



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
COUNCIL REPORT

DATE: June 22, 2017 File: ZON 2017-07
TO: Linda Tynan, Chief Administrative Officer
FROM: Dean Strachan, MCIP, RPP – Director of Development Services
SUBJECT: Rezoning for a portion of District Lot B, Plan 14446, District Lot 488, ODYD (5010 Croil Avenue)

STAFF RECOMMENDATION:

That Council pass the following resolutions:

1. *THAT “Zoning Bylaw Amendment (5010 Croil Ave) Bylaw No. 2017-020” to rezone the subject property from RSD3 – Residential Estate Lot Zone to RSD2 – Residential Large Lot Zone be introduced and given first and second readings.*
2. *THAT a Public Hearing be held on July 24, 2017 to receive public feedback on Bylaw No. 2017-020.*

PURPOSE:

To consider an application for rezoning to allow for subdivision of a property at 5010 Croil Avenue into two residential lots and to consider scheduling of a Public Hearing.

BACKGROUND:

The subject property has an Official Community Plan (OCP) designation of Low Density Residential and is zoned RSD3 – Residential Estate Lot Zone. The applicants have applied to rezone the subject property for the purpose of allowing a subdivision into two lots (see Figures 1 & 2).

The owner submitted a subdivision application along with their rezoning application and a letter in support of their applications (see Figure 3). The proposed rezoning would be required for the subdivision of the subject property to proceed due to the proposed new lot size (836.7 sqm.) not meeting the minimum lot size of the current zone (1,000sqm.).

The subject property size would allow the owner to subdivide the property under the subdivision regulations of the current zone, however, the existing home would need to be relocated on the lot or removed. The owner wishes to retain the existing home in its current location and create a new residential lot, therefore has applied to rezone to a zone allowing smaller lots.

Directly adjacent properties match the current RSD3 zoning in place on the subject property. However, area properties on Weldon Avenue and Nixon Road to the east of the subject property

as well as properties to the west on Towgood Place are zoned RSD2.

DISCUSSION:

The neighbourhood area surrounding the subject property includes a variety of lot sizes and configurations. The parcel fabric in the neighbourhood includes blocks of lots subdivided out of large parcels as well as parcels created through one and two lot subdivision. The neighbourhood also includes properties with the opportunity for potential subdivision in the future.

The proposed rezoning of the subject property would allow for the subdivision of the land into two parcels. The proposed new lot would result in a residential development that would fit with the form and character of the adjacent neighbourhood. It would be anticipated that the District would continue to receive applications for further subdivision similar to the proposal in the future as the community continues to grow.

The proposed rezoning would conform to the objectives and policies of the OCP land use designation of Low Density. The proposal would also be in line with the OCP, Community Plan Goals (Section 4.2) and Growth Management Strategy (Section 6.0).

The proposed rezoning would create a residential infill opportunity with the retention of the existing single-family dwelling and the potential addition of a new single-family dwelling on a new lot.

If the proposed rezoning is denied the owner could consider proceeding with a subdivision application under the current RSD3 zoning, however, would be required to relocate or remove the existing single-family dwelling.

CIRCULATION COMMENTS:

This application has been circulated to Telus, Fortis, and Shaw Cable and the Ministry of Transportation and Infrastructure. No concerns have been raised to date.

The application has been reviewed with District departments. No concerns have been expressed in the Works and Utilities, Recreation, Parks, Finance, Administration and Fire Departments.

If the rezoning is approved, subdivision approval would be required prior to a new lot being created and a Building Permit would be required prior to beginning construction on the proposed buildings.

This application is scheduled to be presented to the Advisory Planning Commission (APC) at their next meeting currently scheduled for July 7, 2017. If a resolution results from their review of the rezoning application it would be forwarded to Council for their consideration should the application proceed to Public Hearing.

CONCLUSION:

The proposed rezoning application, if approved would allow for the subject property to be subdivided into two residential properties.

OPTIONS:

1. Pass the resolutions as recommended.
2. Pass first reading on the subject rezoning bylaw and request additional information from staff in advance of consideration of second reading and/or considering scheduling a public hearing.
3. Refer back to staff for other options.

Respectfully submitted,



Dean Strachan MCIP, RPP
Director of Development Services

Approved for Agenda


Linda Tyrnan, CAO

5010 Croil Avenue

WGOC

CROIL AVE

WELDON AVE

5075, 5014, 5020, 5021, 5011, 5013, 5015, 5017, 5009, 4825, 4819, 4810, 4811, 4998, 4990, 4989, 5002, 5006, 5012, 5020, 5028, 5212, 5207, 5203, 5091, 5202, 5214

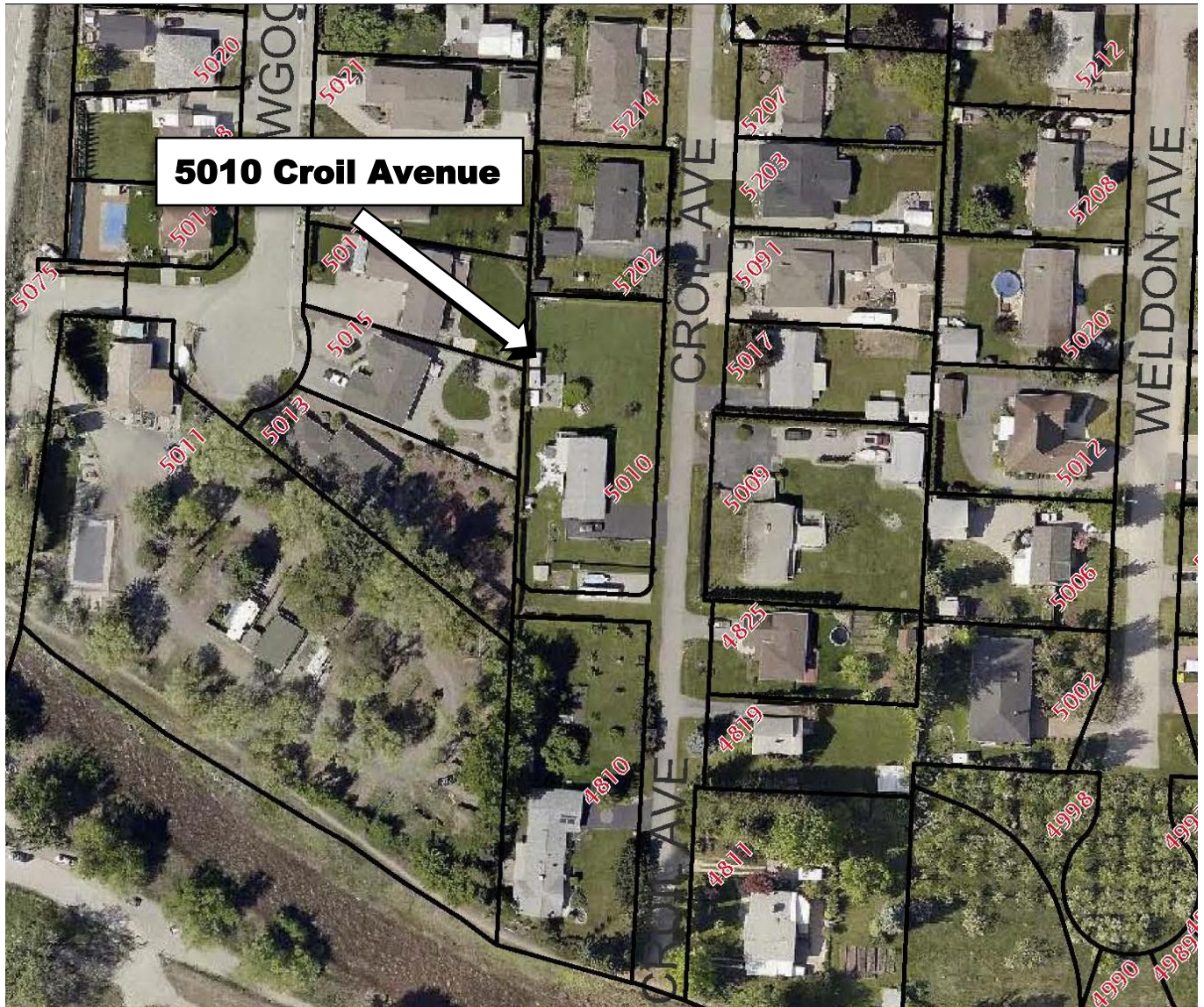


Figure 2

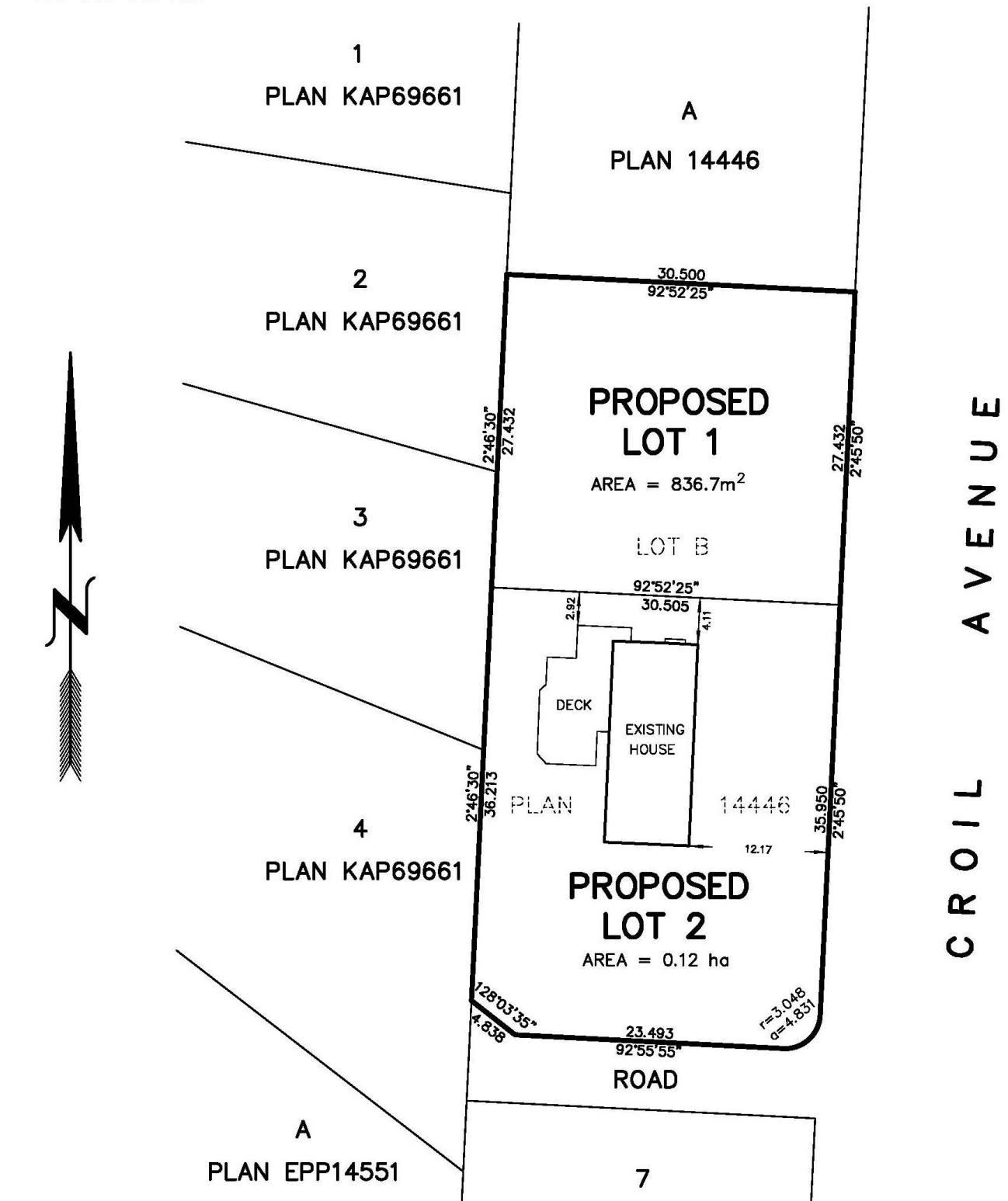


Figure 3

Purpose of Application – Description of development concept

I am moving back to the Okanagan Valley for work and would like to be centralized. My parents Randy and Sue SABO own a property located at 5010 Croil Avenue which has a considerable amount of unused land. The intention is to rezone the piece of land designated as Lot B; DL 488; Plan KAP14446; Roll 01526.00 from RSD3 to RSD2. This will allow for a smaller lot of no less than 650 sq/m to be created so that the lot can be subdivided and sold to me for purposes of developing the property by building a house which would be used as a single family dwelling for my wife and 3 children.

I have hired and contracted out Mandeville Land Surveying Inc who have surveyed the property and created a drawing with the 2 new proposed lots. The drawing has been attached and is contained within this PDF document. The new development would occur on Proposed Lot #1 if the rezone is approved leaving Proposed Lot #2 as my parent's property where their house currently rests.

The new development would consist of a single family dwelling and likely an attached garage being built on the new lot. The development would be consistent with the community plan and would be a residential development.

See below for:

Plans and drawing for the suggested new lots

A current Title Search for the property

A letter written by my mother, Suzanne SABO providing approval to have me complete the rezoning and subdivision of the property. The letter is dated May 28, 2017.06.08 This is also accompanied by a green application she signed.

I have also attached an electronic copy of the Application.

Payment has been made / will be made by Randall SABO as I am presently in Cranbrook, BC.