

## Regional District of Bulkley-Nechako

### Referral Report

File No. RZ A-04-23

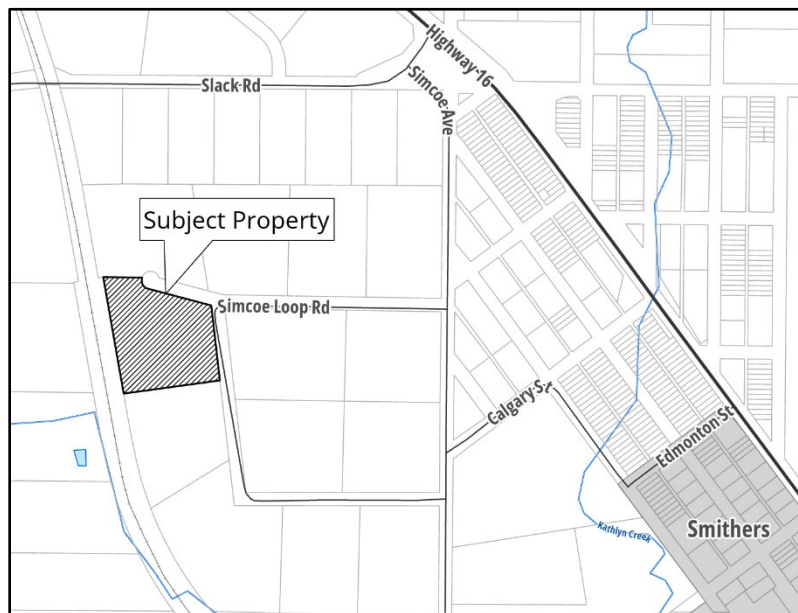
---

#### APPLICATION SUMMARY

<b>Name of agent/owner:</b>	Madelaine Koppers
<b>Electoral area:</b>	Electoral Area A (Smithers/Telkwa Rural)
<b>Subject property:</b>	4594 Simcoe Loop Road. Legally described as Lot 9, Section 2, Township 1A, Range 5, Coast District, Plan PRP7255 (PID: 009-463-968)
<b>Property size:</b>	2.29 ha (5.65 ac)
<b>OCP designation:</b>	Rural Residential (RR) Designation in Smithers Telkwa Rural Official Community Plan, Bylaw No. 1704, 2014
<b>Zoning:</b>	Small Holdings (H1) Zone in Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020
<b>ALR status:</b>	Not in the ALR
<b>Building inspection:</b>	Within the building inspection area
<b>Fire protection:</b>	Smithers rural fire protection area
<b>Existing land use:</b>	Residential
<b>Location:</b>	500 m west of the Town of Smithers
<b>Proposed rezoning:</b>	

The applicant is applying to rezone the subject property from the Small Holdings (H1) Zone to the Small Holdings – Additional Dwelling (H1A) Zone to allow the construction of a second single family dwelling.

The subject property contains an existing 1,708 ft<sup>2</sup> single family dwelling that is used as the applicant's primary residence. The applicant wishes to construct a second two-bedroom dwelling about 800 ft<sup>2</sup> in size for use as a long-



term rental and eventually for their aging parents (see Attachments). However, the H1 Zone only permits a maximum density of one single family dwelling on the subject property. Therefore, the applicant is proposing to rezone to the H1A Zone.

## **DISCUSSION**

### **Official Community Plan (OCP)**

The subject property is designated Rural Residential (RR) in the Smithers Telkwa Rural OCP. The RR designation is intended to provide opportunities for people to live in a rural setting while protecting and preserving the rural character of the area. OCP policy 3.4.2(7) states that rezoning applications to allow a second single family dwelling on a parcel under the RR designation may only be considered under the following circumstances:

- (a) The subject property is a minimum of 2 hectares (5 acres) in size or larger, or a 2<sup>nd</sup> single family dwelling exists and is legal but non-conforming to zoning.*
- (b) It has been demonstrated that the parcel can accommodate an on-site sewage disposal system for two dwellings.*
- (c) The development is compatible with adjacent land uses and maintains the rural character of the area.*
- (d) The parcel is not located within a floodplain or on other hazard lands.*
- (e) The development addresses wildlife and ecological values.*
- (f) And, the future subdivision of the land into a parcel smaller than 2 hectares (5 acres) is prohibited.*

The applicant has provided an Initial Site Investigation Report (see Attachments) stating that the subject property can support on-site septic for the proposed second dwelling with a type 1 or type 2 raised sand mound and pump system. Conformity with Northern Health regulations is ensured as part of the building permit process.

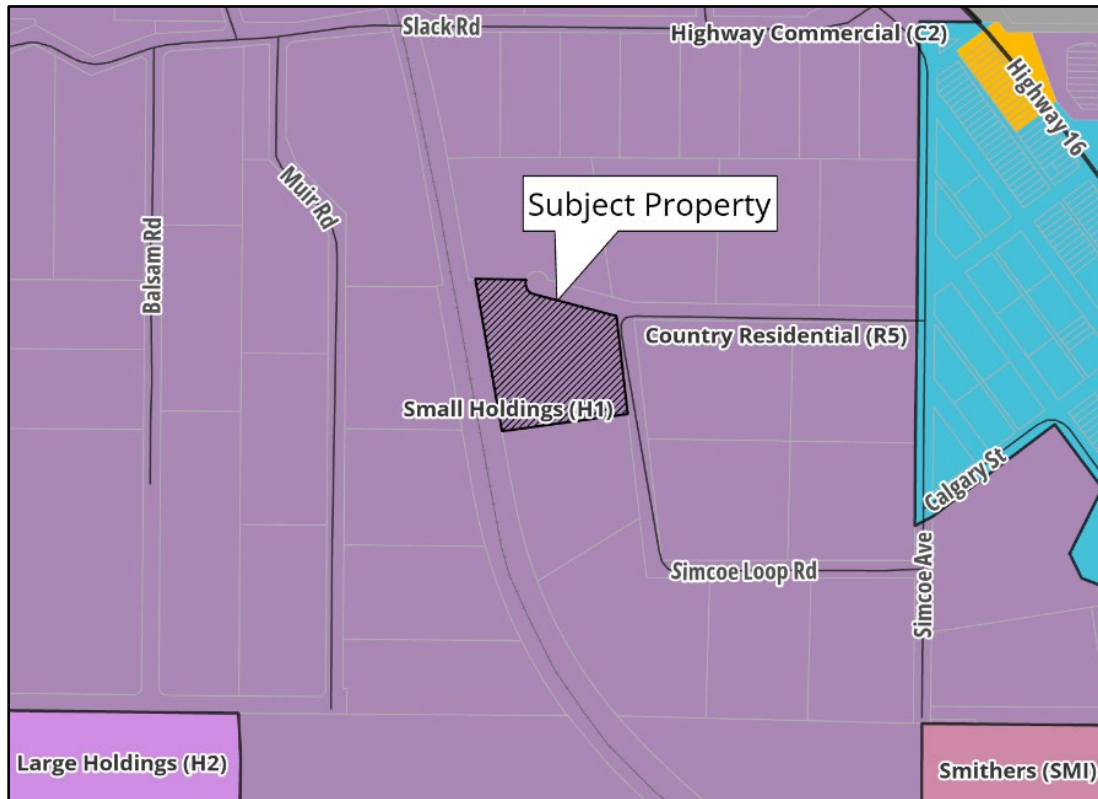
There are no known notable wildlife or ecological values on the subject property and there are no known hazards.

### **Zoning**

The current H1 Zone only allows one single family dwelling on properties smaller than 4 ha (9.88 ac). Under the proposed H1A Zone, up to two single family dwellings would be permitted on the property, but only one can exceed a gross floor area of 120 m<sup>2</sup> (1,290 ft<sup>2</sup>). The minimum parcel size in both the H1 and H1A Zone is 2 ha (4.94 ac), preventing further subdivision of the subject property.

The subject property is in a rural subdivision adjacent to the Town of Smithers. It is surrounded by similar sized properties (±2.3 ha) in the H1 Zone. To the east surrounding Highway 16 are various smaller properties (±0.03 to ±0.4 ha) in the Country Residential (R5)

Zone and the Highway Commercial (C2) Zone. To the southwest are larger properties (64+ha) in the Large Holdings (H2) Zone.



## REFERRALS

This application is being referred to the Electoral Area A Advisory Planning Commission, the Town of Smithers and the Ministry of Transportation and Infrastructure.

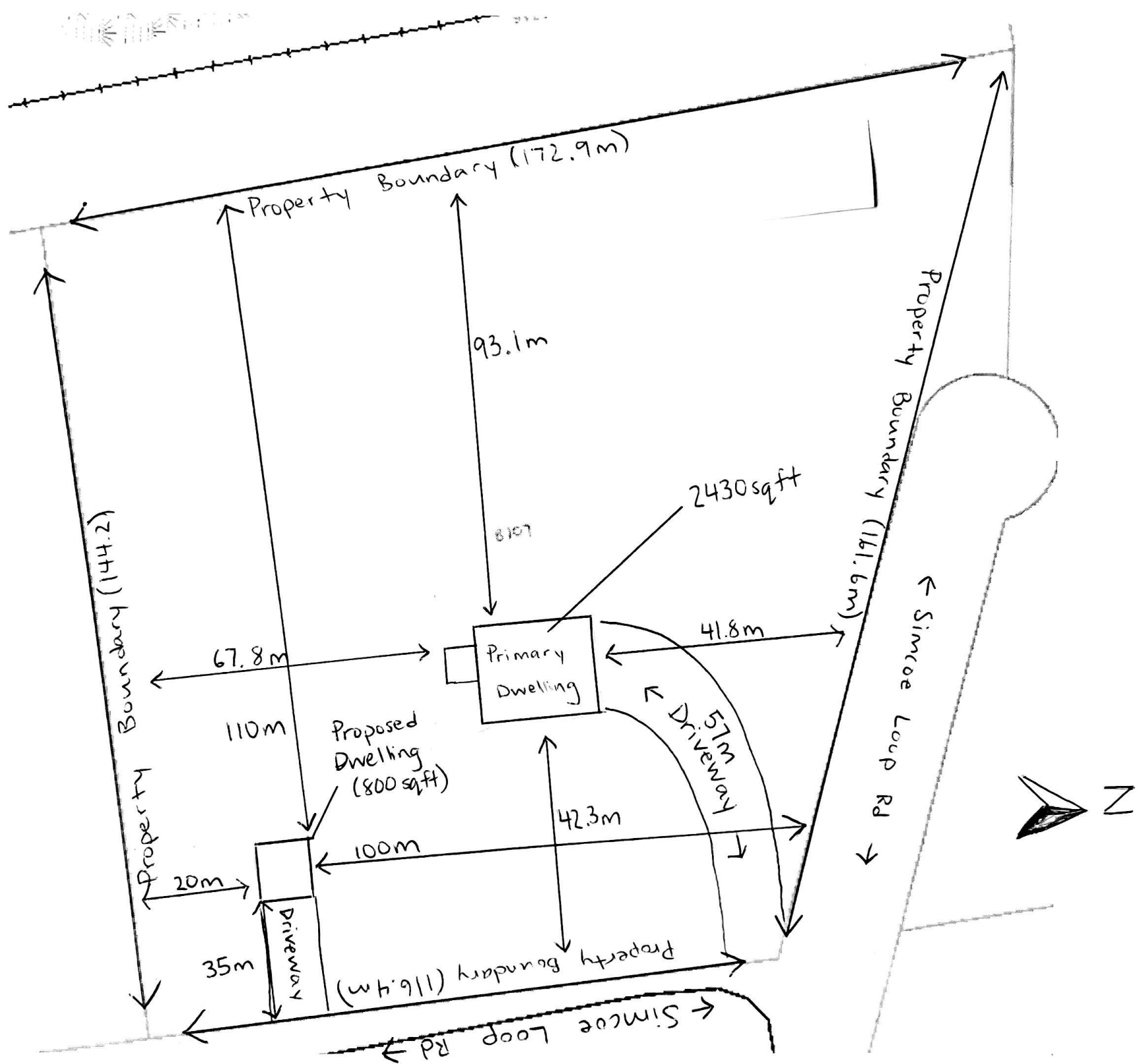
## ATTACHMENTS

- Applicant Submission

#### **4. Reason for Application**

We're hoping to build a secondary dwelling that can serve as a long-term rental and when needed, provide housing for our aging parents. Smithers is facing a rental shortage and with the rising costs of living, a rental will not only help with the lack of supply but also help balance our living costs.

The structure would be a two-bedroom rancher that is wheelchair friendly and approximately 800 sqft in size. It would be similar in design to our primary residence and will blend in well within the natural surroundings of the site. Proposed location of the building is in the south-east corner of our property, approximately 110m from the railway. We intend to plant mature trees surrounding the secondary dwelling, as well as, between the two dwellings to add a layer of privacy.



## Initial site investigation report for rezoning application

**Date:** October 5 2023

**Legal Description:** LOT 9, PLAN PRP7255, SECTION 2, TOWNSHIP 1A, RANGE 5, COAST RANGES LAND DISTRICT

**Street Address:** 4594 Simcoe Loop Rd, Smithers, BC V0J2N2

**Property Owner(s):** Thomas Pellow and Madelaine Kuppers

**Summary of Inspection:** Due to obvious mottling seen in the test pits, (which is a sign of a seasonal high water table) and weak structured clay loams, a raised sand mound (type 1 or type 2) would be required for the proposed two bedroom dwelling on this site. With the site being relatively flat, a pump system is required to lift effluent to the raised mound.

### **Site Information:**

Total parcel size: 5.65 Acres (2.26 Ha)

Water: A drilled well located 12 meters east of the existing dwelling

**Site/Soil Evaluation:** Soil test pits reveal a thick organic layer then a variety of loams, sandy loams and clay loams and seems of sands. Obvious deposits of iron (also known as mottling) were discovered through out the test pits. Percolation tests were conducted which revealed rates of 10-15 minutes per inch.

**Topography:** The land is relatively flat and open. There are no water courses on the property.

**Vegetation and wildlife:** The property consists of mainly grass and pasture with a ring of poplar trees surrounding it.

**Extended site proposal:** Owner has intentions to add a two bedroom dwelling on this property.

**Declaration:** These notes are from inspection carried out on October 4 2023 to confirm property improvements and conditions. These records and specifications are consistent with standard of practice with regard to the Sewerage System Regulation and the Sewerage System Standard Practice Manual of the BC Ministry of Health. I have conducted a site evaluation and exercised due diligence.

Sam Larson

Registered Onsite Wastewater Practitioner #0875

778-210-1323

sxa.larson@gmail.com



## Soil Profile Description

Test Pit #

1 Client: Tom Pellows

Date: October 4 2023

Depth	Texture	C.F.	Structure Type	Structure Grade	Structure Size	Consistency	Colour	Mottles Quantity	Mottles Size	Mottles Contrast	Roots Quantity	Roots Size
0-8"			ORGANIC	LAYER		LOOSE	BLACK	NIL	NIL	NIL	3	F
8-28"	SCL	0%	SBK		1 F	MOD	GREY	FEW	SMALL	D	NIL	NIL
28-58"	CL	0%	MA		0 F	MOD	GREY	FEW	SMALL	F	NIL	NIL

Test Pit #

2

Depth	Texture	C.F.	Structure Type	Structure Grade	Structure Size	Consistency	Colour	Mottles Quantity	Mottles Size	Mottles Contrast	Roots Quantity	Roots Size
0-10"			ORGANIC	LAYER		LOOSE	BLACK	NIL	NIL	NIL	3	F
10-30"	SCL	0%	SBK		1 F	MOD	BROWN	F	SMALL	D	NIL	NIL
30-60"	CL	0%	MA		0 F	MOD	GREY	F	SMALL	D	NIL	NIL





**Percolation Test:**

**Site: TOM PELLOWS**

**Date: OCTOBER 4 2023**

**Perc Test 1**

Cumulative Minutes	Recorded Descending Measurment	Clock Time
5		10:44 AM
10		
15	1 INCH	
20		
25		
30	1 INCH	
35		
40		
45	1 INCH	
50		
55		

**Perc Test 2**

Cumulative Minutes	Recorded Descending Measurment	Clock Time
5		10:48 AM
10	1 INCH	
15		
20	1 INCH	
25		
30	1 INCH	
35		
40		
45	1 INCH	
50		
55		

**Perc Test 3**

Cumulative Minutes	Recorded Descending Measurment	Clock Time
5		10:52
10		
15	1 INCH	
20		
25		
30	1 INCH	
35		
40		
45	1 INCH	
50		
55		

**Perc Test 4**

Cumulative Minutes	Recorded Descending Measurment	Clock Time
5		10:56
10	1 INCH	
15		
20	1 INCH	
25		
30	1 INCH	
35		
40	1 INCH	
45		
50	1 INCH	
55		

