



BOARD REPORT

TO: Chair and Directors

SUBJECT: Electoral Area G: South Shuswap Zoning Amendment Bylaw No. 701-110

DESCRIPTION: Report from Laura Gibson, Planner II, dated July 8, 2024. 1239 Notch Hill Road, Sorrento.

RECOMMENDATION: THAT: "South Shuswap Zoning Amendment Bylaw No. 701-110" be adopted this 18th day of July, 2024.
Stakeholder Vote Unweighted (LGA Part 14) Majority

SUMMARY:

The owner of 1239 Notch Hill Road, Sorrento, has applied to amend the South Shuswap Zoning Bylaw No. 701 (Bylaw No. 701) to operate a commercial child care facility on the subject property. The facility will provide licensed child care spaces for up to 56 children aged 0 to 12 years to help with the increasing demand for child care in the community. A single family dwelling unit is existing on the property. The proposal is consistent with the Village Centre designation in the Electoral Area C Official Community Plan Bylaw No. 725 (Bylaw No. 725). Staff are proposing the property be rezoned from "RR4 – Rural Residential (2 ha)" to a new "P2 – Child Care Facility" zone with a new Child Care Facility definition. The Board gave third reading of the bylaw amendment at the June 20, 2024, Board meeting. Now that the Ministry of Transportation and Infrastructure has provided statutory approval, it is appropriate for the Board to consider adoption of Bylaw No. 701-110.

BACKGROUND:

See Item No. 17.1 on the [March 21, 2024 Board Meeting Agenda](#) for the First Reading Board Report of Bylaw No. 701-110.

See Item No. 17.3 on the [May 16, 2024 Board Meeting Agenda](#) for the Second Reading Board Report of Bylaw No. 701-110.

See Item No. 17.7 on the [June 20, 2024 Board Meeting Agenda](#) for the Third Reading Board Report of Bylaw No. 701-110.

POLICY:

See [BL701-110 BLL725 BL701 Excerpts.pdf](#) for relevant excerpts from South Shuswap Zoning Bylaw No. 701 and Electoral Area C Official Community Plan Bylaw No. 725.

FINANCIAL:

There are no financial implications associated with this project.

KEY ISSUES/CONCEPTS:

The bylaw amendment required statutory approval from the Ministry of Transportation and Infrastructure (MOTI) in accordance with Section 52 (3) (a) of the Transportation Act (development near a controlled access highway). MOTI has given the bylaw amendment statutory approval, and it is now appropriate for the Board to consider adoption of Bylaw No. 701-110.

Rationale for Recommendation

Staff continue to support Bylaw No. 701-110 and recommend the bylaw be considered for adopted for the following reasons:

- The proposed use of a child care facility is consistent with the Village Centre designation in the Electoral Area C Official Community Plan Bylaw No. 725;
- The proposed location is ideal for a child care facility, being located within the Village Centre of Sorrento and conveniently near the Trans Canada Highway for parents dropping off and picking up their children;
- The child care facility should not cause negative impacts to surrounding residential uses;
- The parking requirements of Bylaw No. 701 will be met;
- The proposed term and definition change from Commercial Daycare Facility to Child Care Facility is more current and more clearly defined;
- A single family dwelling and secondary dwelling unit are consistent with the proposed changes to increase density in Bylaw No. 701 and other CSRD zoning bylaws; and,
- There is a significant need for more child care spaces in the local area, as noted by the applicant, Shuswap Children's Association, and North and South Shuswap Community Resources; and,
- The applicant has addressed the concerns of nearby hazards raised by the public submission.

IMPLEMENTATION:

If the Board adopts the amending bylaws, staff will consolidate the bylaws to include the amendments.

COMMUNICATIONS:

If the Board adopts Bylaw No. 701-110, the applicant will be notified of the Board's decision.

DESIRED OUTCOMES:

That the Board endorse the staff recommendation.

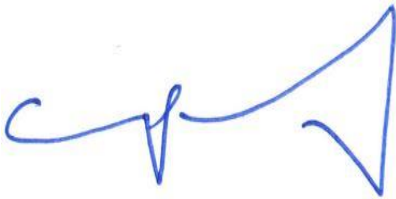
BOARD'S OPTIONS:

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

Report Approval Details

Document Title:	2024-07-18_Board_DS_BL701-110_Adopt.docx
Attachments:	- BL701-110_Adopt.pdf - BL701-110_Maps_Plans_Photos_2024-03-21.pdf
Final Approval Date:	Jul 16, 2024

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



Corey Paiement

No Signature - Task assigned to Gerald Christie was completed by assistant Jennifer Sham

Gerald Christie



Jennifer Sham

No Signature - Task assigned to John MacLean was completed by assistant Jennifer Sham

John MacLean