



REQUEST FOR DECISION
Vollet – Zoning Amendment Application –
1793 Reid Road

Meeting Date: Jan 14/28, 2015

To: SLRD Electoral Area Directors Committee / SLRD Board

Applicant: Gregg and Allison Vollet (Owners)

Location: SLRD Electoral Area C – Ivey Lake/Reid Road Neighbourhood

Legal Descriptions:

PID 001-608-894 (Lot 6, DL 2679)

<p>OCP Designation: Rural Residential - Electoral Area C OCP Bylaw No. 689, 1999</p>	<p>Zoning: Rural Residential (RR1) Zoning Bylaw No. 765, 2002</p>	<p>ALR Status: N/A</p>	<p>Development Permit Areas: Development Permit Area 2: Riparian Assessment Area</p>
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RECOMMENDATION:

THAT staff be directed to proceed with review of the Vollet zoning amendment application for District Lot 2679, 1793 Reid Road.

KEY ISSUES/CONCEPTS:

The SLRD received a zoning amendment application for District Lot 2679, 1793 Reid Road. The property is currently zoned Rural Residential (RR1) in SLRD Electoral Area C Zoning Bylaw 765, 2002. The proposed zoning amendment is to facilitate subdivision and would see the property rezoned to Rural Residential (single dwelling) (RR1Res(sd)) thereby reducing the minimum parcel size to one hectare. The Electoral Area C Official Community Plan (OCP) Bylaw No. 689, 1999 includes specific policies that enable site specific rezoning applications in the Ivey Lake/Reid Road

neighbourhood, subject to conformance with suitability criteria. As such, SLRD Staff is seeking permission from the Board in order to proceed with the Vollet zoning amendment application.

RELEVANT POLICIES:

Electoral Area C Official Community Plan Bylaw No. 689, 1999

Electoral Area C Zoning Bylaw No. 765, 2002

BACKGROUND:

SLRD Staff have not yet drafted any bylaw amendments for this application. It is being brought to the EAD Committee/Board for review to determine if there is support for the zoning amendment that will reduce the minimum parcel size to one hectare to facilitate the subdivision of District Lot 2679, 1793 Reid Road.

ANALYSIS:

SLRD Staff have conducted an initial review of the zoning amendment application and have identified outstanding information and/or further requirements that relate to policies specific to this application. The Electoral Area C Official Community Plan Bylaw No. 689, 1999 designates the property as *Rural Residential* and includes specific requirements for rezonings in the Ivey Lake/Reid Road neighbourhood due to water supply and water quality problems in the area. Sections 4.18, 4.19 and 4.20 of the OCP state:

4.18. Outside of the Sutherland Road neighbourhood, the minimum parcel size for Rural Residential designated lands in the Mt. Currie - D'Arcy corridor may be amended, through a site specific rezoning application, to one hectare, subject to conformance with suitability criteria such as soil conditions, slope, geotechnical hazards, and water supply.

4.19. In the Ivey Lake/Reid Road neighbourhood, only those parcels serviced by wells that provide 2720 liters/day on a sustained basis throughout the year for each proposed parcel, and provide water of suitable quality as defined by Guidelines for Canadian Drinking Water Quality, shall be considered for rezoning to permit one hectare parcels.

4.20. Due to concerns about possible impacts on groundwater supplies, those lands rezoned to permit one hectare parcels in the Ivey Lake/Reid Road neighbourhood (including Lots 1-13 & Lots 19-32, DL 2679 and Lots 14-18 and Lots 33 to 51, DL 4100, all Plan 33675, LLD) are permitted only one dwelling per parcel (including secondary suite).

The applicant has been notified of these specific requirements and is working to provide confirmation from a qualified professional that an adequate water supply is available to both proposed lots.

As the Electoral Area C Official Community Plan Bylaw No. 689, 1999 mapping shows the property to have “some hazard” and a significant portion of the property has a “no build” covenant in

place, SLRD Staff have also requested that a basic geotechnical report be provided to indicate that the use is “safe for the use intended”.

The Ministry of Transportation and Infrastructure (MoTI) has additional requirements (geotechnical, water, septic) that they can request at the subdivision approval stage, and there will be site/building specific requirements at the Building Permit stage. A referral will be made to MoTI after 1st reading of zoning amendment bylaws and any other requirements will be identified for SLRD staff at that time.

Other Electoral Area C Zoning Bylaw No. 765, 2002 considerations that relate to the subject property include:

- Usable Parcel Area – 3.2 Each parcel shall have a minimum usable parcel area of 1000 square meters. The covenant on the subject property reduces the usable parcel area, thus requiring a zoning change. As the Electoral Area C OCP supports subdivision of parcels in the Ivey Lake/Reid Road neighbourhood, the SLRD may support such a zoning change.
- Dwellings Per Parcel – 5.8 (3) In the Rural 1 – Rural Residential (single dwelling) sub zone, no more than one dwelling (including secondary suite) may be located on a parcel less than two hectares.
- Siting Requirements – 5.10 No structure shall be located within 7.5 meters of a parcel line.
- Parcel Coverage – 5.11 The parcel coverage of all buildings and structures shall not exceed 15 percent except where the parcel is 2000 square meters or less the parcel coverage shall not exceed 35 percent. This requirement appears to be satisfactory, although calculations have not been provided.
- The Electoral Area C Official Community Plan Bylaw No. 689, 1999 includes Development Permit Area 2: Riparian Assessment Areas. The south-west corner of the subject property is within a Riparian Assessment Area. Should the applicant wish to alter land or build within this Riparian Assessment Area, a Development Permit will be required prior to construction.

OPTIONS:

Option 1

Direct SLRD Staff to proceed with the zoning amendment application process and to draft a zoning amendment bylaw, provided that the applicant can address the applicable regulatory, water and geotechnical requirements.

Option 2

Refer the application back to SLRD Staff for more information, or revision.

Option 3

Reject the zoning amendment application.

PREFERRED OPTION: Option 1

FOLLOW UP ACTION:

As per Board direction.

Prepared by: C. Daniels, Planner

Reviewed by: K. Needham, Director of Planning and Development

Approved by: L. Flynn, Chief Administrative Officer