

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: August 16, 2018
RE: Zoning Bylaw Amendment – Electoral Area “F”

Administrative Recommendation:

THAT Bylaw No. 2461.11, 2018, Electoral Area “F” Zoning Amendment Bylaw be read a third time and adopted.

Purpose: To rezone a property to facilitate a two-lot subdivision.

Owner: Erik Iikka Vaisanen Applicant: True Consulting Folio: F-06932.400

Civic: 15 Deans Road, Summerland Legal: Lot 8, DL 2888, ODYD, Plan 647 Except Parcel D (Plan A67)

Zoning: Small Holdings Two (SH2) Proposed Zoning: Small Holdings Two Site Specific (SH2s)

Proposed Development:

This application proposes a site specific amendment in order to facilitate a two-lot subdivision that would result in parcels approximately 1.47 ha (Lot B) and 1.75 ha (Lot A) in area.

An amendment to the bylaw is being pursued due to road dedication requirements by the Ministry of Transportation and Infrastructure (MoTI) at the time of subdivision reducing the available land area for the new parcels from 4.0 ha to 3.22 ha.

Site Context:

The subject property is approximately 4.2 ha in area and situated at the south-east corner of the intersection of Deans Road and Kereluk Road. The property adjoins the SnPink'tn (Penticton Indian Band) reserve along its eastern boundary.

Background:

A Public Information Meeting was held on July 5, 2018, and was attended by two (2) members of the public (applicant and agent).

At its meeting of July 5, 2018, the Electoral Area “F” Advisory Planning Commission (APC) failed to achieve quorum.

At its meeting of July 19, 2018, the Regional District Board resolved to approve first and second reading of the amendment bylaws and directed that a public hearing occur at the Board meeting of August 16, 2018.

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

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 3).

Analysis:

In considering this proposal, Administration notes that the Electoral Area “F” OCP Bylaw Section 7.0 (Rural Holdings) policies discourage the following subdivision patterns:

- i) Strip development along major roads;
- ii) Lots which straddle watercourses or which require creek crossing to gain access to building sites;
- iii) Large subdivisions without road access; and
- iv) Lot patterns and shapes which do not respect the rural and natural conditions of the area.

The first three policies do not pertain to this subdivision as it is not a strip development along a major road, no watercourses are located on the property, and both proposed lots would have road access.

In considering the fourth policy, the rural and natural conditions of the property will be maintained through the recommendations of a Qualified Environmental Professional, which form part of the Environmentally Sensitive Development Permit issued for the property.

Further policies in Section 7.0 call for residential development to be assessed on criteria including the “the impact on adjacent land use designations, and the character of the existing area”.

The land use designation for the property will remain Small Holdings, which is consistent with the designation of neighbouring properties. The creation of parcels less than 2.0 ha in area is not anticipated to have a negative affect on the rural character of the neighbourhood. A number of SH2 zoned parcels are located south of the subject property, the majority of which are just over 2.0 ha but also range down to 1.48 ha in size.

Conversely, it is recognised that parcels situated to the north of the subject property are generally greater than 2.0 ha in area and that the applicant’s proposal is not consistent with these.

Alternative:

THAT first and second reading of Bylaw No. 2461.11, 2018, Electoral Area “F” Zoning Amendment Bylaw be rescinded and the Bylaw be abandoned.

Respectfully submitted



E. Riechert, Planner

Endorsed by:



C. Garrish, Planning Supervisor

Endorsed by:



B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Applicant’s Proposed Subdivision Plan

