
The surrounding pattern of development is generally characterised by large rural parcels in the immediate area and the Coalmont townsite across the river.

Background:

It is unknown when the current boundaries of the subject property were created by a Plan of Subdivision, while available Regional District records indicate that building permits for a guide camp lodge (2010), single family dwelling (2014), and single family dwelling renovations (2018) have previously been issued for this property.

The northeast corner of the parcel, north of Blackburn Road is within the Agricultural Land Reserve (ALR), and BC Assessment has classified the property as “Residential” (Class 01).

Under the Electoral Area “H” Official Community Plan (OCP) Bylaw No. 2497, 2012, the subject property is currently split designated Large Holdings (LH) and Agriculture (AG), with the Agriculture designation limited to the northeast corner of the parcel, north of Blackburn Road.

A portion of the parcel is the subject of a Watercourse Development Permit (WDP) and Environmentally Sensitive Development Permit (ESDP) Area designations.

Under the Electoral Area “H” Zoning Bylaw No. 2498, 2012, the property is currently split zoned Large Holdings Two (LH2) which allows for a maximum of two principal dwellings on a parcel 16.0 ha or greater. The northeast corner of the parcel, north of Blackburn Road is designated as Agriculture Three (AG3).

Under Section 8.0 (Floodplain Regulations) of the Zoning Bylaw, a small portion of the subject property is within the floodplain associated with the Tulameen River, generally aligning with the portion of the property designated for Agriculture.

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 97 & 3).

Public Process:

On November 12, 2020, a Public Information Meeting (PIM) was held electronically and was attended by one member of the public (as well as six of the property owners).

This item was referred to the Electoral Area “H” Advisory Planning Commission (APC) in the October 20, 2020 agenda; however, the meeting was cancelled due to lack of quorum.

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

Analysis:

Administration has concerns with this proposal as it seeks to permit additional principal residences on a single parcel under a “shared ownership” model, which deviates from the provisions of the bylaw as well as typical infrastructure requirements (i.e. road upgrades, right-of-way dedication, parkland dedication).

“Shared ownership” is seen to undermine the intent of the OCP and zoning bylaws, which are structured to support one principal residence per parcel, or subdivision and to promote orderly development of lands.

In addition, “shared ownership” development can create pressure to obtain separate legal titles in the future for development that potentially cannot meet subdivision standards.

Further, it is not generally considered good planning practice to introduce “spot zonings” as these are ad hoc, are generally divorced from broader strategic land use objectives and further grant privileges to a single property owner that are not provided to other owners in the same zone.

For instance, the LH designation speaks to retaining land in a natural state and at a low density of development (e.g. one principal dwelling per parcel), whereas the current proposal is seeking to increase density to 8 principal dwellings on a single parcel.

While it is recognised that eight principal dwellings could be developed on the subject property under the current LH2 zoning *if* the property were subdivided, the applicant is not seeking to undertake a subdivision. For this reason, Administration considers the current request a significant departure from the intent of the LH designation.

Alternative:

Conversely, Administration recognises that the applicant’s proposal will cluster building sites on 1.0 hectare area that will result in the dwellings be sited away from environmentally sensitive and riparian areas located in the southeast quarter of the parcel. This will also reduce the amount of land impacted by the development of the dwellings.

Through density averaging, which is supported under growth management for cluster developments, the area required for the construction of roads will be minimised and more than half of the parcel will be retained as undeveloped land.

To be considered a cluster development, the remainder of the property must be retained and protected from future development (including subdivision) as open space and include protection of environmentally sensitive areas.

The proposed LH2s zoning limits future subdivision by increasing the minimum parcel size to 60.0 ha but does not include controls to limit future development.

In support of the rezoning, the applicant has provided the following to demonstrate the ability to provide on-site water (pumping test report for the existing well servicing the parcel), septic disposal (letter from a Registered Onsite Wastewater Practitioner) and to assess fire hazard risk (Fire Mitigation Report prepared by a Registered Professional Forester).

Summary:

As mentioned above, Administration has significant concerns with “shared ownership” developments and the issues raised by not undertaking subdivision (and associated infrastructure improvements) for new residential development.

Given the above, Administration does not support increasing the number of principal dwellings on the subject parcel and supports the overall objective of promoting orderly development by discouraging “shared ownership” developments in favour of subdivision.

Alternatives:

1. THAT Bylaw No. 2498.19, 2019, 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 January 7, 2021;

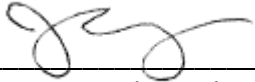
AND THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*.
2. THAT Bylaw No. 2498.19, 2019, Electoral Area "H" Zoning Amendment Bylaw be read a first and second time and proceed to public hearing;

AND THAT the holding of the public hearing be delegated to Director Coyne, or their delegate;

AND THAT staff schedule the date, time, and place of the public hearing in consultation with Director Coyne;

AND THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*; or
3. THAT Bylaw No. 2498.19, 2019, Electoral Area "H" Zoning Amendment Bylaw be deferred.

Respectfully submitted:



JoAnn Peachey, Planner I

Endorsed By:



C. Garrish, Planning Manager

Attachments: No. 1 – Applicant's Site Plan

No. 2 – Site Photo

No. 3 – Aerial Photo

Attachment No. 1 – Applicant’s Site Plan



21/02/2020 – ISSUED FOR CLIENT REVIEW
 DRAWN BY:
 AUSBRIDGE DESIGN
 PHONE NUMBER:
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 SCALE: 1/8" = 1'-0"
 DATE: 21 FEB 2020

CLIENT:
 DICK WESTERLINGH
 GRANITE CREEK

PROJECT TITLE:
 HECTARE AREAS LAYOUT
 1300 BLAKEBURN ROAD
 COALMONT, B.C.
 SHEET TITLE:
 AREA LAYOUTS

DRAWING NO.:

01-01

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Attachment No. 2 – Site Photo



Attachment No. 4 – Aerial Photo (Google Earth)

