

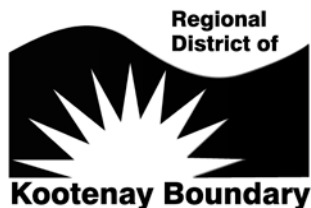
MEETING AGENDA

Rural Bridesville Land Use Plan Steering Committee

Bridesville Hall

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

1. Old Business – Follow Up from December 18th Meeting
2. Rural Resource Land Use
3. Public Consultation – Open House Meeting Date
4. Next Meeting Date – Set
5. Adjournment



Rural Bridesville Land Use Plan Steering Committee Report

Prepared for meeting of February 19th, 2018

Rural Resource Land Use Designation

Report Prepared by: Carly Rimell, Senior Planner

ISSUE INTRODUCTION

The *Local Government Act* does not require that OCPs include the location and policies regarding rural resource lands; however, since that land makes up a large the majority of the Plan Area and partially fulfills the residential needs of the community, location and policies are recommended to be incorporated into the Land Use Plan (LUP).

RURAL RESOURCE

The Rural Resource land use designation applies to non-ALR, non-serviced lands that may also have topographical constraints to development. A large portion of the Rural Resource designation is un-surveyed Crown land (*see Rural Bridesville Land Use Map*).

The Rural Resource designation is split into two designations: Rural Resource 1 (RUR1), which is privately owned, mostly in the southern portion of the plan area bordering the Agricultural designation and Rural Resource 2 (RUR2) land, which is largely un-surveyed Crown land in the northern portion of the plan area which is further from developed areas.

Rural Resource Permitted Uses		
Existing	Potential	Proposed ¹
The Steering Committee will be asked to advise from the ortho photo map (provided at meeting) so staff can take inventory on what uses are taking place in the plan area in the proposed RUR 1 and RUR 2 designation. This will help determine whether the current uses on these parcels should be supported in the LUP.	Permitted Principal Use • Agriculture • Agricultural Production of a Controlled Substance • Campground • Golf courses • Portable shake, shingle, sawmill and lumber mill operations and/or	Permitted Principal Use • Agriculture • Agricultural Production of a Controlled Substance • Campground (subject to general regulations section) • Conservation area, ecological reserves, wildlife sanctuaries • Portable shake, shingle

¹ Existing uses will be used to advise on which uses should be permitted in each zone.

	• Include light manufacturing of resources extracted on the property • Post and tie operations • Resource use² • Single family dwelling Permitted Secondary Uses • Accessory buildings and structures • Bed and breakfast • Boarding use³ • Home based business • Processing of agricultural products; only if 50% of products processed are grown on farm Or • Processing and packing of produce grown on the same parcel • Secondary suite • Veterinary clinics	and sawmills • Resource use • Single family dwelling Permitted Secondary Uses • Accessory buildings and structures • Bed and breakfast • Boarding use • Home based business • Kennels (subject to add some general regulations for RUR1 Zone?) • Processing and packing of agricultural products • Secondary suite (attached or detached, only permitted on parcels over a certain size?) • Veterinary clinics
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The steering committee may want to consider restricting some of the processing and storage of resource materials on the RUR1 land as they are more likely to abut alternate designations/zones such as Agricultural (AGR), Residential (R) or Drinking Water Resource (DWR).

Parcel Area for New Parcels Created by Subdivision

Rural Resource 1

Area in Hectares	Number of Parcels
0-5	35
6-10	15
11-20	12
21-30	6
31-40	4
41-50	3
51-60	3

² Resource use means a use of land for providing for the conservation and management of natural resources, extraction of primary forest materials, extraction and grading of mineral resources and agriculture and grazing

³ Boarding use means the accessory use of a single family dwelling for rental of sleeping accommodation without individual cooking facilities

61-70	2
71+	7

- If the minimum parcel size for subdivision in the RUR1 was 10 hectares there is the potential for approximately 25 parcels to be subdivided.
- If the minimum parcel size for subdivision in the RUR1 was 20 hectares there is potential for approximately 16 parcels to be subdivided.

Rural Resource 2

Area in Hectares	Number of Parcels
0-5	64
6-10	12
11-20	30
21-30	11
31-40	7
41-50	8
51-60	1
61-70	4
71+	12

- If the minimum parcel size for subdivision in the RUR2 was 10 hectares there is potential for approximately 72 parcels to be subdivided.
- If the minimum parcel size for subdivision in the RUR2 was 20 hectares there is potential for approximately 26 parcels to be subdivided.
- If the minimum parcel size for subdivision in the RUR2 was 30 hectares there is potential for approximately 16 parcels to be subdivided.

A lower minimum parcel size translates to more potential for subdivision within the designation/zone (*see Rural Bridesville Parcel Size*).

Staff would like the steering committee to advise what parcel size they propose for the Rural Resource 1 and Rural Resource 2 zone.

Density

Staff recommend permitting secondary suites on the parcel as they provide an additional dwelling unit which could potentially be used to provide housing for farm help, family members or rental income for a homeowner. These dwelling units could also help provide for more affordable housing stock in the Plan Area.

The steering committee may want to consider whether the secondary suite should be attached to the single family dwelling or whether the rural character could be maintained by allowing for a detached secondary suite. Gross floor area regulations are also recommended so that the secondary suite remains an accessory dwelling unit to the single family dwelling. Typical gross floor area maximums for secondary suites in the RDKB are 90m² or 40% of the single family dwelling.

The steering committee may also want to consider allowing an additional single family dwelling on parcels over a certain area which could be sited in a manner to allow subdivision in the future, provided setback and minimum parcel size requirements could be satisfied.

Setbacks

Proposed minimum setbacks for buildings and structures are measured in meters:

Parcel Line	Buildings and structures on parcels less than 1 hectare	Buildings and structures on parcels greater than 1 hectare	Medical Marihuana Production Facilities
Front	7.5	7.5	30
Exterior Side	4.5	7.5	15
Interior Side	3	7.5	30
Rear	4.5	7.5	30

Parcel Coverage

Proposed maximum parcel coverage for buildings and structures:

Maximum parcel coverage	Use or commodity
35%	Buildings and structures for residential or farm use other than greenhouses
75%	Greenhouses

OBJECTIVES

The objectives with respect to the Rural Resource land use designation are as follows:

To prevent the intrusion of Residential settlement into Rural Resource areas.	
To encourage the sustainable use of natural resources, ensuring long term community stability and prosperity	
To reinforce existing and potential primary resource utilization opportunities by discouraging the intrusion of incompatible land use and development activities into the Rural Resource areas	

POLICIES

The policies of the **Board** with respect to the Rural Resource land use designation are as follows:

In addition to uses otherwise permitted in all designations, permitted uses in the Rural Resource land use designations may include but not necessarily be limited to one single family dwelling; one secondary suite; agriculture; resource use; and	
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accessory buildings and structures.	
The minimum parcel area required for new parcels created by subdivision in the Rural Resource 1 land use designation is ____ hectares and the Rural Resource 2 land use designation is ____ hectares.	
Settlement shall be discouraged within the Rural Resource 2 land use designation	
The minimum parcel size in the Rural Resource 2 designation will be ____ in order to preserve the integrity of lands for resource management	

Staff recommends that the steering committee advise on any additional policies they may wish to have included within the Rural Resource designation.

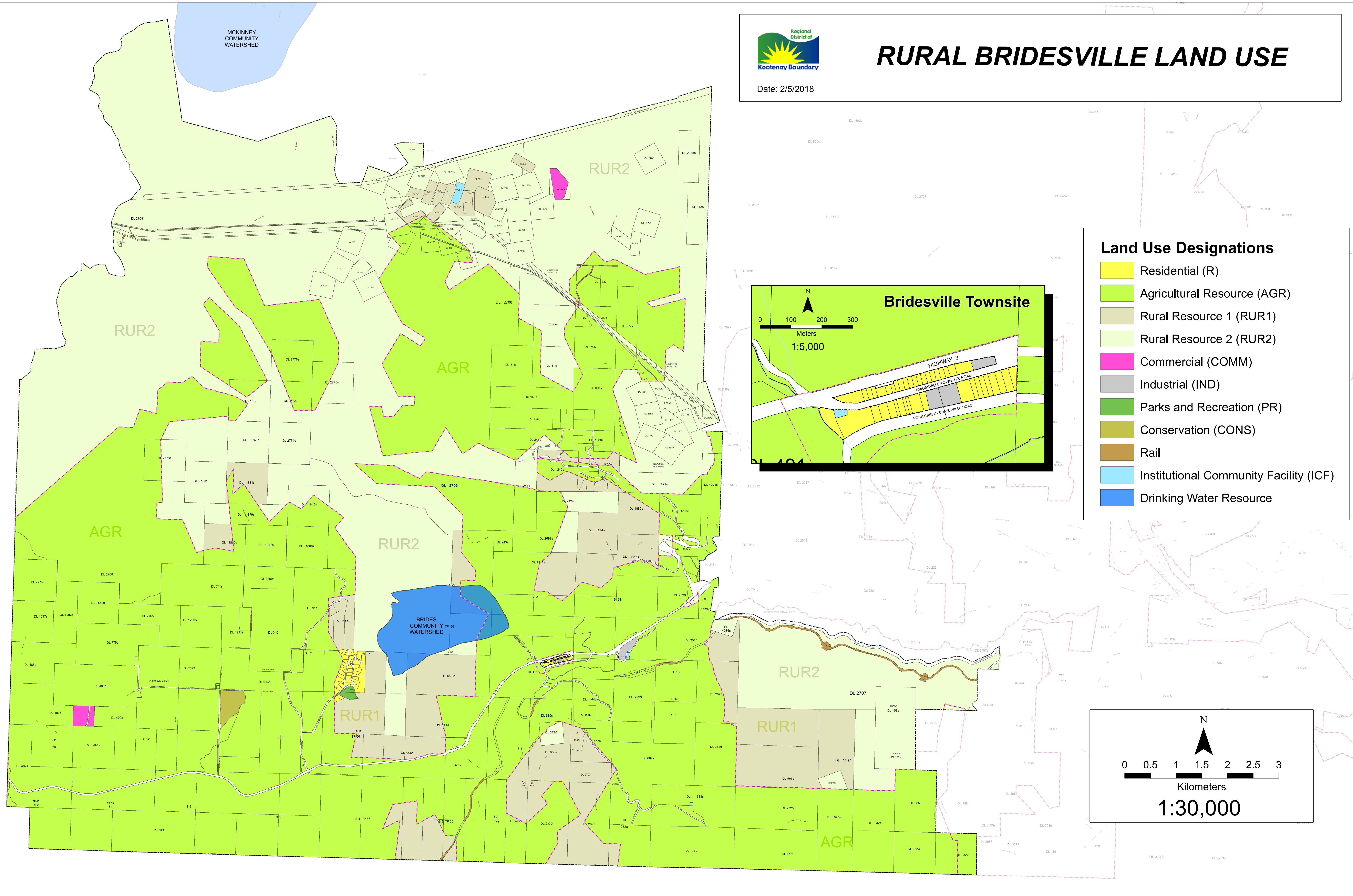
ATTACHMENTS

Rural Bridesville Land Use Map
Rural Bridesville Parcel Size Map



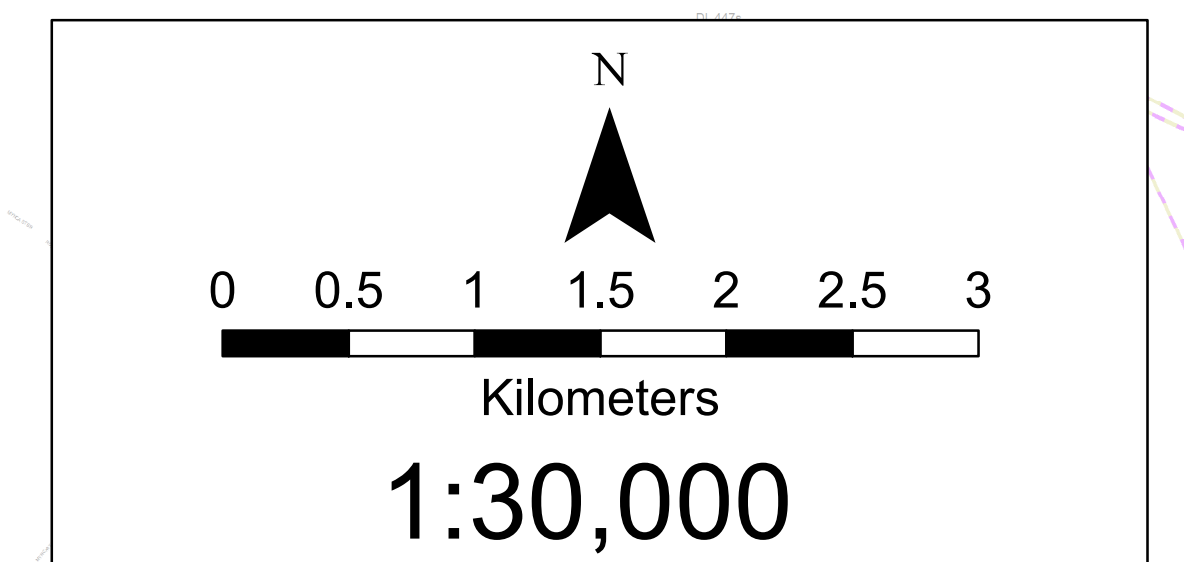
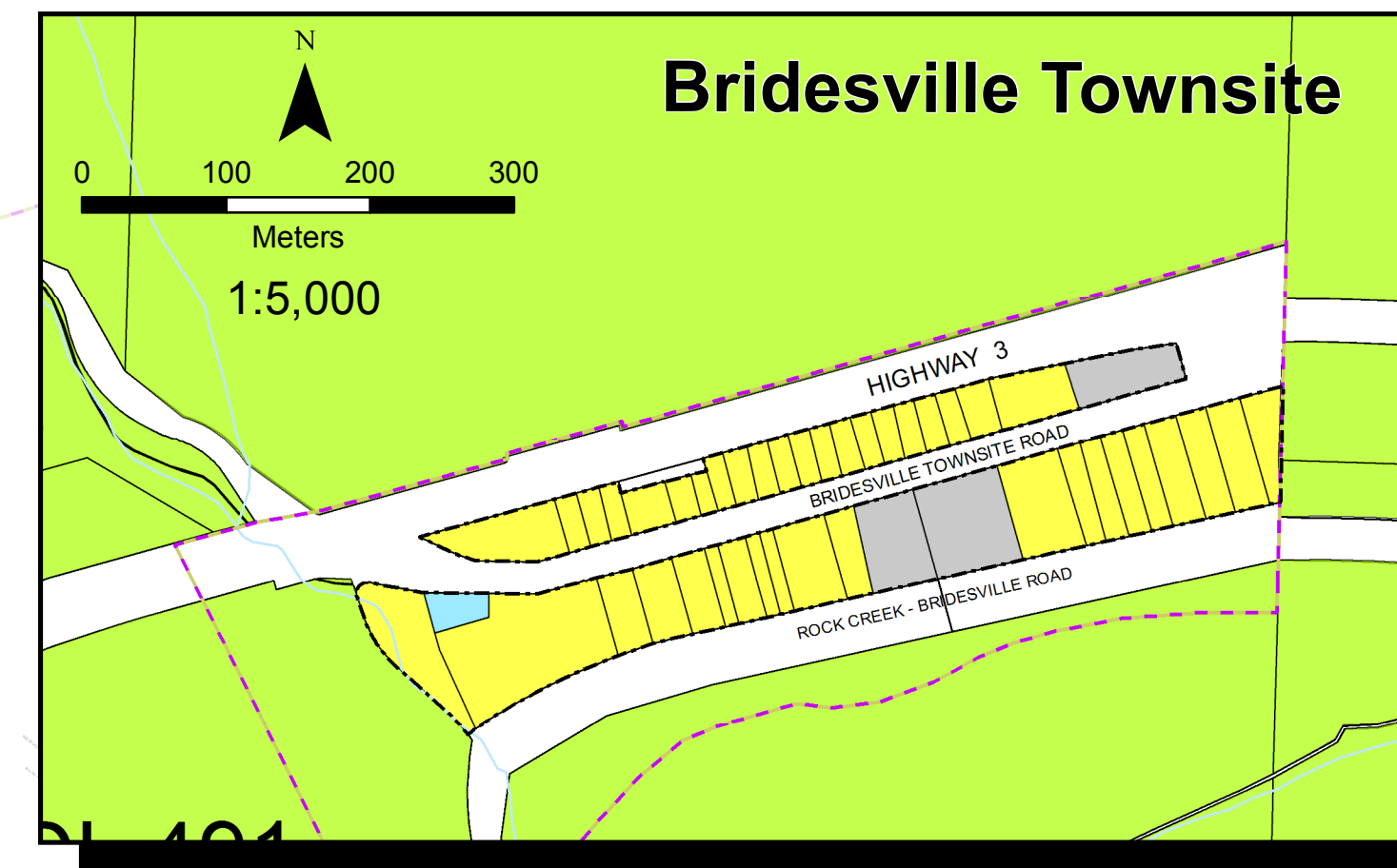
Date: 2/5/2018

RURAL BRIDESVILLE LAND USE



Land Use Designations

- Residential (R)
- Agricultural Resource (AGR)
- Rural Resource 1 (RUR1)
- Rural Resource 2 (RUR2)
- Commercial (COMM)
- Industrial (IND)
- Parks and Recreation (PR)
- Conservation (CONS)
- Rail
- Institutional Community Facility (ICF)
- Drinking Water Resource





RURAL BRIDESVILLE PARCEL SIZE

Date: 2/2/2018

