



BOARD REPORT

TO: Chair and Directors

File No: BL701-91
PL20180027

SUBJECT: Electoral Area C: South Shuswap Zoning Amendment (PK Chahal Holdings Ltd.) Bylaw No. 701-91.

DESCRIPTION: Report from Dan Passmore, Senior Planner dated May 31, 2018. 1299 Trans Canada Highway, Sorrento.

RECOMMENDATION #1: THAT: "South Shuswap Zoning Amendment (PK Chahal Holdings Ltd.) Bylaw No. 701-91" be given second reading this 21st day of June, 2018.

RECOMMENDATION #2: THAT: a public hearing to hear representations on "South Shuswap Zoning Amendment (PK Chahal Holdings Ltd.) Bylaw No. 701-91" be held;

AND THAT: notice of the public hearing be given by the 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 Paul Demenok, as Director of Electoral Area C being that in which the land concerned is located, or Alternate Director Arnie Payment, if Director Demenok is absent, and the Director or Alternate Director, as the case may be, give a report of the public hearing to the Board)

SHORT SUMMARY:

The applicant has applied for a rezoning amendment to rezone the subject properties from C1 – Town Centre Commercial Zone to C5 – Tourist Commercial Zone. The proposed rezoning would allow a proposed boundary adjustment subdivision and result in 2 parcels consisting of 1.03 ha each. The southern property would be to support the existing motel, restaurant/pub, and ice cream stand, while the northern property would be re-developed into a campground consisting of 38 campsites.

The Board gave the bylaw first reading at the April 19, 2018 regular meeting and directed staff to refer the bylaw to agencies and First Nations, as well as the Sorrento and Area Community Association and South Shuswap Chamber of Commerce. Referral comments have been compiled and it is appropriate for the Board to consider these comments in context with consideration of second reading of the bylaw and delegation of a Public Hearing

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

BACKGROUND:

See attached "2018-04-19_Board_DS_BL701-91_PK-Chahal-Holdings-Ltd.pdf".

POLICY:

See attached "2018-04-19_Board_DS_BL701-91_PK-Chahal-Holdings-Ltd.pdf".

FINANCIAL:

There are no financial implications to the CSRD with regard to this application.

KEY ISSUES/CONCEPTS:

See attached "2018-04-19_Board_DS_BL701-91_PK-Chahal-Holdings-Ltd.pdf".

Update

Staff have received referral comments from agencies and First Nations. See attached "Agency_referral_responses_BL701-91.pdf".

SUMMARY:

The applicant has applied for a rezoning amendment that would rezone the subject properties from C1 to C5. The proposed C5 zone allows all of the existing uses on the site, and would allow the northern portion to be developed into a campground.

Staff are recommending that the Board can consider the bylaw for second reading and consider delegating a Public Hearing. Staff make this recommendation because the proposed rezoning appears to comply with OCP policies, but have concerns with respect to potential land use conflict of the proposed campground with neighbouring properties. Some of these concerns have been reiterated in referral comments received.

IMPLEMENTATION:

If the Board gives Bylaw No. 701-91 second reading and delegates a Public Hearing, staff will set a date for the Public Hearing and proceed with notification of property owners within 100 m of the subject property and publication of newspaper notices in accordance with the Local Government Act.

COMMUNICATIONS:

Agency comments are provided in the attached "Agency_referral_responses_BL701-91.pdf". The applicant was required to post a Notice of Development sign on the subject property in accordance with Development Services Procedures Bylaw No. 4001. The sign was posted.

DESIRED OUTCOMES:

That the Board endorse staff recommendations.

BOARD'S OPTIONS:

1. *Endorse the Recommendation.*

2. *Deny the Recommendation.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

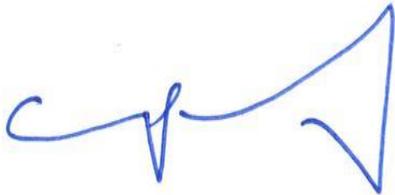
LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

1. Electoral Area C Official Community Plan Bylaw No. 725.
2. South Shuswap Zoning Bylaw No. 701

Report Approval Details

Document Title:	2018-06-21_Board_DS_BL701-91_Chahal-Holdings-Ltd.docx
Attachments:	<ul style="list-style-type: none">- 2018-04-19_Board_DS_BL701-91_PK-Chahal-Holdings-Ltd.pdf- BL701-91_Second.pdf- Lawson_Engineering_Ltd_Project_Outline_2018-02-15_BL701-91.pdf- Agency_referral_responses_BL701-91.pdf- Maps_Plans_BL701-91.pdf
Final Approval Date:	Jun 8, 2018

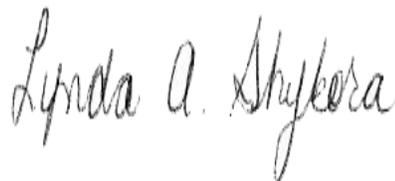
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Jun 1, 2018 - 10:44 AM



Gerald Christie - Jun 8, 2018 - 8:11 AM



Lynda Shykora - Jun 8, 2018 - 11:09 AM

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

Charles Hamilton - Jun 8, 2018 - 11:10 AM