



Subject: *Plan Update - Beamish Road - Supplemental Report*
To: CAO for Planning Advisory Committee, October 19, 2021
Date Prepared: October 14, 2021
Related Motions: C19(256), C20(81), PAC21(32), and C21(169)
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Summary

As part of the ongoing plan update, Planning staff presented a background paper on Beamish Road to Planning Advisory Committee at their May 2021 meeting. As a result, Council passed Motion C21(169) directing staff to contact the 17 identified property owners on the south end of Beamish Road about the proposed rezoning. This supplemental report will outline the results of the Beamish Road zoning survey.

Financial Impact Statement

The Community Plan Update has been budgeted for in the 2021/2022 Municipal Budget.

Recommendation

That Planning Advisory Committee recommend that Council authorize staff to change the land use designation and zone of the subject lands to Country Residential (CR) as part of the Plan Update.

Recommended Motion

Planning Advisory Committee recommends that Council:

- *Move forward with changing the land use designation and zone of the subject lands to Country Residential (CR) as part of the Plan Update.*

Alternative Motion

Planning Advisory Committee recommends that Council:

- *Maintain the current Rural Use (RU) land use designation and zone on the subject lands.*

Discussion

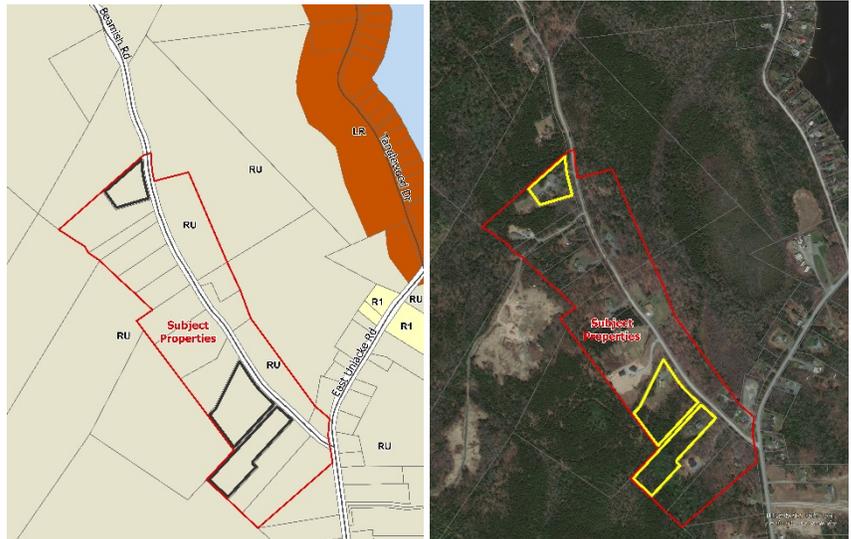
As a response to Motion C21(169), Planning staff prepared questionnaires for the residents located along the south end of Beamish Road who were initially interested in having their zoning changed from the Rural Use (RU) Zone. A total of 17 questionnaires were mailed. Each questionnaire package included a questionnaire asking what zone the property owner wished the property were zoned (Rural Use (RU) Zone, Country Residential (CR) Zone, and Established Residential Neighbourhood (R1) Zone); details about each of the zones; the May 2021 staff report; and a return envelope. Of the 17 questionnaire packages that were mailed, only three property owners responded. The questionnaire responses have been provided to Planning Advisory Committee (PAC) members for their review.

All three of the property owners who responded to the questionnaire indicated that the south end of Beamish Road should be zoned Country Residential (CR) Zone to best suit the land use requirements of this section of Beamish Road. There are 14 property owners on Beamish Road who did not respond to the survey.

Planning staff recommend that Council take a consistent approach to the zoning of these 17 properties. Only rezoning the three property owners who responded to the survey to Country Residential (CR) Zone does not protect these three property owners from Rural Use (RU) Zone land uses on adjacent properties. As an example, if these three properties were rezoned to CR and their neighbours were continued to be zoned RU, the RU zoned property owner could start a business as-of-right for the fabrication and repair of farm and forestry equipment and the Country Residential (CR) Zone restrictions would not be applicable to the fabrication use. The more restrictive zoning on one lot does not apply to the neighbouring properties, which in turn does not limit land use conflicts. Therefore, all of the identified properties should have consistent zoning and no spot zoning should be implemented.

Subject Properties

The subject properties are located along the south end of Beamish Road and include the PIDS 45144078, 45144086, 45144110, 45144128, 45009552, 45407491, 45347515, 45347507, 45347499, 45338175, 45338167, 45396181, 45039641, 45199684, 45199676 and a portion of PIDS 45291325 and 45245321. An excerpt of the zoning map on the right shows the location of the subject lands. There are 17 properties included in the proposed change, for a total area of approximately 51 hectares. The three properties that responded to the survey have been highlighted.



Options

The results of the survey were inconclusive, with only three property owners responding to the survey. Therefore, based on the current land use of the southern portion of Beamish Road, Planning staff recommend that the land use designation and zone be changed to Country Residential (CR). Alternatively, PAC may choose to recommend to Council that the currently Rural Use (RU) land use designation and zone be maintained. Both

options permit residential development and are acceptable to stall. The RU zone allows for a variety of dwelling types such as mini-homes and semi-detached. It also permits commercial uses that are rural in nature such as repair and maintenance, retail and rental stores, animal hospitals and veterinary offices, tradespersons; agricultural uses such as greenhouses, agritourism uses, horse stables, boarding and training facilities; and much more. The Country Residential (CR) Zone is a more restrictive zone and only permits single unit dwellings, while also allowing for accessory dwelling units and homebased businesses.

Options

1. Move forward with changing the land use designation and zone of the subject lands to Country Residential (CR) as part of the Plan Update.
2. Maintain the current Rural Use (RU) land use designation and zone.

If PAC proceeds with changing the designation and zone of the subject properties to Country Residential (CR), the impacted residents on Beamish Road will be mailed regarding the land use designation and zone change as part of the normal course of the Plan Update public notification process.

Conclusion

As per the direction of Council, Planning staff have provided questionnaires to the 17 identified properties on the south end of Beamish Road, of which only three property owners responded. Two options have been provided to PAC for their consideration. Staff recommend that all 17 properties have the same zoning to provide a consistent approach to regulating land uses on this section of Beamish Road and that the land use designation and zone be changed to Country Residential (CR).

Recommendation

That Planning Advisory Committee recommend that Council authorize staff to change the land use designation and zone of the subject lands to Country Residential (CR) as part of the Plan Update.