



ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: November 16, 2022

From: Jayden Riley, Planner III

File No: Z 22-12

Subject: **Z 22-12; Zoning Bylaw Amendment; 1620 Stevens Road**

BACKGROUND

This application is seeking to rezone a 1.2-ha portion of the 34.4-ha subject property from Gravel Extraction (I4) to Light Industrial (I1) to accommodate construction of two light industrial buildings. The subject property currently contains a gravel extraction business with accessory uses and is hooked across Shannon Lake Road and Bartley Road. The affected area proposed for rezoning exists immediately adjacent to Shannon Lake Road on both the east and west side of the roadway (*Figure 1*).

PROPERTY DETAILS			
Address	1620 Stevens Road		
PID	011-362-618		
Folio	36414137.001		
Lot Size	34.4 ha (1.2 ha portion affected)		
Owner	Emil Anderson Construction	Agent	Greg Asling, EAP
Current Zoning	RU4 (Rural Residential Large Parcel); I4 – Gravel Extraction (portion affected); I5 – Gravel Extraction with Asphalt Plant	Proposed Zoning	I1 (Light Industrial) (1.2 ha portion)
Current OCP	Industrial	Proposed OCP	N/A
Current Use	Grave extraction, accessory uses	Proposed Use	Gravel extraction, accessory uses, light industrial uses
Development Permit Areas	Aquatic		
Hazards	Aquatic		
Agricultural Land Reserve	None		

ADJACENT ZONING & LAND USES

North	^	I3 – Timber Processing and Manufacturing
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		RU4 – Rural Residential Large Parcel
East	>	I4 – Gravel Extraction (same property) I1 – Light Industrial
West	<	RMP – Manufactured Home Park
South	v	I4 – Gravel Extraction RU4 – Rural Residential Large Parcel

PROPERTY MAP



DISCUSSION

Site-Specific Considerations

The subject property is located at 1620 Stevens Road and contains gravel extraction and asphalt plant uses. The property is split-zoned and hooked across Shannon Lake Road and the Bartley Road extension. The Bartley Road extension is an area encumbered by a Statutory Right of Way for public access. There are no immediate plans at this time for Bartley Road to be realigned north of the Shannon Lake Rd / Stevens Rd roundabout.

Proposal

The proposal is seeking to rezone a 1.2-ha portion of the 34.4-ha property from Gravel Extraction (I4) to Light Industrial (I1). The property currently contains a gravel extraction business operated by Emil Anderson Construction with the south-east portion of the property containing an asphalt plant. The application to rezone is to accommodate future development of a multi-tenant light industrial building and a retail/equipment supply shop. A conceptual site plan has been provided (*Figure 2*).

Policy and Bylaw Review

Official Community Plan Bylaw No. 0100

The subject property contains an Industrial Land Use Designation (LUD), which is intended to support a range of light and heavy manufacturing, warehousing, processing, and distribution activities. There is no change proposed to the LUD.

The subject property also contains Hillside, Aquatic, and Form and Character (industrial) Development Permit Areas. Subject to rezoning, the applicant will need to apply for a development permit for an Aquatic and Form and Character (industrial) Development Permit prior to Building Permit. These DPs ensure protection of the sensitive aquatic areas and monitoring during construction, as well as ensure that the building's form and character and landscaping meet city guidelines. More detailed information regarding the eventual proposal would be submitted at that time.

Zoning Bylaw No.0265

The property is split-zoned, with most of the parcel zoned Gravel Extraction (I4). An area to the north of the site is also zoned Rural Residential Large Parcel (RU4), and a small portion to the south-east is zoned Gravel Extraction with Asphalt Plan (I5).

The portion of the site proposed for rezoning is a 1.2-ha area zoned Gravel Extraction (I4) (*Attachment 1*). The I4 zone is intended to accommodate extraction and processing of natural sand and gravel resources for the manufacture, wholesale, and retail sale of associated products. The I4 zone also permit accessory uses, such as outdoor storage, which is occurring on the portion of the property furthest west, across Shannon Lake Road.

The proposed Light Industrial (I1) zone permits a range of light industrial and associated uses, including contractor service, retail (service commercial), warehouse, commercial storage, recreation services (indoor), general industry, and restaurant. Subject to rezoning, at time of Development Permit further information would be reviewed to ensure development complies with the applicable zoning criteria. The zoning criteria for both the I1 and I4 zones are attached to this report (*Attachments 3 and 4*).

Technical Review

Servicing

A Functional Servicing Report (FSR) was submitted with the application, which outlines existing and proposed services to accommodate the proposed zone.

Roads – access to the site located on the north side of Shannon Lake Road will be accessed from the Shannon Lake / Bartley Road intersection. No improvements to this intersection are anticipated, according to the FSR. Two access are proposed to the site located south-west of Shannon Lake Road. Further review of the TIA will determine the need for a left turn lane if only one access is proposed – as noted in the FSR, a left turn lane would not be warranted with a two-driveway configuration.

Frontage Improvements – frontage improvements would be required to meet the city's standard road section for both the Bartley Road extension and Shannon Lake Road.

Sanitary Sewer – the FSR notes that both sites will be serviced by the recently installed low pressure sanitary main, which discharges to a new gravity sanitary main at the Stevens Road and Bartley Road roundabout.

Water – the FSR notes that both sites are proposed to be serviced by the existing watermain running along the west side of Shannon Lake Road.

Stormwater/Drainage – on-site storm water is proposed to be managed via catch basins, drywells, and stormwater storage facilities where it will be infiltrated.

Traffic Impacts

A Traffic Impact Assessment was conducted as part of this application. This report is currently under review by the city and its transportation consultant, as well as the Ministry of Transportation and Infrastructure due to the proximity to a controlled provincial highway intersection.

Environmental Assessment

An Environmental Assessment Report was also submitted with the application due to the existing watercourse at the western boundary of the subject property. The report provides an assessment of potential environmental risk and evaluates the potential presence of contaminants. The report concludes that there is no evidence of historical contamination. More information will be required at time of Development Permit to specifically address compliance with setbacks and protection of the watercourse and associated riparian area.

Referrals

This application has been referred to various internal departments and external agencies. At the time of writing this report, no comments have been received.

Public Notification

In accordance with the city's Development Application Procedures Bylaw No. 0260, notice of application signage has been installed on the subject property in two locations. Should Council resolve to give first and second reading to the proposed amendment bylaw, in accordance with the *Local Government Act*, a notice will be mailed to residents within 100 m of the subject property and an advertisement will be placed in the local newspaper advising of the Public Hearing and how to make a submission for Council's consideration.

KEY CONSIDERATIONS

In providing recommendations to City staff and Council, the APC may wish to consider the following:

- The proposed zone is consistent with the existing Industrial Land Use Designation. No OCP amendment required.
- The site plan provided is conceptual only. Should rezoning be successful, all uses permitted under the I1 zone would be permitted, subject to compliance with City's OCP guidelines, zoning bylaw, and other regulations.
- Following rezoning, more information would be reviewed at time of Development Permit related to form and character and sensitive aquatic ecosystems. These DPAs may be approved via delegated authority as opposed to Council.
- Subject to Council giving first and second reading to the proposed amendment bylaw, the public will have an opportunity to comment on the proposal at time of Public Hearing.

Specific comments would be appreciated should the APC have any concerns with the proposed zoning bylaw amendment, so that they may be further investigated or considered prior to staff providing a recommendation to Council as part of consideration of the application.

Respectfully submitted,

Jayden Riley, Planner III

Powerpoint: Yes ☒ No ☐

Attachments:

1. Proposed Zoning Boundary
2. Conceptual Site Plan
3. I4 Zone Criteria
4. I1 Zone Criteria