



STAFF REPORT TO COMMITTEE

DATE OF REPORT November 19, 2018

MEETING TYPE & DATE Electoral Area Services Committee Meeting of December 5, 2018

FROM: Development Services Division
Land Use Services Department

SUBJECT: Application No. DP18B18 (2103 Ida Avenue)

FILE: DP18B18

PURPOSE/INTRODUCTION

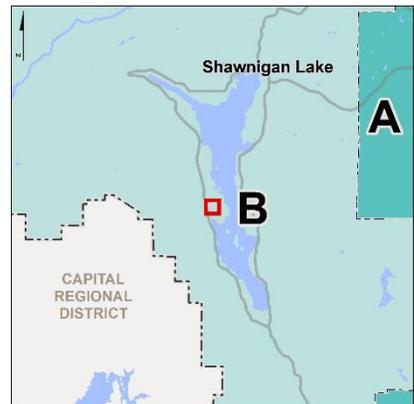
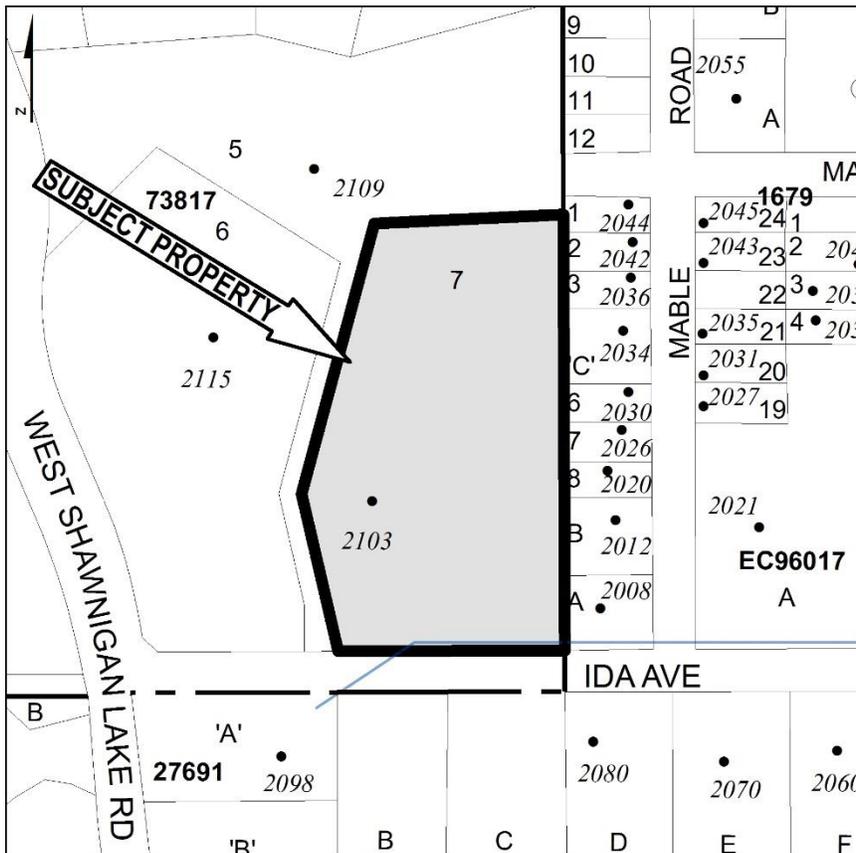
The purpose of this report is to present a Development Permit Application for a two lot subdivision at 2103 Ida Avenue.

RECOMMENDED RESOLUTION

That it be recommended to the Board:

1. That Application No. DP18B18 (2103 Ida Avenue) be approved; and
2. That the General Manager of Land Use Services be authorized to permit minor revisions to the permit in accordance with the intent of the development permit guidelines of Official Community Plan Bylaw No. 3510.

LOCATION MAP



BACKGROUND

<u>Address:</u>	2103 Ida Avenue
<u>Legal Description:</u>	Lot 7, Block 1441, Malahat District, Plan VIP73817 (PID: 025-424-513)
<u>Applicant / Owners:</u>	Ryan Hourston (applicant) Christine and Gerald Keen (registered owners)
<u>Size of Existing Parcel:</u>	2.01 ha (5 acres)
<u>Existing Use of Property:</u>	One residential dwelling on property
<u>Use of Surrounding Properties:</u>	Residential
<u>Existing Water:</u>	On-site well
<u>Existing Sewage Disposal:</u>	On-site septic system
<u>Existing Drainage:</u>	Groundwater infiltration
<u>Fire Protection:</u>	Shawnigan Lake Volunteer Fire Department
<u>Archaeological Site:</u>	None known
<u>Environmentally Sensitive Areas:</u>	None identified in Sensitive Ecosystem Inventory
<u>Wildfire Hazard Rating:</u>	Moderate
<u>Official Community Plan Designation:</u>	Rural Residential (RR)
<u>Zoning:</u>	Suburban Residential Zone (R-2)
<u>Development Permit Area (DPA):</u>	South Cowichan Rural DPA

Site and Surrounding Properties:

The subject property is located in Electoral Area B and is 2.01 hectares, containing a single dwelling. There are no community water, sewer or drainage services for the area. A variety of lot sizes exist in the area.

- **See Attachment A – Aerial Photo**

APPLICATION SUMMARY

The applicant proposes to subdivide the property in half, creating one additional lot. Each proposed lot will be 1.0 hectare in area. An existing dwelling will remain on proposed Lot A, and a new dwelling is to be constructed on proposed Lot B.

- **See Attachment B – Proposed Subdivision Plan**

COMMISSION / AGENCY / DEPARTMENTAL CONSIDERATIONS

Advisory Planning Commission (APC)

The application is exempt from review by the area APC pursuant to Section 6 (c) of CVRD Development Application Procedures and Fees Bylaw No. 4204.

OFFICIAL COMMUNITY PLAN/POLICY CONSIDERATIONS

South Cowichan Rural Development Permit Area (DPA) - OCP Bylaw No. 3510

The subject property is located within the South Cowichan Rural Development Permit Area (DPA). Compliance with the applicable DPA guidelines is triggered for any proposed subdivision. A Development Permit (DP) must be issued prior to any subdivision being approved by the Ministry of Transportation and Infrastructure. The DPA guidelines that apply to the proposed subdivision include:

- 24.4.1 General Guidelines
- 24.4.6 Landscaping, Rainwater Management and Environmental Protection Guidelines
- 24.4.14 Subdivision Guidelines

- **See Attachment C – DPA Guidelines**

Shawnigan Lake Zoning Bylaw No.985

The subject property is zoned Suburban Residential (R-2) in the Shawnigan Lake Zoning Bylaw. Part 14 of the bylaw contains the subdivision regulations. The minimum parcel size for the R-2 Zone is 1 hectare, when not connected to a community water system. The proposed lots are 1.0 hectares each and therefore meet the minimum parcel size requirement of the R-2 Zone.

PLANNING ANALYSIS

The proposed subdivision meets the Zoning Bylaw minimum lot area requirements and has been granted a Preliminary Layout Acceptance (PLA) from the Ministry of Transportation and Infrastructure. As part of the subdivision approval process, a development permit is required to ensure the subdivision proceeds in a fashion consistent with the South Cowichan Rural DPA guidelines. The DPA guidelines listed above are the only items requiring attention as part of this Development Permit. In support of the application the applicant submitted a cover letter/rationale, and letters from a Professional Engineer and a Registered Biologist.

- **See Attachment D – Supporting Material**

Overall, the Engineer has provided a couple options for dealing with drainage and this has been included in the draft DP. The Biologist has indicated that the property is not subject to the provincial Riparian Area Regulations. With regard to invasive species removal, the applicant has indicated that removal of invasive plants should occur at the construction stage, which has been included in the draft permit.

There is an existing covenant registered on title that protects the wetlands on the property. While not subject to the RAR, the wetlands have other ecological value and the covenant prohibits any vegetation or tree removal within 15 metres of the natural boundary of the wetlands.

The subdivision will create two relatively large residential lots at 1.0 hectare each, with only one new dwelling to be constructed as a result of this subdivision. In addition to the trees protected within the covenant area, the applicants will be taking measures to ensure there is no unnecessary removal of trees. It is staff's opinion that the application meets the intent of the DPA guidelines, and a copy of the draft DP is attached.

- **See Attachment E – Draft Development Permit**

Option 1 is recommended.

OPTIONS

Option 1:

That it be recommended to the Board:

1. That Application No. DP18B18 (2103 Ida Avenue) be approved; and
2. That the General Manager of Land Use Services be authorized to permit minor revisions to the permit in accordance with the intent of the development permit guidelines of Official Community Plan Bylaw No. 3510.

Option 2:

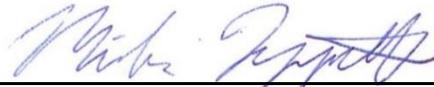
That it be recommended to the Board that Application No. DP18B18 (2103 Ida Avenue) be denied based on stated inconsistency with specific guidelines.

Prepared by:

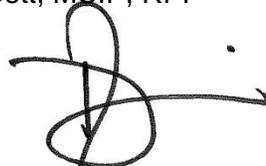


Sheila Herrera, MCIP, RPP
Planner II

Reviewed by:



Mike Tippett, MCIP, RPP
Manager



Ross Blackwell, MCIP, RPP, A. Ag.
General Manager

ATTACHMENTS:

- Attachment A – Aerial Photo
- Attachment B – Proposed Subdivision Plan
- Attachment C – DPA Guidelines
- Attachment D – Supporting Material
- Attachment E – Draft Development Permit