
CITY OF KELOWNA

MEMORANDUM

Date: September 22, 2004

File No.: Z04-0020

To: City Manager

From: Planning & Corporate Services Department

Purpose: To rezone from the A1-Agriculture 1 zone to the RR1 – Rural Residential 1, RR2 – Rural Residential 2 and P3 – Parks & Open Space zones to facilitate a 110 lot bareland strata subdivision development and park dedication.

Owner: 417860 Alberta Ltd. et al (see fact sheet) **Applicant/Contact Person:** Protech Consultants Ltd./Grant Maddock

At: 5050 McCulloch Road

Existing Zone: A1 – Agriculture 1 **Proposed Zone:** P3- Parks & Open Space, RR1 – Rural Residential 1 and RR2 – Rural Residential

Report Prepared By: Shelley Gambacort

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Rezoning Application No. Z04-0020, to amend City of Kelowna Bylaw No. 8000 by changing the zoning classification of East ½ of Sec. 1, Twp. 26, ODYD except Plan KAP48126; and Lot 2A, Sec. 1, Twp. 26, ODYD, Plan 1247, located on McCulloch Road, Kelowna, BC from the A1 - Agriculture 1 zone to the P3- Parks & Open Space, RR1 – Rural Residential 1 and RR2 – Rural Residential zones **not** be approved by Council;

2.0 SUMMARY

The applicant is requesting a rezoning to RR1 and RR2 in order to facilitate a 110 lot bareland strata subdivision development off McCulloch Road.

The proposed development will not be serviced by a community sanitary sewer system; therefore, the applicant is also requesting a Development Variance Permit, to vary Zoning Bylaw 8000, to allow for a minimum parcel size of 8,000 m² in the RR1 zone, and 4,000 m² in the RR2 zone if properties are connected to a private sanitary sewer collection system. The remainder of the property (± 50 ha or 125 acs.) will be zoned P3 – Parks and Open Space (including that portion known as Layer Cake Mountain) and will form part of the Scenic Canyon Regional Park system.

2.1 Advisory Planning Commission

The Advisory Planning Commission at their meeting of April 27, 2004 reviewed the application and the following recommendation was passed:

THAT the Advisory Planning Commission supports Rezoning Application No. Z04-0020, 5050 McCulloch Road/Lot E ½, Twp. 26, Sec. 1, ODYD, by Protech Consultants (Grant Maddock), to rezone from the A1-Agriculture 1 zone to the RR1-Rural Residential 1 zone, and the RR2-Rural Residential 2 zone, in order to facilitate a 110 lot bareland strata subdivision, subject to the understanding that all road improvements, as required by the Works & Utilities Department are provided as part of this development;

3.0 BACKGROUND

In 1995, an application was submitted for the rezoning and subdivision of the subject property in order to facilitate a 69 lot rural residential subdivision and a park dedication that would form part of the Mission Creek Regional Park system.

The property was also approved for exclusion by the Agricultural Land Commission on June 25, 1996 and, as stated in the ALC's letter, the approval was not intended to endorse any particular development of the site (which is understood to be proposed for gravel extraction at that time) nor to imply that the City should allow further development in advance of improvements to McCulloch Road.

In December 1997, a Preliminary Subdivision Layout Review letter was issued for the proposed 69 lot rural residential subdivision and park dedication subject to rezoning approval and subject to the upgrading of McCulloch Road from Field Road to the easterly boundary of the subject property for a distance of approximately 2 kms. The necessary road upgrading to the required paved rural collector standard could not be achieved, at the point where it crossed over KLO creek utilizing the existing road alignment to meet the horizontal road design criteria of the City's bylaw. A realignment of McCulloch Road with a mid-level bridge crossing conforming to the subdivision bylaw road design criteria was therefore recommended by the Transportation Section of the City's Works & Utilities Department. The applicant however was not prepared to consider a proposed bridge span across the KLO Creek corridor as a result of the associated cost and consequently applied in January 1998 for a Development Variance Permit application to waive the horizontal road design criteria of the City's Subdivision, Development and Servicing Bylaw. The Development Variance permit application was considered by Council on May 11, 1998 and was not approved.

In March 1999, a second Development Variance Permit application was submitted by the applicant based on new information received through a joint safety review of the roads in the area with ICBC. As a result of this safety review, the Transportation Section of the City's Works & Utilities Department supported the request to vary the arterial roadway design speed from 70 km/hr to 30 k/hr along the section of McCulloch Road adjacent to the KLO Creek corridor.

It was determined, through the results of the safety report, that the widening and realignment of the existing roadway would provide an acceptable level of road safety for 2-way traffic movement. Municipal Council authorized the issuance of the Development Variance Permit to vary the road standards accordingly, at their meeting of June 15, 1999.

The subdivision proposal was subsequently amended from the original submission by deleting a 26 ha portion of the subject property lying south of McCulloch Road as a result of technical concerns with the proposed road layout as originally proposed. The proposal at this point was for 59 lots on the north side of McCulloch Road.

At the February 14, 2000 Council meeting the application was considered by Council and forwarded to a Public Hearing and on March 21, 2000 Zone Amending Bylaw No. 8517 received second and third reading with final adoption being withheld pending the provision of a Servicing Agreement.

In March 2001, an application was received from the applicant requesting a six-month extension to the third reading of the zone amending bylaw.

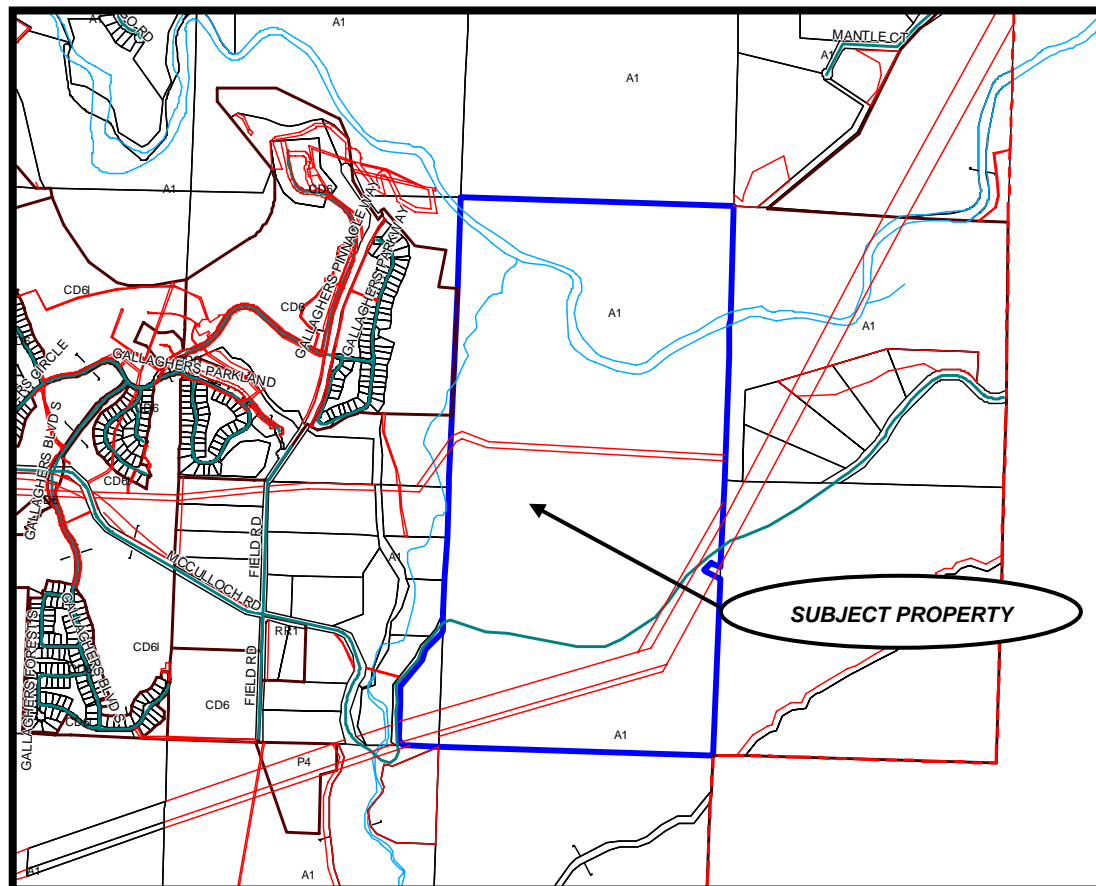
At that time the applicant was advised that they had until June 27, 2001 to complete the proposed development as the minimum parcel size requirement for lots not serviced by a community sewer system was now 1.0 ha. Further extensions were granted November 2001, April 2002, and October 2002 by Council to allow the applicants an opportunity to pursue alternate methods of sewage disposal and resolution of off-site land acquisitions to facilitate the required off-site McCulloch Road improvements. In April of 2003 the bylaw finally lapsed.

3.1 The Proposal

The current proposal is to rezone from A1 – Agriculture to RR1 – Rural Residential 1 and RR2 – Rural Residential 2 to facilitate a 110 lot bareland strata development to be serviced by a private sanitary sewer collection system. For the portion of the property situated on the south side of McCulloch Road they are proposing 16 RR1 lots, with a minimum lot size of 8552 m² and for that portion of the subject property on the north side of McCulloch Road they are proposing 94 RR2 lots, with a minimum parcel size of 4000 m². The required disposal field area and private sanitary sewer treatment plant facility will be designated as common property as well as the internal private access roads. The balance of the property (± 50 ha or 125 acs.) will be zoned as P3 – Parks and Open Space, which is in keeping with Official Community Plan designation of Major Park/Open Space. This P3 component will form part of the Scenic Canyon Regional Park system and the corridor of Mission Park Greenway Phase 2.

3.2 Site Context

The ~130 ha (320 acre) property is located on McCulloch Road at the southeasterly boundary of the City limits, east of Gallaghers Canyon Golf Resort, in the South East Kelowna Sector of the City.



Adjacent zones and uses are, to the:

- North - A1 – Agriculture; rural undeveloped land
- East - A1 – Agriculture; large undeveloped holdings and an existing 5-lot subdivision ranging in size from 2 ha to 4.3 ha.
- South - A1 – Agriculture; rural undeveloped
- West - A1 – Agriculture; rural and KLO Creek corridor area

3.4 Current Development Policy

3.4.1 City of Kelowna Strategic Plan (1992)

An objective of the Strategic Plan is to preserve important natural features and environmentally sensitive areas within the City.

The Strategic Plan does not directly comment on the development of rural residential land, however with respect to the staging of development an objective is to provide for the orderly development of urban areas requiring that municipal services are developed prior to or concurrent with urban development.

3.4.2 Kelowna2020 – Official Community Plan Bylaw No. 7600

The OCP designation of the subject property is a combination of Rural/Agricultural and Major Park/Open Space.

As stated in the OCP, the Rural/Agriculture designation applies to land within the Agricultural Land Reserve and other rural farm and non-farm lands where natural physical constraints or lack of services and utilities limit land use intensification. Generally, land areas within this designation will not be supported for exclusion from the ALR or for more intensive development than that allowed under current zoning regulations, except in specific circumstances where the City of Kelowna will allow exceptions to satisfy civic objectives for the provision of industrial or park/recreation uses. Non-ALR lands will not be supported for development to parcel sizes less than 4.0 ha (10 acres). This property was excluded from the Agricultural Land Reserve on June 25, 1996.

3.4.3 Southeast Kelowna Sector Plan

The Sector Plan designation of the subject property is Park/Open Space, Agricultural Land Reserve [pre-dates the exclusion application] and Rural Non-ALR. “The Sector Plan does not support further parcelization of lands within the ALR or rural non-agricultural parcels excepting homesite severances, with such policy to be reconsidered upon future review of the Southeast Kelowna Sector Plan or amended government policies”

4.0 TECHNICAL COMMENTS

4.1 Works & Utilities

.1) General

- a) The Wastewater Manager indicated that a number of years ago, in an attempt to make a clear definition between Urban development requiring full services, and Rural development requiring lesser services, the City modified all the applicable bylaws and regulations to establish a minimum lot size if a property was not going to be serviced with sewer.

- b) That minimum lot size for the creation of a property without sewer service is one hectare. The intent was not to promote urban development in a rural area by installing satellite sewage treatment systems.
- c) The Consulting Engineer for the Canyon Creek Development has performed investigations and provided a report that indicates a Satellite (independent) sewage treatment plant using ground disposal should function. Such a sewage treatment facility would be privately owned and operated and the Strata Corporation would obtain approval and governance to operate this facility from the Provincial Ministry of Water, Land & Air Protection. The perpetual operation of a ground disposal system is uncertain and the professional operation of a treatment facility owned by a strata corporation is not guaranteed. The possibility of extending sewer to an area such as the one proposed is very unlikely and the Wastewater Utility is concerned by the possibility of having dense (urban) development in remote areas without having any likelihood of being able to service the area with a community sewer system in the event that any problems occur with the operation of the private treatment system. The Wastewater Utility's position is that in rural areas, where urban services are not planned for a very long time, Development should only be considered with rural standards with a minimum lot size of 1 hectare.
- d) Topographical mapping indicates that numerous parts of the subdivision encroach well into the 30% slopes, which should be dedicated as park or preserved by restrictive covenant. Detailed mapping and an acceptable layout are needed prior to proceeding with the subdivision application. Possible site reconnaissance with staff is recommended.
- e) The application proposes a bareland strata; however, there is no indication how service to lands beyond will be achieved if the roads are not public.
- f) The subdivision should conform to the Scenic Canyon Regional Park Master Plan for Park land and access locations.
- g) Install a black chain link fence along property lines backing onto the top of the slope that are adjacent to City lands/parks.
- h) McCulloch Road from Field Road to the proposed development is to be upgraded in accordance with Development Variance Permit No. DVP99-10,021.

.2) Geotechnical Report

Provide a comprehensive geotechnical report (3 copies), prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.

.3) Water

- a) The property is located within the South East Kelowna Improvement District service area.

- b) Provide an adequately sized domestic water and fire protection system complete with individual lot connections. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. Provide water calculations for this subdivision to confirm this. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure.

.4) Sanitary Sewer

Sanitary sewage requirements are subject to the direction provided to the Wastewater Manager's comments in the General section above. If the development is permitted to proceed with a package treatment facility then Provincial approval is required and is subject to their requirements. If the development is revised to 1 hectare size parcels then Approval is required from the Public Health Officer. The disposal system must also satisfy requirements of the Subdivision, Development and Servicing Bylaw Schedule 4, section 2. Sanitary Sewer, item 2.18.

.5) Drainage

- a) Provide an adequately sized drainage system complete with individual lot connections. The Subdivision, Development and Servicing Bylaw require that each lot be provided with an individual connection; however, the City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydro geotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.
- b) Identify clearly on a contour map, or lot grading plan, the top of bank(s). Provide cross sections along the top of the bank at each property corner and at locations where there are significant changes in slope. Cross sections are to be perpendicular to the contour of the slope. Show the proposed property lines on the cross sections. Not all areas have a clear top of bank; and therefore, field reconnaissance by City staff and the applicant may be needed to verify a suitable location for property lines.
- c) Provide a Restrictive Covenant on all properties created where there are undevelopable areas (slopes greater than 30%) for non-disturbance and to restrict tree removal. This shall also include environmental and geotechnical setback areas adjacent to the canyon walls.
- d) Where ditches are provided they must be adequately lined and protected for the design flows.

.6) Roads

- a) A Development Variance was approved by Council to reduce the design speed from 70 km/h to 30 km/h along that section of McCulloch Road adjacent to the KLO Creek corridor.

Therefore, the road design may be based on a 30 km/h design speed. Widening and realignment of the existing roadway is required including:

- i) A new bridge or multiplate culvert at the creek crossing plus sidewalk on one side;
 - ii) Minimum 3.65m driving lanes with 1.5m bike lanes on both sides plus width for no-post barriers and 0.6m shoulders;
 - iii) Sight line improvements at the top of hills on both the west side and east side;
 - iv) No-post barriers (27") on canyon side of road, both sides of creek to top of hills;
 - v) Extra lane width to accommodate large trucks in particular at the bottom of the creek;
 - vi) Appropriate signage.
 - vii) Refer to Exhibit A attached (reduced copy) as a guideline.
 - viii) Fronting the subdivision, provide an additional highway allowance widening of 5m both sides for the widening of McCulloch Road (for a total width of 30m).
- b) If the development remains as a bareland strata the internal road system and design standards is subject to the approval of the Subdivision Approving Officer. All maintenance of roads and utilities becomes the responsibility of the strata.
- c) Driveway access is not permitted onto McCulloch road. A restrictive covenant in favour of the City of Kelowna, registrable under Section 219 of the Land Title Act, must be granted to the effect that vehicular access is not permitted from abutting lots. The subdivision plan must be endorsed to the effect that a covenant is to be registered. The covenant must be registered as a priority charge and is to be indicated on the Lot Grading Plan.

.7) Power and Telecommunication Services and Street Lights

- a) Overhead wiring is permitted for this subdivision although underground installation is recommended.
- b) Street lights must be installed on all road intersections.
- c) A FortisBC transmission line traverses the property. Construction within the limits of the Right-of-Way must be to the satisfaction of FortisBC.

4.2 Environment Division

Property is located within the Natural Environment and Hazardous Condition Development Permit area, therefore prior to any site disturbance an Environmental Development Permit will be required.

4.3 Fire Department

The subject property is within a designated Wildland Fire Hazard area; therefore, it is necessary to provide a report prepared by a professional proficient in wildland fire management assessment. Standards for the Wildland Fire Management Assessment require that the author of such an assessment be a minimum of a Forest Technician, with wildland fire experience recognized by the BC Ministry of Forests or the City of Kelowna Fire Department.

Wildland fire mitigation plan MUST be submitted to the City for review, and the Approved plan's recommended fuel reduction measures MUST be implemented prior to subdivision approval. This report shall provide recommendations to be included in a Section 219 Covenant which will save harmless the City of Kelowna in the event of damage to individual homes as a result of the spread of wildfire. Please contact a Fire Prevention Officer with the Kelowna Fire Department (860-6419) for further details on this requirement.

4.4 South East Kelowna Irrigation District

Water is available subject to compliance with district bylaws and the payment of all fees. The applicant will be responsible for all costs associated with water service and these could be considerable given the location and nature of the property. The development as proposed will require more water rights and all applications must be approved by the board of trustees.

The applicant is encouraged to contact the district directly to discuss these issues in greater detail.

4.5 Regional District of Central Okanagan

Scenic Canyon Regional Park and the corridor of the Mission Creek Greenway Phase 2 fall within the boundaries of this subdivision application. Based on the information submitted in this application this subdivision will invoke a dedication process of the park and open space areas identified in the Generalized Future Land Use map. It is the case then the applicant's proposed layout plan should clearly identify and delineate the proposed park and open space areas.

4.6 Ministry of Water, Land & Air Protection

The Ecosystem Section has the following comments:

We note that there are steeply sloping forested areas adjacent to Mission Creek and KLO Creek. We have no objections per se to the subdivision, but would like to ensure disturbance of this steep canyon/riparian area (which would likely impact Mission Ck / KLO Ck if disturbed) does not occur by taking whatever actions are necessary to limit vegetation removal or other development in that zone. The proposed lot plan appears to do a pretty good job of respecting the steep areas along KLO Ck, but the north boundaries of the northern most row of lots appear to include some fairly steep areas which are likely inappropriate for development.

4.7 Parks Division

Parks requires a 10 meter wide parkland dedication from top-of-bank of Mission Creek and KLO Creek for future trailways. Ensure the development plan circulated conforms to this requirement and verify in the field. The total parkland dedication will be consistent with the Scenic Canyon Master Plan, 1996.

No neighbourhood or community park has been planned for in this area. In the future event other large adjacent properties are subdivided for single family homes, Parks recommends an area structure plan be complete.

Parks requires the developer to fence the strata lots to delineate private/public property and prevent encroachment into the park.

4.8 Westbank First Nations – No response

4.0 PLANNING COMMENTS

There are a number of concerns relative to a development proposal of this magnitude in the peripheral rural area of the City. The current minimum parcel size for lots not connected to a community sanitary sewer system is 1.0 hectare. As part of this application for rezoning, the applicants are requesting a Development Variance Permit application to waive this minimum parcel size requirement in Zoning Bylaw No. 8000 as they are proposing a private sanitary sewer collection system.

The Waste Water Manager advises that several years ago, in an attempt to make a clear definition between Urban development requiring full services, and Rural development requiring lesser services, the City modified all the applicable bylaws and regulations to establish a minimum lot size if a property was not going to be serviced with community sanitary sewer system. That minimum lot size for the creation of a property without sewer service is 1 hectare. The intent was not to promote Urban development in a Rural area by installing private satellite sanitary sewage treatment systems.

The Consulting Engineer for the Canyon Creek Development has performed investigations and provided a report that indicates a private satellite sanitary sewage treatment plant using ground disposal should function. Such a sewage treatment facility would be privately owned and operated and the Strata Corporation would obtain their approval and governance to operate from the Provincial Ministry of Water, Land, and Air Protection. The possibility of extending sewer to this area is unlikely and the Wastewater Utility is concerned by the possibility of having dense (urban) development in remote areas without having any likelihood of being able to service the area with a community sewer system in the event that any problems occur with the operation of the private treatment system. The Wastewater Utility's position is that in Rural areas, where urban services are not likely to be provided, Development should only be considered with Rural standards with a minimum lot size of 1 hectare.

The OCP direction has been to discourage such isolated rural development. Such development would be considered sprawl, particularly since this development is not integral to the OCP growth strategy and simply adds to the traffic through an agricultural area on rural standard roads not designed for higher traffic volumes.

However, the OCP also states that more intensive development may be supported under specific circumstances to satisfy civic objectives for the provision of park/ recreation uses. In this case, the dedication of a portion of Layer Cake Mountain, to preserve this important natural feature, may be considered as a civic objective worthy of allowing additional density. The provision of a 50 metre wide Riparian Management Area for Mission Creek would also be required.

Under the current A1 zoning, with a minimum parcel size of 4.0 ha, development of the entire site would provide approximately 33 lots. Although this is a new application there have been previous applications (under the previous A1 zone, which allowed 2.0 ha parcels) whereby the city had supported more intensive rural residential development on the order of 65 – 69 lots of less than 2.0 ha in size to compensate for the dedication of Layer Cake Mountain (i.e. density transfer). The support for this number of lots is roughly equivalent to using the whole site for parcels 2.0 ha in size, but clustering the new lots south of Mission Creek, thereby preserving Layer Cake Mountain and the Mission Creek Riparian Management Area. Theoretically, these new lots would still have to be a minimum of 1.0 ha to satisfy the Zoning Bylaw requirement for rural development not on a community sewer system. This would avoid the complication of co-signing a pollution control permit for which the City might ultimately be responsible.

Since the applicant chooses to proceed with a private sanitary sewer system for this proposed development, the only reason to support such a proposal would be to achieve park/recreation objectives (as provided for by OCP policy) by obtaining ownership of Layer Cake Mountain, which would provide the City with more control of this natural feature and would allow for public access understood to be required for completion of a major portion of the Scenic Canyon Regional Park and the Mission Creek Greenway Phase 2.

However, it should be noted that should the property remain undeveloped Layer Cake Mountain is already protected through our Natural Environment / Hazardous Condition Development Permit Area designation. The OCP identifies the Mission Creek corridor and associated uplands as a Development Permit area and also requires the establishment of a 50 metre Riparian Management Area (RMA) along Mission Creek (See OCP Table 7.1 and associated notes). The RMA may vary in width but shall be of sufficient width to include any significant natural features such as vegetation, water features, fish and wildlife habitat, escarpments, terraces, steep valley sides and cliffs. In addition, the RMA DP Guidelines (OCP Page 7-16 Measuring Details) specify that the RMA is measured from the top of bank or top of ravine. Therefore, the Mission Creek corridor and Layer Cake Mountain would continue to be protected in this manner, without necessarily being in public hands.

Should Council choose to give favourable consideration to this application the following recommendations may apply:

THAT Rezoning Application No. Z04-0020 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of East ½ of Sec. 1, Twp. 26, ODYD except Plan KAP48126; and Lot 2A, Sec. 1, Twp. 26, ODYD, Plan 1247, located on McCulloch Road, Kelowna, BC from the A1 - Agriculture 1 zone to the P3- Parks & Open Space, RR1 – Rural Residential 1 and RR2 – Rural Residential zones as shown on Map "A" attached to the report of Planning & Corporate Services Department, dated September 22, 2004 be considered by Council;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Variance Permit on the subject property;

R. G. Shaughnessy
Subdivision Approving Officer

Approved for inclusion ☐

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Corporate Services

RGS/SG/sg

FACT SHEET

1. **APPLICATION NO.:** Z04-0020
2. **APPLICATION TYPE:** Rezoning
3. **OWNERS:**
 - Otto Babichuk
c/o 11523 – 100 Avenue
Edmonton, AB T5K 0J8
 - 417860 Alberta Ltd.
5603 – 152A Avenue
Edmonton, AB T5A 4X7
 - Newport Investments Ltd.,
5503 – 174 Street
Edmonton, AB T6M 1E2
 - 244584 Alberta Ltd.,
312 Wolf Ridge Pt. NW
Edmonton, AB T5T 5R7
 - 537584 Alberta Ltd.,
45 Glenmeadow Crescent
St. Albert, AB T8N 3A2
 - Cher-Ken Holdings Ltd.,
Box 69, RR #4
Edmonton, AB T5E 5S7
 - MJC Development Corporation
19 Lancaster Crescent
St. Albert, AB T8N 2N9
 - Joric Holdings Ltd.
Box 8 Site 220, RR#2
St. Albert, AB T5T 5R7
 - Seadrift Properties Ltd.,
803 Wheeler Road West
Edmonton, AB T6M 2E5
 - Dlanor Developments Ltd.,
17515 – 106A Avenue
Edmonton, AB T5S 1M7
 - 407904 BC Ltd.
799 Young Road
Kelowna, BC V1W 2K7
 - Michael Neid
General Delivery
McCulloch Rd
Kelowna, BC

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|---|---|
| <p>4. APPLICANT/CONTACT PERSON:</p> <ul style="list-style-type: none"> • ADDRESS • CITY/ POSTAL CODE: • TELEPHONE/FAX NO.: | <p>Protech Consultants Ltd./Grant Maddock 200 – 1449 St. Paul Street Kelowna, BC V1Y 2E4 860-1771/860-1994</p> |
| <p>5. APPLICATION PROGRESS:</p> <p style="padding-left: 20px;">Date of Application:</p> <p style="padding-left: 20px;">Staff Report to Council:</p> | <p>March 15, 2004 March 15, 2004 September 22, 2004</p> |
| <p>6. LEGAL DESCRIPTION:</p> | <p>East ½ of Sec. 1, Twp. 26, ODYD except Plan KAP48126; and Lot 2A, Sec. 1, Twp. 26, ODYD, Plan 1247</p> |
| <p>7. SITE LOCATION:</p> | <p>North and south side of McCulloch Road, ~ .5 km east of KLO Creek & ~1 km east of Field Road</p> |
| <p>8. CIVIC ADDRESS:</p> | <p>5050 McCulloch Road</p> |
| <p>9. AREA OF SUBJECT PROPERTY:</p> | <p>129.5 ha</p> |
| <p>10. AREA OF PROPOSED REZONING:</p> | <p>129.5 ha</p> |
| <p>11. EXISTING ZONE CATEGORY:</p> | <p>A1 – Agriculture 1</p> |
| <p>12. PROPOSED ZONES:</p> | <p>P3- Parks & Open Space, RR1 – Rural Residential 1 and RR2 – Rural Residential</p> |
| <p>13. PURPOSE OF THE APPLICATION:</p> | <p>To rezone from the A1-Agriculture 1 zone to the RR1 – Rural Residential 1, RR2 – Rural Residential 2 and P3 – Parks & Open Space and to obtain a Development Variance Permit to allow for a minimum parcel size of 8,000 m² in the RR1 zone, and 4,000 m² in the RR2 zone, if properties are connected to a private sewer collection system, to facilitate a 110 lot bareland strata subdivision development and park dedication</p> |
| <p>14. MIN. OF TRANSPORTATION FILES NO.: NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY</p> | <p>N/A</p> |
| <p>15. DEVELOPMENT PERMIT MAP 19.1 IMPLICATIONS</p> | <p>None</p> |

Attachments

(Not attached to the electronic copy of the report)

Location Map
Plan of proposed subdivision