



BOARD REPORT

TO: Chair and Directors

FROM: Jennifer Sham
Planner

File No: BL2066

Date: December 15, 2016

SUBJECT: Rural Sicamous Land Use Amendment (CSR D) Bylaw No. 2066

RECOMMENDATION: THAT:
a public hearing to hear representations on "Rural Sicamous Land Use Amendment (CSR D) Bylaw No. 2066", 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 Rhona Martin as Director of Electoral Area 'E', being that in which the land concerned is located, or Alternate Director Brian Thurgood, if Director Martin is absent, and the Director or Alternate Director, as the case may be, give a report of the public hearing to the Board.

APPROVED for Board Consideration:

Meeting Date: January 19, 2017

Charles Hamilton
Charles Hamilton, CAO

SHORT SUMMARY:

Development Services staff is proposing a housekeeping text amendment to the Official Community Plan (OCP) portion of the Rural Sicamous Land Use Bylaw No. 2000 to update the designation names to complement other CSR D OCPs, and remove unused designations. The proposed amendment will also require map amendments to reflect the change in the OCP designation names.

VOTING:

Unweighted
Corporate ☐

Weighted
Corporate ☐

Stakeholder
(Weighted) ☐

LGA Part 14 ☒
(Unweighted)

BACKGROUND:

APPLICANT: CSR D

ELECTORAL AREA: 'E' – Rural Sicamous

Current Designation	Proposed Designation
Rural	RSC Rural Resource
Agriculture	AG Agriculture
Rural Holdings	Remove
Rural Residential	RR Rural Residential
Suburban Residential	NR Neighbourhood Residential
Remote Residential	RR2 Rural Residential 2
Country Residential	CR Country Residential
Single and Two Family Residential	LD Low Density Residential
Mobile Home Park	MD Medium Density Residential
Multi Single Family Residential	MD Medium Density Residential
Highway Commercial	HC Highway Commercial
Waterfront Commercial	WC Waterfront Commercial
Resort Commercial	RC Resort Commercial
Industrial	ID Industrial
Industrial – Storage	ID Industrial
Industrial – Gravel Processing	ID Industrial
Institutional	PI Public & Institutional
Foreshore Water	Remove
Foreshore Commercial	Remove
Hyde Mountain – Comprehensive Development Area	CD Comprehensive Development
Hummingbird Estates - Comprehensive Development Area	CD Comprehensive Development
Shandy Cove - Comprehensive Development Area	CD Comprehensive Development

POLICY:

The Rural Sicamous Land Use Bylaw No. 2000 was adopted on June 19, 1986. Since then, there have been over 60 amendments made to the bylaw. The proposed Electoral Area 'E' Official Community Plan Bylaw No. 840 was given second reading on March 18, 2010.

FINANCIAL:

No financial implications to the CSRD.

KEY ISSUES/CONCEPTS:

This proposed housekeeping amendment will change the names of the designations in the Rural Sicamous Land Use Bylaw No. 2000 to be consistent with other OCP bylaws in the CSRD, and will eliminate unused designations to provide clarity. As the Electoral Area 'E' OCP Bylaw No. 840 is proposed to be adopted in the near future, which will repeal and replace Part 1, Statement of Objectives and Policies of Bylaw No. 2000, staff is not proposing any changes to the policies or objectives portion of Bylaw No. 2000 at this time.

IMPLEMENTATION:

Staff recommended the simple consultation process because the proposed amendments will not have a significant impact on the properties in the bylaw area.

SUMMARY:

Staff is proposing text amendments to the OCP portion of the Rural Sicamous Land Use Bylaw No. 2000, and to amend the OCP mapping to reflect the proposed changes.

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

1. Rural Sicamous Land Use Bylaw No. 2066 2. Location map	Attached to Board Report: <input checked="" type="checkbox"/>	Available from Staff: <input type="checkbox"/>
3. Rural Sicamous Land Use Bylaw No. 2000 Schedule A OCP Designation maps 4. Agency referral comments	Attached to Board Report: <input type="checkbox"/>	Available from Staff: <input checked="" type="checkbox"/>

DESIRED OUTCOME:

That the Board endorse staff recommendation.

BOARD'S OPTIONS:

1. *Endorse the recommendation. A public hearing will be delegated.*
2. *Deny the recommendation*
3. *Defer*
4. *Any other action deemed appropriate by the Board*

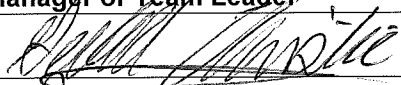
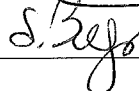
COMMUNICATIONS:

If the Board delegates the public hearing for Bylaw No. 2066, staff will proceed with advertising the public hearing as set out in the Local Government Act. In accordance with Section 7.25 of the Development Services Procedures Bylaw No. 4001, there is no requirement for posting notices for CSRD initiated bylaw amendments; therefore, the public will first become aware of this bylaw amendment when the public hearing notice is placed in the newspaper.

Referral agencies have provided their comments, as follows:

Agency	Comments
Interior Health Authority	Interests unaffected
Ministry of Transportation and Infrastructure	Preliminary Approval granted for one year
Ministry of Forests, Lands and Natural Resource Operations	No response
District of Sicamous	Interests unaffected
City of Salmon Arm	No response
Regional District of North Okanagan	Interests unaffected
Provincial Agricultural Land Commission	No objections
Ministry of Agriculture	No objections
CSRD Financial Services	Interests unaffected
CSRD Operations Management	No concerns
School District #83	No response
Adams Lake Indian Band	No response
Little Shuswap Indian Band	No response
Lower Similkameen Indian Band	No response
Neskonlith Indian Band	No response

Okanagan Nation Alliance	No response
Penticton Indian Band	No response
Shuswap Indian Band	No response
Splats'n First Nation	No response

REVIEWED BY:	Date Signed Off (MO/DD/YR)	Approval Signature of Reviewing Manager or Team Leader
Manager, Development Services	12/19/16	
Team Leader, Development Services	Dec. 15, 2016	

COLUMBIA SHUSWAP REGIONAL DISTRICT

RURAL SICAMOUS LAND USE AMENDMENT (CSRD) BYLAW NO. 2066

A bylaw to amend the "Rural Sicamous Land Use Bylaw No. 2000"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 2000;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 2000;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. "Rural Sicamous Land Use Bylaw No. 2000" is hereby amended as follows:

A. TEXT AMENDMENT

- i) Part 1 Statement of Objectives and Policies, General Form and Character of Development, Section 1.4.1 is hereby amended as follows:

- i. by deleting (a), in its entirety, and replacing it with the following:

- "(a) To divide the bylaw area into the following OCP designations:

Rural Resource
Agriculture
Rural Residential
Neighbourhood Residential
Rural Residential 2
Country Residential
Low Density Residential
Medium Density Residential
Highway Commercial
Waterfront Commercial
Resort Commercial
Industrial
Public and Institutional
Comprehensive Development"

- ii. by deleting (b), in its entirety, and replacing it with the following:
- "(b) To designate the majority of the bylaw area as Rural Resource providing for agriculture and natural resource uses on large parcels."
- iii. by deleting (d), in its entirety, and replacing it with the following:
- "(d) The Rural Residential, Neighbourhood Residential, and Country Residential land use categories provide for a variety of low density rural residential lifestyles in a rural setting and on progressively smaller parcels."

- iv. by replacing "Remote Residential" with "Rural Residential 2" in (e);
- v. by deleting (f), in its entirety, and replacing it with the following:
 - "(f) The Low Density Residential and Medium Density Residential OCP designations provide for higher density residential development if community water and community sewer services are provided."
- vi. by deleting (g), in its entirety, and replacing it with the following:
 - "(g) The Medium Density Residential OCP designation is applied where it does not appear feasible to subdivide the land so that there is one single family dwelling per parcel. Determining feasibility will take into consideration the location of the single family dwellings on the parcel, the topography of the land, on-site sewage disposal, on site water supply and any other factors having a bearing on feasibility of subdividing the land.
- vii. By deleting (k) to (r), and replacing it with the following:
 - "(k) The Industrial designation provides for a range of industrial uses that are suited to the bylaw area such as a storage and maintenance facility, and gravel processing. Sites have not been designated in advance. Each site that requires a change to the OCP designation will be evaluated in response to an application.
 - (l) The Public and Institutional OCP designation provides for major public facilities.
 - (m) The Comprehensive Development designation provides for innovative mixtures of land uses such as housing types, higher densities through clustering, recreational and commercial uses, in keeping with the infrastructure. Areas that are designated Comprehensive Development include the properties forming the Hyde Mountain Golf Course which are more specifically shown on Map A as the Hyde Mountain Area; the properties forming the Hummingbird Estates which are more specifically shown on Map A as the Hummingbird Estates Area; and Shandy Cove is located on Lot B, Section 25, Township 21, Range 8, W6M, KDYD, Plan 13404, which is shown on Map A as the Shandy Cove Area.
 - (1) Hyde Mountain Golf Course is a resort and residential community consisting of a mix of residential housing types, golf course, marina, hotel, and related commercial uses.
 - (2) Hummingbird Estates consists of a strata title condominium development, cabin sites, Park Model sites, recreational, and accessory uses.

(3) Shandy Cove is a shared interest development consisting of recreation vehicle spaces, decks, storage sheds, public utility, single family dwellings, seasonal single family dwellings, caretaker residence and accessory use."

- ii) Part 1 Statement of Objectives and Policies, Application For Change of OCP Designation, General Criteria, Section 1.4.2 is hereby amended as follows:
 - i. by replacing "Rural" with "Rural Resource" in (b)
- iii) Part 1 Statement of Objectives and Policies, Application For Change of OCP Designation, Area Criteria, Section 1.4.3 is hereby amended as follows:
 - i. by replacing "Industrial – Gravel Processing" with "Industrial", and "Remote Residential" with "Rural Residential 2" in (a);
 - ii. by replacing "Industrial – Gravel Processing" with "Industrial", "Single and Two Family Residential" with "Low Density Residential", "Mobile Home Park" with "Medium Density Residential" in (c);
 - iii. by deleting "Foreshore Water" and "Foreshore Water Commercial" in (c).

B. MAP AMENDMENT

- i. "Rural Sicamous Land Use Bylaw No. 2000 is hereby amended by deleting Schedule A, OCP Designations (maps) and replacing it with the attached Schedule A."

2. This bylaw may be cited as "Rural Sicamous Land Use Amendment (CSRD) Bylaw No. 2066."

READ a first time this 15th day of September, 2016.

READ a second time this 15th day of September, 2016.

PUBLIC HEARING held this day of, 2017.

READ a third time this day of, 2017.

RECEIVED THE APPROVAL of the Ministry of Transportation and Infrastructure this day of, 2017.

ADOPTED this day of, 2017.

CORPORATE OFFICER

Certified true copy of Bylaw No. 2066
as read a third time.

CHAIR

Certified true copy of Bylaw No. 2066
as adopted.

Corporate Officer

Corporate Officer

Location

