

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: May 21, 2020
RE: Zoning Bylaw Amendment – Electoral Area “H”

Administrative Recommendation:

THAT Bylaw No. 2498.21, 2020, Electoral Area “H” Zoning Amendment Bylaw be read a third time;

Purpose: To rezone the property to formalize an existing salvage operation.

Owner: William & Robert Reichert Agent: N/A Folio: H01005.005

Civic: 256 Copper Mountain Road Legal: Lot A, Plan KAP17187, DL 1822, SDYD, Except Plan H17425

Zoning: Industrial (Light) One (I1) Proposed Zoning: Industrial (Heavy) Two (I2)

Proposed Development:

This application proposes to amend the subject property in order to allow for Salvage Operations as a permitted principal use.

In order to accomplish this, it is being proposed to amend the zoning under Schedule ‘2’ (Zoning Map) of the Electoral Area “H” Zoning Bylaw No. 2498, 2012, from Industrial One (I1) to Industrial Two (I2).

In support of the rezoning, the applicant has stated that “we want to comply with RDOS bylaws, and we were told by RDOS staff that rezoning is better than applying for Temporary Use Permits all of the time. The property contains an established salvage operation business that we would like to continue into the future.”

Site Context:

The subject property is approximately 0.40 ha in area and is situated approximately 25 meters south of the Town of Princeton’s southern municipal boundary, between Old Copper Mountain Road and Copper Mountain Road.

It is understood that the parcel is comprised of an existing Salvage Operation, including an associated repair shop and outdoor storage. The surrounding pattern of development is generally characterised by developed commercial lands to the north, developed industrial lands to the east and south east, and partially developed large holdings lands to the south and west.

Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops in December, 1966, while available Regional District records indicate that building permits have previously been issued for an addition to the repair shop (2000). Temporary Use permits have been issued for the Salvage Operations in 2013 and 2016.

Under the Electoral Area “H” Official Community Plan (OCP) Bylaw No. 2497, 2012, the subject property is designated Industrial (I), an objective of which is to “provide for small scale, light industrial activities servicing the needs of local residents.”

Under the Electoral Area “H” Zoning Bylaw No. 2498, 2012, the subject property is zoned Industrial (Light) One (I1), which does not list “salvage operations” as a permitted use (this use is permitted in the Industrial (Heavy) Two (L2) Zone).

BC Assessment has classified the property as “Business” (Class 06) and it is also partially within the Agricultural Land Reserve (ALR).

At its meeting of March 17, 2020, the Electoral Area “H” Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject development application be approved.

At it’s meeting of April 16, 2020, the Board of Directors resolved give Bylaw No. 2498.20, 2020, first and second reading, and waive the holding of a public hearing for Zoning Amendment Bylaw 2498.20, 2020, in accordance with the requirements of the Local Government Act.

Approval from the Ministry of Transportation and Infrastructure (MoTI) is required prior to adoption as the proposed amendments involve lands beyond 800 metres of a controlled access highway (i.e. Highway 3).

Analysis:

In considering this proposal, Administration notes that the site has a long established industrial use, with a history of the owner applying for and receiving Temporary Use Permits since 2013.

The proposed Industrial Two (I2) Zone of the Zoning Bylaw allows Salvage Operation as a principal permitted use. Given the history and context of the established used on this site and surrounding development pattern, Administration is recommending that a more appropriate and consistent way of managing this particular land use, rather than to continue allowing the use through Temporary Use Permits.


In terms of the ALR status of the property, the ALC’s comments have been received and Administration agrees that the property is not well situated or suited for agricultural use, and ALC’s recommendation to apply to have the parcel removed from the ALR have been forwarded to the applicant.

In summary, Administration generally supports the proposed Zoning Bylaw amendments.

Alternatives:

1. THAT Bylaw No. 2498.21, 2020, Electoral Area “H” Zoning Amendment Bylaw be deferred; or
2. THAT first and second readings of Amendment Bylaw No. 2498.21, 2020, Electoral Area “H” Zoning Amendment Bylaw be rescinded and the bylaw abandoned.

Respectfully submitted:


C. Labrecque, Planner II

Endorsed By:


C. Garrish, Planning Manager

Attachments:

- No. 1 – Aerial Photo
- No. 2 – Applicant’s Site Plan

Attachment No. 1 – Aerial Photo



Attachment No. 2 – Applicant's Site Plan

