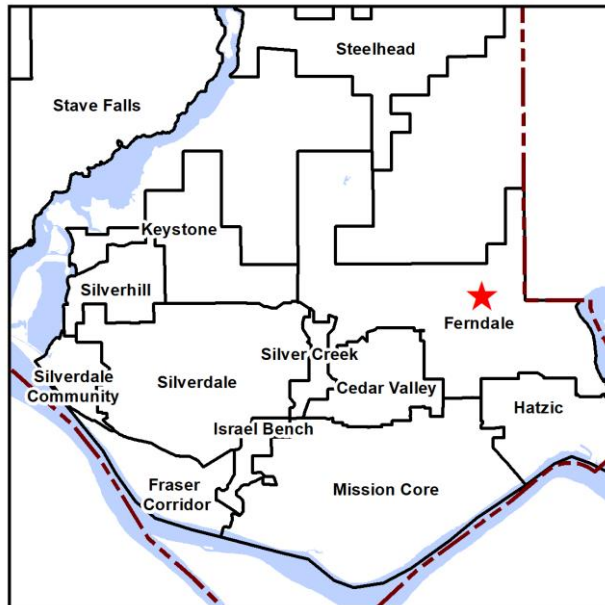


Project: P2021-001
Application Numbers: R21-001, S21-001

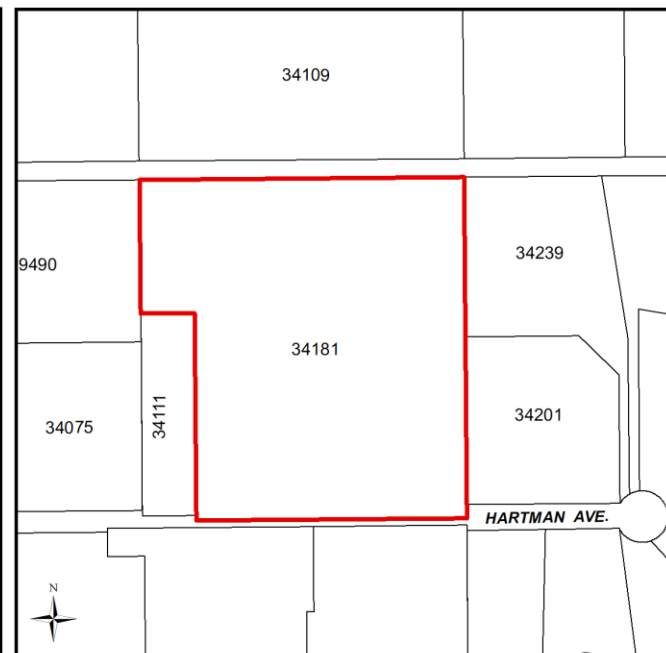
Subject: Development Application – 34181 Hartman Avenue



DATE: August 16, 2021
BYLAW / PERMIT #: 6058-2021-5949(46)
PROPERTY ADDRESS: 34181 Hartman Avenue
LOCATION: Ferndale Neighbourhood
CURRENT ZONING: Rural 16 Zone (RU16)
PROPOSED ZONING: Rural Residential Secondary Dwelling Zone (RR7s)
CURRENT OCP: Rural Residential
PROPOSED OCP: No change

PROPOSAL:

To allow for the rezoning and four lot bare land strata subdivision of the property, with secondary dwelling unit permitted on each lot.



Recommendation(s)

1. That draft Zoning Amending Bylaw 6058-2021-5949(46) to rezone the property at 34181 Hartman Avenue from Rural 16 (RU16) Zone to the Rural Residential 7 Secondary Dwelling (RR7s) Zone be considered for first and second reading;
2. That, subject to Zoning Amending Bylaw 6058-2021-5949(46) receiving first and second reading, a Public Hearing be scheduled on a date to be determined; and
3. That prior to the adoption of Zoning Amending Bylaw 6058-2021-5949(46), the following conditions be met to the satisfaction of the Director of Development Services: Collection of any volunteered contributions to the City's community amenity reserve;
 - b. Substantial completion of subdivision application S21-001; and
 - c. Any other requirements resulting from Council's consideration of the Bylaw, including Public Hearing.

Rationale of Recommendation(s)

The proposal is consistent with the Official Community Plan (OCP).

- The proposed rezoning and subdivision are consistent with the *Rural Residential* designation.
- The proposed rezoning is compliant with the Zoning Bylaw and the applicant is not requesting any variances to bylaw provisions.
- OCP Policy 5.1.26 encourages rezoning for secondary dwelling units as a form of infill housing. Secondary dwelling units may be considered on lots that are large enough to accommodate the following associated elements: on-site parking, private outside space, a separate entrance that is clearly secondary to the primary dwelling, and the scale of the secondary dwelling is clearly ancillary to the primary use.
- As shown in the Draft Plan of Subdivision (Attachment A), the proposed subdivision will meet or exceed the minimum bare land strata lot area of 0.6 ha, with the average lot area of 0.7 ha as per the RR7s Zone.

Purpose

To rezone the subject property from Rural 16 Zone to the Rural Residential 7 Secondary Dwelling Zone and to subdivide the subject property into four bare land strata lots under the Rural Residential 7 Secondary Dwelling Zone.

Site Characteristics and Context

Applicant

- Slade Dyer & Associates Inc.

Property Size

- Approximately 3.66 ha (9.0 ac)

Neighbourhood Character

- The subject property is located on the north side of Hartman Avenue.
- The surrounding properties are all designated *Rural Residential* in the OCP.
- The surrounding properties are a mix of RU16 and RR7/RR7s Zones.

Environmental Protection

- The subject property is located within the City's Natural Environment Development Permit Area and, as part of the subdivision requirements, a bio-inventory report and a noxious weed assessment by a qualified environmental professional (QEP) will be required. The subject property has a ditch that runs along the south property line which will require a Riparian Area Protection Regulation report by a QEP.

Parks and Trails

- The subject property is not in walking distance of a park. The nearest park is Neilson Regional Park, which is a 10-minute drive from the subject property.

Servicing

- Servicing requirements are outlined under "Referrals, Attachment B".

Referrals

Engineering Department:	Refer to Attachment B.
Environmental Services Division:	Refer to Attachment B.
School District 75:	Refer to Attachment C.

Development Considerations

Community Amenity Contribution

The applicant has volunteered to contribute \$2,815 per new lot/unit in accordance with Policy LAN.40(C).

Tree Management

In accordance with Council Policy LAN.32 – Tree Retention and Replanting, the applicant will be required to plant a minimum of two trees per new lot. This condition will be met as part of the subdivision process. Further, the applicant is advised to not remove trees or other vegetation or disturb any soil before providing the requested report(s) from a QEP.

Communication

Communication action, as listed below, is in accordance with Policy LAN.03 Development Notification Signs, Land Use Application Procedures and Fees Bylaw 3612-2003, and the *Local Government Act*.

- The applicant has posted one development notification sign.
- Public Hearing Notification will be sent to all occupiers and owners of properties within 500 m from

the development site notifying them of the public hearing details.

Attachments

Attachment A: Conceptual Lot Layout
Attachment B: Engineering Department Referral
Attachment C: School District 75. Referral

Sign-Offs



Rob Publow, Manager of Planning

HA / sh

Approved for Inclusion: Barclay Pitkethly, Deputy Chief Administrative Officer