

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: September 17, 2020
RE: Zoning Bylaw Amendment – Electoral Area “H”

Administrative Recommendation:

THAT Bylaw No. 2498.22, 2020, Electoral Area “H” Zoning Amendment Bylaw be read a first and second time and proceed to public hearing;

AND THAT, the holding of a public hearing be scheduled for the Regional District Board meeting of October 15, 2020;

AND THAT staff give notice of the public hearing in accordance with the requirements of the Local Government Act.

Purpose: To rezone the subject property to allow for a 2-lot subdivision.

Owners: Madelaine McGrath & Carolann Brewer Agent: ALLTerra Land Surveying Folio: H-00632.100

Legal: Lot A, Plan KAP69501, District Lot 101 151 391, YDYD Civic: 2390 Coalmont Road

OCP: Large Holdings (LH) Proposed OCP: Large Holdings (LH)

Zone: Large Holdings Two (LH2) Proposed Zoning: Large Holdings One (LH1)

Proposed Development:

This application is seeking to amend the zoning of the subject property in order to create two 4.0 ha parcels.

In order to accomplish this, the applicant is proposing to amend the zoning of the property from Large Holdings Two (LH2) to Large Holdings One (LH1).

In support of the rezoning, the applicant has stated that, *“the owners have owned this property since 2006. The property is zoned LH2 which has a minimum parcel size of 8-hectares. They would like to subdivide the property into two 4-hectare parcels, which requires a zoning of LH1 to meet the minimum area requirements. The OCP designates this property and the adjacent parcels as Large Holdings (LH), so no changes to the OCP will be required. They (owners) have identified several potential building site locations at the top and bottom of the hill. They intend to construct a home on the two new properties and are hoping to run a bed and breakfast on one of them.”*

Site Context:

The subject property is approximately 8.0 ha in area and is situated approximately 1 km east of Tulameen on the north side of Coalmont Road. It is understood that the parcel is currently vacant.

The surrounding pattern of development is generally characterised by similarly sized Large Holdings Two zoned parcels on either sides of subject parcel. To the north is the Otter Mountain which is largely undeveloped. To the south, across Coalmont Road, is farmlands.

Background:

Parcel Information

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on August 1, 2001, while available Regional District records indicate that building permit(s) have not previously been issued for this property.

BC Assessment has classified the property as “Residential” (Class 01).

Subject property is understood to be within Archaeological Predictive Model, which *may* require permits from Archeology Branch for any land development activities that might occur on site.

OCP Bylaw:

Under the Electoral Area “H” Official Community Plan (OCP) Bylaw No. 2497, 2012, the subject property is currently designated Large Holdings (LH), an objective of which includes large parcels of land generally used for ranching, grazing, general resource management, outdoor recreation, fish and wildlife habitat and other uses that fit within the character of this area.

A portion of subject parcel (southern half) is within an Environmentally Sensitive Development Permit (ESDP) Area designation.

Zoning Bylaw:

Under the Electoral Area “H” Zoning Bylaw No. 2498, 2012, the property is currently zoned Large Holdings Two (LH2), which specifies a minimum parcel size for subdivision of 8.0 ha, whereas the Large Holdings One (LH1) Zone specifies a minimum parcel size of 4.0 ha.

Subdivision Application:

On March 13, 2020, the Ministry of Transportation and Infrastructure (MoTI) referred a proposed two (2) lot subdivision involving the subject property to the Regional District for compliance with any applicable RDOS land use bylaws. In reviewing this proposal, it was determined that a zoning amendment is required in order to allow the creation of two 4.0 ha parcels.

Referrals:

Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required prior to adoption as the proposed amendments involve lands beyond 800 metres of a controlled access highway (i.e. Highway 5A & 3).

Public Process:

On August 10, 2020, a Public Information Meeting (PIM) was held electronically and was attended by no members of the public (RDOS staff & both owners were present).

Due to COVID-19, an Area “H” Advisory Planning Commission (APC) meeting was not held. Area “H” APC members were provided the opportunity to comment individually on this application.

An early notification was provided to adjacent property owners, in response to which staff have received three (3) letters of supports regarding the proposal.

All comments received to date in relation to this application are included as a separate item on the Board Agenda.

Analysis:

In considering this proposal, Administration notes that the proposed zoning designation change from LH2 to LH1 is generally consistent with the LH designation under the OCP Bylaw.

While the proposal is to create two parcels (each of size 4.0 ha), no significant impact is anticipated on the neighbouring properties as the subject property is located in proximity to SH4 zoned lots with parcels ranging from 0.5 ha to 1.0 ha.

Regarding servicing of lots, each parcel will have to be serviced by a ground water well and septic system that meets the Regional District’s Subdivision Servicing Bylaw requirements

The eastern lot is proposed to be accessed through existing driveway, and a new driveway will be constructed to service the proposed western lot from Coalmont Road.

Further, an environmental assessment was submitted in support of proposed rezoning, which indicated that the proposal will not result in either new parcel having restrictions that would preclude development and that the construction of a new house on the western half (proposed new lot) will not require any clearing or blasting.

Conversely, Administration recognises that the topography is challenging and that the current 7.8 ha parcel size may be the most appropriate for this particular location.

In summary, Administration supports the proposed zoning amendment bylaw, to allow creation of two parcels of size not less than 4.0 ha as it is seen to have no significant impact on surrounding properties or the environment and generally fits with the existing rural character of the neighbourhood.

Alternatives:

1. THAT Bylaw No. 2498.22, 2020, Electoral Area “H” Zoning Amendment Bylaw be read a first and second time and proceed to public hearing;

AND THAT, the holding of a public hearing be scheduled for the Regional District Board meeting of October 15, 2020;

AND THAT staff give notice of the public hearing in accordance with the requirements of the Local Government Act.
2. THAT Bylaw No. 2498.22, 2020, Electoral Area “H” Zoning Amendment Bylaw be deferred; or
3. THAT Bylaw No. 2498.22, 2020, Electoral Area “H” Zoning Amendment Bylaw be denied.

Respectfully submitted:

Rushi Gadoya

R. Gadoya, Planning Technician

Endorsed By:

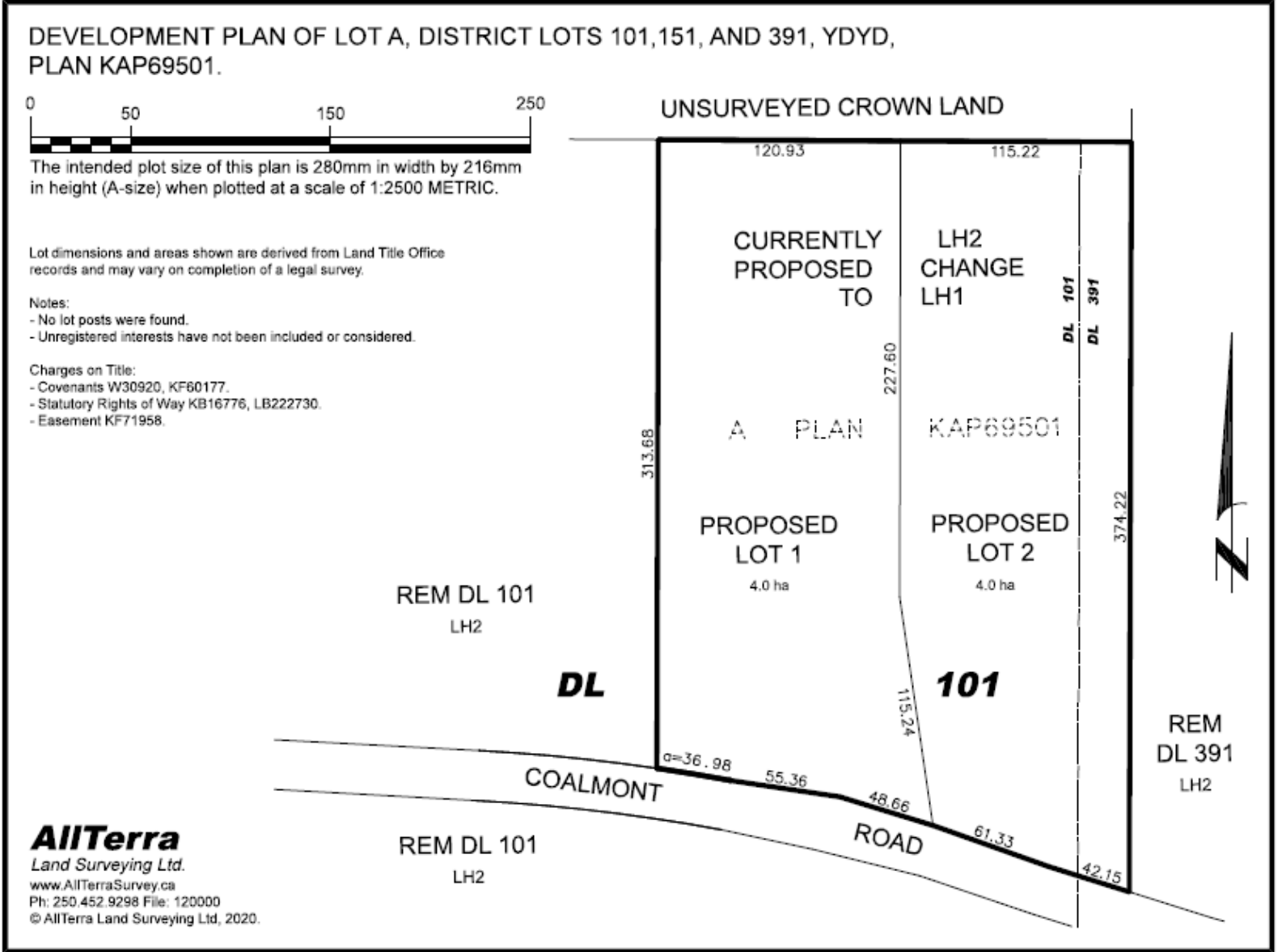


C. Garrish, Planning Manager

Attachments:

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

Attachment No. 1 – Applicant’s Site Plan



Attachment No. 2 – Site Photo (Google Streetview)

