



BOARD REPORT

TO: Chair and Directors

File No: DP830-228
PL20170000227

SUBJECT: Electoral Area F: Development Permit No. 830-228 (Home Hardware Stores Limited)

DESCRIPTION: Report from Candice Benner, Development Services Assistant, dated April 6, 2018.
3906 Squilax-Anglemont Road, Scotch Creek

RECOMMENDATION #1: THAT: in accordance with Section 490 of the Local Government Act, Development Permit No. 830-228 for proposed construction of a new shed on Lot 1, Section 27, Township 22, Range 11, W6M, KDYD, Plan KAP79122, be issued this 19th day of April, 2018.

SHORT SUMMARY:

The subject property is the location of the Home Hardware Building Centre located in Scotch Creek. The owners are proposing to construct a new accessory building (shed) on the property so a Village Centre Development Permit (DP) is required.

VOTING:	Unweighted Corporate	<input type="checkbox"/>	LGA Part 14 (Unweighted)	<input checked="" type="checkbox"/>	Weighted Corporate	<input type="checkbox"/>	Stakeholder (Weighted)	<input type="checkbox"/>
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BACKGROUND:

REGISTERED OWNER:
Home Hardware Stores Limited, Inc. No. A31485

AGENT:
Scott Patterson, Labreche Patterson & Associates Inc.

ELECTORAL AREA:
F

LEGAL DESCRIPTION:
Lot 1 Section 27 Township 22 Range 11 W6M KDYD Plan KAP79122

PID:
026-437-210

CIVIC ADDRESS:
3906 Squilax-Anglemont Road, Scotch Creek

SURROUNDING LAND USE PATTERN:

North = Squilax-Anglemont Road, Agriculture zone, ALR

South = Commercial zone

East = Jordan Way, vacant, Commercial zone

West = Commercial zone

CURRENT USE:

Home Hardware Building Centre

PROPOSED USE:

Home Hardware Building Centre, new storage shed

PARCEL SIZE:

0.809 ha

DESIGNATION:

Official Community Plan Bylaw No. 830, VC – Village Centre

ZONE:

Scotch Creek/Lee Creek Zoning Bylaw No. 825, C1 – Commercial - 1

SITE COMMENTS:

The subject property is the location of the Scotch Creek Home Hardware Building Centre. There is currently a retail building, a large parking area and several accessory buildings located on the property. The outdoor storage area is surrounded by chain-link fencing.

POLICY:**Electoral Area F Official Community Plan Bylaw No. 830**

The subject property is designated Village Centre (VC) in the OCP.

13.5 Village Centre (VC) Development Permit Area (*Scotch Creek*)**13.5.2 Guidelines**

(a) New development in the form of pedestrian-oriented Main Street building types or infill that creates enclosed nodes/courtyards rather than auto-oriented strip malls are strongly encouraged. (b) The primary pedestrian entrance to all units and all buildings should be from the street, or, if from the parking area, a pedestrian sidewalk should be provided. Entries should be visible and prominent.

(c) Buildings on corners should have entries, windows and an active street presence on the two public facades to avoid the creation of blank walls in prominent locations.

(d) Natural building materials, such as wood, rock or stone, are encouraged. Faux materials, including faux siding, are discouraged.

(e) Weather protection in the form of awnings or canopies should be provided overall grade level entries to residential and retail units.

(f) Design of signage and lighting should be integrated with the building facade and with any canopies or awnings.

(g) Driveways that intrude into the pedestrian realm are discouraged. Shared parking and access are encouraged.

(h) Front parking is only supported in cases where landscaping provides a buffer between the parking and the street. Site plans should be submitted for review by the Regional District.

(i) Provision for services and deliveries should be at the rear yards with appropriate screening to adjacent properties and public space. Where service entries are required at the fronts of buildings, care should be taken not to compromise the pedestrian environment.

(j) Residential dwelling units in mixed use buildings may be located either above or behind a commercial unit, and may be accessed from the front, rear or side(s) of the building. This form of residential development is intended to contribute to variety in housing size and affordability in Scotch Creek.

(k) Development of a civic public space within the village core is strongly recommended. Until such time as a dedicated community centre is possible, opportunities to add landscape, benches and other amenities to a centrally located parking lot so that it may also serve other uses, for example as public gathering space, farmer's market, or space for special events, are encouraged.

Scotch Creek/Lee Creek Zoning Bylaw No. 825

Commercial – 1 (C1) Zone

Permitted Uses

5.13 (1) The uses stated in this subsection and no others are permitted in the Commercial - 1 zone as principal uses, except as stated in Part 3: General Regulations:

(a) Amusement establishment (b) Campground (c) Convenience store (d) Day care (e) Marina (f) Mini storage (g) Motel (h) Office (i) Outdoor sales (j) Personal services (k) Plant nursery and services (l) Pub (m) Public assembly facility (n) Recycling drop-off facility (o) Rental shop (p) Restaurant (q) Retail store (r) Service station (s) Single family dwelling (t) Tourist cabin (u) Library

(2) The use stated in this subsection and no others are permitted in the Commercial - 1 zone as a secondary use, except as stated in Part 3: General Regulations: (a) Accessory use (b) Owner/operator dwelling

Regulations

(c) Maximum parcel coverage 40%

(g) Maximum height for:

Principal buildings and structures	11.5 m (37.73 ft.)
Accessory buildings	10 m (32.81 ft.)

(h) Minimum setback from:

Front parcel boundary	4.5 m (14.76 ft.)
Interior side parcel boundary	2.5 m (8.20 ft.)
Exterior side parcel boundary	4.5 m (14.76 ft.)
Rear parcel boundary	3.0 m (9.84 ft.)

(i) Outdoor sales, plant nursery and services, and outdoor storage and display area shall be sited in conformance with the minimum setback regulations

The proposed shed meets the requirements of Bylaw No. 825, including size, height and setbacks from property lines.

FINANCIAL:

Prior to the building permit being issued for the new building, this Development Permit must be issued. If the privacy slats are not installed prior to the building permit being issued and to allow the building permit to be issued, the CSRD and the owners can consider appropriate security being provided to the CSRD by the owner to ensure installation by an agreed upon date.

KEY ISSUES/CONCEPTS:

The owners of Home Hardware in Scotch Creek intend to construct a new shed on the property; this development requires a Village Centre DP which addresses form and character features for development within the Village Centre in Scotch Creek.

In keeping with the character of the other structures located on the property, the owners have indicated the exterior of the new shed will be white with a red accent strip. The owners have also indicated they will install privacy slats in the existing chain-link fence around the outdoor storage area of the property.

SUMMARY:

This application is for a Development Permit for a new shed to be located on the Home Hardware Building Centre property in Scotch Creek. With the proposed enhancements of the exterior of the new shed being white with a red accent strip to match the other existing buildings and installing privacy slats around the outdoor storage area, the application is consistent with the Village Centre guidelines of the Official Community Plan. Staff are, therefore, recommending that the Board consider issuing this Development Permit.

IMPLEMENTATION:

If the Board issues DP830-228, the owners will be notified of the decision and documentation will be forwarded to the Land Title Office for registration against the title of the property. A DP must be issued before the owners can obtain a building permit to construct the new shed.

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 April 19th, 2018, CSRD Board meeting. All interested parties have had an opportunity to provide comments regarding this application prior to the Board meeting.

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 F Official Community Plan Bylaw No. 830
2. Scotch Creek/Lee Creek Zoning Bylaw No. 825
3. Application

Report Approval Details

Document Title:	2018-04-19_Board_DS_DP830-228_Home-Hardware-Stores-Ltd.docx
Attachments:	- DP830-228.pdf - Maps_Plans_DP830-228.pdf
Final Approval Date:	Apr 9, 2018

This report and all of its attachments were approved and signed as outlined below:



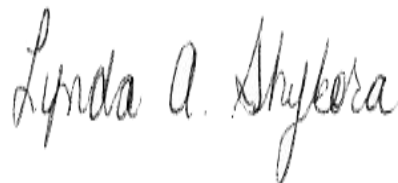
Corey Paiement - Apr 6, 2018 - 1:32 PM



Gerald Christie - Apr 6, 2018 - 4:17 PM



Jodi Pierce - Apr 9, 2018 - 11:16 AM



Lynda Shykora - Apr 9, 2018 - 1:03 PM

No Signature - Task assigned to Charles Hamilton was completed by assistant Lynda Shykora

Charles Hamilton - Apr 9, 2018 - 1:03 PM