



ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: July 19, 2023

From: Yvonne Mitchell, Planner II

File No: Z 23-04

Subject: **Z 23-04, Zoning Bylaw Amendment, 2004 Bartley Road**

BACKGROUND

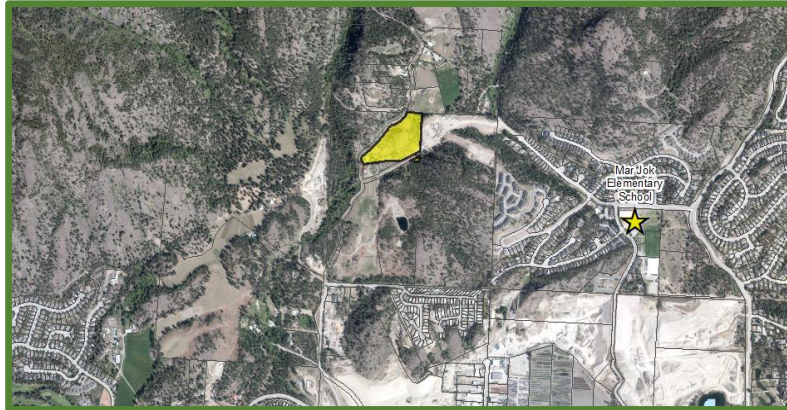
The subject property is a 9.87 acre parcel located within the Bartley North neighbourhood. The property is currently developed with a single detached dwelling, riding stable, agriculture use (horses and chickens), and accessory buildings and structures on the southwestern portion of the property (See Attachment 1). A building permit was recently issued for a prefabricated 60' by 80' steel building on the northern side of the property (see Attachment 1). This building has since been constructed.

PROPERTY DETAILS			
Address		2004 Bartley Road	
PID		031-851-967	
Folio		36414142.003	
Lot Size		39973.7 m ²	
Owner	Alex, Steven, Colleen Richardson, Katie McIntyre	Agent	Colleen Richardson
Current Zoning	Agricultural Zone (A1)	Proposed Zoning	Agricultural Zone (A1) <i>with site specific text amendment</i>
Current OCP	Agricultural, Resource Land	Proposed OCP	N/A
Current Use	Single Detached Dwelling; Riding Stable; Agriculture, General; Accessory Buildings and Structures	Proposed Use	Single Detached Dwelling; Riding Stable; Agriculture, General; Accessory Buildings and Structures <i>and vehicle and equipment storage</i>
Development Permit Areas	Wildfire, Hillside, Sensitive Terrestrial Areas		
Hazards	N/A		
Agricultural Land Reserve	No		

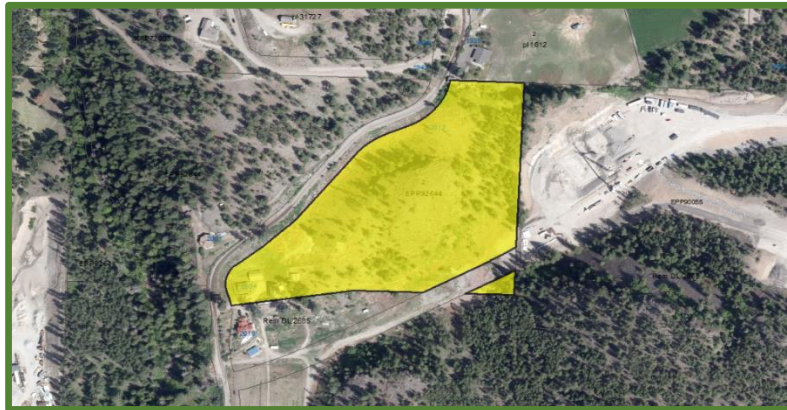
ADJACENT ZONING & LAND USES

North	^	Rural Residential Small Parcel Zone (RU2)
East	>	Agricultural Zone (A1)
West	<	Agricultural Zone (A1)
South	v	Agricultural Zone (A1)

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

Proposal

The application is for a Site-Specific Zoning Bylaw Amendment to permit vehicle and equipment storage in an Agricultural Zone (A1) on approximately 1 acre of the subject property (See Attachment 1). Storage would be indoor (within the existing 60'x80' prefabricated steel building), and outdoor.

Applicant's Rationale

The applicant has provided a rationale for their proposal (Attachment 2).

Zoning and Policy Review

Zoning Bylaw No. 0265

Part 8 – Agricultural Zones

The subject property is zoned Agricultural Zone (A1). The A1 zone permits a variety of uses including single detached dwelling, riding stable, agricultural general, and accessory buildings and structures.

Vehicle and equipment storage is not permitted in the A1 Zone unless it meets the requirements in Section 3.7 described below. An exception exists for the storage of farm machinery and implements used on the farm on which the storage is taking place.

Part 3 General Regulations

Section 3.7 of the General Regulations in the Zoning Bylaw states on a parcel in the Agricultural Zone (A1) the parking and exterior storage of logging, industrial, commercial or construction vehicles or equipment is permitted in accordance with the following:

Minimum Parcel Size	Maximum Number of heavy vehicles or equipment	Maximum area of the parcel covered by heavy vehicles or equipment	Minimum distance of heavy vehicles or equipment from a side of rear parcel boundary or stream
3.8 ha (9.4 ac)	4	300m ² (3,229.2 ft ²)	15 m (49.2 ft)

The proposed site-specific text amendment application does not meet the above regulations in the Zoning Bylaw. The proposal is for storage of more than 4 vehicles or equipment (approx. 18+ vehicles and equipment), in an area larger than 300m² (4,047m²), and with a less than 15m setback from the northern side parcel boundary.

Relevant Zoning Bylaw sections are found in Attachment 3.

Official Community Plan Bylaw No.0100

The subject property is designated Agricultural and Resource Land in the Official Community Plan. The portion of the property subject to this site-specific text amendment application is designated Resource Land. The Built Form/Land Use of the Resource Land designation is a range of natural resource, recreation, and agricultural related uses. The Purpose is to steward the economic, environmental, heritage and habitat values on these lands. The proposal is considered consistent with the OCP as the proposed use would be in addition to agricultural activities on the subject property.

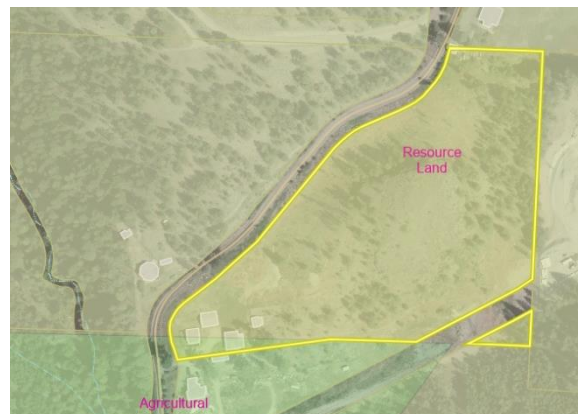


Figure 1: Official Community Plan Land Use Designations on the subject property.

KEY CONSIDERATIONS

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

- Vehicle and equipment storage in the A1 Zone is currently limited to 4 vehicles/equipment, 300m² of parcel coverage, and 15m setbacks from rear and interior property lines or streams.
- The Site Specific Zoning Bylaw Amendment application is approx. 18+ vehicles/equipment, in an area approx. 1 acre in size, with an interior setback less than 15m.

Specific comments would be appreciated should the APC have any concerns with the proposed site-specific text 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,

Yvonne Mitchell, Planner II

Powerpoint: Yes ☒ No ☐

Attachments:

1. Survey Plans and Maps
2. Applicant's Rationale
3. Zoning Bylaw Sections