



# BOARD REPORT

**TO:** Chair and Directors

**File No:** DP725-95

**FROM:** Jennifer Sham  
Planner

**Date:** March 30, 2017

**SUBJECT:** Village Centre and Secondary Settlement Area Form and Character Development Permit No. 725-95

**DESCRIPTION:** Report from Jennifer Sham, Planner, dated March 28, 2017. Form and Character Development Permit in Sorrento, BC.

**RECOMMENDATION:** THAT:  
in accordance with Section 490 of the Local Government Act Development Permit No. 725-95 to develop a multi-use building containing an automotive repair and service facility, a parts retail store, and office space on Lot 1, Section 16, Township 22, Range 11, West of the 6<sup>th</sup> Meridian, Kamloops Division Yale District, Plan H698 and Plan KAP57595, be issued on this 20<sup>th</sup> day of April, 2017, subject to confirmation that the covenant KK77205 be amended to reflect the proposed use.

**APPROVED for Board Consideration:**

*Meeting Date: April 20, 2017*

*Charles Hamilton, CAO*

**SHORT SUMMARY:**

The applicants would like to develop the subject property located at 1298 Trans-Canada Highway in Sorrento. The applicants would like to construct a multi-use building containing an automotive repair and service facility, a parts retail store, and office space. Since the property is designated commercial within a Village Centre Area, there is a requirement for a Village Centre and Secondary Settlement Area Form and Character Development Permit (VCSSA DP).

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

**FINANCIAL:**

There are no financial implications to the CSRD.

**KEY ISSUES/CONCEPTS:**

**Sewage Disposal**

The owners will construct a new sewerage treatment system on the subject property in accordance with the design by Franklin Engineering Ltd. In a letter dated December 16, 2016, Mr. Franklin

confirms that the designed system is intended for a 13 employee service station and that the system would be "suitable to serve all uses permitted under C1 zoning (save car wash) at the maximum capacity" as shown on the chart attached to the letter.

### **Water Supply**

The property will be serviced by CSRD Sorrento Waterworks.

### **Access**

Access to the commercial development is from the Trans-Canada Highway. An Access Permit has been granted from the Ministry of Transportation on January 10, 2017.

### **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. The covenant generally 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." The owners have been in contact with Interior Health and are in the process of registering a new covenant to reflect the proposed use (service station).

Staff is in receipt of a letter of undertaking from Kathryn Vennard of Brooke Downs Vennard Lawyers dated March 23, 2017 stating that she will register the new Section 219 Covenant "upon executions of same by all required parties, and with the approval of said document by Interior Health."

### **Form and Character Guidelines**

The proposed building meets the applicable guidelines of the OCP for form and character of development.

### **SUMMARY:**

This application is for a Development Permit for the proposed multi-use building and it appears to meet the guidelines for form and character as required in Electoral Area C Official Community Plan No. 725. Staff is recommending that the Board can consider issuing this Development Permit.

### **IMPLEMENTATION:**

If the Board issues DP725-95, staff will forward the documentation to Land Title Office for registration on title of the subject property. Once the DP is registered on title, the owners will continue with development of the property.

### **COMMUNICATIONS:**

Property owners and tenants in occupation within 100 m of the subject property were given notification a minimum of 10 days prior to the CSRD Board of Directors considering this application. Notification letters will be mailed on April 3, 2017. All interested parties have had the opportunity to provide comments regarding this application prior to the Board Meeting.

Area C APC recommended approval.

**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 C Official Community Plan Bylaw No. 725
2. South Shuswap Zoning Bylaw No. 701