

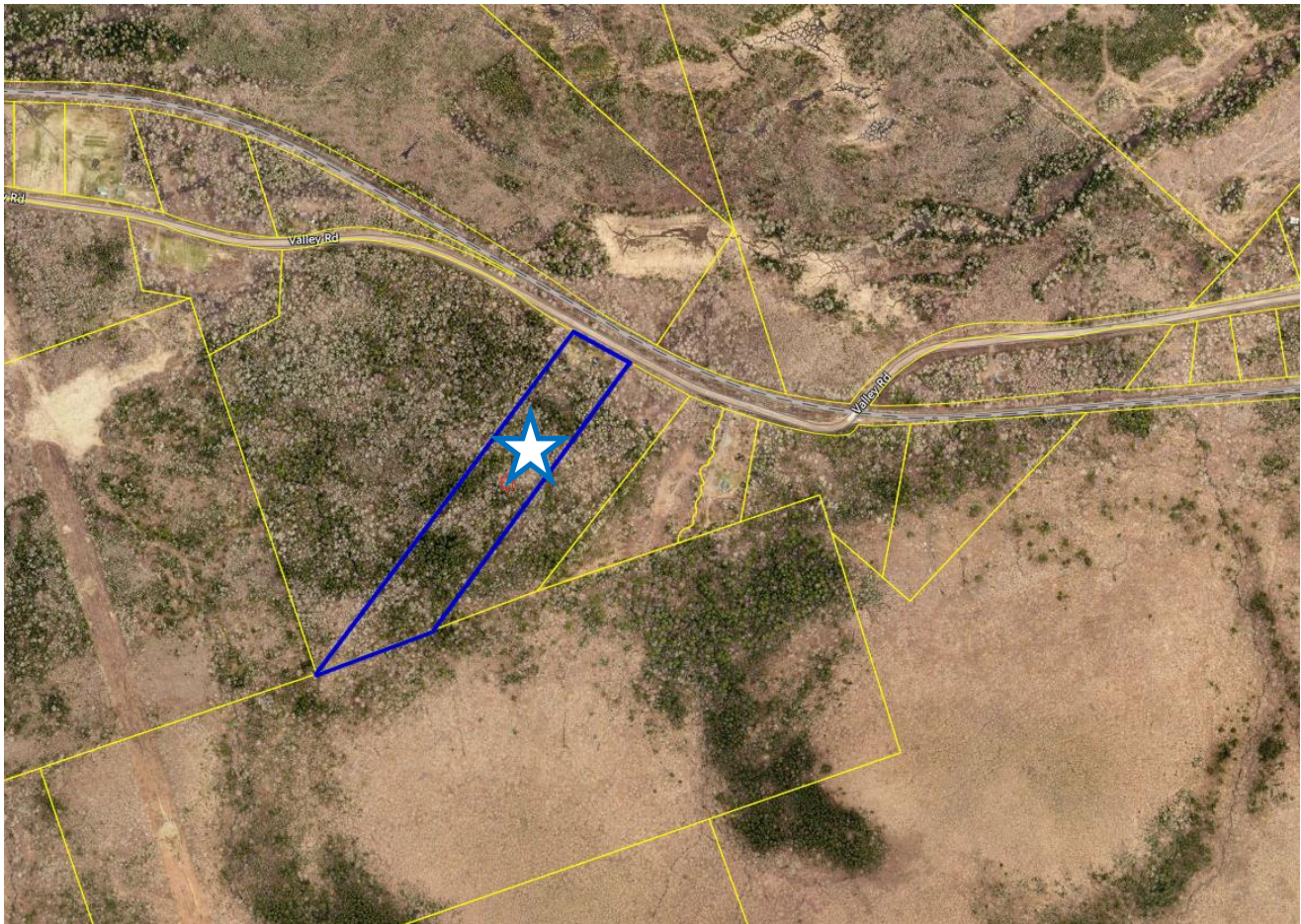
**MEMORANDUM**

**TO:** Mayor and Council  
**FROM:** Will Balsler, Junior Planner, Development Officer  
**DATE:** July 14, 2021  
**RE:** **First Reading on amendment to Land Use Bylaw to rezone PID 25088626, 556 Valley Road, Westchester**

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**Background:** On July 5th, 2021, Planning and Development staff received an application regarding the property at 556 Valley Road, Westchester - PID 25088626 (the "subject property").

The subject property is located along the Valley Road, just East of Westchester Station. The application is for a rezoning to permit the development of a new private road which would allow the subdivision of 7 residential lots.



**Regulatory and Land Use Context:**

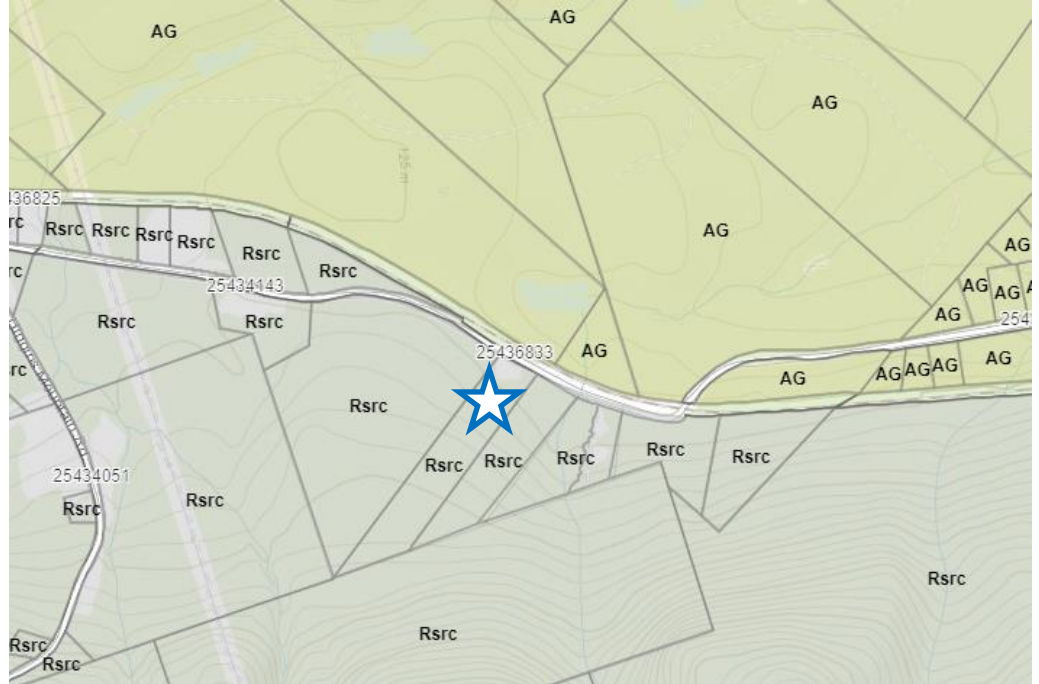
Current Zone: Rural Resource (Rsrc)

Proposed Zone: Recreational Residential (RRec)

The subject property is designated as Resource on Schedule A of the Municipal Planning Strategy (MPS). The current Rural Resource zoning does not permit the development of new private roads.

The neighboring properties are forested lots with very few neighbouring dwellings, zoned as Agriculture (AG) and Rural Resource (Rsrc).

Rezoning the subject property to Recreational Residential (RRec) would allow the development of a private road, and is supported by Municipal Planning Strategy Policy 4-7:



*Council shall, through the Land Use By-law and Subdivision By-law, prohibit development on new private roads except on lands in the Lower Density Residential Zone in locations where new public roads are not permitted and on lands in the Recreational Residential Zone, Parks and Open Space Zone, Country Residential Zone, and Commercial Recreation Zone.*

It is also supported by MPS Policy 5-33:

*Council shall, in the Land Use By-law, create the Recreational Residential Zone, intended to permit lower density residential uses on existing public roads and on existing or new private roads, and to address environmental constraints and concerns in areas that are often attractive to recreational development. Permitted uses shall include lower density residential development and agricultural uses. Zone standards shall include large lot sizes and setbacks as a means to reduce the intensity of development and its impact on the natural environment.*

**Next Steps:** If the amendment passes first reading, staff will prepare advertisements for the public hearing to be held prior to second reading.

**Recommendation:** Give first reading to the proposed amendments to the Land Use Bylaw and call a public hearing for September 1, 2021, followed by a second reading.

**Alternative:** Council can decide to reject the proposed amendment, or request that further information be provided.