



BOARD REPORT

TO: Chair and Directors

File No: BL650-13
PL20180000033

SUBJECT: Electoral Area F: Anglemont Zoning Amendment (Anglemont Estates Golf Course Ltd.) Bylaw No. 650-13

DESCRIPTION: Report from Candice Benner, Development Services Assistant, dated April 18, 2018.
7838 Golf Course Road, Anglemont

RECOMMENDATION #1: THAT: "Anglemont Zoning Bylaw Amendment (Anglemont Estates Golf Course Ltd.) Bylaw No. 650-13" be read a first time this 17th day of May, 2018.

RECOMMENDATION #2: THAT: the Board utilize the simple consultation process for Bylaw No. 650-13, and it be referred to the following agencies and First Nations:

- Interior Health Authority;
- Ministry of Transportation and Infrastructure;
- Ministry of Forests, Lands and Natural Resource Operations, Archaeology Branch;
- CSR Operations Management;
- CSR Financial Services;
- All relevant First Nations Bands and Councils.

SHORT SUMMARY:

The subject property is part of the Anglemont Estates Golf Course operation located in Anglemont in Electoral Area F. Through recent correspondence with the owner, it was determined that the existing upper floor dwelling unit located on the subject property is not permitted with the current zoning of the property. The owner has applied for a zoning text amendment to include an upper floor dwelling unit as a permitted use in the P-4 zone in Anglemont Zoning Bylaw No. 650 for the subject property. The owner also expressed concern regarding what associated uses are permitted within a golf course operation as golf course is currently not defined in Bylaw No. 650. Staff are proposing to add a definition for golf course use to Bylaw No. 650 to provide clarity regarding what associated uses are permitted with golf course.

VOTING:	Unweighted Corporate	☐	LGA Part 14 (Unweighted)	☒	Weighted Corporate	☐	Stakeholder (Weighted)	☐
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BACKGROUND:

PROPERTY OWNER:
Anglemont Estates Golf Course Ltd., Inc. No. 594055
ELECTORAL AREA:
F

CIVIC ADDRESS:
7838 Golf Course Road

LEGAL DESCRIPTION:

Lot B Section 15 Township 23 Range 9 W6M Kamloops Division Yale District Plan 17443

PID:

001-583-255

SIZE OF PROPERTY:

0.431 ha

DESIGNATION:

Electoral Area F Official Community Plan Bylaw No. 830
Secondary Settlement Area -SSA

CURRENT ZONE:

Anglemont Zoning Bylaw No. 650
Recreation -P-4 zone

PROPOSED ZONE:

Recreation P-4 with a special regulation for upper floor dwelling unit

SURROUNDING LAND**USE PATTERN:**

North: P-4 zone, residential

South: RM-2 zone, vacant

East: P-4 zone, vacant

West: Golf Course Road, P-4 zone, Anglemont Estates Golf Course

CURRENT USE:

Permitted Uses: accessory to golf course including: pro shop and retail sales, coffee shop, licensed establishment, administration office

Not Permitted: dwelling

PROPOSED USE:

Permitted Uses: accessory to golf course including: pro shop and retail sales, coffee shop, licensed establishment, administration office

Special Regulation for subject property: upper floor dwelling unit

SITE COMMENTS: The subject property is part of the Anglemont Estates Golf Course operation and includes an administration office, pro shop and retail sales, restaurant and coffee shop, and other accessory uses related to the golf course. The golf course fairways are located across the road to the west.

The parcel is surrounded by a mix of residential, golf course, and vacant properties.

POLICY:

Electoral Area F Official Community Plan Bylaw No. 830
Section 11 Managing Growth: North Shuswap

11.1 General Land Use

Policy 5

Lee Creek, Celistia, Magna Bay, Anglemont, St. Ives, and Seymour Arm are designated Secondary Settlement Areas. Low density residential and neighbourhood convenience commercial uses are appropriate in these Secondary Settlement Areas. All new development must be connected to community water and sewer services, except in Seymour Arm. The following land uses are generally acceptable in the Secondary Settlement Areas:

1. Detached and Duplex Residential
2. Recreational Residential
3. Commercial
4. Public and Institutional
5. Park and Protected Area
6. Foreshore and Water
7. Agriculture
8. Commercial Public Utility

11.5 Residential

Objective 1

To ensure a range of housing choices is available in the North Shuswap to accommodate people of all ages and incomes.

Anglemont Zoning Bylaw No. 650

Current Zone: Recreation P-4

.1 Permitted Uses

The uses stated in this subsection and no others are permitted in the Recreational zone, except as stated in Part 3 General Regulations.

- (a) Airport
- (b) Golf course
- (c) Curling rink
- (d) Public assembly facility
- (e) Accessory use

Proposed Zoning Amendment:

The following definitions are proposed to be included in the Definitions section of Bylaw No. 650:

Part 1 Definitions

GOLF COURSE is the use of land, *buildings* and structures for playing golf and may include driving range, clubhouse, restaurant, pro shop, and similar accessory facilities necessary for golf purposes and which may include the maintenance and administration of the golf course;

UPPER FLOOR DWELLING UNIT means a *dwelling unit* that is located above the ground floor of a principle permitted use and contains a separate entrance;

Part 5

5.10 Recreation P-4

The proposal will involve adding a new site specific permitted use to Part 5.10 as follows:

.1 Permitted Uses

(f) *upper floor dwelling unit*, permitted only on Lot B Section 15 Township 23 Range 9 W6M Kamloops Division Yale District Plan 17443 (PID: 001-583-255).

FINANCIAL:

This bylaw amendment is not the result of bylaw enforcement; however, the Anglemont Estates Golf Course currently has a dwelling unit located on the upper floor of the building on the property that is not permitted in the P-4 zone of the zoning bylaw. If the Board does not adopt the proposed amendment, the use of the dwelling unit will be not be able to be re-established.

KEY ISSUES/CONCEPTS:

The subject property has a dwelling unit located above the pro-shop which is currently not permitted in Bylaw No. 650. The dwelling unit has 4 bedrooms, one bathroom and one kitchen and has its own exterior entrance. The owners have indicated that the dwelling unit was occupied by family from 1985-1988 and then again from 1996-1999. Since that time the dwelling unit has been occupied off and on by both family and staff during the golf season. As the dwelling unit has not been continuously occupied, the dwelling unit use is not considered to be lawfully non-conforming. The owner wishes to ensure and have certainty that the dwelling unit will be permitted and continue to be permitted in future so has applied to rezone the property to permit the existing dwelling unit. Staff are proposing a site specific upper floor dwelling unit use in the P-4 zone for the subject property only.

The property is an integral part of the Anglemont Golf Course operation, although the golf course itself is located on three separate properties to the west across the road. The subject property currently has a pro-shop including retail sales, restaurant, coffee shop, licensed establishment, and administration office uses which are all associated with the golf course and all are permitted in the P-4 zone as they all fall within associated uses of the golf course principle use. However, golf course is not a defined term in Bylaw No. 650 at this time. The owner has indicated that clarification of the permitted uses associated with golf course would be helpful in ensuring that the uses currently being operated on the subject property are permitted. Staff are proposing to define golf course in Bylaw No. 650 to provide clarity of this use.

The property is connected to the CSRD Anglemont Community Water System; the owner has indicated that there is an existing independent on-site septic system located on the subject property.

Bylaw No. 650 has three other properties currently zoned P-4, not including the Anglemont Golf Course. Two of the properties, located adjacent to the subject property, are currently vacant and the third property is the location of Lakeview Community Center.

SUMMARY:

Development Services staff are proposing this bylaw amendment to recognize the existing dwelling unit located on the upper floor of the golf course building on the subject property while also including a golf course definition to clarify the use and its associated uses in Bylaw No. 650.

Staff are recommending first reading of this amendment as it will recognize the ongoing historic use of the dwelling unit on the subject property and adding a golf course definition will help clarify this use and its associated uses currently permitted in the P-4 zone.

COMMUNICATIONS:

As per CSRD Policy No. P-18 regarding Consultation Processes-Bylaws, staff recommends the simple consultation process. This report will be sent out to referral agencies requesting input and recommendations on the proposed amendment.

The following list of referral agencies is recommended:

- Interior Health Authority;
- Ministry of Transportation and Infrastructure;
- Ministry of Forests, Lands and Natural Resource Operations, Archaeology Branch;
- CSRD Operations Management;
- CSRD Financial Services; and,
- All relevant First Nations Bands and Councils:
 - Adams Lake Indian Band
 - Little Shuswap Indian Band
 - Neskonlith Indian Band
 - Okanagan Indian Band
 - Shuswap Indian Band
 - Simpcw First Nation
 - Splots'in First Nation

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. Anglemont Zoning Bylaw No. 650

Report Approval Details

Document Title:	2018-05-17_Board_DS_BL650-13_Anglemont_Estates_Golf_Course.docx
Attachments:	- BL650-13_First.pdf - Rainville_letter_2018_22_02_BL650-13.pdf - Maps_Plans_Photos_BL650-13.pdf
Final Approval Date:	May 8, 2018

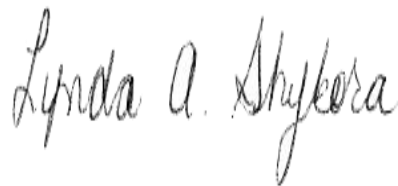
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - May 7, 2018 - 11:38 AM



Gerald Christie - May 7, 2018 - 11:39 AM



Lynda Shykora - May 8, 2018 - 11:10 AM

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

Charles Hamilton - May 8, 2018 - 11:11 AM