



APC REPORT

TO: APC 'C' and Referral Agencies

FROM: Jennifer Sham
Planner

SUBJECT: Development Variance Permit No. 701-72
Hary-Cro Holdings: Dustin Harasym and Alissa Harasym

File No:	DVP701-72
Date:	March 3, 2017

SHORT SUMMARY:

The owners of the 0.8 ha subject property located at 1298 Trans-Canada Highway in Sorrento would like to construct a multi-use building for the purpose of operating an auto repair service shop and automotive parts retail store with an office space – all permitted uses in the C1 Town Centre Commercial zone in South Shuswap Zoning Bylaw No. 701 (Bylaw No. 701); however, the minimum parcel area for service stations where a parcel is not serviced by both a community water system and a community sewer system is 1 ha. The owners are applying for a variance to the servicing requirements of Bylaw No. 701.

BACKGROUND:

REGISTERED OWNER: Hary-Cro Holdings Ltd., Inc. No. BC1078065

AGENTS/DIRECTORS: Dustin Harasym and Alissa Harasym

ELECTORAL AREA: 'C'

CIVIC ADDRESS: 1298 Trans-Canada Highway, Sorrento

LEGAL DESCRIPTION: Lot 1 Section 16 Township 22 Range 11 W6M KDYD Plan KAP57595

SIZE OF PROPERTY: 0.8 ha

SURROUNDING LAND USE PATTERN:

North:	Trans-Canada Highway, Multi-family Residential, Commercial
South:	Residential, Commercial
East:	Residential
West:	Commercial, Residential

CURRENT USE: Vacant single family dwelling

PROPOSED USE: Multi-use building with auto repair service shop, automotive parts retail store and office space

OCP DESIGNATION: VC Village Center

ZONE: C1 Town Centre Commercial

SITE COMMENTS: The subject property is the former site of the Greyhound bus stop and Conkers Fine British Imports and Tea Room. The current owners purchased the property in 2016 and wish to operate a service station, retail store, with office space. The property is located within the Village Center and located along the Trans-Canada Highway.

POLICY:**Electoral Area 'C' Official Community Plan Bylaw No. 725****VC Village Centre**

Growing Gradually and Wisely

General Land Use Management

3.1.2 Policies

.2 The Sorrento Village Centre, established on Schedules B and C, will accept much of the residential, retail and business development in Area C and will be connected to community water and sewer systems. Future development of a Balmoral Village Centre, at the northwest corner of the Balmoral Road/Highway #1 intersection, is dependent on approval from the ALC, as it lies within the ALR; this plan does not presume the ALC's position on the future uses of this land and does not support development pressure or speculation based on the plan's support of this area as a Village Centre as previous applications to exclude these ALR lands have been refused by the ALC.

.5 Development will only be considered in areas with lower environmental values within the Village Centre and Secondary Settlement Areas, thereby allowing for the protection of areas with higher environmental values as well as agricultural lands.

3.2 Village Centre**3.2.2 Policies**

.2 Permitted land uses within the Village Centre include: residential (see Policy 3), retail including food services, offices, business and personal services, community and health-related services, public and institutional uses, recreation, arts and cultural activities, highway commercial uses, personal, professional and financial services. Small-scale light industrial uses whose operations are compatible with adjacent uses are also permitted.

.6 Resilient "mainstreet" building types are encouraged that allow development of a mix of uses (retail, office, residential) and which can be adjusted in response to market demands. In Sorrento, predominantly commercial buildings are encouraged to locate within or adjacent to already established commercial parcels to build on a contiguous commercial core.

.9 Main street mixed use building types are encouraged to improve the quality of the streetscape along the corridor, to increase the density and vitality of the core, and to make better use of vacant and under-used sites. This will create a stronger definition of the pedestrian environment. Building facades should have active frontages, where entries and active uses (food service patios, display areas, or public realm enhancements) orient towards the street. This will also help to create a village core in which it is possible to more easily walk between stores and services, providing maximum pedestrian activity along the public street.

.10 New commercial, industrial, multi-family and intensive residential development within the Village Centre is subject to the Form & Character Development Permit Area Guidelines.

3.8 Commercial**3.8.2 Policies**

.1 Commercial development that is incompatible with the community, or would have unmitigated negative impacts on the environment, is not acceptable anywhere in the South Shuswap.

.2 Large scale commercial development is not acceptable in the Secondary Settlement Areas or rural areas of the South Shuswap. Such development is directed to the Village Centre.

.3 The Village Centre (VC) designation encompasses a broad range of commercial uses, including retail, food services, offices, business and personal services, community and health-related services, public and institutional uses, recreation, arts and cultural activities, highway commercial uses, personal, professional and financial services.

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

.1 Purpose

The Village Centre and Secondary Settlement Area (VCSSA) Form and Character DPA is designated under the Local Government Act for the establishment of form and character objectives for commercial, industrial and multi-family development in the Secondary Settlement Areas of the plan.

.2 Justification

The Village Centre and Secondary Settlement Areas will experience the most increased density and commercial development over time. Therefore the primary objective of the VCSSA DPA is to promote a high level of building and site design in the most densely populated areas of Electoral Area 'C', which take into consideration pedestrian movement, public space, mixed use, and designing in harmony with site conditions, neighbourhood character and the existing built environment.

.3 Area

This DPA applies to all commercial, industrial, multi-family residential and intensive residential (defined as a 5 or more single family residential subdivision) development as set out in Schedules B and C:

.1 Within Sorrento Village Centre;

.2 Within Secondary Settlement Areas; and,

.3 On waterfront parcels (defined as those which have any portion of their parcel boundary in common with the natural boundary of a lake).

A Village Centre and Secondary Settlement Area DP is required. An application for a VCSSA DP has been received and DP725-95 will be considered by the Board at the same meeting as this DVP.

South Shuswap Zoning Bylaw No. 701

C1- Town Centre Commercial

Permitted uses:

1. ambulance station;
2. aviary and botanical gardens which may include public display;
3. bakery;
4. bank, credit union or trust company;
5. building set apart for public worship;
6. car wash, permitted only if connected to a community sewer system;
7. commercial garden centre;
8. commercial daycare facility;
9. commercial lodging;
10. convenience store;
11. craft and gift shop;
12. gallery or studio (including music, television and radio studios);
13. indoor recreation facility;
14. library;
15. neighbourhood pub;
16. office;

- 17. parking lot or facility;
- 18. personal service establishment;
- 19. police station;
- 20. post office;
- 21. public assembly facility;
- 22. restaurant;
- 23. retail store;
- 24. sale, rental and repair of tools and small equipment
- 25. service station;
- 26. theatre;
- 27. accessory single family dwelling;
- 28. accessory upper floor dwelling units;
- 29. accessory use.
- 30. mini storage, permitted only on Lot A (DD W52001F), Block 11, Section 16, Township 22, Range 11, W6M, KDYD, Plan 1127

18.2 Regulations

<p>.2 Minimum Parcel Area for Service Stations:</p> <ul style="list-style-type: none"> • where a parcel is served by both a community water system and a community sewer system • in all other cases 	<p style="text-align: right;">2,000 m² 1 ha</p>
<p>.4 Maximum height for:</p> <ul style="list-style-type: none"> • Principal buildings and structures • Accessory buildings 	<ul style="list-style-type: none"> • 11.5 m (37.73 ft.) • 10 m (32.81 ft.)
<p>.5 Minimum Setback from:</p> <ul style="list-style-type: none"> • front parcel line • exterior side parcel line • interior side parcel line • rear parcel line 	<p style="text-align: right;">5 m 4.5 m 3 m 5 m</p>

Screening

18.3 All outside commercial storage, including the storage of garbage, shall be completely contained within a landscape screen of not less than 2 m in height.

RETAIL STORE means a building where goods, wares, merchandise, substances, articles or things are offered or kept for sale to the general public, including storage of limited quantities of such goods, wares, merchandise, substances, articles or things, sufficient only to service the retail use.

SERVICE STATION means premises used for the servicing and repairing of motor vehicles, the sale of fuel, oils and accessories for motor vehicles.

Covenant:

There is a covenant (KK77205) registered on title stating that any sewage disposal system will be situated within the covenant area (reference plan KAP57596). There is an existing septic system on the property and Development Services (DS) staff is in receipt of the Record of Sewerage System dated June 16, 2011; however staff cannot confirm if it is located within the covenant area. Further, the covenant states that the "development on the Lands shall be limited to a retail shopping centre

with a sewage flow not to exceed 2,600 imperial gallons per day." DS staff have notified the owners that this covenant must be amended to reflect the proposed use, prior to issuance of DVP701-72.

Highway Access Permit:

DS staff is in receipt of a Permit to construct, use, and maintain access to a Provincial public highway dated January 10, 2017 from Ministry of Transportation and Infrastructure. The permit is for the installation, operation, and maintenance of one 10 m wide commercial access for a 700 m2 automotive repair and parts store on the south side of the Trans-Canada Highway to serve the subject property only. Further, the permit states that there shall be at least 27 off-street parking stalls located on the subject property. The owners have shown the 27 stalls on the site plan.

Variance:

The owners are requesting a variance to the servicing requirements of Bylaw No. 701 as follows:

- Section 18.2.2 Minimum parcel area for Service Stations where a parcel is not served by both a community water system and a community sewer system from 1 ha to 0.8 ha for Lot 1 Section 16 Township 22 Range 11 W6M KDYD Plan KAP57595 only.

SUMMARY:

The owners are currently operating their auto repair shop (Sorrento Parts & Service) in a leased space below the Petro-Canada at 1235 Trans-Canada Highway, Sorrento, BC. The owners purchased the subject property and plan to tear down the existing single family dwelling, and build a multi-use building for their new auto repair shop and parts retail store.

The property is currently serviced by the CSRD Sorrento Water System and a septic system. DS staff is in receipt of a letter of support by Franklin Engineering Ltd. dated December 16, 2016 stating that they have designed a septic system for a 13 employee service station and that the system would be suitable for all permitted uses within the C1 zoning (except a car wash) at a maximum capacity shown on the chart attached to the letter (attached to report). According to the owners, there is an existing septic system on the property, but the new system designed by Franklin Engineering Ltd. will be installed and used to service the property.

LIST NAME OF REPORT(S) / DOCUMENT(S):

1. Location, OCP, Zoning, Orthophoto, Site Plan, Photos 2. Franklin Engineering Report dated December 16, 2016	Attached to Report: <input checked="" type="checkbox"/>	Available from Staff: <input type="checkbox"/>
3. Highway Access Permit 4. Covenant Area - Reference Plan KAP57596 5. Additional Photos	Attached to Report: <input type="checkbox"/>	Available from Staff: <input checked="" type="checkbox"/>

COMMUNICATIONS:

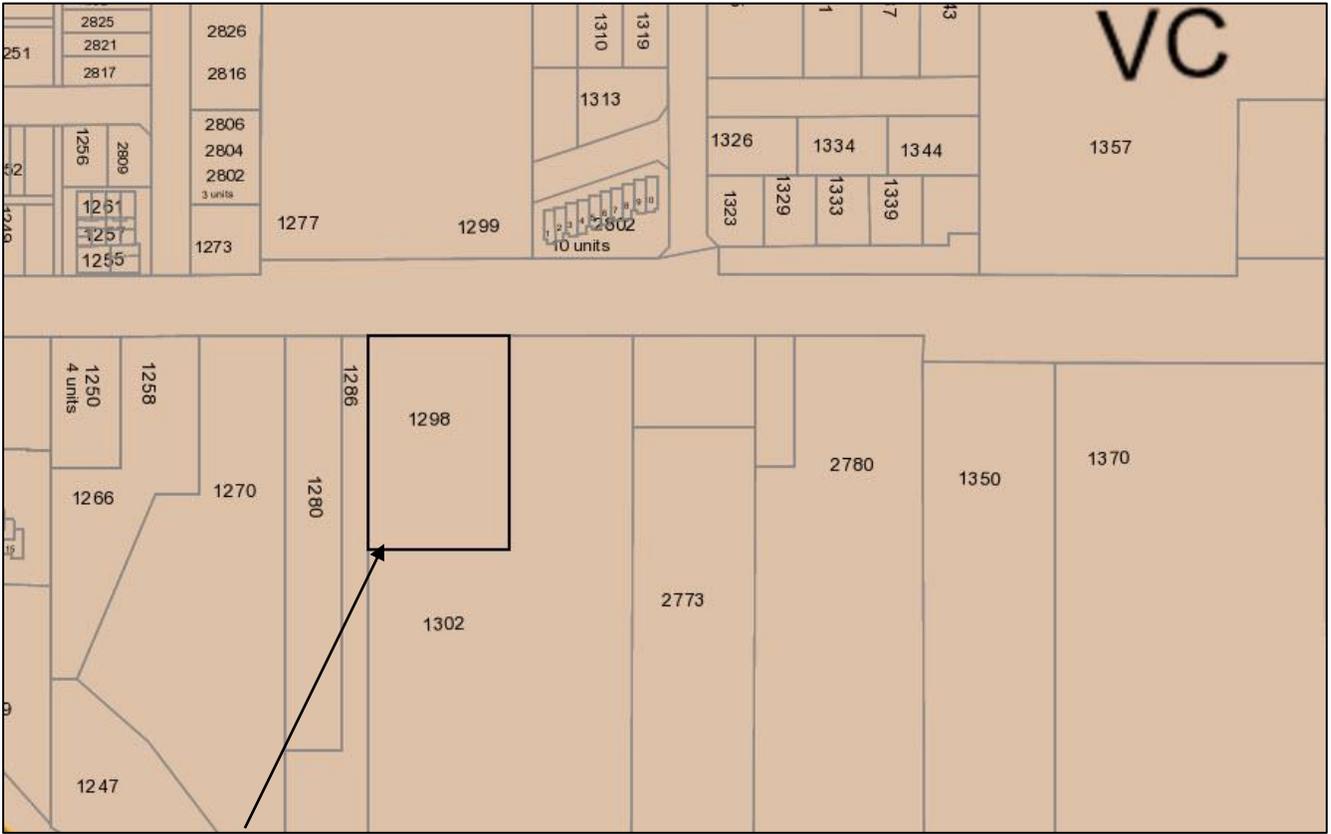
This application was referred to:

- APC 'C'
- Interior Health

Location

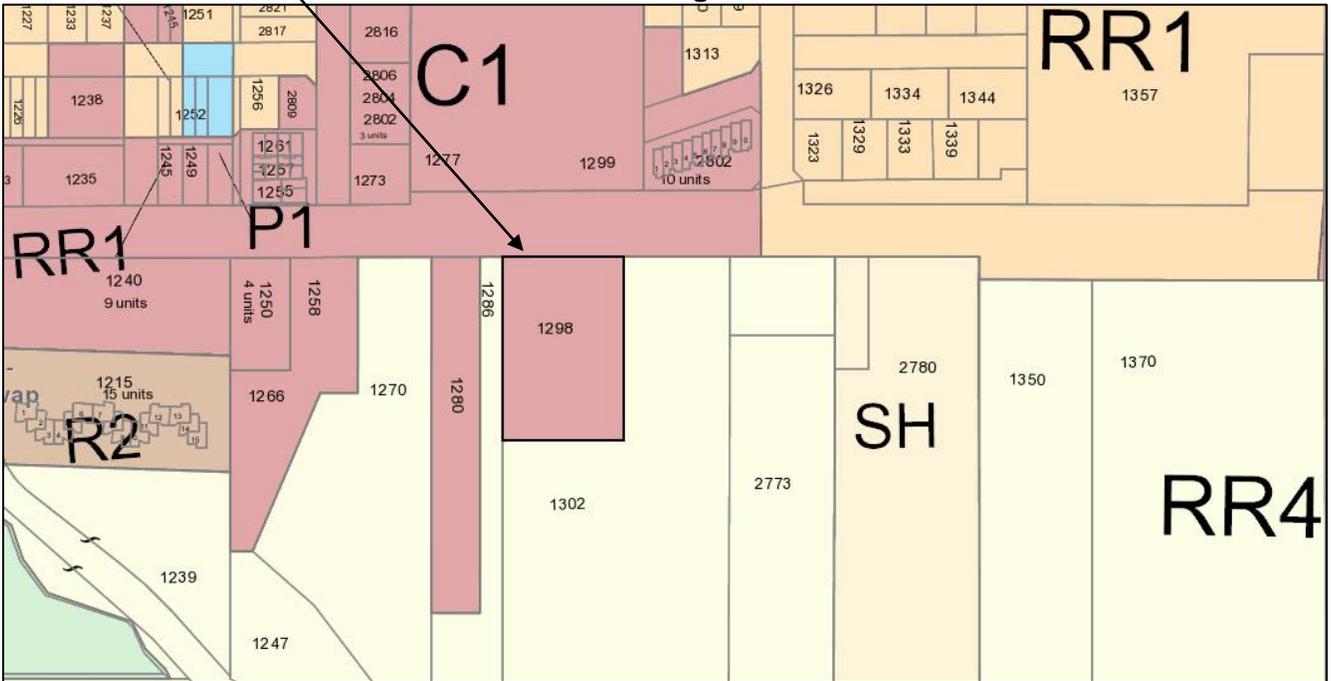


OCP

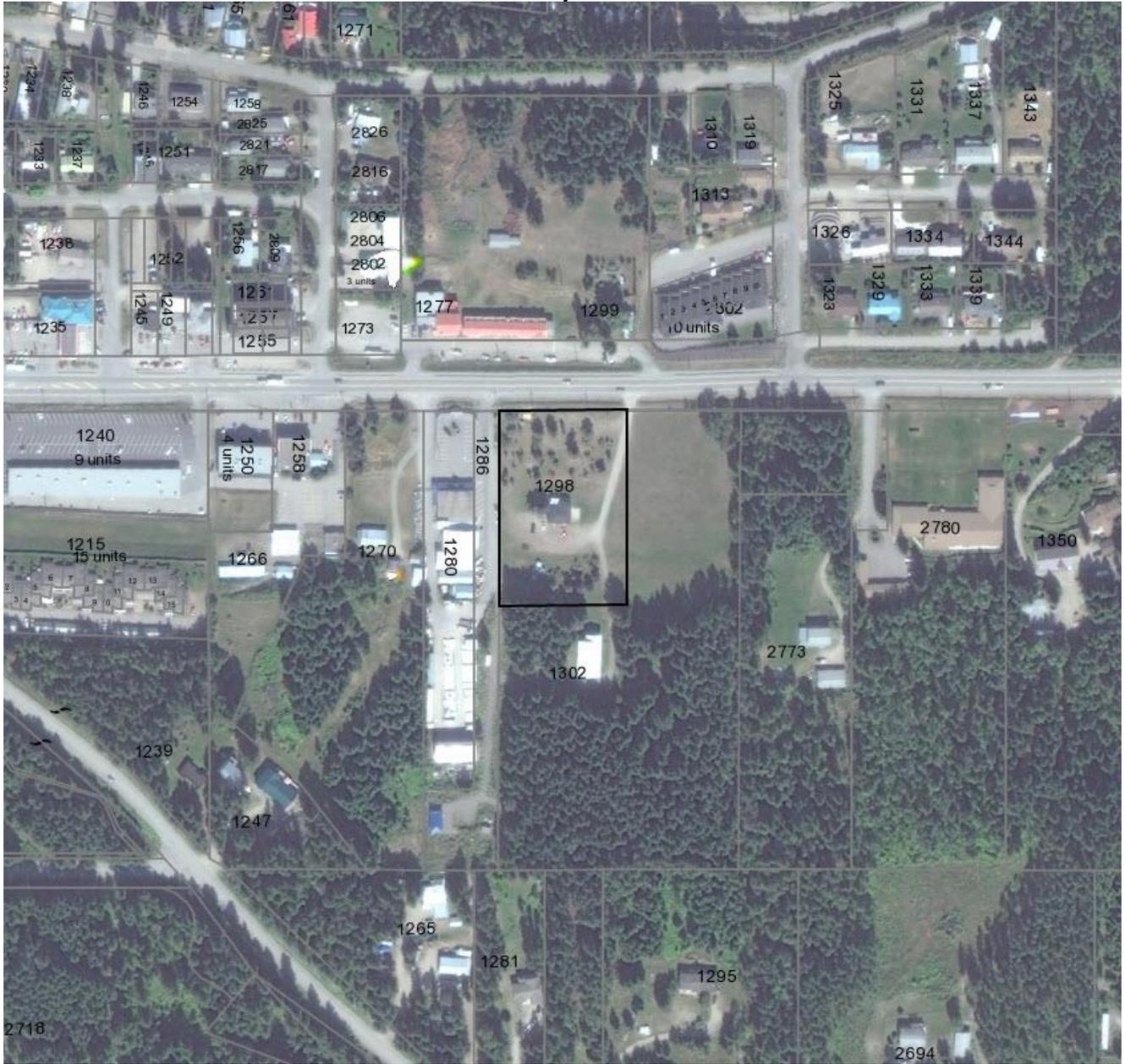


Subject Property

Zoning



Orthophoto



Photos



Facing south at the driveway onto the subject property. The house in the background is the neighbouring property at 1302 Trans-Canada Highway.



Facing north from the driveway at the Trans-Canada Highway.



Facing west at the covenant area for septic and the Trans-Canada Highway on the right.



Facing southwest at the existing single family dwelling to be demolished and replaced with the multi-use building.



PO Box 2590, 420A 4th Street NE
Salmon Arm, BC, V1E 4R5
Phone 250.832.8380

Erica Hartling, Planning Assistant
Columbia Shuswap Regional District
555 Harbourfront Drive
Salmon Arm, BC

December 16, 2016

RE: Development Variance Permit for 1298 Transcanada Highway – Sorrento Parts & Service

Dear Ms. Hartling,

This letter is to confirm that the septic system we have designed for 1298 TCH in Sorrento is intended for a 13 employee service station. This use falls within the permitted C1 zoning uses.

Furthermore, this system would be suitable to serve all uses permitted under C1 zoning (save car wash) at a maximum capacity given by the chart on the following page.

Franklin Engineering supports the issuance of a Development Variance Permit allowing service station usage of this property. Please feel free to contact our office if you have any further questions.

Prepared by,

A handwritten signature in black ink, appearing to read 'Mark Wilson'.

Mark Wilson

Reviewed by,

A circular blue ink seal for a Professional Engineer in the Province of British Columbia. The seal contains the text 'PROFESSIONAL ENGINEER', 'PROVINCE OF BRITISH COLUMBIA', and 'J. FRANKLIN # 34134'. A handwritten signature in blue ink is written over the seal.

Jayme Franklin, P.Eng

Attachments:

1. *Permitted Usage Capacities Chart*

Permitted Usage Capacities for Existing Septic Design

Permitted Use	SPM Classification	Flow/Unit	Unit	Max. Units
Ambulance Station	Office W/ Caf	100 Person (Staff)		9
Aviary / Botanical Gardens	Visitor Centre	20 Person (Visitor)		48
Bakery	Lounge	140 Seat		6
Bank	Office	75 Person (Staff)		13
Public Worship	Assembly Hall	15 Person (Visitor)		65
<i>Car Wash</i>	<i>N/A</i>	-	-	<i>Not Permitted</i>
Commercial Garden Centre	Store	5 Sq. M Floor Space		195
Commercial Daycare Facility	Day Car Centre	75 Child		13
Commercial Lodging	Hotel / Motel	200 Person (Guest)		4
Convenience Store	Store	5 Sq. M Floor Space		195
Craft and Gift Shop	Store	5 Sq. M Floor Space		195
Gallery or Studio	Store	5 Sq. M Floor Space		195
Indoor Recreation Facility	Assembly Hall	15 Person (Visitor)		65
Library	Store	5 Sq. M Floor Space		195
Neighbourhood Pub	Pub	140 Seat		6
Office	Office	75 Person (Staff)		13
<i>Parking Lot</i>	<i>N/A</i>	-	-	<i>No Limit</i>
Personal Service Establishment	Office	75 Person (Staff)		13
Police Station	Office	75 Person (Staff)		13
Post Office	Office	75 Person (Staff)		13
Public Assembly Facility	Assembly Hall	15 Person (Visitor)		65
Restaurant	Restaurant	90 Seat		10
Retail Store	Store	5 Sq. M Floor Space		195
Tools and Small Equipment Sales	Store	5 Sq. M Floor Space		195
Service Station	Office	75 Person (Staff)		13
Theatre	Assembly Hall	15 Person (Visitor)		65
Accessory Single Family Dwelling	Bedroom	400 base + 300 per		1
Accessory Upper Floor Dwelling	Bedroom	400 base + 300 per		1
<i>Accessory Use</i>	<i>N/A</i>	-	-	<i>As Above</i>