

To: Fraser Valley Regional District Board

Date: 2020-07-28

From: David Bennett, Planner II

File No: 3360-26-2020-01

Subject: Zoning Bylaw No. 1594, 2020 Proposed rezoning of 52655 Yale Road, Electoral Area D to facilitate a future subdivision between 52655 Yale Road and 10159 Caryks Road with the potential for two (2) new lots to be created.

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider giving second and third reading to the bylaw cited *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1594, 2020* for the rezoning of 52655 Yale Road, Electoral Area D to facilitate a future subdivision between 52655 Yale Road and 10159 Caryks Road with the potential for two (2) new lots to be created.

STRATEGIC AREA(S) OF FOCUS

Foster a Strong & Diverse Economy

Support Healthy & Sustainable Community

Provide Responsive & Effective Public Services

BACKGROUND

The purpose of Bylaw 1594 2020 is to rezone 52655 Yale Road from Country Residential (CR) to Suburban Residential 3 (SBR-3) to facilitate a subdivision between 52655 Yale Road and 10159 Caryks Road with the potential for two (2) new lots to be created.

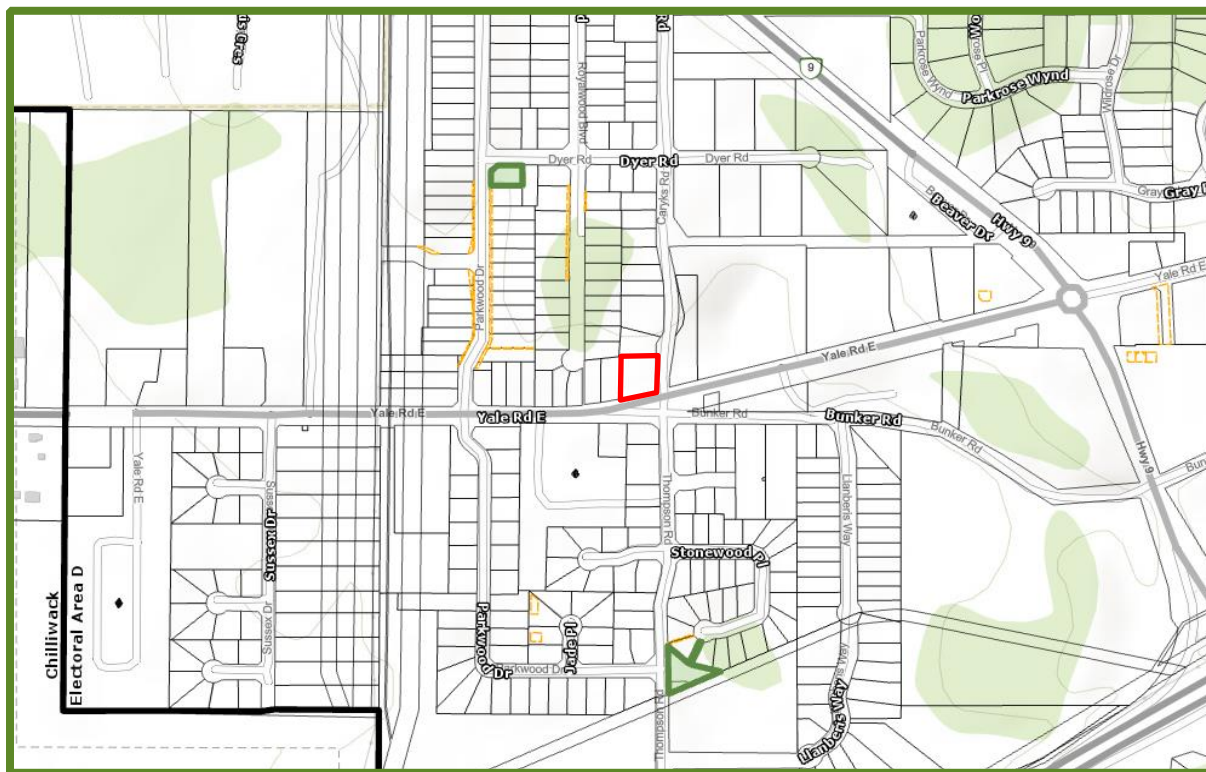
PROPERTY DETAILS

Electoral Area	D		
Address	52655 Yale Rd		
PID	007-420-285		
Folio	733.06645.050		
Lot Size	0.606 acres		
Owner	Glen & Karen Bruniski	Agent	Glen & Karen Bruniski
Current Zoning	Country Residential (CR)	Proposed Zoning	Suburban Residential 3 (SBR-3)
Current OCP	Suburban Residential (SR)	Proposed OCP	No change
Current Use	Residential	Proposed Use	Residential
Development Permit Areas	6-D Riparian Areas		
Agricultural Land Reserve	No		

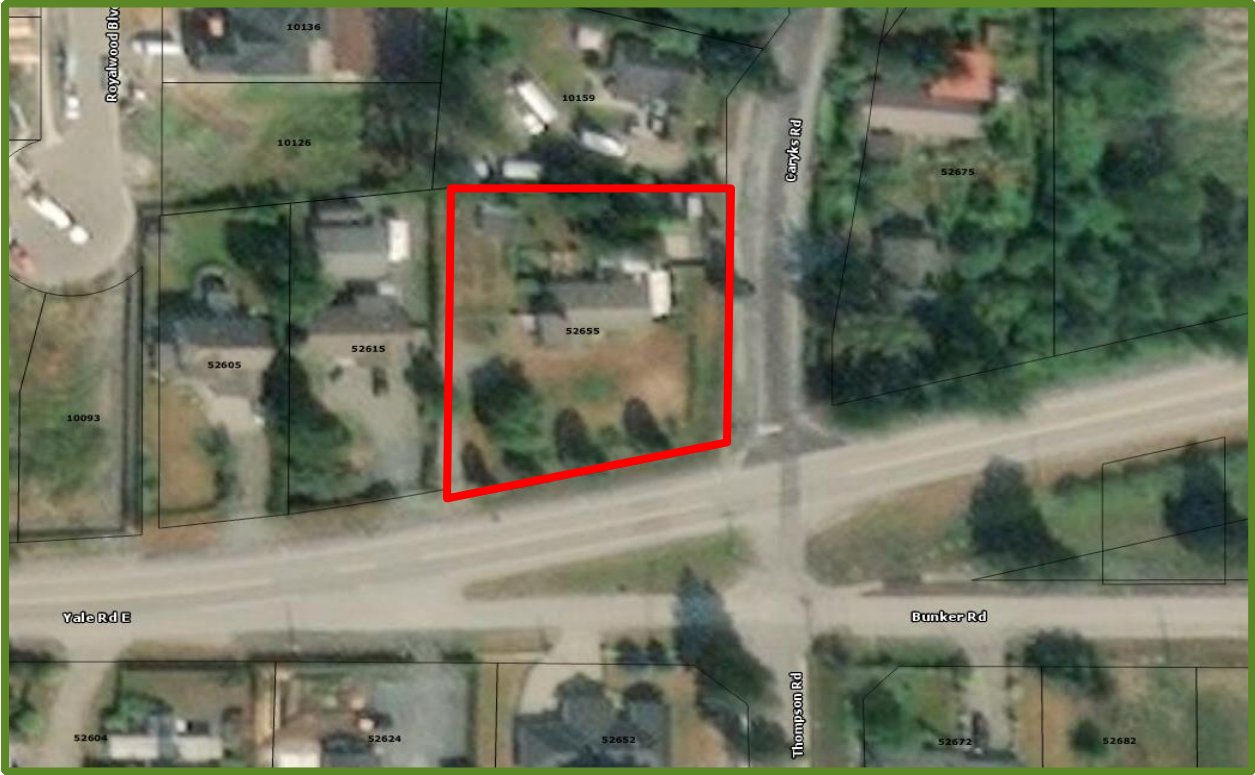
ADJACENT ZONING & LAND USES

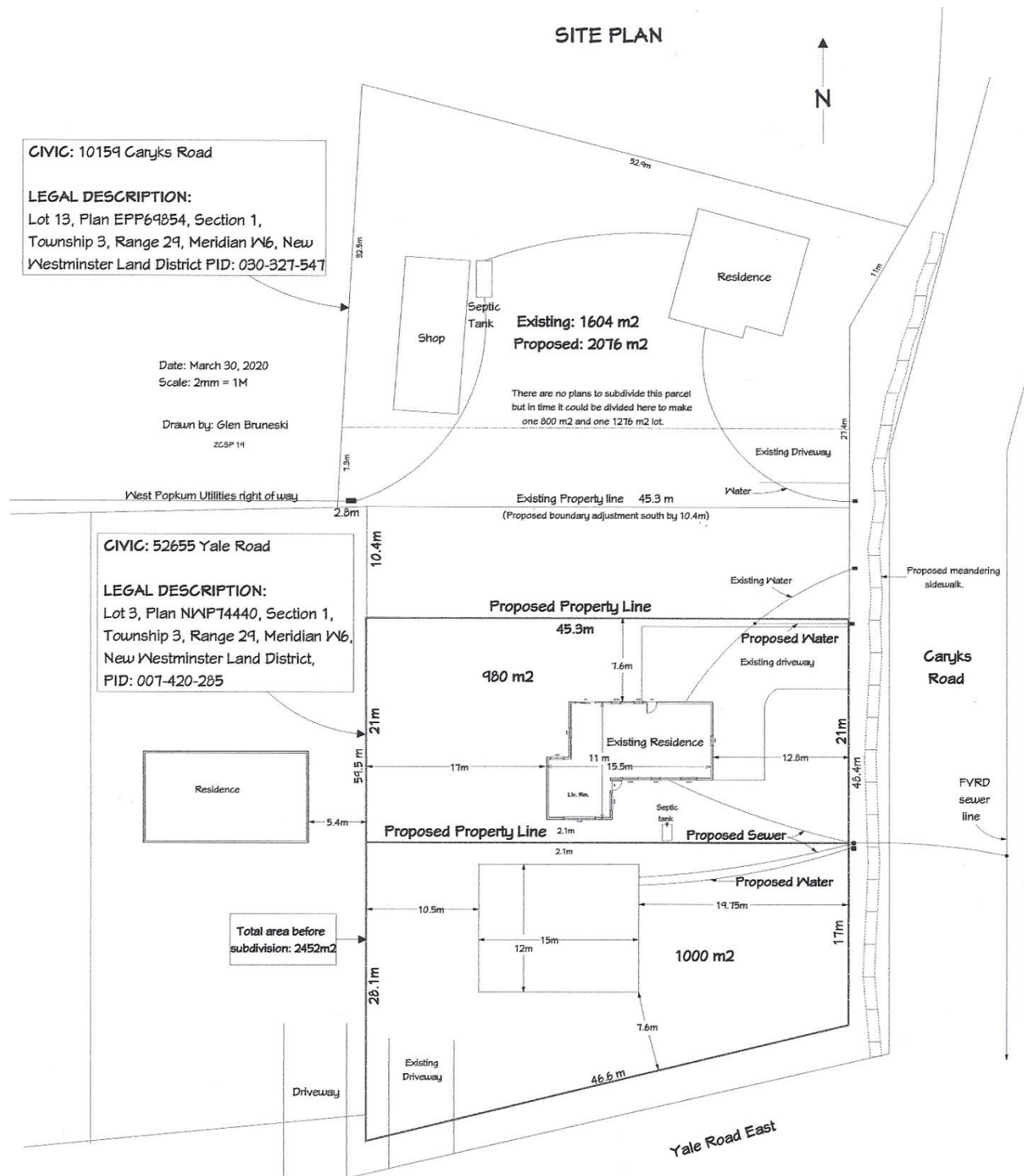
North	^	Suburban Residential 3 (SBR-3); Single-family Residence
East	>	Country Residential (CR); Caryks Rd, Single-family Residence
West	<	Suburban Residential 2 (SBR-2); Single-family Residence
South	v	Suburban Residential 2 (SBR-2); Single-family Residence, Yale Rd East

NEIGHBOURHOOD MAP



PROPERTY MAP





The proposed subdivision involves 10159 Caryks Road and 52655 Yale Road. There are two existing homes on two existing lots. The proposed three lot subdivision would add one (1) lot and one (1) new home next to Yale Road. The northern proposed lot is 2076m². This northern lot is large enough that it could also be subdivided in the future. Therefore, the proposal has the potential for a total of two (2) new lots and two (2) new homes. The developer has indicated that only one (1) of the new lots would be created by subdivision at this time. This proposal may be considered a minor infill subdivision.

DISCUSSION

Public Hearing Waiver.

The Local Government Act states:

A local government may waive the holding of a public hearing on a proposed zoning bylaw if

- (a) an official community plan is in effect for the area that is subject to the zoning bylaw, and
- (b) the bylaw is consistent with the official community plan.

This proposed zoning bylaw is consistent with the local government act's conditions to waive the holding of a public hearing.

The impact on the neighbourhood will be the construction of one (1) new home adjacent to Yale Road. There is also the potential for a second new home to be constructed if the proposed oversized lot at 10159 Caryks road is subdivided in the future. The condition of Caryks Road and the sidewalk will be improved as it is upgraded to an urban cross section on the western side of the road.

Public Hearing Waiver Notification

The Local Government Act states that if a public hearing is waived, the local government must provide newspaper notification as well as mailed notification to neighbours.

The notification processes undertaken for this application was:

A sign was posted on the property on May 14, 2020

Notification was mailed to neighbours within 150m on June 29, 2020

Newspaper ads were published in the July 16th and 23rd editions of the Chilliwack Progress.

The public notification informed neighbours that they may address comments or concerns to FVRD staff.

FVRD staff did not receive any comments or concerns and are recommending proceeding with second and third reading.

COST

Rezoning application fee - \$5,000.00 **Paid**

CONCLUSION

In order to determine whether or not to recommend proceeding to Second and Third Reading; FVRD staff's consideration included the following:

- Official Community Plan supports the development of Suburban Residential Lots
- The proposal is limited in scope and scale to a three-lot infill subdivision.
- Each proposed lot is larger than the 800m² minimum parcel size requirement of the SBR-3 Zone.
- This proposal may be considered a minor infill subdivision.
- The developer's immediate plan is to only create one new lot at this time. The proposed subdivision would create one (1) new lot and facilitate the construction of one (1) new home next to Yale Road.
- One oversized lot is proposed, and this lot may be subdivided in the future resulting in the construction of a second new home.
- The public notification and referral did not generate neighbourhood comments or concerns.

COMMENTS BY:

Graham Daneluz, Director of Planning & Development: Reviewed and supported.

Kelly Lownsborough, Director of Finance/Chief Financial Officer: Reviewed and supported.

Jennifer Kinneman, Chief Administrative Officer: Reviewed and supported.