



BOARD REPORT

TO: Chair and Directors

File No: BL 825-37
PL20150149

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

DESCRIPTION: Report from Dan Passmore, Senior Planner, dated October 25, 2017.
1 – 1022 Scotch Creek Wharf Road, Scotch Creek.

RECOMMENDATION #1: THAT: Scotch Creek/Lee Creek Zoning Amendment (Ted & Lucille Tash) Bylaw No. 825-37, be read a third time this 16th day of November, 2017.

RECOMMENDATION #2: THAT: Scotch Creek/Lee Creek Zoning Amendment (Ted & Lucille Tash) Bylaw No. 825-37, be adopted this 16th day of November, 2017.

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.

The Board gave Bylaw No. 825-37 first reading at the October 15, 2015 regular meeting and directed staff to utilize the simple consultation process. The development notice was posted in accordance with Development Services Procedure Bylaw No. 4001, as required. Staff has referred the bylaws to affected Ministries, agencies and First Nations and comments received have been provided to the Board in the September 21, 2017 report. The Board gave the bylaw second reading and delegated a Public Hearing to the Electoral Area F Director, at the September 21, 2017 regular meeting. The Public Hearing was held October 17, 2017 in Scotch Creek and no members of the public attended, and no correspondence was received.

It is now appropriate for the Board to consider third reading and adoption of Bylaw No. 825-37.

VOTING:	Unweighted Corporate	<input type="checkbox"/>	LGA Part 14 (Unweighted)	<input checked="" type="checkbox"/>	Weighted Corporate	<input type="checkbox"/>	Stakeholder (Weighted)	<input type="checkbox"/>
----------------	-------------------------	--------------------------	-----------------------------	-------------------------------------	-----------------------	--------------------------	---------------------------	--------------------------

BACKGROUND:

See August 4, 2017 report attached.

POLICY:

See August 4, 2017 report attached.

FINANCIAL:

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

KEY ISSUES/CONCEPTS:

See August 4, 2017 report attached.

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 had proposed that a special regulation for this subject property only could be considered by the Board, which would increase the permitted parcel coverage to 75.24% and would also include parcel line setback relaxations.

Staff is recommending that the Bylaw can be considered for third reading and adoption.

IMPLEMENTATION:**Consultation Process**

As per CSRD Policy No. P-18 regarding Consultation Processes-Bylaws, staff recommended the simple consultation process. Neighbouring property owners first became aware of the application for zoning amendments when the notice of development sign was posted on the property. Staff forwarded the bylaw and staff report to referral agencies for review and comment, a summary of the responses has been provided in previous reports to the Board.

Public Hearing

The delegated Public Hearing for the proposed bylaws was held Tuesday October 17, 2017, at the Scotch Creek Community Hall in Scotch Creek. No members of the public attended. Please see the attached Public Hearing Notes for details about public input.

No correspondence was received.

COMMUNICATIONS:

Staff notified adjacent property owners, advertised and held the Public Hearing in accordance with the Local Government Act. If the bylaws are given third reading and adopted, the applicant will be advised of the Board decision. CSRD staff will amend Bylaw No. 825, which will be posted on the CSRD website and copies will be provided to the Director.

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 F Official Community Plan Bylaw No. 830, as amended:
2. Scotch Creek/Lee Creek Zoning Bylaw No. 825, as amended.
3. Application.

Report Approval Details

Document Title:	2017-11-16_Board_DS_BL825-37_Tash.docx
Attachments:	<ul style="list-style-type: none">- 2017-09-21_Board_DS_BL825-37_Tash.pdf- 2015-10-15_Board_DS_BL825-37_Tash.pdf- BL825-37_Third_Adoption.pdf- BL825-37_Second.pdf- BL825-37_First.pdf- Public_Hearing_notes_2017-10-17_BL825-37.pdf- Maps_Plans_BL825-37.pdf
Final Approval Date:	Nov 6, 2017

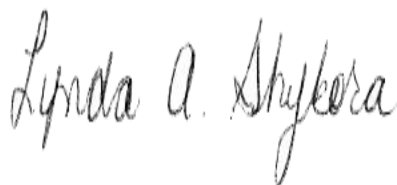
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Nov 2, 2017 - 4:22 PM



Gerald Christie - Nov 3, 2017 - 2:23 PM



Lynda Shykora - Nov 6, 2017 - 10:08 AM



Charles Hamilton - Nov 6, 2017 - 10:25 AM