

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: November 6, 2014
TYPE: OCP & Zoning Bylaw Amendment Application — Electoral Area “F”

Administrative Recommendation:

THAT [Bylaw No. 2460.03, 2014](#), Electoral Area “F” Official Community Plan Amendment Bylaw and [Bylaw No. 2461.05, 2014](#), Electoral Area “F” Zoning Amendment Bylaw be read a third time and adopted.

Purpose: To facilitate a three (3) lot subdivision.

Owners: Brad Dearden & Tanya Brouwers **Agent:** McElhanney Consulting (Brad Elenko)

Legal: District Lot 2555, ODYD **Civic:** 464 Fish Lake Road **Folio:** F-06655.000

OCP: Agriculture (AG) **Proposed OCP:** part AG & part Large Holdings (LH)

Zoning: Agriculture Three (AG3) **Proposed Zoning:** part AG3 & part Large Holdings Two Site Specific (LH2s)

Proposed Development:

This proposal is seeking to amend the zoning on that part of the subject property situated on the east side of Fish Lake Road in order to facilitate its subdivision into two 8.0 hectare (ha) parcels.

Specifically, the applicant is requesting a Large Holdings (LH) designation under the Official Community Plan (OCP) as well as a Large Holdings Two Site Specific (LH2) zoning under the Zoning Bylaw be applied to that part of the parcel on the east side of Fish Lake Road with the site specific provision allowing for a minimum parcel size of 6.0 ha.

The remainder of the property, situated on the west side of Fish Lake Road, would retain the existing Agriculture (AG) designation and zoning.

Site Context:

The subject property is approximately 65.0 ha in area and is bisected by Fish Lake Road with approximately 49.0 ha being located on the west side of Fish Lake Road and the remaining 16.0 ha on the east side. The property is located approximately 1.5 km north of Faulder.

Development of the property is seen to be comprised of an existing single detached dwelling, garage and farm buildings. The surrounding pattern of development is characterised by similar agricultural and/or rural residential uses.

Background:

At its meeting of August 21, 2014, the Board resolved to defer consideration of first reading of the amendment bylaws and directed that the applicant undertake a Public Information Meeting. This meeting was held on September 26, 2014, at the Summerland Public Library and approximately seven (7) members of the public attended.

At its meeting of September 4, 2014, the Electoral Area “F” Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the proposed amendments be approved with the following condition:

That an alternate rezoning request of Resource Area Site Specific (RAs) is applied for, so that only one new parcel is created on the east side of Fish Lake Road that precludes any further subdivision of that new parcel.

At its meeting of October 2, 2014, the Regional District Board approved first and second reading of Amendment Bylaw Nos. 2460.03 & 2461.05, 2014, and delegated the holding of a Public Hearing.

A Public Hearing was held on October 16, 2014, where approximately 13 members of the public attended.

All comments received through the public process, including APC minutes are compiled and included as a separate item on the Board Agenda.

Alternatives:

THAT the Board of Directors rescind first and second reading of Bylaw No. 2460.03, 2014, Electoral Area "F" Official Community Plan Amendment Bylaw and Bylaw No. 2461.05, 2014, Electoral Area "F" Zoning Amendment Bylaw, and abandon the bylaws.

Analysis:

In recommending in favour of this proposal, Administration is following the direction set by the Regional District Board at its meeting of October 2, 2014, wherein it determined to approve first and second reading of the amendment bylaws and to schedule a public hearing.

Administration, nevertheless, maintains its reservations regarding this proposal on the basis that the proposed subdivision is not reflective of current land use policies implemented by the Regional District Board and that the property is not within a designated Rural Growth Area under the RGS Bylaw, while it could be argued that the proposal represents a form of incremental rural subdivision

It is further noted that the OCP speaks to "[providing] the opportunity for limited new growth [emphasis added] in the Rural Planning Area ..." and that there is estimated to be an existing capacity for additional 200 Small and Large Holdings parcels.

An alternate form of development may simply be to facilitate subdivision along the existing road alignment, thereby creating only a single new parcel.

Respectfully submitted:



C. Garrish, Planning Supervisor

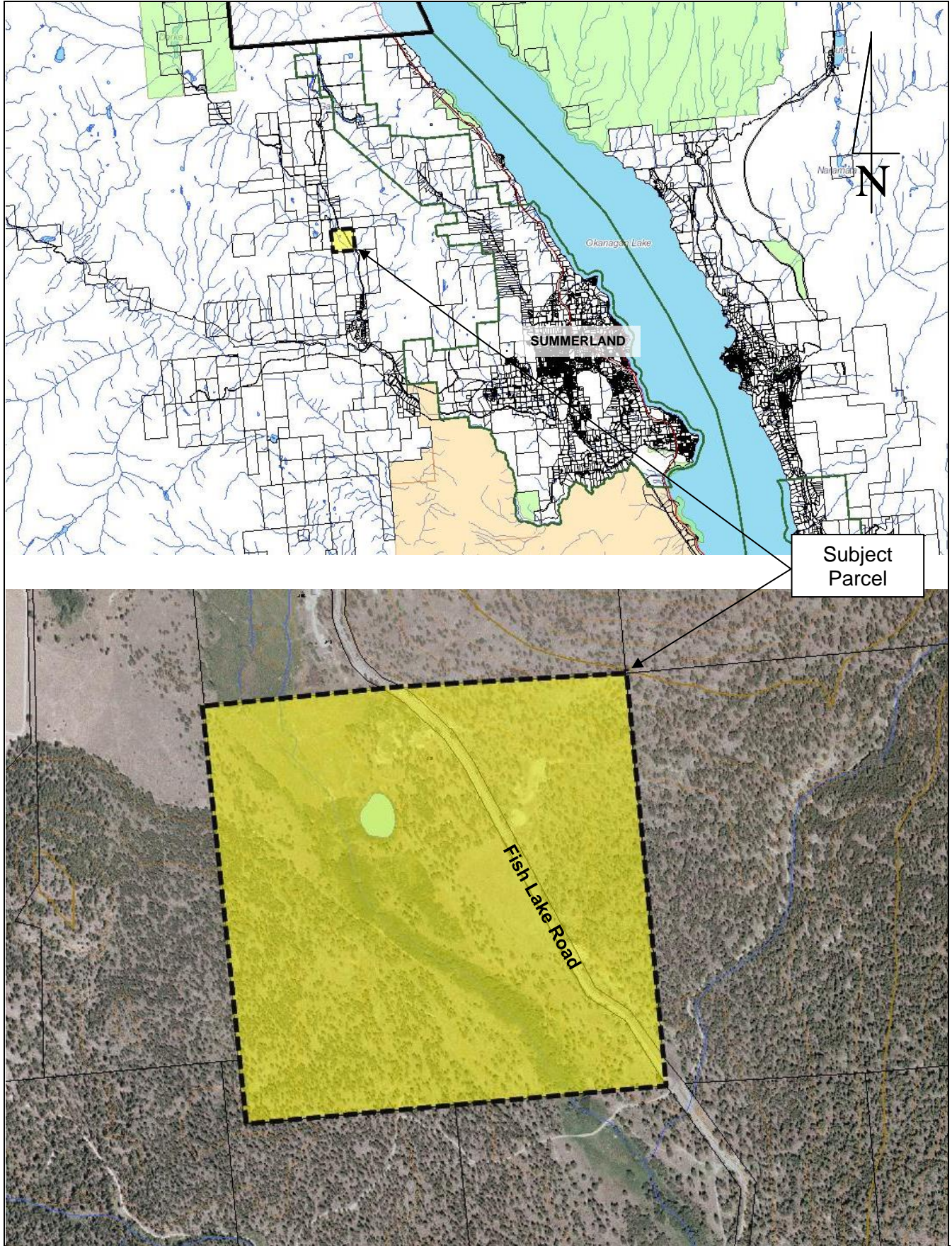
Endorsed by:

D. Butler, Development Services Manager

Attachments: No. 1 - Context Maps

No. 2 - Applicant's Site Plan

Attachment No. 1 - Context Maps



Attachment No. 2 - Applicant's Site Plan

