

2021-315-RZ, 24495 110 Avenue
Official Community Plan Amending Bylaw No. 7997-2024
Zone Amending Bylaw No. 7778-2021

Recommendations:

That *Official Community Plan Amending Bylaw No. 7997-2024* be adopted.

THAT *Zone Amending Bylaw No. 7778-2021* be adopted.

**Report Purpose and
Summary Statement:**

To recommend that Council consider final reading and adoption of *Official Community Plan Amending Bylaw No. 7997-2024* and *Zone Amending Bylaw No. 7778-2021* to redesignate and rezone the property at 24495 110 Avenue from RS-3 (Single Detached Rural Residential) to RS-1d (Single Detached (Half Acre) Residential). The rezoning utilizes the Albion Area Density Bonus option to achieve RS-1b (Single Detached (Medium Density) Residential)-sized lots and would permit a future subdivision of five single-detached lots and one lot dedicated as park-conservation lands.

Previous Council Action:

Official Community Plan Amendment Application
First Reading – September 24, 2024
Second Reading – September 24, 2024
Public Hearing – October 15, 2024
Third Reading – October 22, 2024
Rezoning Application
First Reading – September 14, 2021
Second Reading – September 24, 2024
Public Hearing – October 15, 2024
Third Reading – October 22, 2024

Proposed Variance:

No proposed variances

Strategic Alignment:

Liveable Community

To: Mayor and Council

File number: 2021-315-RZ

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BACKGROUND:

Application 2021-315-RZ proposes to rezone the property at 24495 110 Avenue from the RS-3 (Single Detached Rural Residential) zone to the RS-1d (Single Detached (Half Acre) Residential) zone (Attachments A, B and C). The rezoning will allow for the future subdivision of five single-detached lots, and one remainder lot which is to be dedicated to the City as parkland (Lot 6) (Attachment D). Through the Albion Area Density Bonus Amenity Contribution program, the RS-1b (Single Detached (Medium Density) Residential) lot size is permitted at a minimum of 557 m², conditional upon the payment of a density bonus contribution of \$3,100.00 per lot. The Official Community Plan amendment is to redesignate the future parkland block as *Conservation*.

ANALYSIS:

Council granted first reading of *Zone Amending Bylaw No. 7778-2021* on September 14, 2021. The application proceeded to second reading with *Official Community Plan Amending Bylaw 7997-2024*, September 24, 2024, and both bylaws were then forwarded to the Public Hearing on October 15, 2024 (Attachments E and F).

Subsequent to the Public Hearing, Council gave third reading to the two bylaws on October 22, 2024. Additionally, Council resolved that the following conditions were to be satisfied prior to consideration of final reading:

a) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;

Staff Comment: A Restrictive Covenant for a Rezoning Servicing Agreement has been executed and is secured for registration by a Letter of Undertaking. The City has received the associated security deposit.

b) Amendment to Official Community Plan Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, and Official Community Plan Schedule "C";

Staff Comment: OCP Amending Bylaw No. 7997-2024 is being brought forward concurrently for Council's consideration.

c) An internal road dedication, as required;

Staff Comment: A Survey Plan for the required road dedication has been executed and is secured for registration by a Letter of Undertaking.

d) A Reference Plan for the required lot consolidation has been executed and registered;

Staff Comment: A Survey Plan for the required lot consolidation has been executed and is secured for registration by a Letter of Undertaking.

e) Park dedication to be provided as a fee simple lot to be transferred to the City under a Subdivision plan;

Staff Comment: The legal documentation for the transfer of the proposed Lot 6 has been executed and is secured for registration by a Letter of Undertaking.

f) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;

Staff Comment: A Restrictive Covenant for a Geotechnical Report, which addresses the suitability of the subject property for the proposed development, has been executed and is secured for registration by a Letter of Undertaking.

g) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas on the subject property;

Staff Comment: A Restrictive Covenant for Habitat Protection has been executed and is secured for registration by a Letter of Undertaking.

h) Registration of a Restrictive Covenant for Tree Protection;

Staff Comment: A Restrictive Covenant for Tree Protection has been executed and is secured for registration by a Letter of Undertaking.

i) Registration of a Restrictive Covenant for Stormwater Management;

Staff Comment: A Restrictive Covenant for Stormwater Management has been executed and is secured for registration by a Letter of Undertaking.

j) Registration of a Restrictive Covenant for Floodplain;

Staff Comment: A Restrictive Covenant for Floodplain protection has been executed and is secured for registration by a Letter of Undertaking.

k) Removal of existing buildings;

Staff Comment: All buildings have been removed.

- l) If the Director of Waste Management from the Ministry of Environment determines that a site investigation is required based on the submitted Site Disclosure Statement, a rezoning, development, or development variance permit cannot be approved until a release is obtained for the subject property;**

Staff Comment: The City received a Phase 1 Environmental Site Assessment advising that the site has not been used for any Schedule 2 activities or uses.

- m) In addition to the Ministry of Environment Site Disclosure Statement, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and**

Staff Comment: The City received a Phase 1 Environmental Site Assessment advising that there is no evidence of underground fuel storage tanks on the subject property.

- n) That a voluntary contribution, in the amount of \$46,000.00 (\$9,200.00/lot), or such rate applicable at third reading of this application, be provided in keeping with the Council Policy No. 6.31 with regard to Community Amenity Contributions.**

Staff comment: A Community Amenity Contribution in the amount of 46,000.00 (\$9,200.00/unit at the rate applicable at third reading) has been received in accordance with Council Policy No. 6.31.

CONCLUSION:

As the applicant has addressed the required terms and conditions outlined in the staff report dated September 24, 2024, it is therefore recommended that *Official Community Plan Amending Bylaw No. 7997-2024* and *Zone Amending Bylaw No. 7778-2021* be adopted.

"April Crockett"

Prepared by: April Crockett, Planner 1

Attachments:

- (A) Location Map
- (B) Aerial Photo
- (C) OCP and Zoning Map
- (D) Proposed Subdivision Plan
- (E) *Official Community Plan Amending Bylaw No. 7997-2024*
- (F) *Zone Amending Bylaw No. 7778-2021*

Report Approval Details

Document Title:	2021-315-RZ, 24495 110 Avenue, Final Reading.docx
Attachments:	<ul style="list-style-type: none">- Attachment A - Location Map.pdf- Attachment B - Aerial Photo.pdf- Attachment C - OCP and Zoning Map.pdf- Attachment D - Subdivision Plan.pdf- Attachment E - OCP Amending Bylaw No. 7997-2024.docx- Attachment F - Zone Amending Bylaw No. 7778-2021.docx
Final Approval Date:	Feb 2, 2026

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

David Purcell-Chung, Manager of Development and Environmental Services

Hasib Nadvi, Deputy Director of Planning and Building

James Stiver, Director of Planning and Building

Carolyn Mushata, Director of Legislative Services and Corporate Officer

Scott Hartman, Chief Administrative Officer