



BOARD REPORT

TO: Chair and Directors

File No:	BL 830-18
	PL20170103
	BL 800-30
	PL20170079

SUBJECT: Electoral Area F: Official Community Plan Amendment (Isley) Bylaw No. 830-18, Magna Bay Zoning Amendment (Isley) Bylaw No. 800-30

DESCRIPTION: Report from Dan Passmore, Senior Planner dated September 29, 2017.
6929 Squilax-Anglemont Road and 2556 McClaskey Road, Magna Bay.

RECOMMENDATION #1: THAT: "Electoral Area F Official Community Plan Amendment (Isley) Bylaw No. 830-18" be read a second time this 21st day of September 2017;

RECOMMENDATION #2: THAT: "Magna Bay Zoning Amendment (Isley) Bylaw No. 800-30" be read a second time, as amended, this 19th day of October, 2017;

RECOMMENDATION #3: THAT: a public hearing to hear representations on Electoral Area F Official Community Plan Amendment (Isley) Bylaw No. 830-18 and Magna Bay Zoning Amendment (Isley) Bylaw No. 800-30 be held;

AND THAT: notice of the public hearing be given by staff of the Regional District on behalf of the Board in accordance with Section 466 of the Local Government Act;

AND FURTHER THAT: the holding of the public hearing be delegated to Director Larry Morgan, as Director for Electoral Area 'F' being that in which the land concerned is located, or Alternate Director Bob Misseghers, if Director Morgan is absent, and the Director or Alternate Director, as the case may be, give a report of the public hearing to the Board.

SHORT SUMMARY:

The applicant has submitted an application to re-designate and rezone the subject properties, to allow a subdivision of the land, and to permit the use of proposed Lot 1 to be changed to construct a "Toy Storage" facility as well as to allow outdoor storage of recreational vehicles and boats and trailers. Proposed Lot 2 would be rezoned to IG Industrial Gravel Processing to allow an expansion of the existing gravel extraction operation. Magna Bay Zoning Bylaw No. 800 currently has no zone where a toy storage facility is permitted and no adequate definition for the permitted use. To accomplish this, staff are proposing a new CDF 2 Comprehensive Development 2 zone.

The Board gave the bylaws first reading at the June 15, 2017 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 summarized in this report.

The applicant has revised the proposed plan of subdivision and proposed site plan to move the caretaker residence and security control office to near the front of proposed Lot 1. This requires that the Board consider Bylaw No. 800-30 as amended because the area of proposed Development Area 2 has expanded. It is now appropriate for the Board to consider second reading of Bylaws No. 830-18 and 800-30, as amended.

VOTING: Unweighted LGA Part 14 Weighted Stakeholder
 Corporate (Unweighted) Corporate (*Weighted*)

BACKGROUND:

See attached report dated May 12, 2017.

POLICY:

See attached report dated May 12, 2017.

FINANCIAL:

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

KEY ISSUES/CONCEPTS:

See attached report dated May 12, 2017.

Updates

The applicant was originally contemplating placing the caretaker residence in the neck of the panhandle for proposed Lot 1, where it widens out. For security purposes the applicant re-thought this location and decided to move the caretaker residence/security office to the front of the property, near to McClaskey Road. This would change the boundaries of proposed Lot 1, as well as the proposed boundaries of proposed Development Area 2 in Bylaw No. 800-30. This will require the Board to review Bylaw No. 800-30 for second reading, as amended.

The applicant has provided some pictures and marketing publications from other such facilities he owns in the geographic area (Scotch Creek and Sicamous). Staff have included these materials in the maps attached to the report.

The owner has also provided a site plan which illustrates the layout of the proposed toy storage component of the development. The site plan illustrates the proposed building locations, access driveways, parking areas, the proposed 30 m riparian buffer strip along Ross Creek, and proposed screening along the west side property line. The screening has been provided as a visual buffer between the proposed new use and neighbouring properties. These details would be required to be reflected in a future Development Permit for form and character for the site development prior to construction.

In addition to the foregoing, the applicant has commissioned a Class 1 Flood Hazard Assessment, for Ross Creek by Golder Associates. The report assesses the potential hazard to the subject properties and recommends certain actions to ensure development is safe for the proposed intended use. The report supports the current requirement in Magna Bay Zoning Bylaw No. 800 for a setback in which no building should be constructed 30 m from the natural boundary of Ross Creek. This 30 m setback also coincides with the Riparian Area Assessment Report (RAAR) Streamside Protection and Enhancement Area (SPEA). In accordance with this direction the site plan respects this setback. A copy of this report is available from staff on request.

SUMMARY:

The applicant has amended his proposal to expand Development Area 2 with an accompanying amendment to his proposed plan of subdivision.

The applicant has applied to re-designate and rezone the subject properties to support a subdivision proposal and to allow for the use of proposed Lot 1 for a Toy Storage operation.

Staff are recommending that the Board can consider the referral agency input and the OCP/rezoning amendment bylaw for second readings (the rezoning amendment bylaw for second reading, as amended) and delegation of a Public Hearing.

IMPLEMENTATION:

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.

COMMUNICATIONS:

If the Board gives Bylaw No. 830-18 and Bylaw No. 800-30 second readings, and a public hearing is delegated staff will proceed with notification of adjacent property owners and advertising the Public Hearing as set out in the Local Government Act.

Referral agencies have provided their comments and they have been attached as Appendix B to this report.

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. Magna Bay Zoning Bylaw No. 800, as amended.
3. Application.
4. Golder Associates Class 1 Flood Hazard Assessment.

Report Approval Details

Document Title:	2017-10-19_Board_DS_BL830-18and800-30_Isley-Darroch.docx
Attachments:	<ul style="list-style-type: none">- BL800-30-Secondasamended.pdf- BL830-18 Second.pdf- APPENDIX-A-Policies.pdf- BL830-18_BL800-30 Board Report.pdf- BL800-30-Report Attachment-SecondReading.pdf- APPENDIX B_REFERRAL RESPONSE SUMMARY.pdf
Final Approval Date:	Oct 6, 2017

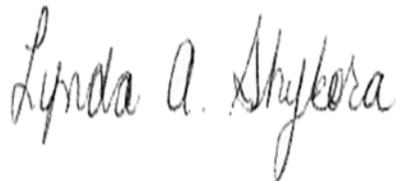
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Oct 3, 2017 - 3:35 PM



Gerald Christie - Oct 5, 2017 - 7:35 AM



Lynda Shykora - Oct 6, 2017 - 12:17 PM



Charles Hamilton - Oct 6, 2017 - 3:22 PM