



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: March 23, 2021 **DIVISION:** 9
TIME: Morning Appointment
FILE: 06732004 **APPLICATION:** PL20190186
SUBJECT: Redesignation Item – Residential and Agricultural Uses

APPLICATION: To redesignate a portion of the subject land from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML), in order to facilitate the creation of a ± 5.00 acre parcel (Lot 1) with a ± 50.00 acre remainder (Lot 2).

GENERAL LOCATION: Located approximately 0.8 kilometres (0.5 miles) south of Highway 567, on the west side of Big Hill Springs Road.

LAND USE DESIGNATION: Agricultural, General District (A-GEN).

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-7989-2019 on January 14, 2020; on July 21, 2020, Council gave second reading and tabled third reading pending the completion of technical studies. As the technical studies were provided after the public hearing, the previous second reading was rescinded on February 9, 2021, in order to allow a new public hearing to proceed.

The Applicant provided a Slope Stability Assessment, a Level IV PSTS Assessment, and a Site-Specific Stormwater Management Plan. These studies concluded that the proposed new lot is developable and serviceable.

ADMINISTRATION RECOMMENDATION: Administration recommends approval as per Option #1.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7989-2019 be amended in accordance with Attachment C.
 Motion #2 THAT Bylaw C-7989-2019 be given third and final reading, as amended.
 Option #2: THAT application PL20190186 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Xin Deng, Planning and Development Services



APPLICATION EVALUATION:

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
<ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Municipal Development Plan; • Land Use Bylaw; and • County Servicing Standards. 	<ul style="list-style-type: none"> • Slope Stability Assessment (E2K Engineering Ltd., December 14, 2020) • Level 4 PSTS Assessment (Solstice Environmental Management, October 23, 2020) • Site-Specific Stormwater Implementation Plan (Stormwater Solutions, November, 2020) • Trip Generation Assessment (JCB Engineering, November 14, 2019)

POLICY ANALYSIS:

County Plan

The previous staff report indicated that the proposal is inconsistent with agricultural and residential policies, and does not meet the environment goal of the County Plan to protect environmentally sensitive areas. Council tabled the application pending submission of technical studies, which have since been provided and are detailed under Technical Considerations below.

Land Use Bylaw

Administration reviewed the district conversions and confirmed that Ranch and Farm District and Residential Two District under the old Land Use Bylaw (C-4841-97) now convert to Agricultural, General District (A-GEN), Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML) in the new Land Use Bylaw (C-8000-2020).

TECHNICAL CONSIDERATIONS:

As directed by Council, the Applicant provided a Slope Stability Assessment, Level IV PSTS Assessment and Site-Specific Stormwater Management Plan.

The Slope Stability Assessment indicates that no signs of slope instability were observed and that there was at least one (1) acre of contiguous developable land within the proposed new lot. However, it would be anticipated that some lot re-grading/flattening would be required at the time of building permit together with the need to construct engineered retaining walls to accommodate the slope challenges. The recommendations of the Slope Stability Assessment would be implemented at the future development permit stage.

The Level IV PSTS Assessment indicates that there would be very low risks of aquifer contamination due to the proposed development. The proposed new lot would be graded to a lesser slope, and engineering retaining walls would be required for the slope regrading.

The Site-Specific Stormwater Management Plan states that the development is proposed to be located at the bottom of the hill and any upstream catchment area would be diverted around the development using grass swales. Stormwater from the newly developed areas would be managed by grass swales and a rain garden to control runoff rates and volumes. The report confirms that the post-development runoff would be equal to or less than existing runoff.



As the above studies conclude that the site is suitable for a single lot residential development, and a Water Well Driller's Report is to be provided at the future subdivision stage to confirm serviceability, Administration has no further concerns at this time.

It should be noted that the Big Hill Springs Trail is the primary entry to Big Hill Springs Provincial Park and the subject parcel is approximately 400m from the park boundary. Any lot regrading and possible engineered retaining walls could visually impact the lands.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

XD/llt

ATTACHMENTS

ATTACHMENT 'A': Application Information

ATTACHMENT 'B': Application Referrals

ATTACHMENT 'C': Bylaw C-7989-2019 and Schedule A

ATTACHMENT 'D': Map Set