

Public Hearing Information Package

Monday, July 15, 2024 at 6:00 P.M.
Council Chambers
 4450 Happy Valley Road, Victoria, BC, V9C 3Z3

Metchosin Official Community Plan Amendment Bylaw No. 698 and Metchosin Land Use Amendment Bylaw No. 699 4499 Leefield Road

Package 2

Proposed Bylaw:	<i>Metchosin Official Community Plan Amendment Bylaw No. 698</i>
OCP Amendment:	The purpose of <i>Metchosin Official Community Plan Amendment Bylaw No. 698</i> is to amend the land use designation on 4499 Leefield Road from “Upland” to a split designation of “Rural” and “Rural Residential 2.”
Proposed Bylaw:	<i>Metchosin Land Use Amendment Bylaw No. 699</i>
Zoning Amendment:	The purpose of <i>Metchosin Land Use Amendment Bylaw No. 699</i> is to amend the zoning on 4499 Leefield Road from Upland (UP) and Rural (RU) to a new split zone configuration of Rural (RU) and Rural Residential 2 (RR2).
	The purpose of both bylaw amendments is to allow the applicant to apply for a subdivision to <u>create one new parcel</u> that is approximately 1.2 hectares.

Information Package Contents:

- a) Public Submissions received on or before July 12, 2024 as to Bylaw Nos. 698 and 699..... 1
- Jim MacPherson, July 12, 2024
 - Rick Worrall, July 11, 2024
 - Avril Yoachim, July 10, 2024
 - Jessica Veinot & Ron Demaray, July 9, 2024
 - Susan & Dave Edwards, July 8, 2024

Please note that written and verbal submissions will become part of the public record

Jennifer Miller

From: Jim MacPherson [REDACTED]
Sent: July 12, 2024 10:48 AM
To: Mayor and. Council
Subject: 4499 Leefield

Mayor and Council

I wish to register my opposition to any zoning change on this property. The proposed change runs counter to the OCP and, if Council approves the request, will amount to spot zoning.

There have been several instances in recent years where requests to rezone particular lots for particular reasons have been successful. Each of these may have been different but all collectively serve as precedents; approving this request will only strengthen the argument that, with a little effort, the OCP can be overcome.

Thank you.

Jim MacPherson

Jennifer Miller

From: Rick Worrall [REDACTED]
Sent: July 11, 2024 7:47 PM
To: Mayor and. Council; Bob Payette
Subject: 4499 Leefield Road - Public Hearing- Please share at the meeting

Dear everybody at the public hearing:

This application is a perfect example of what the OCP was created to **prevent**. The zoning in the highlands of Metchosin is very clear. It was planned with great care to reduce the possibility of sub-divisions until lots are so small and out of character with the neighbourhood. As a previous member of the Metchosin's Uplands Planning Commission, I say, read our words, and follow their simple principles. Even considering this sub-division would be opening a huge can of worms. I would encourage you all to say, "this is not in alignment with our OCP." This is **not** an item for the Board of Variance to have to tackle.

Thank you for your time and careful consideration.

Rick Worrall
[REDACTED]

Jennifer Miller

From: [REDACTED]
Sent: July 10, 2024 7:20 AM
To: Mayor and. Council
Cc: Marie-Térèse Little; Shelly Donaldson; Sharie Epp; Steve Gray; Jay Shukin; Bob Payette
Subject: PUBLIC HEARING - July 15th - 4499 Leefield Road - Rezoning and Subdivision Application
Attachments: 4499 Leefield current.jpg; 4499 Leefield proposed.jpg; Zoning map legend.jpg

Mayor and Council
Bob Payette, CAO

The Planner has given Council excellent input and cautionary advice. We pay the Planner for her expertise and experience, please allow her to do her job and support her on this. I understand the position the property owners are in and I appreciate that some council members may wish to accommodate them but the job of Council as a whole is to ‘consider’ and vote what is best for the **entire municipality**.

This isn’t a simple matter of rezoning and subdividing. I’ve attached a portion of the Zoning Map of a ‘before’ and ‘after’ view of 4499 Leefield Road and surrounding area showing what is current and what is proposed. This will show that while the property currently has split zoning the owners propose a zoning (RR2 dark green) that does not exist anywhere in the larger area. This in itself creates far more problems, commonly described as ‘spot zoning’.

Further, it appears to me that the steps necessary to accomplish a RU/RR2 zoning would be to first rezone the UP portion to RU and then further rezone the desired portion to RR2. I didn’t think you could leap-frog from UP straight to RR2.

SUMMARY of Planner’s report (in part)

Pg 14 – “**careful consideration** needs to be made to the land uses proposed in the context of the OCP ie. The broader community picture”

Pg 15 – “the designation cautions that ‘it is not intended that the extent of existing 0.8ha residential development be substantially expanded.’ “Council is encouraged to carefully consider this policy in deciding on what ‘**substantial expansion’ might mean in the context of this and future/additional applications to rezone and amend the OCP**”

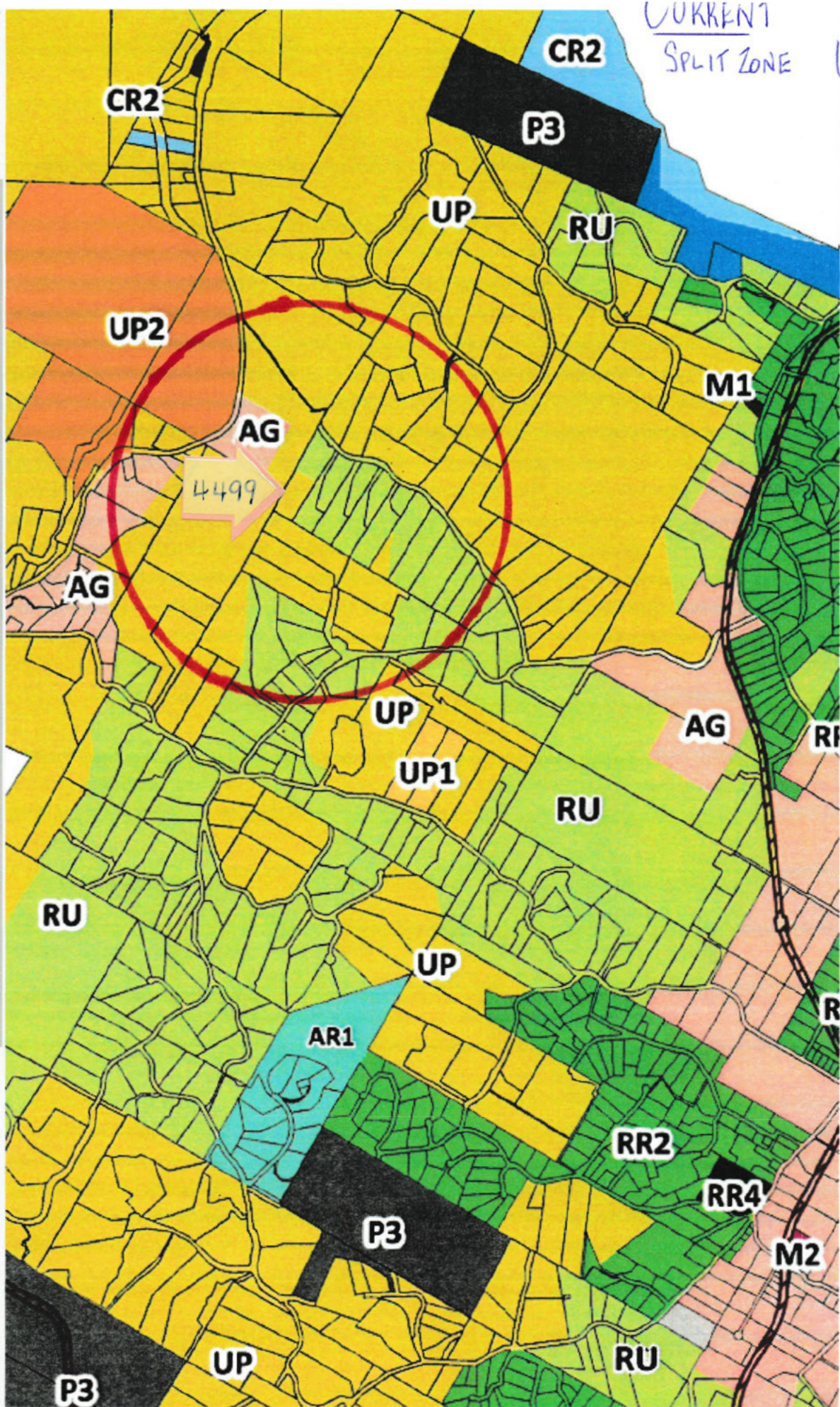
Pg 15 – “panhandle lots adjoining had to meet the zoning requirements of the day”

Pg 15 – “Rezoning of Kangaroo Road complied with the OCP”

Pg. 16 – **CONCLUSION (IN PART)** – “While every application to rezone is discretionary and considered on a case-by-case basis, an increased volume of rezoning applications **and OCP amendments may occur with approval.**”

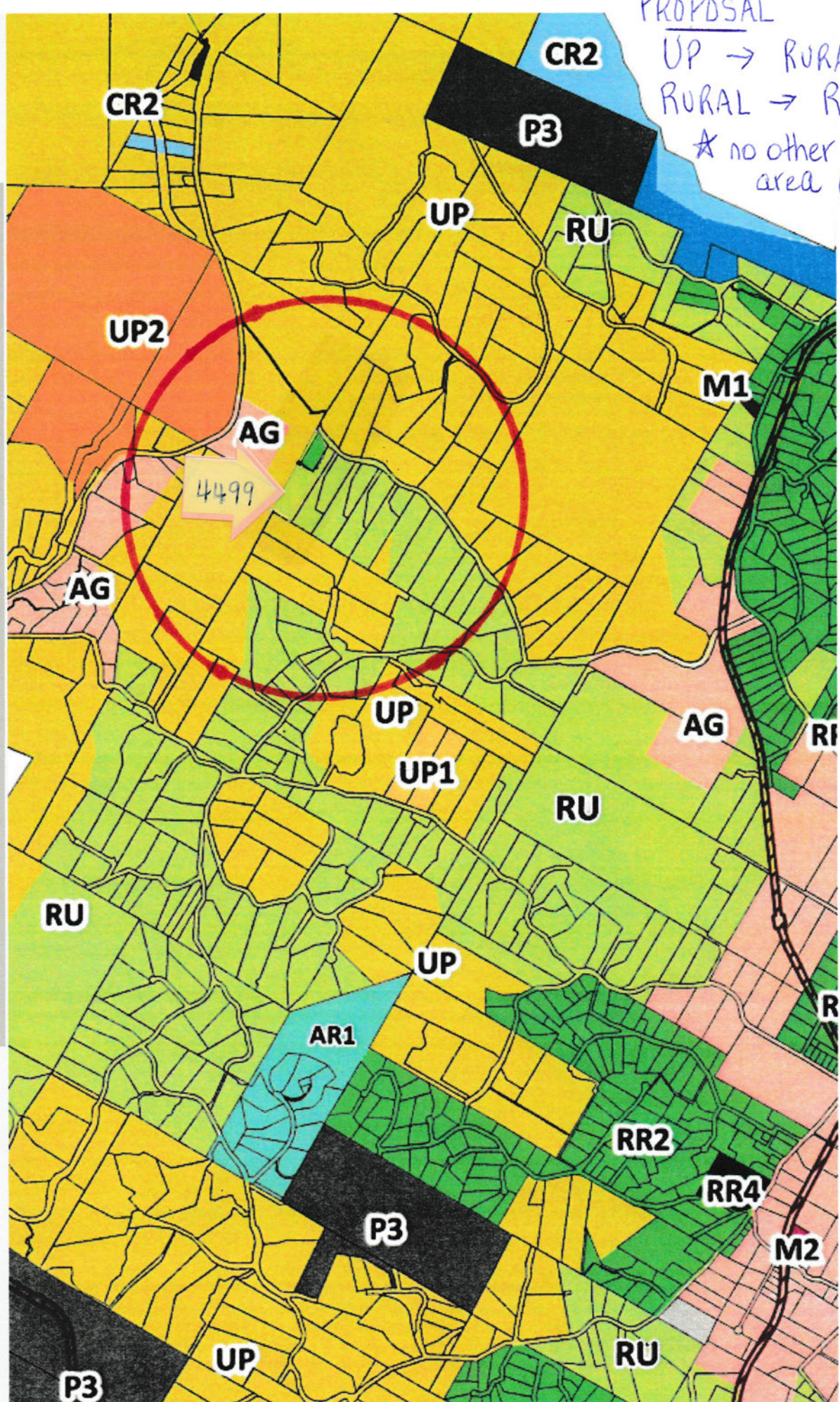
Please heed the advice of our Planner and make the necessary and correct decisions for the **broader community**.

Thank you
Avril Yoachim



PROPOSAL

UP → RURAL and
RURAL → RR2
* no other RR2 in
area (dark green)



Zoning Map

-  AG - Agricultural (ALR)
-  AG1 - Agricultural 1 (ALR)
-  AR1 - Amenity Residential 1
-  C1 - Commercial 1
-  C2 - Commercial 2 (ALR)
-  CR1 - Commercial Recreation 1
-  CR2 - Commercial Recreation 2
-  CR3 - Commercial Recreation 3
-  CR4 - Commercial Recreation 4 (ALR)
-  M1 - Industrial 1
-  M2 - Industrial 2 (ALR)
-  P1 - Community Institutional 1
-  P2 - Community Institutional 2 (ALR)
-  P3 - Park & Open Space
-  RR1 - Rural Residential 1
-  RR2 - Rural Residential 2 1.97 acre
-  RR3 - Rural Residential 3
-  RR4 - Rural Residential 4 (ALR)
-  RU - Rural 4.942 acre
-  UP - Upland 9.884 acre
-  UP1 - Upland 1
-  UP2 - Upland 2
-  Galloping Goose Regional Trail

min. 8 ha

min. 2 ha
min 4 ha

Jennifer Miller

From: Info
Sent: July 10, 2024 8:30 AM
To: Tina Hansen; Jennifer Miller
Subject: FW: 4499 Leefield Rd.

-----Original Message-----

From: [REDACTED]
Sent: Tuesday, July 9, 2024 9:43 PM
To: Info <info@metchosin.ca>
Subject: 4499 Leefield Rd.

My partner, Ron, and I, have lived on Leefield Road for many years and know the Cote's as long time neighbours. We support their application, as per File No. 3360-23-02, to rezone and divide their property in a similar manner to our property and the other properties on the south side of Leefield Road. We feel that the proposal aligns with the established standards set by other properties on Leefield Road and does not pose any adverse effects on the neighbourhood.

Jessica Veinot & Ron Demaray
[REDACTED]

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Jennifer Miller

From: Info
Sent: July 9, 2024 8:41 AM
To: Tina Hansen; Jennifer Miller
Subject: FW: 4499 Leefield Road - File #3360-23-02

From: Susan and Dave Edwards [REDACTED] >
Sent: Monday, July 8, 2024 8:48 PM
To: Info <info@metchosin.ca>
Subject: 4499 Leefield Road - File #3360-23-02

Dear Mayor and Council,

We are writing to express our support for the application put forward by Dan and Jo-Anne Cote who have owned and lived on their property at 4499 Leefield Road for 38 years. We have lived on Leefield Road for almost 30 years and foresee no detrimental impact to this area that would be caused by the proposed plans. It is a unique application due to the split zoning. Approval of this application will enable their daughter and son-in-law to own a home in Metchosin and create additional tax revenue to the municipality.

We fully support approval of their application.

Regards,
Susan and Dave Edwards
[REDACTED]