

SUPPLEMENTAL REPORT TO COUNCIL



Date: January 23, 2006

RIM No. 1250-30

To: City Manager

From: Community Planning Department (TC)

Application: Z16-0065

Owner: Jamie D. Coates

Address: 4077 & 4079 June Springs Road

Applicant: Shanti Handley

Subject: Z16-0065

Existing OCP Designation: REP – Resource Protection Area

Existing Zone: A1 – Agriculture 1

Proposed Zone: A1c – Agriculture 1 with Carriage House

1.0 Recommendation

THAT Council receives for information, the Supplemental Report from Community Planning dated January 23, 2016 with respect to Rezoning Application No. Z16-0065, for *Parcel B (Plan B5939) Lot 77 Section 3 Township 26 ODYD Plan 1247*, located on 4077 and 4079 June Springs Road;

AND THAT the rezoning bylaw be forwarded to a Public Hearing;

AND THAT Final Adoption of the rezoning bylaw be subject to the registration of a covenant that restricts the following:

- Principal uses are restricted to: agriculture; greenhouses and plant nurseries; intensive agriculture and single dwelling housing;
- Secondary uses are restricted to: carriage house and home based business – rural (existing structures only);
- Maximum number of permitted dwellings on the property is two (no additional suites are permitted);
- Secondary uses are permitted when the principal land use on the property includes agriculture, greenhouses and plant nurseries or intensive agriculture;
- Residential tenancy must be no less than a 30 day period (short term rentals are not permitted);
- Farm Residential Footprint is restricted to less than 2000 metres²; and
- The remainder of the property is protected via a No Build Area.

2.0 Purpose

At the January 9th, 2017 Council meeting, Council supported the application to rezone the subject property from A1 – Agriculture to A1c – Agriculture 1 with Carriage House zone and also directed staff to report back to Council with appropriate recommendations and bylaw for first reading consideration.

3.0 Community Planning

At the January 9th, Council meeting, Community Planning staff put forward a recommendation that Council not support the proposal to convert the existing accessory building into a carriage house given that the building approval was based on the dwelling being used for farm worker accommodation.

As directed by Council, staff have returned with a bylaw for First Reading and a recommendation that approval of the the bylaw be subject to a registered covenant. The intention of the covenant is to ensure that the property is protected for mainly agricultural purposes and that no further urban development occurs on the property. The details of the covenant would be as as follows:

- Restricts the principal uses to agricultural uses only;
- Restricts the secondary uses to carriage house and home based business only;
- Restricts the maximum number of dwellings permitted on the property to two (2);
- Requires that some form of agricultural land use exist on the property prior to secondary land uses being permitted;
- Restricts short term rentals on the property;
- Restricts the farm residential footprint size to under 2000 square metres; and
- Restricts additional structures on the remainder of the property.

Subject Property Map:



Existing Farm Residential Footprint:



4.0 Application Chronology

Date of Application Received:	September 23, 2016
Referral Circulated:	September 28, 2016
AAC Meeting:	October 13, 2016
Ownership Change:	October 24, 2016
Referral Comments Received:	November 14, 2016
Owner's Authorization Form Received:	December 5, 2016
Neighbourhood Consultation Completed:	December 6, 2016
Staff Presentation to Council Completed:	January 9, 2016

Report prepared by: Todd Cashin, Suburban and Rural Planning Manager

Reviewed by: Terry Barton, A/ Community Planning Manager

Approved for Inclusion: Doug Gilchrist, Community Planning & Real Estate Director