

REPORT DATE: March 07, 2023 **MEETING DATE:** March 28, 2023
TO: Mayor and Council
FROM: Colin O'Byrne, Manager of Planning
SUBJECT: Rezoning Application for 11898 Baynes Road

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S):

THAT Council:

- A. Grant third reading, as amended, and adopt Zoning Amendment Bylaw No. 2932, 2022, which if adopted would permit the rezoning of the property at 11898 Baynes Road to facilitate construction of an additional residence in the Agricultural Land Reserve; OR
- B. Other.

PURPOSE

Following a public hearing, Council to consider granting third reading and adoption of the bylaw to rezone the property at 11898 Baynes Rd (PID: 003-896-081) to permit construction of an additional 90 m² (969 ft²) residence.

Information Report Decision Report Direction Report

DISCUSSION

Background:

Owner/applicant: Chris Begg
Civic Address: 11898 Baynes Rd
Property Size: 1.22 ha (3.29 acres)
OCP Designation: Agricultural
Zoning: A-1 General Agricultural

For properties zoned A-1 (General Agricultural), one additional detached residence up to 90 m² gross floor area is permitted on lots at least 8 ha (20 acres) in size that are classified as “farm” by BC Assessment. The subject property is only 1.22 ha and not classified as “farm” by BC Assessment; therefore, the site-specific zoning text amendment has been applied for, to permit an additional 90 m² (969 ft²) dwelling on the property. In addition, this application will permit the additional residence to be located above a garage, with a maximum height of 9 m.

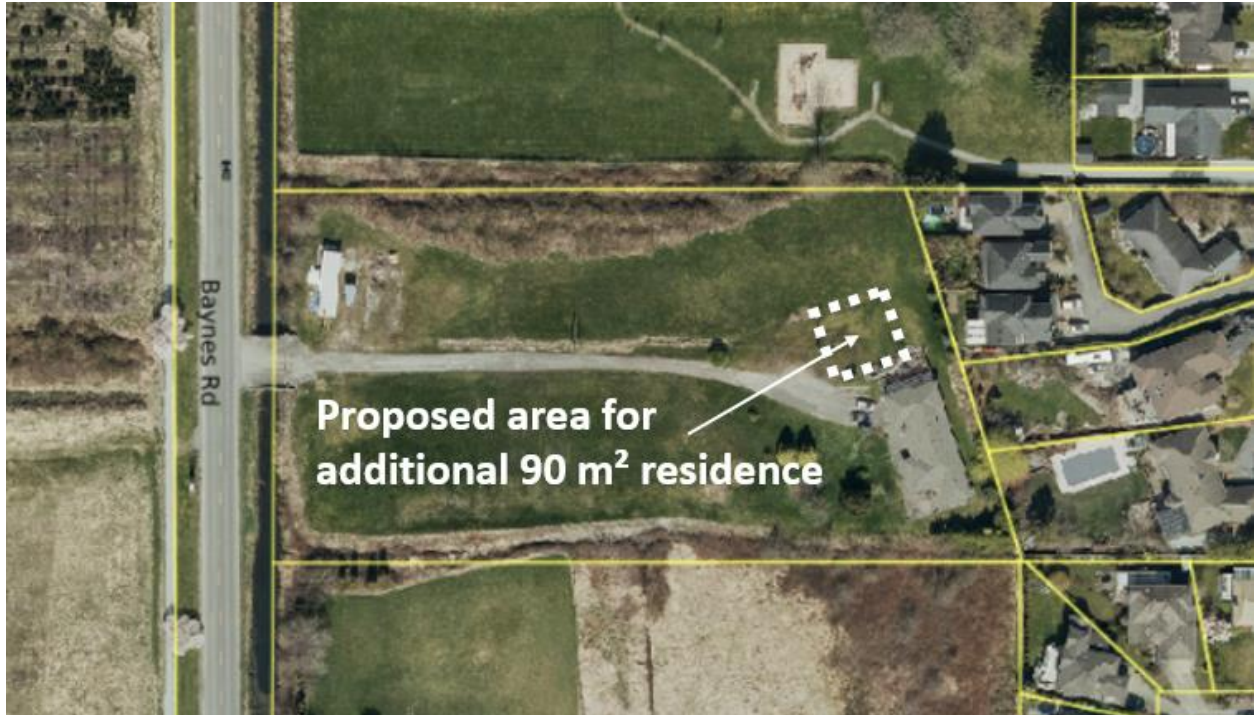


Figure 1: Proposed location of additional residence

First reading was granted on December 6, 2022, while second reading (as amended) was granted on February 7, 2023. A public hearing was held on February 28, 2023.

Relevant Policy, Bylaw or Legislation:

In the Official Community Plan, the property is designated as Agricultural, which prioritizes agricultural use of land in the Agricultural Land Reserve (ALR).

The property is zoned as A-1 (General Agricultural), which permits agriculture, supporting uses, and specified residential uses.

Analysis:

A public hearing for the application was held on February 28, 2023. There were no written submissions received and no speakers.

If this rezoning application is approved, the next step is for the applicant to apply for a building permit to construct the 90 m² additional residence above a garage.

COUNCIL STRATEGIC PLAN ALIGNMENT

- Principled Governance Balanced Economic Prosperity Corporate Excellence
 Community Spirit & Wellbeing Transportation & Infrastructure Initiatives
 Not Applicable
-

WORKPLAN IMPLICATIONS

- Already accounted for in department workplan / no adjustments required
 Emergent issue / will require deferral of other priority(ies)
 Other
-

FINANCIAL IMPLICATIONS

- None Budget Previously Approved Referral to Business Planning
 Other
-

PUBLIC PARTICIPATION

- Inform Consult Involve Collaborate Empower

Comment(s):

A development sign was posted on the site on November 14, 2022. The application was referred to the Agricultural Advisory Committee on November 8, 2022. A public hearing was held on February 28, 2023.

KATZIE FIRST NATION CONSIDERATIONS

Referral Yes No

SIGN-OFFS

Written by:

Allison Dominelli,
Senior Development Services Technician

Reviewed by:

Colin O’Byrne,
Manager of Planning

ATTACHMENT(S):

- A. Zoning Amendment Bylaw No. 2932, 2022