

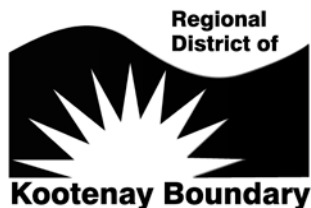
MEETING AGENDA

Rural Bridesville Land Use Plan Steering Committee

Bridesville Hall
5724 Bridesville Townsite Road

Monday, March 19th at 6:00 p.m.

1. Residential Designation and Residential 1 and Residential 2 Zone
2. Drinking Water Resource Designation and Zone
3. Public Consultation – Open House Meeting Date
4. Adjournment



Rural Bridesville Land Use Plan Steering Committee Report

Prepared for meeting of March 19th, 2018

Residential Land Use Designation

Report Prepared by: Carly Rimell, Senior Planner

ISSUE INTRODUCTION

The *Local Government Act* requires that OCPs include the approximate location, amount, type and density of residential development for the Plan Area for at least five years. The purpose of this report is to present draft text for 'Residential' land use designation and 'Residential 1' and 'Residential 2' zones within the Rural Bridesville Plan Area.

PROPOSED RESIDENTIAL DESIGNATION OBJECTIVES AND POLICIES

The following draft text regarding objectives and policies is proposed for the 'Residential' designation.

Residential

The 'Residential' land use designation applies to the following areas: Bridesville townsite and the Timberwolf area. The 'Residential' lands in the Bridesville townsite are connected to a ***community water system*** which is operated by the Bridesville Water Works District. None of the 'Residential' lands are within the ALR.

At the time of adoption of this Plan, there were 40 parcels in the Bridesville townsite and 39 in the Timberwolf area, for a total of approximately 79 parcels. At the time of the adoption of this plan the majority of the Bridesville parcels were developed, whereas only 5 of the parcels in the Timberwolf area were developed.

Objectives

The objectives of the ***Board*** with respect to the 'Residential' land use designation are as follows:

- That residential areas are developed in a safe and orderly manner.
- To encourage the safe and quiet use and enjoyment of Residential properties.
- To ensure that areas designated for Residential development are capable of supporting the proposed land uses without unduly impacting upon environmental quality or the use and enjoyment of adjacent lands.

Policies

The policies of the **Board** with respect to 'Residential' are as follows:

- Policy # In addition to uses otherwise permitted in all designations, permitted uses in the 'Residential 1' designations may include but not necessarily be limited to: single family dwelling, secondary suite, home-based business, agricultural uses and accessory buildings and structures.
- Policy # The density permitted in the 'Residential' designation is: one single family dwelling and one attached secondary suite on parcels greater than 8000m² in area.
- Policy # Notwithstanding Policy # above, two parcels (PID 023-724-293 and PID 010-564-659) within the Bridesville townsite had two single family dwellings on the parcel at the time of the adoption of the Bridesville Townsite Land Use Plan Bylaw No. 1485, 2012. As this Plan encompassed this area these existing densities shall be permitted to be maintained.
- Policy # The minimum parcel area required for new parcels created by subdivision in the 'Residential' land use designation is 4000m² for parcels connected to a community water system and 1 hectare for parcels not connected to a community water system.
- Policy # Consideration will be given to designating additional lands as 'Residential' provided they: are not in the ALR, are contiguous with the 'Residential' designation, and that there is a proven need for additional 'Residential' lands.

PROPOSED RESIDENTIAL 1 ZONE

The following text is proposed for the 'Residential 1 (R1)' zone.

Residential 1 Zone

R1

The following provisions apply to lands in the Residential 1 Zone:

1. Permitted Principal Uses

Only the following ***principal uses*** are permitted:

- a) ***Single family dwelling.***

2. Permitted Secondary Uses

Only the following secondary uses are permitted, and only in conjunction with a use listed in subsection XXX above:

- a) ***Accessory buildings and structures;***
- b) Agricultural Uses, subject to Section 5 below;
- c) Home-based business;
- d) ***Attached Secondary suite*** on parcels greater than 8000m² in area, subject to Section XX.

3. Parcel Area for New Parcels Created by Subdivision

Parcels to be created by subdivision must not be less than:

- a) 2,000 m² when connected to a *community water system*;
- b) 1 hectare when not connected to a *community water system*.

4. Density

Maximum one *single family dwelling* and one *attached secondary suite* per *parcel*.

5. Agricultural Uses

The following provisions apply to agricultural uses:

- a) The keeping of small animals such as chickens, rabbits and similar sized species shall be restricted to 4 per parcel and shall not include roosters
- b) The keeping of larger animals such as goats, donkeys, horses and cows shall be restricted to 1 per parcel and only on parcels that are 4000m² or greater in area

6. Setbacks

Minimum setbacks measured in metres:

	<i>Principal buildings</i>	<i>Accessory buildings and structures</i>
<i>Parcel</i> Line		
<i>Front</i>	4.5	4.5
<i>Exterior side</i>	4.5	4.5
<i>Interior side</i>	2.5	2.5
<i>Rear</i>	4.5	4.5

7. Parcel Coverage

Maximum *parcel coverage* is 33%.

8. Height

- a) *Principal buildings* must not exceed 10 metres in *height*;
- b) *Accessory buildings* and *structures* must not exceed 5 metres in *height*.

9. Parking

Off-street parking must be provided in accordance with Part X of this Bylaw.

PROPOSED RESIDENTIAL 2 ZONE

The following text is proposed for the 'Residential 2 (R2)' zone. The proposed zone is the same as 'Residential 1 (R1)' but the density permits for two single family dwellings and does not permit for attached secondary suites. This zone is only proposed to apply to two parcels within the Bridesville townsite which were previously supported for this increased density in the Bridesville Townsite Land Use Plan Bylaw No. 1485, 2012

Residential 2 Zone

R2

The following provisions apply to lands in the Residential 1 Zone:

1. Permitted Principal Uses

Only the following *principal uses* are permitted:

- a) *Single family dwelling.*

2. Permitted Secondary Uses

Only the following secondary uses are permitted, and only in conjunction with a use listed in subsection XXX above:

- a) *Accessory buildings and structures;*
- b) Agricultural Uses, subject to Section 5 below;
- c) Home-based business;

3. Parcel Area for New Parcels Created by Subdivision

Parcels to be created by subdivision must not be less than:

- a) 2,000 m² when connected to a *community water system*;
- b) 1 hectare when not connected to a *community water system*.

4. Density

Maximum two *single family dwellings* per *parcel*.

5. Agricultural Uses

The following provisions apply to agricultural uses:

- a) The keeping of small animals such as chickens, rabbits and similar sized species shall be restricted to 4 per parcel and shall not include roosters
- b) The keeping of larger animals such as goats, donkeys, horses and cows shall be restricted to 1 per parcel and only on parcels that are 4000m² or greater in area

6. Setbacks

Minimum setbacks measured in metres:

<i>Parcel/ Line</i>	<i>Principal buildings</i>	<i>Accessory buildings and structures</i>
<i>Front</i>	4.5	4.5
<i>Exterior side</i>	4.5	4.5
<i>Interior side</i>	2.5	2.5
<i>Rear</i>	4.5	4.5

7. Parcel Coverage

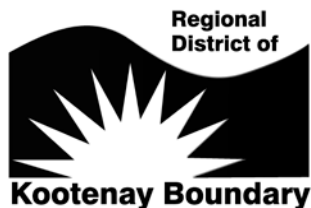
Maximum *parcel coverage* is 33%.

8. Height

- c) *Principal buildings* must not exceed 10 metres in *height*;
- d) *Accessory buildings* and *structures* must not exceed 5 metres in *height*.

9. Parking

Off-street parking must be provided in accordance with Part X of this Bylaw.



Rural Bridesville Land Use Plan Steering Committee Report

Prepared for meeting of March 19th, 2018

Drinking Water Resource Land Use Designation and Zone

Report Prepared by: Carly Rimell, Senior Planner

ISSUE INTRODUCTION

The *Local Government Act* requires that OCPs include restrictions on the use of land that is environmentally sensitive to development. The purpose of this report is to present draft text for the 'Drinking Water Resource' land use designation and the 'Drinking Water Resource (DWR)' zone. Staff suggests that the following draft land use designation and zone be included in the Rural Bridesville Land Use Plan.

PROPOSED DRINKING WATER RESOURCE OBJECTIVES AND POLICIES

The following draft text regarding objectives and policies is proposed for the 'Drinking Water Resource' designation.

Drinking Water Resource

The protection of drinking water sources was identified as a priority of the residents of the Plan Area. With that objective in mind, the 'Drinking Water Resource' designation applies to the Bridesville Community Watershed. The watershed spans 5 parcels, which is a combination of Crown and private lands. Portions of the 'Drinking Water Resource' designation are within the ALR.

This watershed provides water to the Bridesville townsite. While the community no longer uses surface water as a source of drinking water, the Province still recognizes the Bridesville Community Watershed. Since there is likely a hydrological connection between the well water and the surface water, degradation would be detrimental to the Bridesville community. The Plan strives to protect the quality of drinking water at its source, thereby avoiding water treatment costs associated with additional infrastructure to remove contaminants.

Objectives

The objectives of the *Board* with respect to the 'Drinking Water Resource' land use designation is as follows:

- To recognize the importance of the long term sustainability of community water sources to the residents of the Plan Area and the Bridesville townsite.

Policies

The policies of the **Board** with respect to 'Drinking Water Resource' are as follows:

- Policy # In addition to uses otherwise permitted in all designations, permitted uses in the 'Drinking Water Resource' designation may include but not necessarily be limited to: one ***single family dwelling; resource use***, excluding processing, ***agriculture*** on the portions which are in the ALR and ***accessory buildings*** and ***structures***.
- Policy # The minimum parcel area required for new parcels created by subdivision in the 'Drinking Water Resource' land use designation is 50 hectares.
- Policy # The minimum setback distances for buildings and structures in the 'Drinking Water Resource' designation will be 30 meters from the ***natural boundary*** of any ***watercourse*** in order to minimize impact.
- Policy # Encourage farm and range practices which prevent cattle intrusion into watercourses.
- Policy # Encourage farm operators conducting agricultural activities within the ALR portions of the 'Drinking Water Resource' designation to conduct activities in a manner that minimizes impact on water quality.
- Policy # Encourage the Crown to retain in perpetuity the remaining Crown owned land in the Bridesville Community Watershed and to require those lands be managed to the highest standard for water quality and quantity.

DRINKING WATER RESOURCE PROPOSED ZONE

The following text is proposed for the 'Drinking Water Resource' zone.

Drinking Water Resource

DWR

The following provisions apply to lands in the Drinking Water Resource Zone:

1. Permitted Principal Uses

Only the following ***principal uses*** are permitted:

- a) ***Agriculture***, only on portions which are within the ALR;
- b) ***Resource use***, excluding processing;
- c) ***Single family dwelling***;

2. Permitted Secondary Uses

Only the following secondary uses are permitted, and only in conjunction with a use listed in subsection XXX above:

- a) ***Accessory buildings*** and ***structures***;
- b) ***Home-based business***.

3. Parcel Area for New Parcels Created by Subdivision

Parcels to be created by subdivision must not be less than 50 hectares.

4. Density

Maximum one *single family dwelling* per *parcel*.

5. Setbacks

Minimum setbacks measured in metres:

<i>Parcel</i> Line	<i>Buildings</i> and <i>structures</i>
<i>Front</i>	7.5
<i>Exterior side</i>	7.5
<i>Interior side</i>	7.5
<i>Rear</i>	7.5

Notwithstanding the above, *buildings* and *structures* must be setback a minimum of 30 metres from the *natural boundary* of any *watercourse*.

7. Parcel Coverage

Maximum *parcel coverage* is 33%.

9. Parking

Off-street parking must be provided in accordance with Part X of this Bylaw.