



**REGIONAL DISTRICT OF CENTRAL KOOTENAY**

# Memo to General Manger of Development Services

**Date of Memo:** August 31, 2020  
**Author:** Corey Scott, Planner  
**Subject:** DEVELOPMENT PERMIT 2004A  
**File:** 09\4260\20\2020\DP2004A-01306.010-Lockhart-DP000101

<b>Owner</b>	MOUNTAIN SHORES RESORT AND MARINA COOPERATIVE ASSOCIATION, INC.NO. CP2039
<b>Agent</b>	Bruce Lockhart
<b>Civic Address</b>	13527 Lakeshore Drive
<b>Legal Description</b>	Lot A, DL 197, KD, Plan EPP13791
<b>PID</b>	029-573-203
<b>Lot Size</b>	2.9ha

<b>PROPOSAL:</b>
<p>The property is a subplot of a shared interest property owned by Mountain Shores Resort and Marina Cooperative Association. The subplot currently has an existing single family dwelling on it and the applicant is requesting to construct a 41sqm. (440sqft.) garage addition.</p> <p>No works or disturbances are proposed within 15.0m of the natural boundary of Kootenay Lake and the development is entirely outside of the riparian areas on the property.</p>

<b>Electoral Area</b>	A
<b>Development Permit Area</b>	Residential Cluster (RCDP)

<b>Guidelines</b>	<b>Meets?</b>	<b>Comments</b>
Riparian zones should remain free of development and restoration of the riparian zone undertaken as part of the new development, if the vegetation is not intact and healthy (diversity of native shrubs and trees).	Yes	The cooperative was established in 2007, prior to Development Permit Areas being in place for the area. The proposed development would be more than 45m from Kootenay Lake. La France Creek is on the opposite side of the property, well away from the subplot.
Total impervious cover of the site should minimize the impact on receiving aquatic environments. Consideration should be given to	Yes	Total impervious cover of the site would typically be considered at the time of initial development, to ensure there is adequate space over the entire parcel to accommodate stormwater run-off. To

reducing impervious cover through reduction in building footprint and paved areas and use of on-site filtration.		ensure any potential impacts to receiving aquatic environments is minimized, the applicant is proposing to direct runoff from the eaves troughs to landscaped areas adjacent to the proposed addition. This would reduce the amount of runoff making its way into the stormwater drainage system on site.
Building profiles should reflect the character of surrounding development with special attention to the height of new buildings in relationship to surrounding buildings on adjoining properties.	Yes	The applicant is proposing to use the same building materials as the existing single family dwelling to maintain consistent form and character. Additionally, the applicant has stated that prior to receiving permission to act on the Coop Association's behalf that the Association had to agree to and approve the plans to ensure consistency with the development as a whole.
As many of the existing trees, as practicable, should be retained as part of the overall landscape design.	Yes	No tree removal is proposed.
Site design should incorporate, where appropriate, design elements to protect and enhance riparian areas, watercourses and sensitive eco-system elements.	Yes	The subplot, and proposed development, is far enough from riparian areas to have negligible impacts on them. There would be no opportunities to enhance riparian areas on the subplot itself.
Retention of green space and common lands in strata subdivisions shall be covenanted against further subdivision.	Yes	The parcel is a shared interest cooperative and not a strata.

<b>Zoning</b>	Multi-family Residential (R6)
<b>OCP</b>	Multi-family Residential (RM)
<b>ALR</b>	N/A
<b>Floodplain</b>	FCL 536.5 GSC – met Setback 15.0m – met
<b>NSFEA</b>	La France Creek (Fan type A; Rating E)
<b>Geohazard</b>	N/A
<b>Archeology Sites</b>	N/A
<b>Within RDCK Water System</b>	N/A
<b>Relevant Covenants and Reports</b>	Flood and erosion, and geohazard covenants registered for Kootenay Lake and La France Creek as part of 2007 Development Permit
<b>Review Title for Miscellaneous Charges</b>	None affected

<b>KOOTENAY LAKE SHORELINE INVENTORY:</b>	
<b>Aquatic Habitat Index Rating</b>	N/A
<b>Erosion</b>	N/A
<b>Vegetation</b>	Riparian (R)
<b>Site Sensitivity</b>	N/A

<b>Enhanced Engagement</b>	N/A
<b>Critical White Sturgeon Habitat</b>	N/A
<b>Archeological Values</b>	N/A
<b>Planner Comments</b>	<p>Screening under the Shoreline Guidance Document (SGD) was undertaken for the sub-lot only. As it is approximately 45m from Kootenay Lake, the only applicable SGD category is “Riparian Vegetation (Urban)” at the rear of the property. This vegetation would not be affected by the proposal.</p> <p>Pursuant to previous internal discussions among staff and the Area Director, this DPA is under review as part of the KLDPA project. It may be modified or cancelled in the future, given it’s administrative burden overwhelming its public value in addressing either aesthetic or environmental concerns.</p>

<b>REFERRAL COMMENTS:</b>	
Area Director	<p>I do not see any information on what is proposed to reduce impervious cover or improve on site infiltration under this application (per guidelines). Is this coming later and was this done for any of the other structures as the site has been built out?</p> <p>Additional information regarding directing drainage to landscaped areas on the property was added in response to this comment.</p>
Building Department	No comments received to date. A building permit will be required for proposed works.

Respectfully submitted,



Corey Scott  
 Planner

<b>CONCURRENCE</b>	<b>Initials:</b>
Planning Manager General Manager of Development Services	SS

**ATTACHMENTS:**

Attachment A – Development Permit