



BOARD REPORT

TO: Chair and Directors

SUBJECT: Electoral Area F: Development Variance Permit No. 825-48

DESCRIPTION: Report from Laura Gibson, Planner III, dated June 24, 2025.
4516 Squilax-Anglemont Road, Celista

RECOMMENDATION: THAT: in accordance with Section 498 of the Local Government Act, Development Variance Permit No. 825-48 for Lot A Section 1 Township 23 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan 14636, varying Scotch Creek/Lee Creek Zoning Bylaw No. 825 as follows:

1) Section 5.7(3)(g) Maximum floor area, gross, of an accessory building from 150 m² to 205.15 m².

Stakeholder Vote Unweighted (LGA Part 14) Majority

SUMMARY:

The subject property is located at 4516 Squilax-Anglemont Road, Celista, in Electoral Area F. The property is subject to the Electoral Area F Official Community Plan Bylaw No. 830, as amended (Bylaw No. 830) and the Scotch Creek/Lee Creek Zoning Bylaw No. 825, as amended (Bylaw No. 825). The property lost its former single detached dwelling to the Bush Creek East Wildfire in Summer 2023. The owners are proposing to rebuild the single detached dwelling and a new accessory building (shop) and are applying for a variance to the maximum floor area, gross, for an accessory building, only for the proposed shop. The maximum floor area is proposed to be varied from 150 m² to 205.15 m².

BACKGROUND:

ELECTORAL AREA:
F

LEGAL DESCRIPTION:
Lot A Section 1 Township 23 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan 14636

PID:
008- 972- 044

CIVIC ADDRESS:
4516 Squilax-Anglemont Road, Celista

SURROUNDING LAND USE PATTERN:
North = Waterfront residential
South = Unconstructed road (Irving Access)
East = Shuswap Lake
West = Squilax-Anglemont Road

CURRENT USE:

Vacant

PROPOSED USE:

Single detached dwelling, accessory building (shop)

PARCEL SIZE:

0.31 ha (0.75 ac)

DESIGNATION:

[Electoral Area F Official Community Plan Bylaw No. 830](#), as amended

WR - Waterfront Residential

ZONE:

[Scotch Creek/Lee Creek Zoning Bylaw No. 825](#), as amended

Land = R1 - Residential-1

[Lakes Zoning No. 900](#)

FR1 - Foreshore Residential 1

AGRICULTURAL LAND RESERVE:

0%

SITE COMMENTS:

The subject property has a panhandle connecting to Squilax-Anglemont Road on the west but is accessed by an easement over the private strata road and strata properties to the south. An unconstructed MOTT road (Irving Access) south of the subject property was previously treed but lost some of the trees to the wildfire in summer 2023. Shuswap Lake borders the subject property to the east. North of the subject property is another residential property with a single detached dwelling. Some trees exist between the subject property and the other private property to the north.

BYLAW ENFORCEMENT:

There is no bylaw enforcement related to this file.

POLICY:

[Bylaw No. 825](#)

5.7 Residential-1 Zone

(1) Principal Uses

(a) Single detached dwelling

(3) Regulations**(e) Maximum height for:**

Principal buildings and structures 11.5 m

Accessory building containing a dwelling unit 10 m

All other accessory buildings and units 8.5 m

(g) Maximum floor area, gross for an accessory building:

Accessory buildings containing a dwelling unit 250 m²

All other accessory buildings and structures 150 m²

FINANCIAL:

There are no financial implications associated with this application.

KEY ISSUES/CONCEPTS:Background

The subject property is located at 4516 Squilax-Anglemont Road, Celista, in Electoral Area F. The property is subject to the Electoral Area F Official Community Plan Bylaw No. 830, as amended (Bylaw No. 830) and the Scotch Creek/Lee Creek Zoning Bylaw No. 825, as amended (Bylaw No. 825). The property lost its former single detached dwelling to the Bush Creek East Wildfire in Summer 2023. The owners are proposing to rebuild the single detached dwelling and a new accessory building (shop). The shop is proposed to have a greater floor area than what the R1 zone in Bylaw No. 825 permits. The owners are applying for a variance to the maximum floor area, gross, for an accessory building, from 150 m² to 205.15 m², only for the proposed shop.

A delegated Development Variance Permit (DVP) application was made to reduce the required west and south exterior side parcel boundary setbacks from 4.5 m to 2.25 m, only for the proposed single detached dwelling. A Delegated DVP may be issued directly by the Manager of the Development Services Department to vary a minor setback regulation in a zoning bylaw where, in the opinion of the Manager, there exists an undue hardship. DVP825-47 was issued on June 23, 2025.

Analysis

The subject property is waterfront to Shuswap Lake on the east and has a panhandle connecting it to Squilax-Anglemont Road to the west (see attached "DVP825-48_Maps_Plans_Photos.pdf"). The property's current driveway is through the strata to the south rather than through the panhandle, likely due to a steep slope from the road to the subject property. Also south of the property is an unconstructed MOTT right of way (Irving Access) and to the north is another private residential property. The other private property to the north is the only property that would likely be impacted by the proposed variance. The location of the proposed shop will not be between the lake and the existing single detached dwelling to the north and should not impact lake view.

The floor area, gross, of the accessory building is proposed to be varied from 150 m² to 205.15 m², which is a 27% variance. The application form states that the purpose of the variance is to have more space for storage of the property owner's boats and vehicles. The garage is located closer to the panhandle access than the single detached dwelling, but it should not be visible from Squilax-Anglemont Road due to an existing buffer of trees. The panhandle is also treed as it is not currently used for access to the subject property. While the shop will be visible to the neighbouring property owners to the north, it is not expected that the increase in size will have any negative impacts to those property owners.

Development Permits

Prior to issuance of a building permit, the proposal will require development permits (DP). The Hazardous Lands (Steep Slopes) DP is required for development on slopes of 30% grade or more, the Riparian Areas Regulation DP is required for development in the 30 m riparian assessment area adjacent to Shuswap Lake, and the Lakes 100 m DP is required for installation of a new septic system and increase to impervious surface area within 100 m of Shuswap Lake. Issuance of these DPs is delegated to the General Manager of Development Services.

Rationale for Recommendation

Staff are recommending approval of DVP825-48 for the following reasons:

- The location of the proposed accessory building (shop) should not block sightlines from the single detached dwelling on the property to the north and Shuswap Lake;
- The increase in floor area should have little to no negative impact to adjacent property owners; and,
- A Lakes 100 m Development Permit will be required prior to issuance of a building permit, which will ensure that there are no negative impacts to Shuswap Lake or underlying groundwater quality as a result of the increase in impervious surface area within 100 m of Shuswap Lake.

IMPLEMENTATION:

If DVP825-48 is approved, staff will prepare a notice to be sent to the Land Title and Survey Authority for registration on title. If the DVP is denied, the property owners will need to alter their proposal to comply with Bylaw No. 825.

COMMUNICATIONS:

Notices of the proposed variance will be sent out to property owners and tenants in occupation of properties within 100 m of the subject property. No written submissions have been received as of the date of this report. Any written submissions received before the submission deadline (July 15, 2025, at 4 PM) will be included and attached to the Late Agenda Board package.

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:	2025-07-17_Board_DS_DVP825-48.docx
Attachments:	- DVP825-48.pdf - DVP825-48_Maps_Plans_Photos.pdf
Final Approval Date:	Jul 7, 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

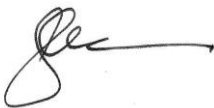
Corey Paiement



Gerald Christie



Jennifer Sham



John MacLean