

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: January 19, 2023
RE: Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “H” (H2022.012-ZONE)

Administrative Recommendation:

THAT the Electoral Area “H” Official Community Plan Amendment Bylaw No. 2497.14, 2022, and the Electoral Area “H” Zoning Amendment Bylaw No. 2498.25 2022, be read a third time and adopted.

Purpose: To rezone the property to allow for the construction of a new house. Folio: H-00373.000
Civic: 153 Third Street Legal: Lot 1, Block 7, District Lot 128, YDYD
OCP: Commercial (C) Zone: General Commercial (C1)

Proposed Development:

This application is seeking to amend the zoning of the subject property in order to allow for the construction of a new house.

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 Commercial (C1) to Low Density Residential (LR); and
- amend the zoning under Schedule ‘2’ (Zoning Map) of the Area “H” Zoning Bylaw No. 2498, 2012, from General Commercial (C1) to Residential Single Family One (RS1).

In support of the rezoning, the applicant has stated that they are “seeking to rezone the property to RS1 to allow for the building of a single family dwelling that will match the surrounding properties usage.”

Site Context:

The subject property is approximately 585 m² in area and is situated on the south side of Third Street in the Townsite of Tulameen, approximately 330 m north of the Tulameen River and 18km from the boundary with Town of Princeton. It is understood that the parcel is comprised of a shed, a well and a septic system.

The surrounding pattern of development is generally characterised by similarly sized residential parcels that have been development with single detached dwellings.

Background:

On November 2, 2022, a Public Information Meeting (PIM) was held electronically via webex and was not attended by any members of the public.

At its meeting of January 5, 2023, the Regional District Board resolved to approve first and second reading of the amendment bylaws and scheduled a public hearing ahead of its meeting of January 19, 2023.

On January 19, 2023, a public hearing was held at 101 Martin Street and electronically via Webex and all comments received to date in relation to this application are included with this report.

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 Electoral Area "H" OCP contains growth management policies directing growth to where it will have the most positive and least negative impacts on the community. Likewise the OCP Residential designation supports a strategy of directing low density residential development to existing settlement areas.

In considering the area surrounding the subject parcel, it is noted that adjacent parcels of a similar size are zoned RS1 and developed to include a single detached dwelling. Additionally, the subject parcel contains an existing well and septic system which are proposed to be utilized by the proposed single detached dwelling. For these reasons, the proposal is seen to be in keeping with surrounding land uses and to be a more appropriate and consistent land use than the current zoning.

The applicant has submitted a preliminary site plan for the future single detached dwelling indicating that compliance with the RS1 zone can be achieved without the requirement for additional variances.

Alternatives:

1. THAT first and second readings of the Electoral Area "H" Official Community Plan Amendment Bylaw No. 2497.14, 2022, and the Electoral Area "H" Zoning Amendment Bylaw No. 2498.25, 2022, be rescinded and the bylaws abandoned.

Respectfully submitted:

Ben Kent
Ben Kent, Planner I

Endorsed By:

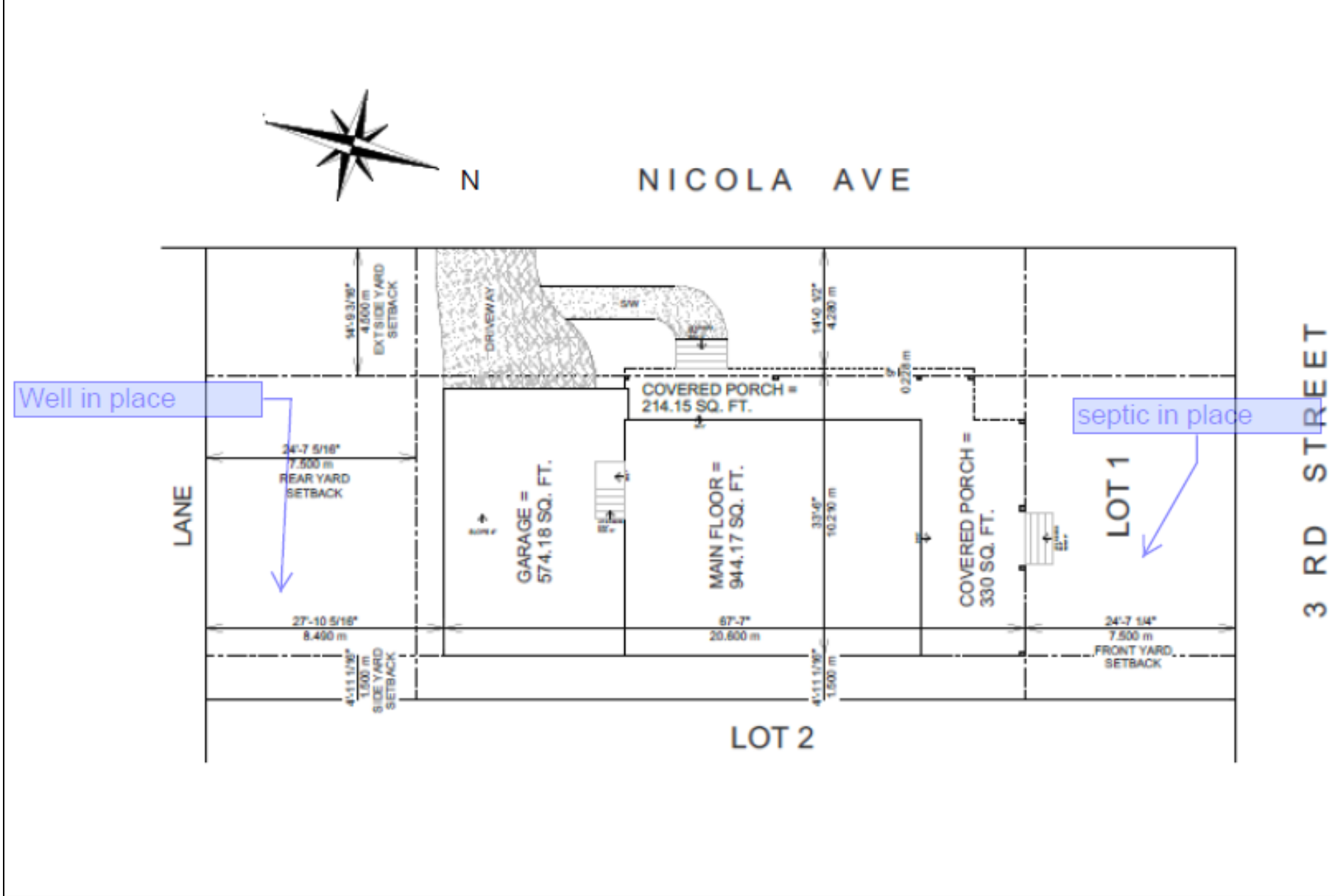

C. Garrish, Planning Manager

Attachments: No. 1 – Applicant's Site Plan

No. 2 – Aerial Photo

No. 3 – Attachment No. 4 – Site Photo (Google Streetview)

Attachment No. 1 – Applicant’s Site Plan



Attachment No. 2 – Aerial Photo



Attachment No. 3 – Site Photo (Google Streetview)

