

January 7, 2019

REPORT TO THE CHIEF ADMINISTRATIVE OFFICER
FROM THE DEVELOPMENT, ENGINEERING, AND SUSTAINABILITY DEPARTMENT

ON

REZONING APPLICATION NO. REZ00671
6594 CHUKAR DRIVE
OWNERS: CHRISTOPHER GJERNES, TAMMY GJERNES, CURTIS GINTER, AND
RHONDA GINTER
APPLICANT: CHRISTOPHER GJERNES

PURPOSE

To rezone the subject property from RS-2 (Single Family Residential-2) to RS-1 (Single Family Residential-1) to facilitate a one-lot subdivision.

SUMMARY

The subject property is located in Dallas, is zoned RS-2, and has a lot area of 1,711 m². The property currently has a single-family dwelling, which is to be removed. The property abuts the South Thompson River and is surrounded by single-family residential properties in an Urban-designated area. The property has municipal servicing and is in an established residential neighbourhood that is nestled between the river and Trans Canada Highway East and has a park.

The applicant is proposing to subdivide the property to create one additional lot. As the proposed lots do not meet the 929 m² minimum lot size and the 18 m minimum lot street frontage and width in the RS-2 zone, rezoning is required to facilitate the subdivision (Attachment "A"). With lot street frontages and widths of 16.26 m for each proposed lot and lot areas of 850 m² and 861 m², the proposed lots exceed the RS-1 zone's minimum lot area of 464 m² and lot width and street frontage of 15 m (Attachment "B"). As the existing single-family dwelling would encroach upon the proposed lot line, removal of the dwelling will be required prior to subdivision.

KAMPLAN: City of Kamloops Official Community Plan supports infill development proposals in Urban-designated areas compatible with existing land uses. The proposal supports efficient use of existing municipal services and infrastructure and encourages average residential density within an Urban-designated area. The proposed new lots are not expected to appear out of character with the surrounding neighbourhood.

A portion of the subject property is identified as being within the Riparian Areas Regulation Development Permit Area, which is delineated as within 30 m of the South Thompson River's high water mark. As such, a Riparian Areas Regulation Development Permit will be required and would be issued by staff in accordance with Development Permit Procedure and Delegation Bylaw No. 5-1-2277. In addition, a portion of the subject property is identified as being within the 200-year flood plain. In accordance with KAMPLAN's Hazard Lands policy, a restrictive covenant prohibiting habitable space below the 200-year flood plain elevation will be required as a condition of subdivision approval to mitigate risk to public safety and property damage.

Given that the Public Hearing process presents an opportunity for the public to provide input on the proposal and the application is consistent with the policies of KAMPLAN, the Development, Engineering, and Sustainability Department supports the application and advises Council to proceed as outlined in the recommendation.

RECOMMENDATION:

That Council authorize:

- a) Zoning Bylaw Amendment Bylaw No. 5-1-2903 (Attachment “A”) to be introduced and read for a first and second time**
- b) a Public Hearing to consider Bylaw No. 5-1-2903**

Note: Zoning Bylaw Amendment No. 5-1-2903 will be held at third reading pending approval by the Ministry of Transportation and Infrastructure.

SUPPORTING COUNCIL AND CORPORATE DIRECTION

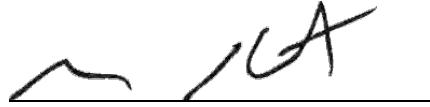
- KAMPLAN
 - Section C, Growth Management
 - Land Use Plan, Residential Neighbourhoods
 - Section D-1, Land Management and Development
 - Area-specific Land Use Policies, Urban
 - Section D-2, Environment
 - Natural Environment
 - Section D-2, Environment
 - Hazard Lands

SITE CONDITIONS AND BACKGROUND

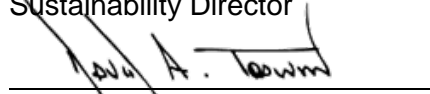
- | | |
|---------------------------------|---|
| • Neighbourhood | - Dallas |
| • KAMPLAN Designation | - Urban |
| • Current Zoning/Use | - RS-2 (Single Family Residential-2)/single-family dwelling |
| • Proposed Zoning/Use | - RS-1 (Single Family Residential-1)/single-family dwelling |
| • Surrounding Uses | - Single-family dwellings |
| • Application Date | - November 19, 2018 |
| • Restrictive Covenant | - Building scheme |
| • Project Evaluation Team (PET) | - November 30, 2018 |
| • Parcel Size | - 1,711 m ² |
| • MOTI Referral | - Yes |

SUSTAINABILITY IMPLICATIONS

The proposed use complies with the objectives of the Sustainable Kamloops Plan by encouraging infill development in existing neighbourhoods and concentrating development intensification in an existing serviced area.



M. Kwiatkowski, P.Eng.
Development, Engineering, and
Sustainability Director



Approved for Council

Author: J. Peachey, Planning Technician

Reviewed by: E. Beach, MCIP, RPP, Planning and
Development Supervisor
R. J. Martin, MCIP, RPP, Planning and
Development Manager/Approving Officer

JP/lm/ts

Attachments



**SUBJECT
PROPERTY**

THOMPSON PARK

Chukar Dr

South Thompson River

Beaver Cres

Furrer Rd

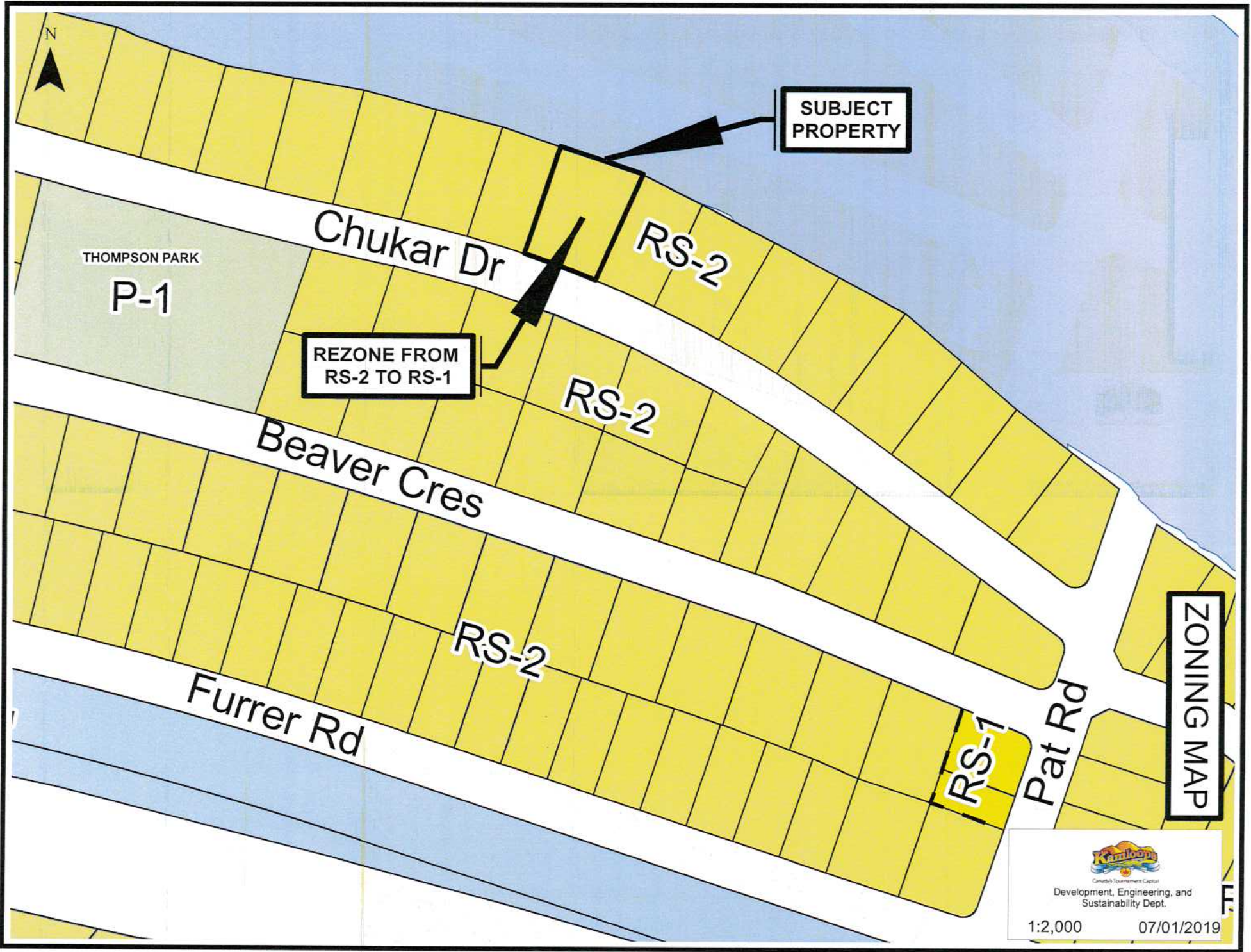
Pat Rd

AERIAL MAP

Trans-Canada Hwy E



Development & Engineering Services Dept.
1:2,000 26/11/2018



SUBJECT PROPERTY

REZONE FROM RS-2 TO RS-1

ZONING MAP



Development, Engineering, and Sustainability Dept.

1:2,000

07/01/2019

CITY OF KAMLOOPS

BYLAW NO. 5-1-2903

A BYLAW TO AMEND THE ZONING BYLAW
OF THE CITY OF KAMLOOPS

The Municipal Council of the City of Kamloops, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as "Zoning Bylaw Amendment Bylaw No. 5-1-2903, 2018".
2. Bylaw No. 5-1-2001, as amended, is hereby further amended as follows:

Lot A, D.L. 273, K.D.Y.D., Plan 20851, as shown on the plan attached to and forming part of this bylaw, shall no longer be zoned as RS-2 (Single Family Residential-2), but as RS-1 (Single Family Residential-1).
3. The plans attached to City of Kamloops Bylaw No. 5-1-2001, as amended, shall be and are now amended to show the changes enacted in Section 2 of this bylaw.

READ A FIRST TIME the _____ day of _____, 2019.

READ A SECOND TIME the _____ day of _____, 2019.

PUBLIC HEARING held the _____ day of _____, 2019.

READ A THIRD TIME the _____ day of _____, 2019.

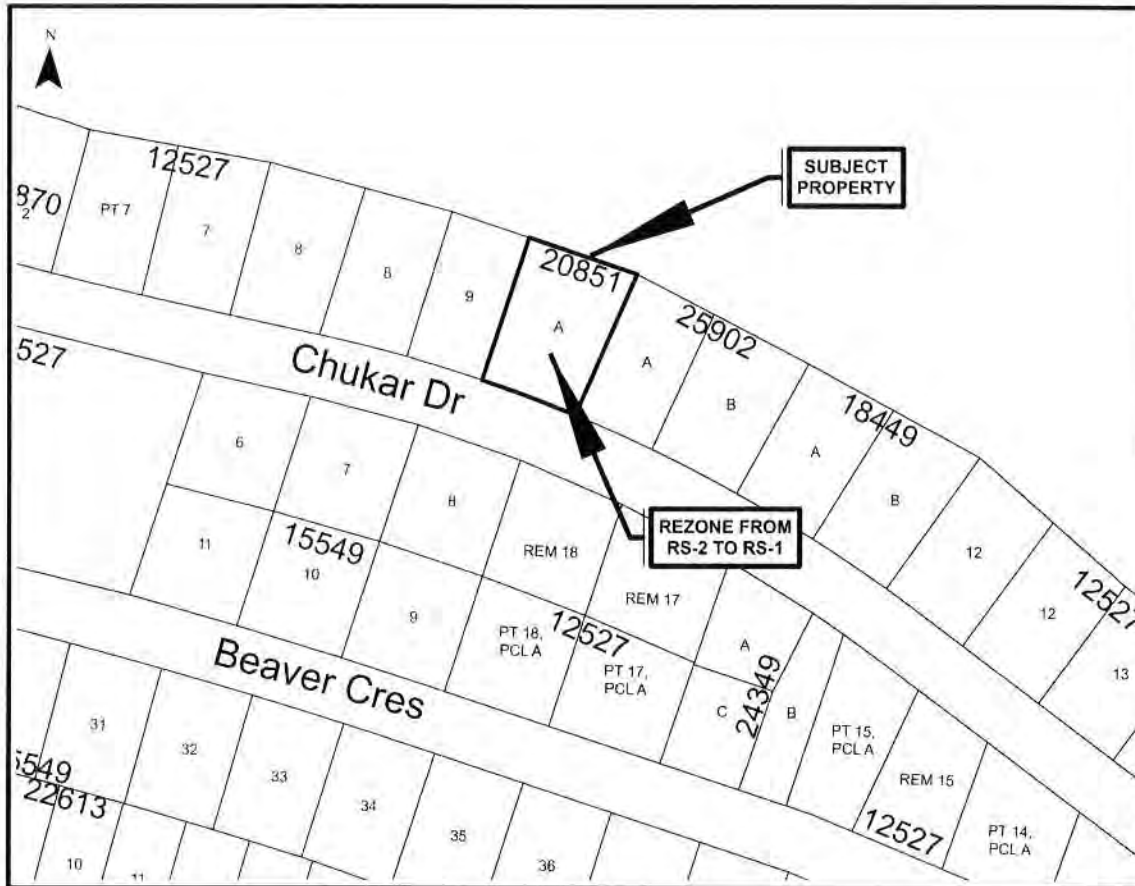
MINISTRY OF TRANSPORTATION
AND INFRASTRUCTURE APPROVAL
received the _____ day of _____, 2019.

ADOPTED this _____ day of _____, 2019.

MAYOR

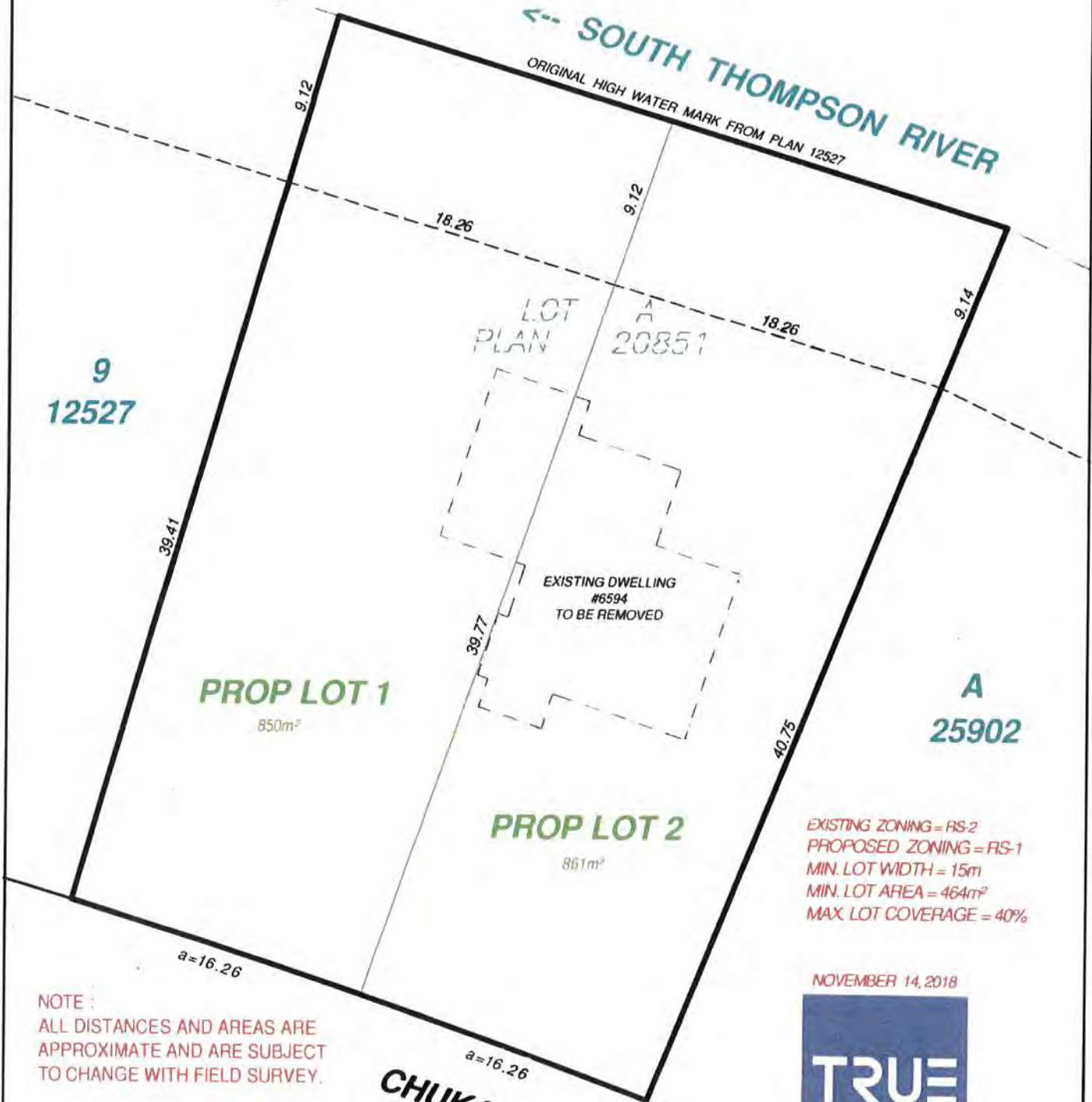
CORPORATE OFFICER

Map attached to and forming part of Bylaw No. 5-1-2903:



**PLAN OF PROPOSED
SUBDIVISION OF LOT A,
D.L. 273, KDYD, PLAN 20851**

0 5 10 20
SCALE 1 : 300 ALL DISTANCES ARE IN METRES



EXISTING ZONING = RS-2
PROPOSED ZONING = RS-1
MIN. LOT WIDTH = 15m
MIN. LOT AREA = 464m²
MAX. LOT COVERAGE = 40%

NOVEMBER 14, 2018



201 · 2079 Falcon Road · Kamloops BC · V2C 4J2
tel 250.828.0881 · fax 250.828.0717
info-kam@TRUE.bc.ca
DRAWN BY: EG
DWG FILE: 20851
JOB NO: 894-151

NOTE :
ALL DISTANCES AND AREAS ARE
APPROXIMATE AND ARE SUBJECT
TO CHANGE WITH FIELD SURVEY.

TRUE LAND SURVEYING ACCEPTS NO RESPONSIBILITY FOR
AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR
DAMAGES INCLUDING, BUT NOT LIMITED TO, DIRECT, INDIRECT,
SPECIAL, AND CONSEQUENTIAL DAMAGES ARISING OUT OF OR
IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR
RELIANCE UPON THE PLAN BEYOND ITS INTENDED USE