafting Service
2020 Edgewood Avenue
Kennett, R.D. 108 NW
(503) 319-2210 fax (503) 319-2043
drawn by: D.G.M.
approved by:
date: APRIL 2000
scale: 1/8" = 1'-0"
notes:
Contractor shall verify all dimensions and details and notify the designer of any error or omissions prior to the commencement of any work. All drawings are the instruments of Pro-X Drafting Service and shall not be used without the permission of Pro-X Drafting Service.
project:
TASH CABIN
1257 SQ.FT.
drawing no.
LOT 1 PLAN 28905
1/1

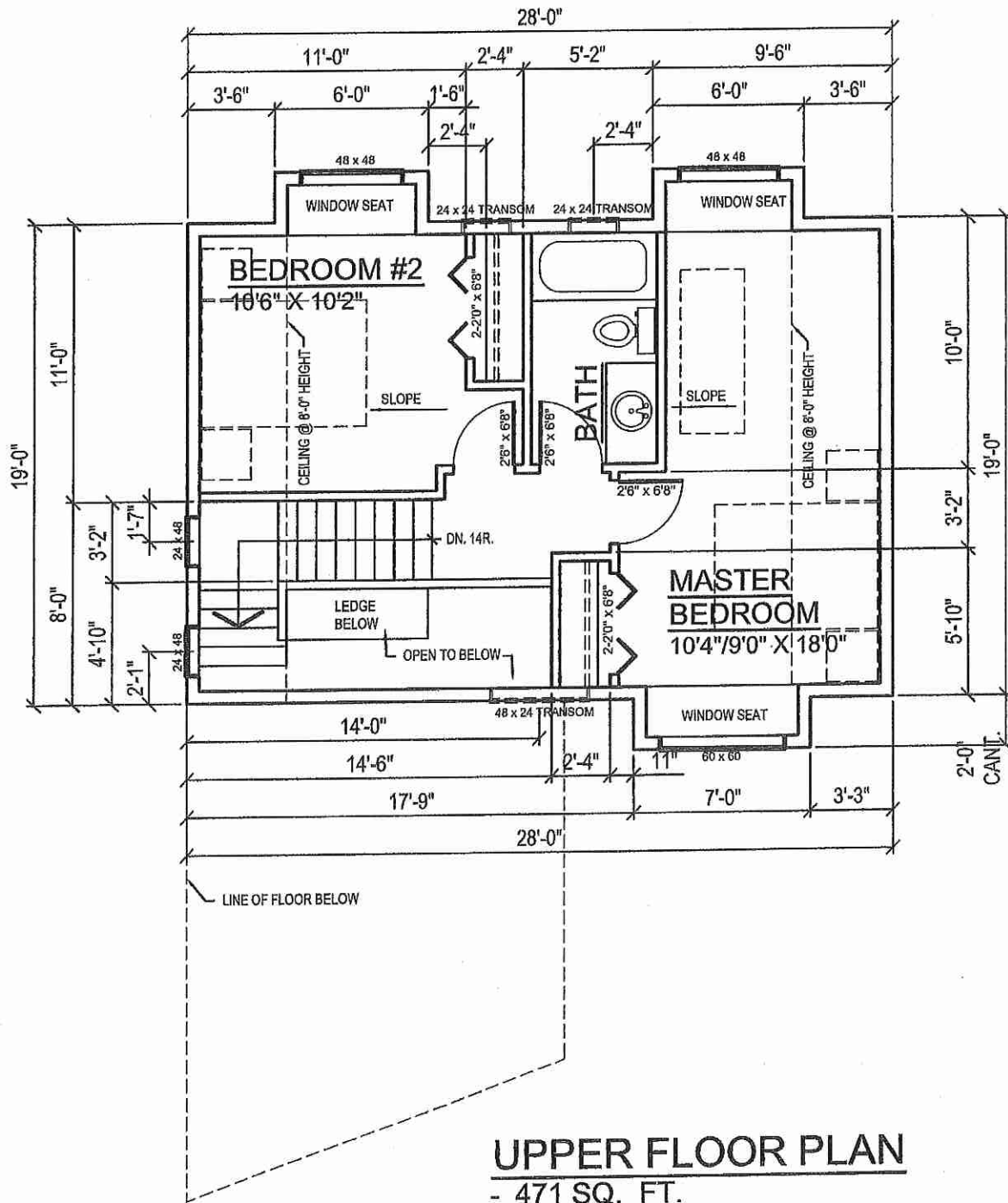
First Floor Plan



MAIN FLOOR PLAN

- 786 SQ. FT.
TOTAL - 1257 SQ. FT.

Second Floor Plan



COLUMBIA SHUSWAP REGIONAL DISTRICT

SCOTCH CREEK/LEE CREEK ZONING
AMENDMENT (TED & LUCILLE TASH) BYLAW NO. 825-37

A bylaw to amend the "Scotch Creek/Lee Creek Zoning Bylaw No. 825"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 825;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 825;

NOW THEREFORE the Board of the Columbia Shuswap Regional District in open meeting assembled, HEREBY ENACTS as follows:

1. "Scotch Creek/Lee Creek Zoning Bylaw No. 825", as amended, is hereby further amended as follows:

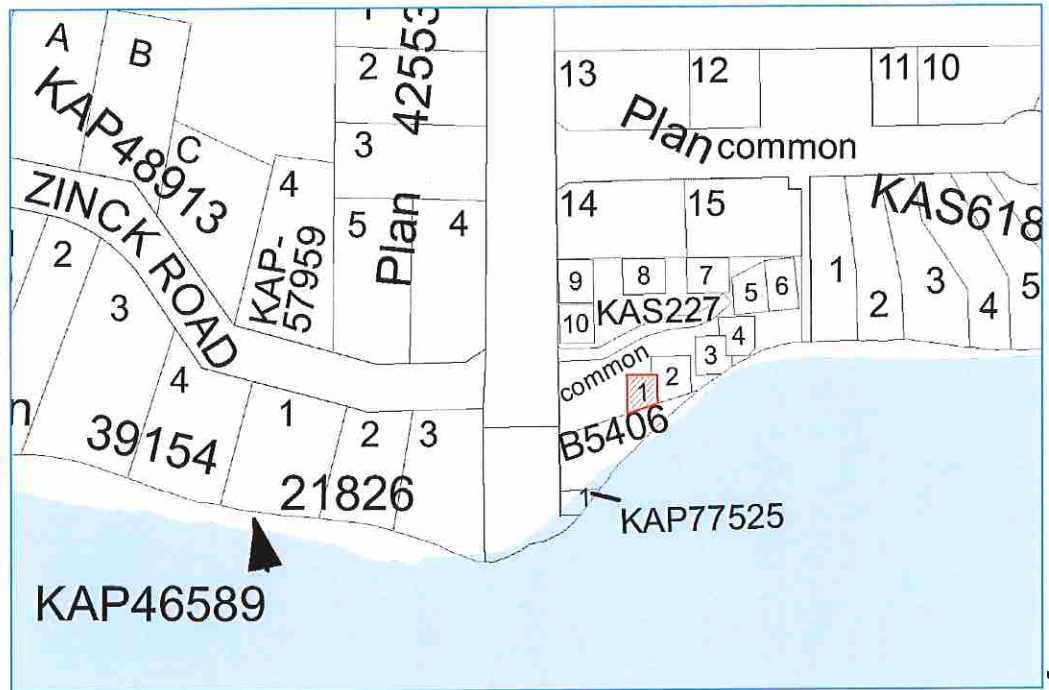
A. TEXT AMENDMENT

- i. Schedule A, Zoning Bylaw Text, Part 5 – Zones, Section 5.7 Residential - 1 is hereby amended by adding subsection 4 (ss), in its entirety, including the attached map.

"(ss) Notwithstanding subsection (3), on Strata Lot 1, Section 27, Township 22, Range 11, West of 6th Meridian, KDYD, Strata Plan K227 as shown hatched on the map below, the following supplemental siting characteristics for a proposed new single family dwelling shall be permitted:

- .1 Notwithstanding subsection 3(c), the maximum parcel coverage for the proposed new single family dwelling is 75.24%.
- .2 Notwithstanding subsection 3(f), the minimum setbacks for the proposed new single family dwelling are as follows:

(f) Minimum <i>setback</i> from:	
▪ <i>front parcel boundary</i>	▪ 0.0 m (0.0 ft.)
▪ <i>interior side parcel boundary (west side)</i>	▪ 0.0 m (0.0 ft.)
▪ <i>interior side parcel boundary (east side)</i>	▪ 0.246 m (0.808 ft.)
▪ <i>rear parcel boundary</i>	▪ 0.388 m (1.273 ft.)



2. This bylaw may be cited as " Scotch Creek/Lee Creek Zoning Amendment (Ted & Lucille Tash) Bylaw No. 825-37"

READ a first time this _____ day of _____, 2015.

READ a second time this _____ day of _____, 2016.

PUBLIC HEARING held this _____ day of _____, 2016.

READ a third time this _____ day of _____, 2016.

ADOPTED this _____ day of _____, 2016.

CHIEF ADMINISTRATIVE OFFICER

CHAIR

CERTIFIED true copy of Bylaw No. 825-37
as read a third time.

CERTIFIED true copy of Bylaw No. 825-37
as adopted.

Chief Administrative Officer

Chief Administrative Officer