



BOARD REPORT

TO: Chair and Directors

SUBJECT: Electoral Area G: Development Permit No. 725-568

DESCRIPTION: Report from Christine LeFloch, Planner III, dated January 31, 2025.
Lot 7, Balmoral Road, Blind Bay

RECOMMENDATION: THAT: In accordance with Section 490 of the Local Government Act, Development Permit No. 725-568 for Lot 7, Section 8, Township 22, Range 10, W6M, KDYD, Plan EPP63121 be authorized for issuance this 20th day of March, 2025.
Stakeholder Vote Unweighted (LGA Part 14) Majority

SUMMARY:

The owners of the subject property are proposing a multi-family development consisting of 9 four-plex buildings totalling 36 residential units on the subject property. The property is designated Medium Density Residential; a Village Centre and Secondary Settlement Area Form and Character Development Permit is required for this multi-family development. The proposal meets the guidelines for this Form and Character Development Permit Area, and staff are recommending that the permit be authorized for issuance.

BACKGROUND:

ELECTORAL AREA:
G

LEGAL DESCRIPTION:
Lot 7, Section 8, Township 22, Range 10, W6M, KDYD, Plan EPP63121

PID:
029-932-211

CIVIC ADDRESS:
No address, Balmoral Road

SURROUNDING LAND USE PATTERN:
North = Medium Density Residential (single detached dwellings)
South = Agriculture (ALR)
East = Balmoral Road, Rural Residential
West = Medium Density Residential (single detached dwellings)

CURRENT USE:
Vacant Land

PROPOSED USE:

Multi-family development consisting of 9 four-plex buildings (36 units). The applicants have stated that the units will be for long term rental.

PARCEL SIZE:

1.5 ha (3.71 acres)

DESIGNATION:

[Electoral Area C Official Community Plan Bylaw No. 725](#)

MD Medium Density

ZONE:

[South Shuswap Zoning Bylaw No. 701](#)

R2 Medium Density Residential

SITE COMMENTS:

The subject property is located at the corner of Balmoral Road and Golf Course Drive in Shuswap Lake Estates. The property has frontage on both roads and the site plan for the proposed development indicates that there will be access from each road to different areas of the development. The property has slopes over 30% and a Hazardous Lands Steep Slopes Development Permit is also being processed concurrently with this application. See site plan included in attached "DP725-568_Maps_Plans_Photos.pdf".

BYLAW ENFORCEMENT:

There is no bylaw enforcement related to this file.

POLICY:

[Electoral Area C Official Community Plan Bylaw No. 725](#)

12.5 Village Centre and Secondary Settlement Area Form and Character Development Permit Area

[South Shuswap Zoning Bylaw No. 701](#)

Section 1 - Definitions

Section 12 - R2 Medium Density Residential Zone

FINANCIAL:

There are no financial implications associated with this application.

KEY ISSUES/CONCEPTS:

A Development Permit is required to address the form and character of multi-family development on the subject property for the proposed construction of 9 four-plex buildings which are to become long-term rentals. The units are not proposed to be subdivided and will remain as one legal entity.

[Electoral Area C Official Community Plan Bylaw No. 725 \(Bylaw No. 725\)](#)

The subject property is located within the Blind Bay Secondary Settlement Area (SSA) designated in Bylaw No. 725 (which also applies to Area G) and is designated MD Medium Density. The MD designation permits a density of up to 20 units per ha for detached, semi-detached or townhouse dwellings. The

proposed multi-family development is appropriate within the SSA and MD designation subject to issuance of a form and character development permit as outlined below.

Village Centre and Secondary Settlement Area Form and Character Development Permit Area

Bylaw No. 725 designates all lands located within the Village Centre of Sorrento or a Secondary Settlement Area that are proposed for either commercial or multi-family residential development as a Village Centre and Secondary Settlement Area Form and Character Development Permit Area (DPA). This DPA is established to promote a high level of building and site design in the most populated areas of Electoral Areas C and G, which takes into consideration pedestrian movement, designing in harmony with site conditions, neighbourhood character, and ensures that development includes appropriate landscaping, parking and safety considerations.

With regard to the proposed multi-family development the following considerations have been included in the site design:

Building Design

Building designs for the development include twelve 1-bedroom units and twenty-four 2-bedroom units. There are six different plans that include walk-up, walk-out and crawlspace styles for each of the 1 and 2-bedroom configurations. The siding for the buildings will be fibre cement in a range of finishes in arctic white, with black accents including black roofing, trim, railings and gutters. Buildings will have some differences to provide variety and interest and complement the character of the area.

Parking, Vehicular Traffic & Pedestrian Routes

The property contains steep slopes, and the site design takes this into consideration by locating one building at the bottom of the slope with access off Golf Course Drive with the remaining eight buildings located at the top of the slope with access from Balmoral Road. See site plan included in "DP725-568_Maps_Plans_Photos.pdf". There is no vehicular connection between the two portions of the development. A walkway for residents of the development is being contemplated to connect the two and to provide a pedestrian route from the upper portion of the development to Golf Course Drive. This is not on the current plans, but the applicant advised that it may be added at a later date. The walkway is not a condition of the development permit. Parking includes 51 spaces to be located in front of each building, a portion of this will be designated as visitor parking. Parking areas and manoeuvring aisles will be paved. Sidewalks will be provided to allow for safe pedestrian movement. There are wider spaces provided at each end of the parking area in the upper portion of the development for ease of vehicles turning around. The manoeuvring aisles will be greater than 6 m wide which will accommodate emergency vehicles.

Landscaping and Screening

Landscaping plans have been provided by the developer. These are included as Schedule C to the permit ("DP725-568_Permit.pdf", attached). Plans include the planting of trees and shrubs throughout the site to provide shade and improve aesthetics. Privacy planting will be provided where buildings abut roadways, and sod will be used behind the buildings. A drainage swale will be constructed on the slope below the buildings to collect runoff from buildings and parking areas. Spacing of new plantings follows FireSmart standards; and while native vegetation will be retained on a large portion of the site, some trees will be removed within the FireSmart setbacks identified on the site plan. The landscape plan also includes irrigation of all plantings, and plants will be chosen for hardiness within the local climate zone.

Commercial garbage bins will be provided at both ends of the parking area for the eight buildings in the upper portion of the development. Garbage collection will utilize individual bins for the 4 units in the one building at the lower portion of the development. The commercial garbage bins are to be screened

with fencing or landscaping with secure enclosures in accordance with the development permit guidelines. This will be included as a condition of the permit.

Signage and Lighting

The applicant has indicated that signage and lighting have not yet been determined for this development but are intended to be utilized. Staff recommend that lighting be placed throughout the parking areas to improve safety and that light standards used be downward facing to minimize light pollution beyond the immediate area. This has been included as a condition of the development permit. Signage may be placed at the entrances to the development. Staff recommend that signage be integrated into the landscaping elements. It is noted that there are no zoning regulations regarding identification signage for residential developments in Bylaw No. 701.

Hazardous Lands (Steep Slopes) Development Permit Area

The subject property contains slopes over 30% and therefore requires a Hazardous Lands (Steep Slopes) Development Permit. The applicant has made the requisite application which includes a geotechnical report by GeoPacific Consultants. Technical development permits such as this are delegated to the Manager of Development Services for approval.

Zoning

The subject property is zoned R2 Medium Density Residential per South Shuswap Zoning Bylaw No. 701, as amended (Bylaw No. 701). This zone permits "multiple dwelling" which is defined as "a building containing three or more dwelling units each of which is occupied or intended to be occupied as a permanent home or residence of not more than one household". This definition includes the four-plex dwellings proposed for this development. The maximum density for multiple dwellings is 25 units per ha. For this 1.5 ha property this results in a maximum of 37 units. The proposed development is for 36 units, meeting this requirement. The site plan indicates that the setbacks from property boundaries will be a minimum of 5 m on all sides meeting the requirements for setbacks from all property boundaries. Further, the proposed buildings will have a maximum height of 9.4 m, which is under the maximum 11.5 m height allowed in the R2 Zone. The number of parking spaces proposed is in compliance with the parking requirements, and the parcel coverage for the proposed development is 18.5% which is well under the maximum of 50% permitted for this zone. There are no variances required to zoning regulations.

Servicing

Section 12.3 of Bylaw No. 701 states that all parcels created by subdivision in the R2 Zone shall be connected to a community sewer system and a community water system. This property is located within Shuswap Lake Estates and the proposed development will be connected to both community water and sewer systems owned and operated by Shuswap Lake Estates (Shuswap Sanitation and Shuswap Lake Utilities).

Building Permits

Building permits are required for all construction in Electoral Area G.

Analysis

This project is unique in that it proposes new, smaller multi-family residential units that are intended exclusively for the long-term rental market. Staff consider this a good project for the Blind Bay area as it will help to diversify the housing market.

Guidelines and zoning regulations related to building design, parking, vehicular traffic, pedestrian routes, landscaping and screening have been discussed in their respective sections above and can adequately be addressed for the subject property. While details are not currently available, conditions related to lighting and signage have been discussed with the applicant and will be included in the development permit. Staff are satisfied that the proposed development is in general accordance with the guidelines for the Village Centre and Secondary Settlement Area Form and Character Development Permit Area, therefore no further analysis is required.

Rationale for Recommendation:

A Form and Character Development Permit is required for the multi-family development proposed for the subject property. Staff are recommending that Development Permit No. 725-568 be approved for issuance for the following reasons:

- The proposed new buildings and development are in accordance with the Village Centre and Secondary Settlement Area Form and Character Development Permit guidelines for building design, parking, vehicular traffic, waste collection and landscaping; and,
- The proposed development meets the zoning requirements for the R2 Zone.

IMPLEMENTATION:

If Development Permit No. 725-568 is approved, staff will send notice of the permit for registration at the Land Title Office and the development permit will be issued. Once all building requirements are addressed the Building Official will be able to issue the building permit for construction of the proposed buildings.

There is no notification or public input requirement for this type of development permit as per the [Development Services Procedures Bylaw No. 4001-2](#), as amended.

COMMUNICATIONS:

The application was referred to the CSRD Community and Protective Services Department.

Community Services staff noted that plant species for landscaped areas should be sourced locally to ensure that they are appropriate to the climate and will survive.

Protective Services staff had concerns about emergency vehicle access and noted that the driveway should be a minimum of 6 m wide to accommodate fire trucks. The driveway width is a minimum of 6 m.

DESIRED OUTCOMES:

That the Board endorse the staff recommendation.

BOARD'S OPTIONS:

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

Report Approval Details

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| Document Title: | 2025-03-20_Board_DS_DP725-568.docx |
| Attachments: | - DP725-568_Permit.pdf - DP725-568_Excerpts_BL725_BL701.pdf - DP725-568_Maps_Plans_Photos.pdf |
| Final Approval Date: | Mar 11, 2025 |

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

No Signature - Task assigned to Corey Paiement was completed by assistant Crystal Robichaud

Corey Paiement



Gerald Christie



Jennifer Sham



John MacLean