

TO: His Worship Mayor Dan Ruimy
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7921-2023
12625 McNutt Road

MEETING DATE: May 02, 2023
FILE NO: 2023-053-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 12625 McNutt Road, from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential) to permit a future subdivision of two single-family residential lots.

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) Program at a rate of \$7,100 per lot. Council Policy 6.31 stipulates that in single-family residential subdivisions proposing fewer than three lots, only the first lot is exempt, after which the CAC program applies to each additional lot. Therefore, an estimated CAC amount of \$7,100 or such rate applicable at third reading of this application would be required.

RECOMMENDATIONS:

1. That *Zone Amending Bylaw No. 7921-2023* be given first reading; and further
2. That the applicant provides further information as described on Schedules B and G of the *Development Procedures Bylaw No. 5879-1999*, along with the information required for a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant:	Ryan Fry
Legal Description:	LOT 19 DISTRICT LOT 6881 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 34392
OCP:	
Existing:	<i>Suburban Residential</i>
Proposed:	<i>Suburban Residential</i>
Within Urban Area Boundary:	No
OCP Major Corridor:	No

Zoning:		Existing:	RS-3 (Single Detached Rural Residential)
		Proposed:	RS-2 (Single Detached Suburban Residential)
Surrounding Uses:			
North:	Use:	Single-Family Dwelling	
	Zone:	RS-3 (Single Detached Rural Residential)	
	Designation:	<i>Suburban Residential</i>	
South:	Use:	Single-Family Dwelling	
	Zone:	RS-3 (Single Detached Rural Residential)	
	Designation:	<i>Suburban Residential</i>	
East:	Use:	Single-Family Dwelling	
	Zone:	RS-3 (Single Detached Rural Residential)	
	Designation:	<i>Suburban Residential</i>	
West:	Use:	Single-Family Dwelling	
	Zone:	RS-3 (Single Detached Rural Residential)	
	Designation:	<i>Suburban Residential</i>	
Existing Use of Property:		Single-Family Dwelling	
Proposed Use of Property:		Single-Family Dwelling	
Site Area:		1.179 ha. (2.9 ac.)	
Access:		McNutt Road	
Servicing Requirement:		Rural Standard	

b) Site Characteristics:

The subject property located at 12625 McNutt Road, is approximately 1.179 hectares (2.9 acres) in size and has frontage on McNutt Road (See Appendices A and B). The subject property which is located outside of the Urban Area Boundary of the OCP is bounded by single-family residential properties to the north, east, west, and south. In general, the property is heavily treed, with the exception of the central portion of the lot, and it has a large number of Significant Trees throughout the site. The subject property contains slopes greater than 15% along McNutt Road and in its north-western section. There is an existing single-family dwelling, which will be maintained as part of the north lot. The site is currently connected to the Community Water System but it does not have access to the Community Sanitary Sewer System.

c) Project Description:

The applicant is proposing to rezone the subject property from RS-3 to RS-2 to permit future subdivision into two single-family residential lots with a minimum lot area of 0.4 hectares (1.0 acre.) Both lots meet the minimum lot area for the RS-2 zone. (See Appendix D). The lots would be accessed from McNutt Road.

At this time the current application has been assessed to determine its compliance with the Official Community Plan (OCP) and provide a land use assessment only. Detailed review and comments will need to be made once full application packages have been received. A more detailed analysis and further reports will be required prior to second reading. Such assessment may impact proposed lot boundaries and yields, OCP designations and bylaw particulars, and may require application for further development permits.

Any subdivision layout provided is strictly preliminary and could change after servicing details and analysis reports are reviewed. The subdivision layout must be approved by the Approving Officer prior to second reading.

d) Planning Analysis:

Official Community Plan:

The OCP designates the subject property as *Suburban Residential* and development of the property is subject to the *Suburban Residential* Policies 3.10 through to 3.13 of the OCP.

Suburban Residential Policies 3.10 through to 3.13 of the OCP state the following:

Policy 3-10 Urban-level residential densities will not be supported in areas designated Suburban Residential.

Policy 3-11 Maple Ridge will support some agricultural uses and single detached housing on large suburban lots. Lot sizes within this land use designation are generally 0.4 hectares in size.

Policy 3-12 Maple Ridge will continue to support garden suites as a form of infill in Suburban Residential areas in accordance with the requirements of the Zoning Bylaw.

Policy 3-13 Areas designated Suburban Residential are located outside the Urban Area Boundary. City water is required and sewage disposal is provided through a private system.

In August, 2016 Council received a staff report outlining *Suburban Residential* and *Estate Suburban Residential* land use designation options. On September 5, 2017 after further review Council resolved that no changes would be made to the *Estate Suburban* and *Suburban Residential* OCP policies and that residential development in these areas could proceed accordingly.

The proposed application is compliant with the Official Community Plan.

Zoning Bylaw:

The current application proposes to rezone the subject site from RS-3 to RS-2 (see Appendix C) to permit future subdivision of two lots (see Appendix D). The minimum lot size for the current RS-3 zone is 0.8 hectares (1.98 acres), and the minimum lot size for the proposed RS-2 zone is 0.4 hectares (1.0 acre). Both lots meet the minimum lot size requirements as they are 0.57 hectares and 0.61 hectares.

Development Permits:

Pursuant to Section 8.10 of the OCP, a Natural Features Development Permit application is required for all development and subdivision activity or building permits for all lands with an average natural slope of greater than 15%.

The purpose of the Natural Features Development Permit is to ensure the preservation, protection, restoration and enhancement of the natural environment and for development that is protected from hazardous conditions.

The subject property is located within the Wildfire Development Permit Area. Section 8.4 of the OCP, exempts a single-family home or a subdivision resulting in the creation of not more than two residential lots from requiring a development permit. However, a restrictive covenant detailing building design and landscaping requirements will be required and registered as part of this application.

Advisory Design Panel:

This application does not require a report to the ADP.

Development Information Meeting:

A Development Information Meeting is not required for this application because it is in compliance with the OCP and is proposing less than five dwelling units.

e) Interdepartmental Implications:

In order to advance the current application after first reading, comments and input, will be sought from the various internal departments and external agencies listed below:

- a) Engineering Department;
- b) Environmental Section;
- c) Operations Department;
- d) Fire Department;
- e) Building Department;
- f) Parks, Recreation and Culture Department;
- g) School District; and
- h) Canada Post.

The above list is intended to be indicative only and it may become necessary, as the application progresses, to liaise with agencies and/or departments not listed above.

f) Development Applications:

In order for this application to proceed, the following information must be provided as required by *Development Procedures Bylaw No. 5879-1999* as amended:

1. A complete Rezoning Application (Schedule B);
2. A Natural Features Development Permit Application (Schedule G); and,
3. A Subdivision Application.

The above list is intended to be indicative only, other applications may be necessary as the assessment of the proposal progresses.

CONCLUSION:

The development proposal is in compliance with the OCP. Therefore, it is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

"Original Signed by Rosario Alvarado"

Prepared by: **Rosario Alvarado**
Planning Technician

"Original Signed by Mark McMullen" for

Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

"Original Signed by Christine Carter"

Approved by: **Christine Carter, M.PL, MCIP, RPP**
**GM Planning & Development
Services**

"Original Signed by Scott Hartman"

Concurrence: **Scott Hartman**
Chief Administrative Officer

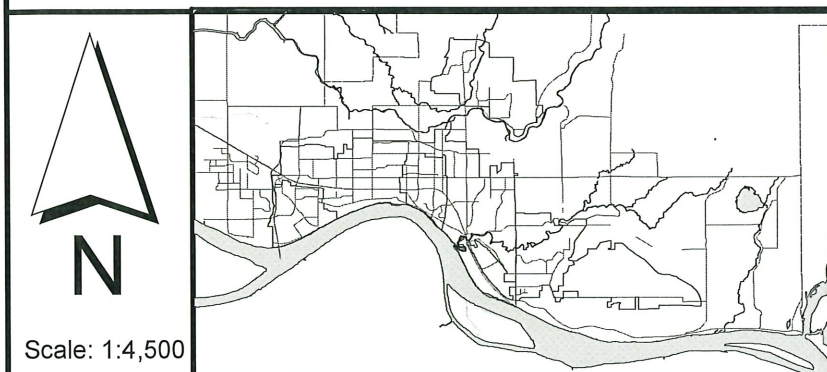
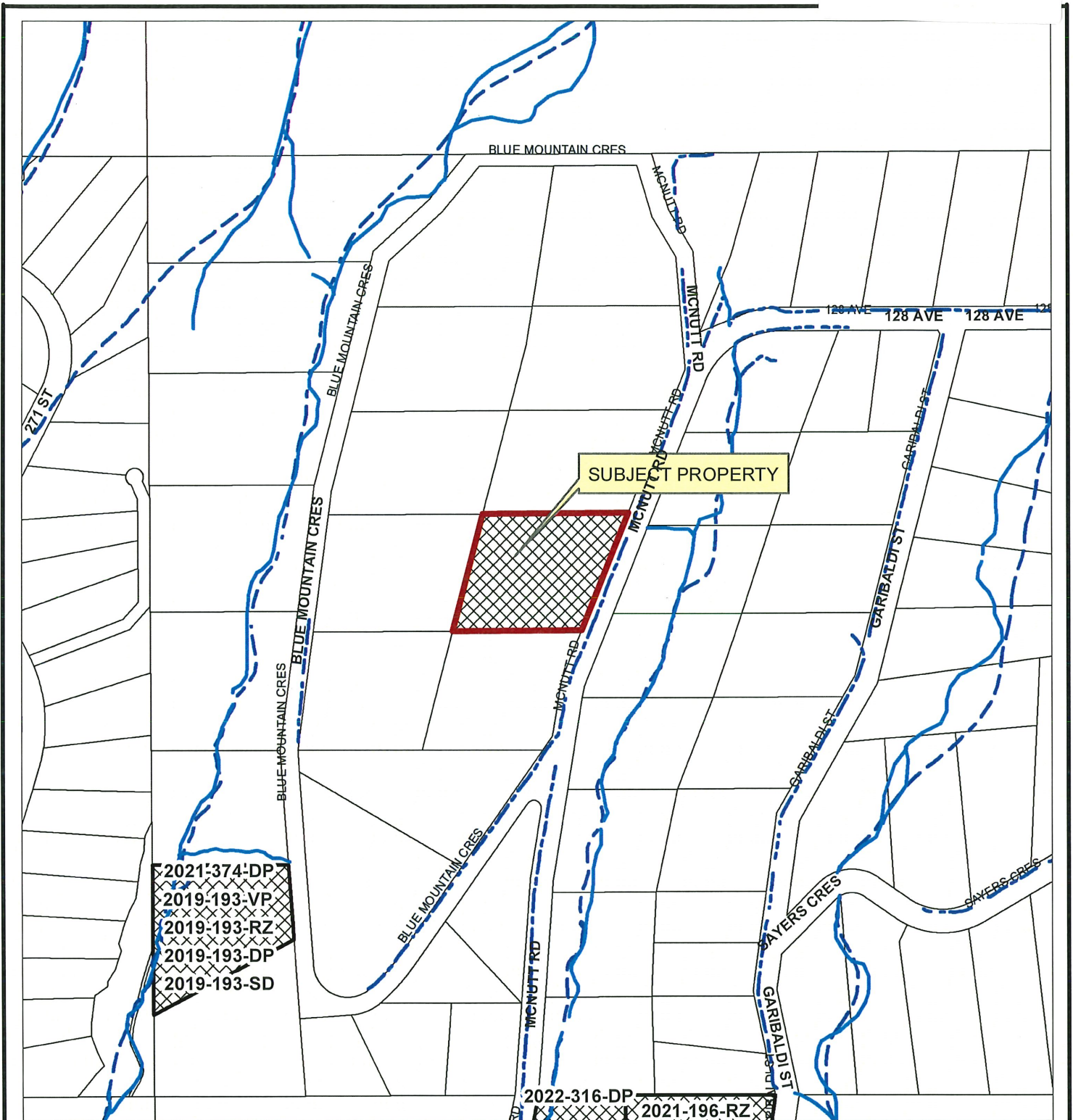
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7921-2023

Appendix D – Proposed Site Plan



12625 MCNUTT ROAD
PID: 007-085-583

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

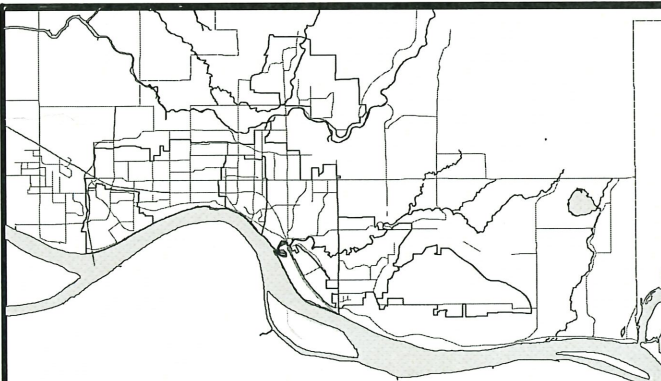
FILE: 2023-053-RZ
DATE: Apr 13, 2023

BY: AL

Scale: 1:4,500



Scale: 1:2,500



12625 MCNUTT ROAD
PID 007-085-583

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

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FILE: 2023-053-RZ
DATE: Mar 2, 2023

BY: AH

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7921-2023

Map No. 2007

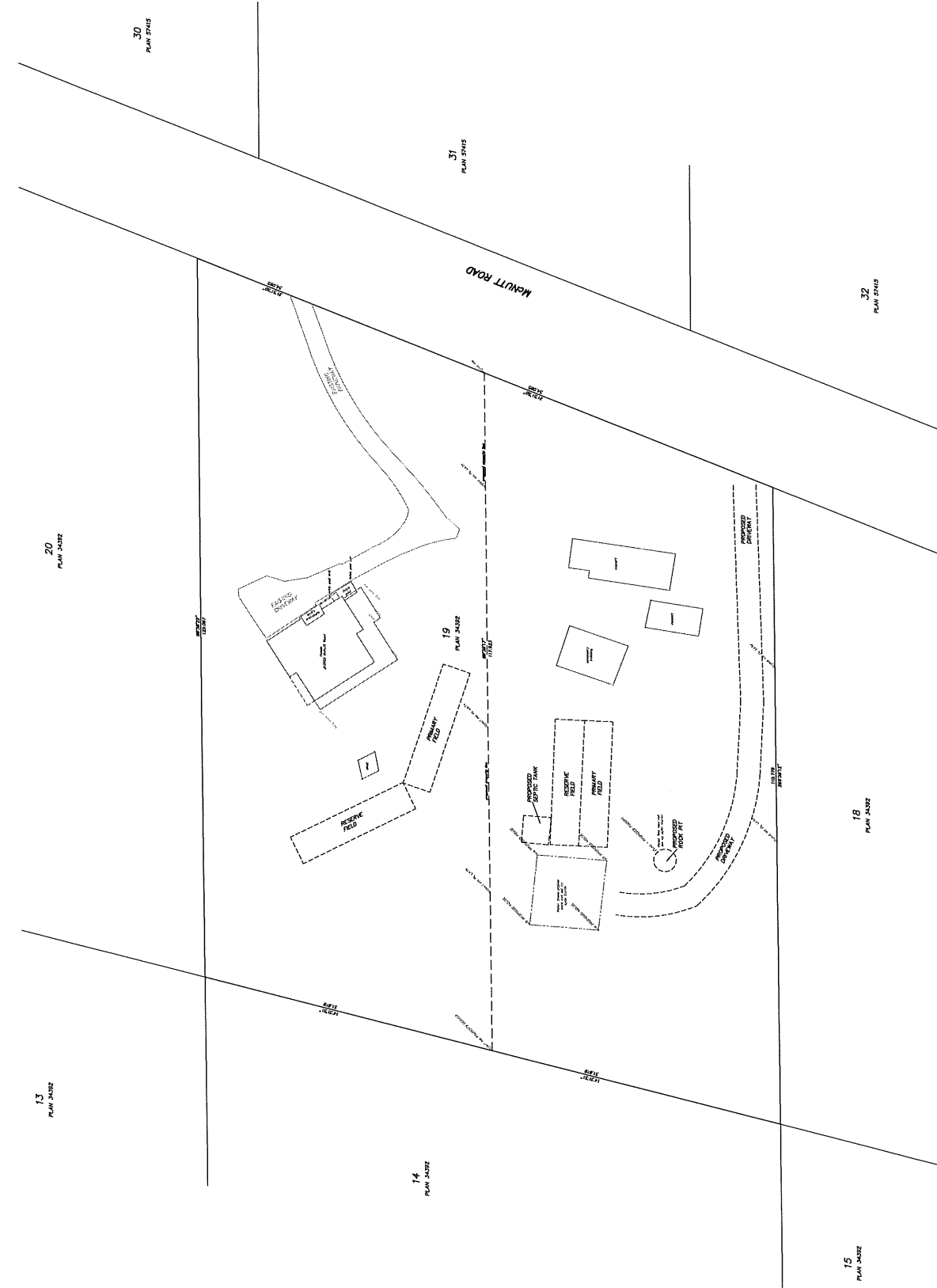
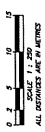
From: RS-3 Single Detached Rural Residential

To: RS-2 Single Detached Suburban Residential



SCALE 1:2,500

SKETCH SHOWING EXISTING BUILDINGS, LAYOUT AND
POINTS SET BY THIRD PARTY OVER LOT 19
DISTRICT LOT 6881 GROUP 1
NEW WESTMINSTER DISTRICT PLAN 34392



NOTES:
ALL DISTANCES SHOWN ARE IN METRES.
THIS PLAN IS A JUDICIAL INSTRUMENT. IT IS A PUBLIC DOCUMENT AND ITS CONTENTS ARE NOT TO BE CHANGED OR ALTERED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE COURT.
LOCAL DISTANCES ARE BASED ON LAND TITLE OFFICE RECORDS.
THIS SKETCH SHOWS POINTS SET BY THIRD PARTY AT A DISTANCE OF 10 METRES.
THE LOCATION OF THE CURB AND GUTTER OF THE ROAD IS SHOWN.
APLIN & MARTIN
CITY OF WESTMINSTER
DISTRICT PLAN 34392