

FEBRUARY 15, 2018

PROJECT OUTLINE FOR REZONING & SUBDIVISION APPLICATION

PREPARED FOR: PARMJIT CHAHAL & COLUMBIA SHUSWAP REGIONAL DISTRICT



Blawson

LAWSON ENGINEERING AND DEVELOPMENT SERVICES LTD.
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EXECUTIVE SUMMARY

This report outlines the proposed plans to rezone two adjacent properties which are currently zoned Town Centre Commercial (C1) to Tourist Commercial (C5).

In accordance with the current zoning, there is a motel, restaurant and ancillary buildings on the site immediately fronting the Trans-Canada Highway. This proposed re-zoning would allow for the redevelopment of the lands adjacent to Ortona Road to establish a campground, in addition to the existing commercial uses, on two 1.03 ha lots.

Site access exists from the Trans-Canada Highway to the existing commercial uses and access from Ortona Road can be readily accommodated.

The property is within an area serviced by the Sorrento Community Water System and there are local watermains adjacent to the property. Fire protection is available. The existing buildings on site are serviced by septic beds. An area is available to establish a second primary septic bed site and areas are available for reserve septic bed locations on each lot.

Hydro and communication services are existing to the site along the Trans-Canada Highway frontage and can readily be extended from other adjacent streets along the Ortona Road frontage.

We recommend that the Columbia Shuswap Regional District consider this proposal to re-zone the two subject properties from C1 to C5

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1. INTRODUCTION

Lawson Engineering and Development Services has reviewed the *Columbia Shuswap Regional District South Shuswap Zoning Bylaw No. 701, 1997, and Bylaw 725, 2017*, in regards to the subject properties at 1277 and 1299 Trans-Canada Highway and an existing property adjacent to 1299 Trans-Canada Highway fronting onto Corriano Road. In accordance with the respective Bylaw, both parcels fall within the C1 (Town Center Commercial) Zoning and large scale commercial development is allowed in the Village Center area as identified in *Bylaw 725*.

This report outlines the proposed rezoning of two separate parcels from Town Centre Commercial (C1) to Tourist Commercial (C5), as outlined in the *Columbia Shuswap Regional District South Shuswap Zoning Bylaw No. 701, 1997*.

The proposed development has a total area of 2.06 Hectares or 5.09 Acres. The legal description and general information of both properties is shown below

	Legal Description	Parcel Area	Zoning	PID
Parcel #1	Plan 16715, Lot 1, Section 16, Range 11, KDYD, Township 22, Meridian W6, (#1277 and #1299 Trans-Canada Highway)	1.95 (ha) 4.83 (ac)	C1 (701) VC (725)	008-545-944
Parcel #2	Plan 31558, Lot 6, Section 16, Range 11, KDYD, Township 22, Meridian W6	0.11 (ha) 0.26 (ac)	C1 (701) VC (725)	003-654-770

The proposed rezoning is to redesignate both parcels as C5 (Tourist Commercial) Zoning for the potential to redevelop the lands for commercial lodging and/or campground use, as is permitted under this zoning.

In regards to potential campground use, the Minimum Parcel Area for Campgrounds, as per the bylaw, is 1.0 ha. It is the intent of the proponent to amalgamate the two parcels of land and then severe into two revised lots of 1.03 ha, each. This action will establish two lots that will each meet the Minimum Parcel Area for Campgrounds and Commercial Lodging criteria of the bylaw.

2. PROPOSED ZONING AMENDMENTS

Following consultation with CSRD, it is proposed that the property be re-zoned to from *Town Centre Commercial* to *Tourist Commercial* under Bylaw 701 and simultaneously severe the amalgamated lands to provide two lots of 1.03 ha.

There is no re-zoning required under Bylaw 725 to facilitate the potential redevelopment.

3. SITE DESCRIPTION

The site is located at 1277 and 1299 Trans-Canada Highway. It is bounded on the south by the Trans-Canada Highway, on the north by Ortona Road, on the west side by commercial properties fronting onto Arnheim Road and on the east side by a number of properties with access from Ortona Road and Corriano Road. An existing vacant property, adjacent to the east lot line of 1299 Trans-Canada Highway and fronting onto Corriano Road is being amalgamated into the total site being considered by this rezoning application.

The site has been previously developed to accommodate a restaurant/pub, ice cream stand and a motel. This developed area is immediately adjacent to the Trans-Canada Highway, with paved areas for parking

between the highway and the buildings.

North of the buildings, the remaining acreage is open space with trees along the property boundaries and a small number of trees scattered on the property. There is a small storage shed located within this area. The area north of the buildings gradually slopes down towards Ortona Road and Shuswap Lake.

4. PROPOSED LAYOUT

If re-zoning approval is granted, the proponent's plan is to create two new parcels, each approximately 1.03 ha. in size.

Proposed Lot 1, being part of Lot 1, Plan 16715, would front onto the Trans-Canada Highway along the existing frontage of the property.

Proposed Lot 2, being the remainder of Lot 1, Plan 16715 and Lot 6, Plan 31588, would front onto Ortona Road along the existing Ortona Road frontage of the property.

The Proponent has chosen this preferred lot layout to provide access and servicing to each of the lots.

The preferred lot layout is attached.

5. SITE ACCESS

The existing site has driveway access from the Trans-Canada Highway to the commercial ventures. There is one existing driveway at the east end of the property and one driveway at the west end.

Driveway location, spacing and approvals are again at the discretion of the MoTI. All residential driveways are required to be constructed at or near right angles (70° to 110°) to the road and a maximum ±2% grade for the first 5m (measured from ditch centerline). After this the Ministry standard is for driveway grades to not exceed 8%, but in some cases the Ministry may accept steeper grades, with a 6.0m minimum radius.

The elevations differences between the edge of the shoulder on the Trans-Canada Highway and the pavement for the parking areas in front of the existing buildings is 2.0 m± and the grades of the existing driveways do not exceed the Ministry standards.

No changes are proposed to the driveway needs, from/to the Trans-Canada Highway to the existing restaurant/pub and motel on Proposed Lot 1. Actual driveway needs and configuration from/to Ortona Road to Proposed Lot 2, will be determined at the time of the configuration of the proposed amenities. Any driveway(s) should be able to meet MoTI standards.

Based on the existing profiles for the Trans-Canada Highway and Ortona Road, sufficient horizontal sight distances exist to provide for the safe access/egress to the respective lots.

6. SITE SERVICES

The site is located within the area of Sorrento that is serviced by Sorrento Community Water System.

There are existing watermains on all roads adjacent to the site; Trans-Canada Highway, Arnhiem Road, Ortona Road, Henstridge Road and Corriano Road. For fire protection, there are fire hydrants located on the Trans-Canada Highway and Ortona Road as well as at the west end of Corriano Road to provide coverage to the lots.

The water system provides potable water and fire protection to the existing buildings on site. Water connection needs to the future potential campground development, will be determined once the demands are identified and after discussions with the Sorrento Community Water System operator.

The existing restaurant/pub and motel are serviced by separate septic systems, as shown on the attached sketch. The existing septic systems have been reviewed by a third party and a copy of the report is available upon request. For Proposed Lot 1, subject to the continued use of the existing septic systems, an area for a Reserve Bed has been identified as shown on the attached. For Proposed Lot 2, areas have been identified for the Primary and Reserved Bed locations. Design of new septic beds, as required will be as per recommendations of a professional soil assessment completed by a qualified professional and proven suitability of on-site soils.

There is currently existing aerial Hydro and communications plants on poles lines on the Trans-Canada Highway, that provide respective servicing to Proposed Lot 1. There are no Hydro or communications systems on Ortona Road to service Proposed Lot 2 and as such these services will need to be extended from Arnheim Road and Henstridge Road.

7. CONCLUSION

This project outline describes in general the proposed development plans of both properties which require the re-zoning from Town Centre Commercial (C1) to Tourist Commercial (C5). The proposed rezoning and potential land use do not conflict the CSRD's permitted land uses in the Village Center area.

If re-zoned, the proposed redevelopment will expand the commercial ventures on lands that are partially developed at this time as well as adding to the recreational environment of the area.

Lawson's preliminary assessment shows that besides driveway access points construction/design, potable water availability, soil suitability and hydro and communication needs, there are no concerns to inhibit this development. We therefore recommend that the Columbia Shuswap Regional District consider this proposal to re-zone the two subject properties from C1 to C5.



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We trust that this preliminary project outline satisfies your present requirements. Should you have any questions or comments, please contact our office at your earliest convenience.

Best Regards,

Lawson Engineering and Development Services Ltd.

Prepared by:

A handwritten signature in black ink, appearing to be "Randy Pickle", written over a white background.

Randy Pickle, P. Eng., FCSCE, FEC, FEIC
Project Manager

Reviewed by:

A handwritten signature in black ink, appearing to be "Blake Lawson", written over a white background.

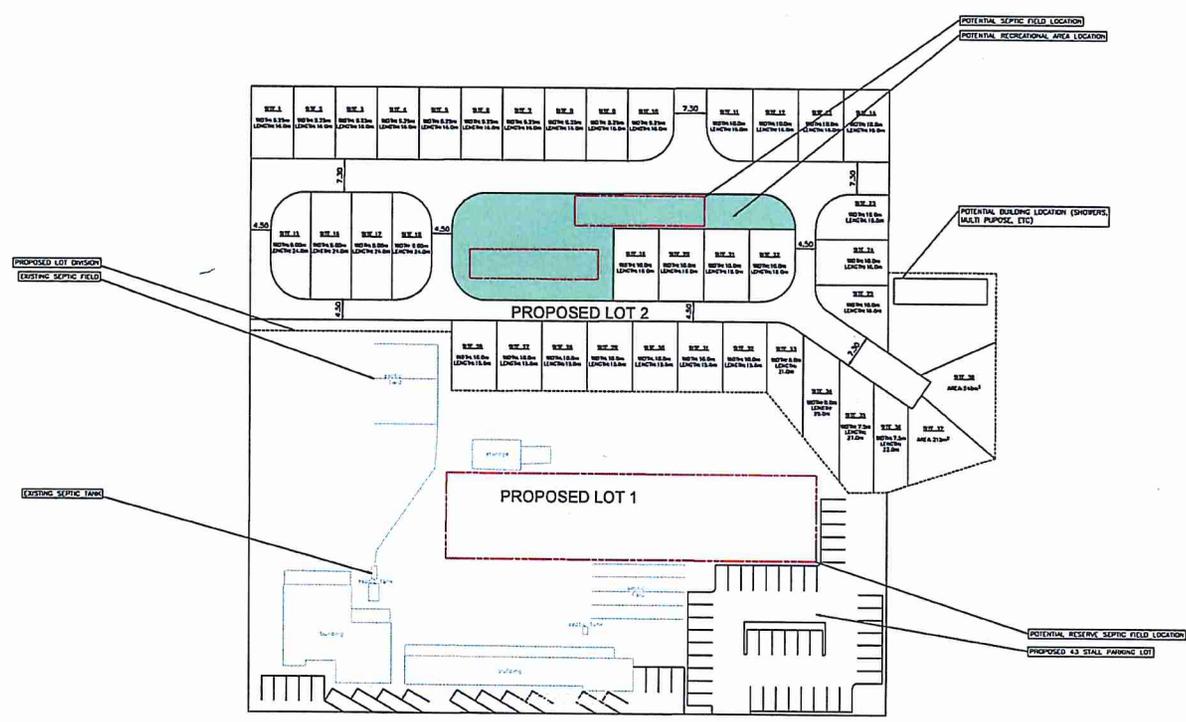
Blake Lawson, P. Eng.
Project Engineer



Appendix A: Potential Site Plan



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CONCEPTUAL
 (FOR DISCUSSION ONLY)

LEGEND

- EXISTING
- HYDRO/TELEPHONE POLE
- HYDRO/TELEPHONE POLE C/W D/W/T
- TELEPHONE POLE
- HYDRO POLE
- HYDRO POLE C/W TRANS.
- POST TOP STREET LIGHT
- DUTY
- SEWERY MANHOLE
- STORM MANHOLE
- CATCH-BASE
- FIRE HYDRANT
- DATE VALVE
- SEWERY SENSER
- SEWER MARK
- GAS
- UNDERGROUND TELEPHONE
- FENCE
- DECEASED/UNPROCESSED
- PROPOSED
- SEWERY MANHOLE
- STORM MANHOLE
- CATCH-BASE
- DATE VALVE
- FIRE HYDRANT
- SEWERY SENSER
- STORM SENSER
- WATER MARK
- DITCH
- WALK/WALKWAY HEADWALL
- END CAP
- WHEEL CHAIR RAMP
- DRIVEWAY LIFTDOWN

- NOTES:**
- 1) CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES WITH ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.
 - 2) CONTRACTOR TO CO-ORDINATE UTILITY RELOCATION WORKS WITH UTILITY COMPANIES AS REQUIRED.
 - 3) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH COLLEGE STREET/RECREATION DISTRICT SUBDIVISION SCHEMATIC BYLAW No 841.

NO.	DATE	DESCRIPTION	BY	APP'D
0	-	-	-	-
1	-	PREP FOR REVIEW	ASJ	BL
2	-	REVISION	BY	APP'D

REVISIONS

NO.	DATE	DESCRIPTION	BY	APP'D
1	02-JAN-18	DATE	BT	BT
2	-	CHECKED	BT	BT

SCALE

SCALE	HORIZ. = 1:250	VERT. = 1:25
0	0	0
10	10	10
20	20	20

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SORRENTO CAMPGROUND

1277 TRANS CANADA
 HIGHWAY
 SORRENTO, BC
 TRANS CANADA
 HIGHWAY
 SITE PLAN

PROJECT NO. **101-2**
 SHEET **1** OF **1**
 DWG. NO. **S-1**

*PROPOSED LOT LINES ARE APPROXIMATE