ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: August 3, 2017

RE: Zoning Bylaw Amendment – Electoral Area "H"

REGIONAL DISTRICT RDOS OKANAGANSIMILKAMEEN

Administrative Recommendation:

THAT Bylaw No. 2498.11, 2017, Electoral Area "H" Zoning Amendment Bylaw be read a third time and adopted.

<u>Purpose</u>: To amend the land use on the subject property in order to permit up to 12 seasonal cabins.

Owners: Ray Clark et al Agent: Ray Clark Folio: H-01372.100

<u>Civic</u>: 4800 Teepee Lakes Road, Bankier <u>Legal</u>: DL 4526, KDYD

Zone: Resource Area (RA) Proposed Zoning: Resource Area Site Specific (RAs)

Proposed Development:

This application is seeking to formalize eight existing seasonal cabins and permit up to four new seasonal cabins on the subject property.

Site Context:

The subject property is approximately 48.7 hectares (ha) in area and is located approximately 800 m south of Tepee Lakes which are located approximately within 7 km of the Electoral Area "H" south boundary. The applicant has confirmed that there are three existing cabins at 150 m 2 in size, three at 100 m 2 and two at 75 m 2 .

Background:

At its meeting of May 23, 2017, the Electoral Area "H" Advisory Planning Commission (APC) resolved to recommend to the Regional District Board that this development proposal be approved.

A Public Information Meeting was held ahead of the APC meeting on May 23, 2017, and was attended by 16 members of the public.

At is July 6, 2017 meeting the Regional Board gave first and second reading to Bylaw No. 2498.11, 2017.

A Public Hearing is scheduled to occur prior to the regular Regional Board meeting of August 3, 2017.

Referrals:

Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required as the proposal is situated beyond 800 metres of a controlled area.

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Analysis:

In considering this proposal, Administration believes that there are a number of items that speak to the merits of the application including the size of the property, its relative remoteness and a commitment by the applicant's to maintain the development as a rustic, recreational retreat for owners of the parcel (i.e. by limiting services - no running water).

Conversely, the absence of basic services (i.e. water, sewer and dedicated road access) should normally speak against an increase in residential dwelling units – even if only for seasonal purposes – on a parcel. It is also noted that the Regional District has had mixed experiences with these types of developments remaining seasonal in nature (i.e. Kennedy Lake & Headwaters lease lots).

Alternatives:

.1 THAT first and second reading of Bylaw No. 2498.11, 2017, Electoral Area "H" Zoning Amendment Bylaw be rescinded and the amendment be denied.

Respectfully submitted Endorsed by: Endorsed by:

E. Riechert, Planner C. Garrish, Planning Supervisor

B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Applicant's Site Plan

No. 2 – Site Photographs

Attachment No. 1 – Applicant's Site Plan



Attachment No. 2 – Site Photos







Attachment No. 2 – Site Photos (continued)







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