## **ADMINISTRATIVE REPORT**

**TO:** Board of Directors

**FROM:** B. Newell, Chief Administrative Officer

**DATE:** January 7, 2021

**RE:** Zoning Bylaw Amendment – Electoral Area "H"



## **Administrative Recommendation:**

THAT Bylaw No. 2498.19, 2019, Electoral Area "H" Zoning Amendment Bylaw be read a third time and adopted.

<u>Purpose</u>: To rezone the subject property in order to allow for construction of 8 single detached dwelling units

Owners: Granite Creek Quad Ranch Ltd. Agent: Jose Messner Civic: 1500 Blakeburn Road

Legal: Northeast ¼ District Lot 376, YDYD Folio: H-00711.000

OCP: Large Holdings (LH) / Agriculture (AG) Zone: Large Holdings Two (LH2) / Agriculture Three (AG3)

Proposed Zoning: part Site Specific Large Holdings Two (LH2s) and part Agriculture Three (AG3)

# **Proposed Development:**

This application is seeking to amend the zoning of the subject property in order to allow for the development of eight single detached dwellings on a single parcel.

In order to accomplish this, the applicant is proposed to amend the zoning of the property under the Electoral Area "H" Zoning Bylaw No. 2498, 2012, from Large Holdings Two (LH2) to Site Specific Large Holdings Two (LH2s).

In support of the rezoning, the applicant has stated that "Granite Creek Quad Ranch now has 8 owners and we have built a lodge to house groups for hiking, quad, and snowmobile guided tours. The intent of this camp is to allow ourselves, and many others to enjoy this property and the beautiful nature, in the ways my family always has. The guide camp has had mixed success in the last 8 years ...the owner's desire is to continue operating the camp, but in order to better facilitate that dream, they would like to build their own personal residences on the property in the vicinity of the lodge."

#### **Site Context:**

The subject property is approximately 63.65 ha in area and is accessed by Blakeburn Road, south of Coalmont. It is understood that the parcel is comprised of a guide camp lodge and single family dwelling (operator's cabin) on the northern portion of the parcel, surrounded by vacant lands.

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

## **Background:**

File No: H2019.011-ZONE

On November 12, 2020, a Public Information Meeting (PIM) was held electronically and was attended by approximately 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.

At its meeting of December 3, 2020, 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 7, 2021.

All comments received to date in relation to this application are 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 97/3).

## **Analysis:**

Further to the direction provided by the Board at its meeting of December 3, 2020, Administration is recommending in favour of third reading and adoption of the amendment bylaws.

The merits of the application previously considered by the Board, include:

- the proposed site plan sites dwellings away from environmentally sensitive and riparian areas and reduces the amount of land impacted by development
- more than half of the parcel is shown as undeveloped land
- future subdivision is restricted by increasing the minimum parcel size to 60.0 ha
- the applicant has demonstrated the ability to provide on-site water and septic disposal and has assessed fire hazard risk.

Administration does, however, maintain its previous concerns about permitting additional principal residences on a single parcel under a "shared ownership" model, including deviation from typical infrastructure requirements and the intent of the LH designation. "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.

### **Alternatives:**

- 1. THAT third reading of Bylaw No. 2498.19, 2019, Electoral Area "H" Zoning Amendment Bylaw be deferred; or
- 2. THAT first and second readings of Bylaw No. 2498.19, 2019, Electoral Area "H" Zoning Amendment Bylaw be rescinded and the bylaws abandoned.

Respectfully submitted:

JoAnn Peachey, Planner I

**Endorsed By:** 

C. Garrish, Planning Manager

Attachments:

No. 1 – Applicant's Site Plan

No. 2 – Aerial Photo (Google Earth)

File No: H2019.011-ZONE

Attachment No. 1 – Applicant's Site Plan



Attachment No. 2 – Aerial Photo (Google Earth)

