

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: Select meeting date...
RE: Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “H” (H2021.010-ZONE)

Administrative Recommendation:

THAT Bylaw No. 2497.12, 2021, a bylaw to amend the Electoral Area “H” Official Community Plan Bylaw to allow for a 2-lot subdivision to unhook the parcel at 2321 Old Hedley Road be read a third time and adopted; and,

THAT Bylaw No. 2498.23, 2021, a bylaw to amend the Electoral Area “H” Zoning Bylaw be read a third time and adopted.

Folio: H-01264.000

Legal: Block A, District Lot 2855S, SDYD

OCP: Agriculture (AG)

Zone: Agriculture Three (AG3)

Proposed Development:

To amend the zoning of the subject property in order to allow for a 2-lot subdivision to “unhook” the parcel along Old Hedley Road. This will result in an approximately 9.7 ha parcel on the north side of Old Hedley Road and an approximately 5.4 ha parcel on the south side of Old Hedley Road.

In order to accomplish this, the following land use bylaw amendments are being proposed by the applicant:

- amend the land use designation under Schedule ‘B’ (OCP Map) of the Electoral Area “H” Official Community Plan (OCP) Bylaw No. 2497, 2012, from Agriculture (AG) to Large Holdings (LH); and
- amend the zoning under Schedule ‘2’ (Zoning Map) of the Electoral Area “H” Zoning Bylaw No. 2498, 2012, from Agriculture Three (AG3) to part Large Holdings Two (LH2) and part Large Holdings One (LH1).

In support of the rezoning, the applicant has stated that “the rationale for subdivision is to sell the parcel with the house on it to pay off the mortgage and keep [the] waterfront parcel with the cabin for personal future use.”

Site Context:

The subject property is approximately 15.38 ha in area, is bounded by the Similkameen River along its southern boundary, is bisected by Old Hedley Road and is approximately 14.5 km west of Hedley and 24 km to the east of Princeton. The parcel is comprised of a house and shed situated on the north side of Old Hedley Road, and a cabin on the south side (near the Similkameen River).

The surrounding pattern of development is comprised of rural-residential and residential land uses adjacent to Old Hedley Road and undeveloped Crown land beyond. Bromley Park Provincial Park is also situated 1.7 km to the north.

Background:

On September 13, 2021, an electronic Public Information Meeting (PIM) was held via Webex and was attended by approximately 2 members of the public.

At its meeting of September 21, 2021, the Electoral Area “H” Advisory Planning Commission recommended that the subject development application be approved.

At its meeting of September 23, 2021, the Regional District gave first and second reading to the amendment bylaws and scheduled a public hearing ahead of its meeting of October 21, 2021.

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:

The Regional District has previously supported proposals in other Electoral Areas that seek to undertake subdivision along a road alignment within the ALR on the basis that the road generally forms a natural boundary between what is seen to be two separate parcels.

The proposed subdivision is not uncharacteristic with surrounding land use development patterns, particularly the Small Holdings (SH) zoned parcels found along Old Hedley Road, and which are also within the ALR.

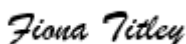
Land use patterns on Old Hedley Road occurred a generation ago (if not longer) and may not necessarily be reflective of current strategic land use policies implemented by the Regional District Board. Further, an objective of the OCP is “to discourage the subdivision and non-farm use of land designated for ‘Agriculture’.

However, the LH1 & LH2 zones list agriculture as a principal permitted use and given topographical constraints for the agricultural use of the subject parcel (such as steep, rocky hill side) as well as support from the Agricultural Land Commission for the future subdivision of this property.

Alternatives:

1. THAT first and second readings of Bylaw No. 2497.12, 2021, Electoral Area “H” Official Community Plan Amendment Bylaw and Bylaw No. 2498.23, 2021, Electoral Area “H” Zoning Amendment Bylaw be rescinded and the bylaws abandoned.

Respectfully submitted:



Fiona Titley, Planner I

Endorsed By:



C. Garrish, Planning Manager

Attachments: No. 1 – Applicant’s Site Plan
No. 2 – Site Photo

Attachment No. 2 – Applicant’s Site Plan

