



BOARD REPORT

TO:	Chair and Directors
SUBJECT:	Electoral Area E: Electoral Area E Official Community Plan Amendment Bylaw No. 840-05 and Electoral Area E Zoning Amendment Bylaw No. 841-10
DESCRIPTION:	Report from Christine LeFloch, Planner III, dated April 24, 2025. 1795 Cambie-Solsqua Road, Solsqua
RECOMMENDATION #1:	THAT: "Electoral Area E Official Community Plan Amendment Bylaw No. 840-05" be read a third time, this 15 th day of May, 2025. <i>Stakeholder Vote Unweighted (LGA Part 14) Majority</i>
RECOMMENDATION #2:	THAT: "Electoral Area E Zoning Amendment Bylaw No. 841-10" be read a third time, this 15 th day of May, 2025. <i>Stakeholder Vote Unweighted (LGA Part 14) Majority</i>
RECOMMENDATION #3:	THAT: Adoption of "Electoral Area E Official Community Plan Amendment Bylaw No. 840-05" and "Electoral Area E Zoning Amendment Bylaw No. 841-10" be withheld pending registration on title of a Section 219 covenant limiting the number of lots created by subdivision of the subject property to three in the area to be zoned RR Rural Residential and four in the area to be zoned MH Medium Holdings. <i>Stakeholder Vote Unweighted (LGA Part 14) Majority</i>

SUMMARY:

The subject property is located at 1795 Cambie-Solsqua Road in the Solsqua neighbourhood of Electoral Area E and is designated Rural and Resource (RSC) in Electoral Area E Official Community Plan Bylaw No. 840, as amended (Bylaw No. 840) and zoned RSC in Electoral Area E Zoning Bylaw No. 841, as amended (Bylaw No. 841). The owners have applied for an OCP amendment and rezoning for the subject property to:

- Redesignate the Northwestern 4.0 ha portion of the subject property from Rural and Resource (RSC) to Rural Residential (RR);
- Rezone the Northwestern 4.0 ha portion of the subject property from Rural and Resource (RSC) to Rural Residential 1 (RR1);
- Redesignate the remaining 59.3 ha of the subject property from Rural and Resource (RSC) to Medium Holdings (MH); and,
- Rezone the remaining 59.3 ha of the subject property from Rural and Resource (RSC) to Medium Holdings (MH).

The intent of these amendments is to enable a future subdivision comprised of three RR/RR1 parcels and four MH parcels.

The Board read the amending bylaws a second time and delegated a public hearing at their meeting held on January 16, 2025. The public hearing was held on February 19, 2025 at the Sicamous and

District Senior's Centre. Notes from the public hearing and written public submissions are attached to the Board agenda. It is now appropriate for the Board to consider the amending bylaws for third reading.

BACKGROUND:

See [Item 17.1 on the August 15, 2024 Board Agenda](#) for the staff report recommending first reading. The report provides the full background and supporting documents for this application.

See [Item 17.1 on the January 16, 2025 Board Agenda](#) for the staff report recommending second reading. This report includes agency and First Nations referral comments and professional reports provided by the applicant in support of the proposal.

POLICY:

See "BL840_BL841_Excerpts_BL840-05_BL841-10.pdf" for excerpts of the relevant policies and land use regulations from Bylaw No. 840 and Bylaw No. 841.

[Electoral Area E Official Community Plan Bylaw No. 840](#)

- 4.1 Planning Strategy
- 4.1.3 Medium Density Residential
- 4.2.2 Community Specific Policies – Cambie-Solsqua Corridor
- 4.4 Rural and Resource (RSC)
- 4.5 Agriculture (AG)
- 4.6 Medium Holdings (MH)
- 4.2.3 Rural Residential (RR)
- 6.2 Geohazard Development Permit Area
- 6.5 Riparian Areas Protection Regulation Development Permit Area

[Electoral Area E Zoning Bylaw No. 841](#)

- 4.5 Rural and Resource Zone (RSC)
- 4.6 Agriculture 1 Zone (AG1)
- 4.7 Medium Holdings Zone (MH)
- 4.8 Rural Residential 1 Zone (RR1)

FINANCIAL:

In accordance with Section 477 of the Local Government Act, prior to consideration of second reading, the Financial Services and Environmental and Utility Services Departments have reviewed the proposed OCP amendment and confirmed that it is consistent with the CSRD's Financial Plan and Waste Management Plan.

KEY ISSUES/CONCEPTS:[Public Hearing](#)

A public hearing chaired by Electoral Area E Director Rhona Martin was held on February 19, 2025 at the Sicamous and District Seniors Centre to hear representations from the public regarding the proposed bylaw amendments. Notice of this public hearing was posted on the CSRD website (Events page), made available via a free electronic email subscription, and notices were sent to all owners of property within 100 m of the subject property in accordance with the CSRD's Public Notice Bylaw No. 5893 and Development Services Procedures Bylaw No. 4001-2, as amended. The notice was also posted on the

CSRD's social media channels. There were 10 members of the public in attendance in person and no attendees online. Notes from the public hearing are attached to this Board report as "BL840-05_BL841-10_PH_Notes_redacted.pdf". There were two public submissions received. These are attached to this Board report as "BL840-05_BL841-10_Public_Submissions_redacted.pdf".

Comments received at the public hearing and in the public submissions centred primarily around water, including concerns over the protection of existing water sources (groundwater and surface water) and water lines that pass through the subject property. There were also questions about the extension of Cowan Road as part of the future subdivision of the property and permitted uses for the future lots.

The Planner explained that each future lot would require its own servicing and that a preliminary hydrogeology assessment had been provided by the applicant prior to the consideration of second reading that noted there is sufficient groundwater availability for the proposed new lots. The Planner also noted that the water lines crossing the property would be protected by registered easements as part of the subdivision process. He further noted that requirements for road design and construction are under the jurisdiction of the Ministry of Transportation & Transit and would also be addressed at the time of subdivision. It was explained that the zoning for the future lots would permit home occupation use as well as primary and secondary dwelling units and that these dwellings would require adequate servicing.

Analysis

The proposed zoning would permit each of the seven proposed lots one single detached dwelling plus one attached and one detached secondary dwelling unit. This will result in the potential for up to 21 dwellings. Staff note that the CSRD's Subdivision Servicing Bylaw No. 680 requires that the independent on-site water system provided to each proposed lot must be capable of providing, year-round, at least 2000 litres of potable water per day per dwelling unit, where the proposed lot can be reasonably expected in the future to include one or more residential dwelling units. At the time of subdivision, the owners will need to prove that the well provided for each lot produces enough water as required in Bylaw No. 680.

The preliminary hydrogeology assessment completed by Ecoscape Environmental Consultants projected that the five lots proposed for the west and north portions of the subject property would be constructed within an unmapped bedrock aquifer, and the other two proposed lots would be constructed within Aquifer 307 located on the valley bottom. The report concludes that bedrock wells within 500 m of the subject property were estimated to produce 4-10 US gallons/min, and Aquifer 307 has reported well yields of 3-35 US gallons/min. Based on these yields, the report concludes that these aquifers can likely support the proposed development. Staff note that if at the time of subdivision, the required wells produce less than 6000 L/day covenants may be used to limit the number of dwellings that may be constructed.

Staff continue to support the proposed bylaw amendments to amend the OCP and zoning bylaw designations for the subject property. As discussed in previous Board reports the proposed zoning would create the development potential for up to eleven lots. However, due to topographical considerations the applicant is proposing a seven-lot subdivision of the subject property. To ensure that the number of lots created remains no more than seven (three RR1 lots and four MH lots), staff recommend that a Section 219 covenant in favour of CSRD and limiting the subdivision to the proposed seven lots be registered on title prior to adoption of the proposed amending bylaws.

Rationale for Recommendation

The applicant would like to change the OCP land use designation and zoning for the subject property to facilitate a seven-lot subdivision that would include three lots in the proposed RR designated area and four lots in the proposed MH designated area.

Staff are recommending that the proposed amending bylaws be read a third time for the following reasons:

- Redesignation from RSC to MH and RR is not anticipated to negatively impact the rural character of the Solsqua neighbourhood;
- The seven proposed lots average 9 ha in size which is consistent with the 8 ha minimum parcel size established for the MH designation;
- Impact to open space will be minimized by clustering the three RR parcels on 6% of the subject property while designating the remainder for four MH lots;
- Registration of a Section 219 covenant limiting the subdivision to seven lots (three clustered in the RR designated area and four in the MH designated area) will ensure that no further subdivision can occur in the MH designated area;
- No ALR land is proposed to be subdivided or removed from the ALR;
- The referral comments received do not identify any concerns with the proposal;
- A Preliminary Hazard Assessment of the subject property has been provided by the applicant which identifies potential building sites for each proposed lot;
- A Groundwater Resource Potential Assessment of the subject property has been provided by the applicant which notes that adequate groundwater resources are available for residential use of each proposed lot; and
- Concerns raised at the public hearing regarding water sources, protection of existing water lines crossing the subject property, and new road construction will be addressed at the time of subdivision.

IMPLEMENTATION:

If the Board agrees with the staff recommendation, the applicant will be advised that they should proceed with registration of a suitably worded Section 219 covenant limiting future subdivision of the subject property to seven lots as outlined above. Once the covenant has been registered on title staff will bring the amending bylaws back to the Board for adoption.

COMMUNICATIONS:

Minutes from the Board meeting will be posted on the CSRD website and will be available to interested members of the public who may wish to learn the outcome of this decision.

DESIRED OUTCOMES:

That the Board endorse the staff recommendations.

BOARD'S OPTIONS:

1. *Endorse the Recommendations.*
2. *Deny the Recommendations.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

Report Approval Details

Document Title:	2025-05-15_Board_DS_BL840-05_BL841-10_Third.docx
Attachments:	<ul style="list-style-type: none">- BL840-05_Third.pdf- BL841-10_Third.pdf- BL840-BL841_Excerpts_BL840-05_BL841-10.pdf- BL840-05_BL841-10_PH_Notes_redacted.pdf- BL840-05_BL841-10_Public-Submissions_redacted.pdf- BL840-05_BL841-10_Maps_Plans_Photos.pdf
Final Approval Date:	May 6, 2025

This report and all of its attachments were approved and signed as outlined below:



Corey Paiement



Gerald Christie



Jennifer Sham



John MacLean