



THE CORPORATION OF THE  
DISTRICT OF SUMMERLAND  
**COUNCIL REPORT**

DATE: January 15<sup>th</sup>, 2018 File: ZON 2017-21  
TO: Linda Tynan – Chief Administrative Officer  
FROM: Dean Strachan, MCIP, RPP – Director of Development Services  
SUBJECT: Official Community Plan Amendment and Rezoning Applications Lot 2, DL 488, ODYD, Plan KAP7164 (5418 Nixon Road)

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STAFF RECOMMENDATION:

That Council pass the following resolutions:

1. *THAT “Zoning Bylaw Amendment Bylaw No. 2018-002” be introduced and given first and second readings.*
2. *THAT a Public Hearing be held on February 26<sup>th</sup>, 2018 to receive public feedback on Bylaw No. 2018-002.*

PURPOSE:

To consider an application to rezone the property from A1 – Agricultural Small Acreage to RSD1 – Residential Medium Lot Zone for the property located at 5418 Nixon Road.

BACKGROUND and DISCUSSION:

The subject property is a 3.5 acre lot located on the corner of Nixon Road and Wharf Street in the Trout Creek neighbourhood (see Figure 1). The subject property has an Official Community Plan (OCP) designation of Low Density Residential and is zoned A1 – Agricultural Small Acreage. The applicants have applied to rezone the subject property to allow for a twenty-one (21) lot residential subdivision (see Figure 2).

The applicants applied for an OCP amendment and rezoning of the subject property to allow for a twenty-two (22) lot residential subdivision in May, 2017 (see Figure 3). Following a Public Hearing August 28<sup>th</sup>, 2017, an Open House October 5<sup>th</sup>, 2017 and a second Public Hearing November 14, 2017 Council passed a resolution granting third reading to the bylaw to amend the OCP designation to Low Density Residential, but defeated the rezoning bylaw. In their comments following the defeating resolution Council encouraged the applicant to consider the public input received and submit a new application with a revised subdivision plan.

The applicants have now submitted a new rezoning application with a revised subdivision plan reducing the number of lots from 22 to 21. In the new plan one proposed lot was removed from the lots adjacent to Nixon Road, four of the remaining lots on this frontage were enlarged from 520 sqm to 655 sqm. The submitted plan includes a three metre wide pedestrian walkway connecting from Britton Road through to Nixon Road between the proposed new lots.

The property is located within the District's 'Urban Growth Area' and has services (water/sewer/electric) adjacent. The adjacent subdivision on Britton Road was designed with a plan to extend the single-family subdivision into the subject property with an extension of the road.

The Low Density Residential OCP Designation includes neighbourhoods with existing services with a density of between 4 to 22 units per hectare. The proposed 21 lot subdivision would have a density of 13.2 units per hectare.

The proposed residential single-family subdivision would fit with the development format of the area. The properties adjacent to the subject property include single family residential development on three sides with an agricultural to the north and the elementary school to the north-east.

If Council schedules a Public Hearing for February 26<sup>th</sup>, 2018 notification letters will be sent out, signs will be posted on the property and ads will be placed in the newspaper.

#### CIRCULATION COMMENTS:

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 with the proposed rezoning.

If the rezoning is approved, as a part of a subdivision application for the proposed 21 lots detailed infrastructure and servicing plans would be required.

The application will be presented to the Advisory Planning Commission (APC) at their January 19<sup>th</sup>, 2018 meeting.

Should the application bylaw receive third reading, it will be forwarded to the Ministry of Transportation and Infrastructure for approval prior to Council consideration of bylaw adoption.

#### CONCLUSION:

The proposed rezoning application would allow for the subject property to be subdivided into 21 single family lots.

#### OPTIONS:

1. Pass the resolutions as recommended.
2. Refer back to staff for other options.

Respectfully submitted,



Dean Strachan MCIP, RPP  
Director of Development Services

Approved for Agenda



Linda Tynan, CAO

Figure 1



Figure 2

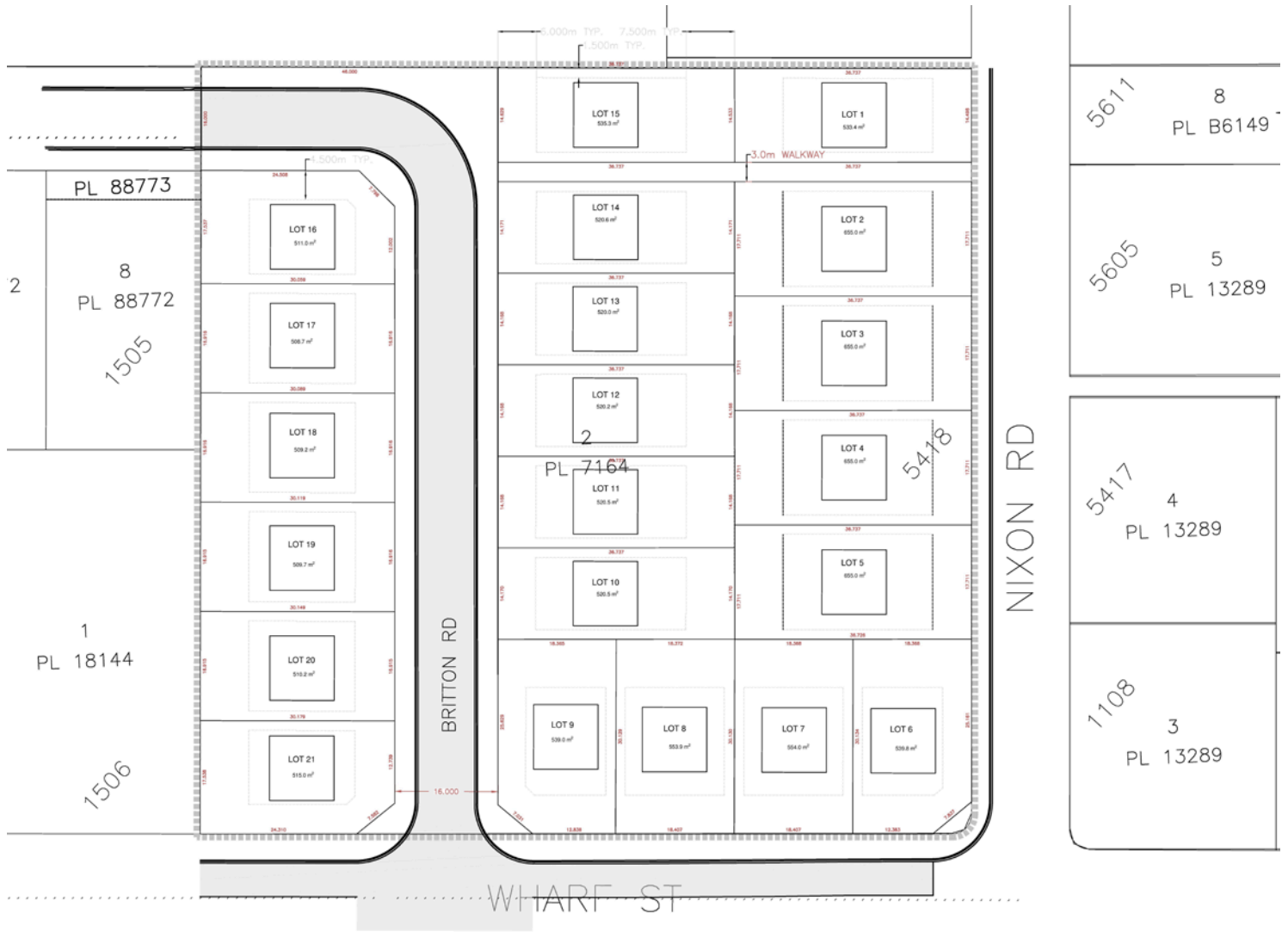


Figure 3

