



BOARD REPORT

TO: Chair and Directors

File No: DVP650-39
PL20180000081

SUBJECT: Electoral Area F: Development Variance Permit No. 650-39 (Lakeview Community Centre Society)

DESCRIPTION: Report from Dan Passmore, Senior Planner, dated June 4, 2018.
7703 Squilax-Anglemont Road, Anglemont

RECOMMENDATION: THAT: in accordance with Section 498 of the Local Government Act Development Variance Permit No. DVP650-39 for Lot 31, Section 15, Township 23, Range 9, West of the 6th Meridian, Kamloops Division Yale District, Plan 12806, varying Anglemont Zoning Bylaw No. 650 as follows:

Section 5.10(e) minimum setback from a side parcel boundary from 7.5 m to 1.21 m for the east side of the existing Lakeview Community Centre building to allow for the construction of a new covered staircase,
be approved for issuance this 21st day of June, 2018.

SHORT SUMMARY:

The Lakeview Community Centre Society is proposing to add a new covered steel staircase on the front side (facing Squilax-Anglemont Road) of the existing Lakeview Centre building. The location of the proposed new staircase, as well as the existing building does not conform with the side parcel boundary setback requirement and so the owner has applied to vary this setback.

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:
Lakeview Community Centre Society

APPLICANT:
Mr. Joe Lacasse

ELECTORAL AREA:
F

LEGAL DESCRIPTION:
Lot 31, Section 15, Township 23, Range 9, West of the 6th Meridian, Kamloops Division Yale District, Plan 12806

PID:
009-341-064

CIVIC ADDRESS:

7703 Squilax-Anglemont Road

SURROUNDING LAND USE PATTERN:

North: Golf Course Road/Residential

South: Squilax-Anglemont Road/Residential/Shuswap Lake

East: Residential

West: Vacant

CURRENT USE:

Community Centre

PARCEL SIZE:

0.151 ha (0.37 ac)

DESIGNATION:

Electoral Area F Official Community Plan Bylaw No. 830

SSA – Secondary Settlement Area

ZONE:

Anglemont Zoning Bylaw No. 650

P4 – Recreational

POLICY:**Electoral Area F Official Community Plan Bylaw No. 830****11.8 Secondary Settlement Areas (SSA)**Detached, semi-detached and duplex*Policy 1*

Detached, semi-detached and duplex housing forms are acceptable residential land uses in the Primary and Secondary Settlement Areas.

Policy 2

All new detached, semi-detached and duplex housing units with a density greater than 1 housing unit per 2.5 acres (1 unit per hectare) must be connected to both a community water system and a community sewer system.

Policy 3

Applicants for new, detached dwellings are encouraged to consider net density in the range of 3 to 5 units per acre (8 to 13 units per hectare). The zoning bylaw will establish additional conditions related to such matters as lot line setbacks, lot coverage and parking.

Policy 4

Applicants for new semi-detached and duplex dwellings are encouraged to consider net density in the range of 6 to 8 units per acre (15 to 20 units per hectare). The zoning bylaw will establish additional conditions related to such matters as lot size, lot coverage, setbacks, and parking.

Recreational Residential

Recreational Residential refers to recreational vehicles, modular homes and recreational cabins located in a park-like setting with shared amenities.

Policy 1

All development applicants for recreational residential development should demonstrate quality building design, attractive landscaped parking areas and road boulevards, and safe and attractive connections for pedestrians and cyclists to nearby areas.

Policy 2

Any proposal for recreational residential development should be encouraged to locate within the Primary or Secondary Settlement Areas.

Policy 3

New developments must be serviced by a community water and a community sewage system.

Policy 4

Applicants for new recreational residential dwellings are encouraged to consider a net density in the range of 10 to 12 units per acre (25 to 30 units per hectare).

11.12 Public & Institutional (PI)

Policy 1

Existing institutional uses, both public and private, are acknowledged by this Plan.

Policy 2

Public and private institutional uses are encouraged to locate in the Primary and Secondary Settlement Areas. Institutional uses include schools, health facilities, cemeteries, religious facilities, government offices, libraries, and community halls as well as infrastructure required for public utility systems.

11.13 Parks and Recreation (PK)

Policy 1

The Parks and Recreation designation includes federal, provincial, and regional parks, and associated park uses, as well as public and private recreation facilities.

Anglemont Zoning Bylaw No. 650

The subject property is zoned P-4 Recreational in Anglemont Zoning Bylaw No. 650. The permitted uses in the P-4 zone are as follows:

- a) Airport
- b) Golf course
- c) Curling rink
- d) *Public assembly facility*

e) *Accessory use*

Minimum Setback from:

Front parcel boundary: 7.5 m

Side parcel boundary: 7.5 m

Rear parcel boundary: 7.5 m

FINANCIAL:

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

KEY ISSUES/CONCEPTS:

Site Development Proposal

The Lakeview Community Centre Society is proposing to remove the existing staircase and build a new covered steel staircase from the second floor of the existing community centre building to the ground in the same location. The staircase, while it projects south from the existing building, will be entirely situated within the required side parcel boundary setback on the east side. The existing building is also non-conforming with respect to the side parcel boundary setback.

Development Variance Permit

The application proposes to vary the minimum side parcel boundary setback required from 7.5 m, to as little as 1.21 m along the east property boundary for the new staircase, but will include the existing building.

Other Issues

While the proposed variance will allow for the immediate construction of the staircase, the application building location certificate has identified other areas where the existing building is in violation of setback requirements. The DVP is proposed to relax the side parcel boundary setback on the entire east side of the building sanctioning its location in this area only.

SUMMARY:

Development Services staff are recommending that the Board consider issuing Development Variance Permit No. DVP 650-39, as the proposed construction will provide additional fire safety for the building by providing a second means of egress from the second floor of the community centre. Additionally, the community centre building was constructed prior to the adoption of Anglemont Zoning Bylaw No. 650 established the current setbacks. The owner has consulted with the neighbouring property owner to the east, and has been advised that this owner has no concerns with the variance application.

IMPLEMENTATION:

If the Board approves the requested variance, the owner will be notified and notice of a Development Variance Permit will be registered on the title of the property.

COMMUNICATIONS:

Property owners and tenants in occupation within 100 m of the subject property will be given notification a minimum of 10 days prior to the CSRD Board of Directors considering this application. All interested parties will have the opportunity to provide written comments regarding this application prior to the Board Meeting.

DESIRED OUTCOMES:

That the Board endorse the staff recommendations.

BOARD'S OPTIONS:

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

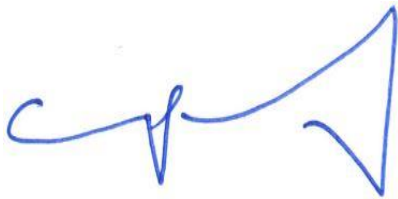
LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

1. Electoral Area F Official Community Plan Bylaw No. 830
2. Anglemont Zoning Bylaw No. 650

Report Approval Details

Document Title:	2018-06-21_Board_DS_DVP650-39_Lakeview-Community-Centre-Society.docx
Attachments:	- DVP650-39_Permit.pdf - Maps_Plans_Photos_DVP650-39.pdf
Final Approval Date:	Jun 8, 2018

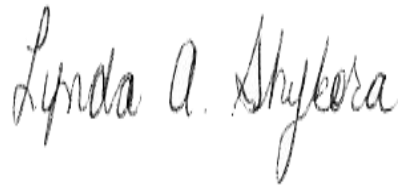
This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Jun 6, 2018 - 10:46 AM



Gerald Christie - Jun 8, 2018 - 9:32 AM



Lynda Shykora - Jun 8, 2018 - 11:23 AM

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

Charles Hamilton - Jun 8, 2018 - 11:24 AM