

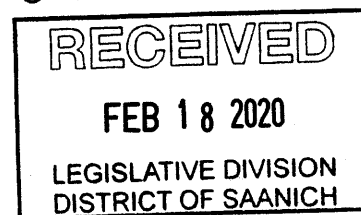
2860-35 Granville Holland



The Corporation of the District of Saanich

Report

CW 2 Mar 20



To: Mayor and Council
From: Sharon Hvozanski, Director of Planning
Date: February 13, 2020
Subject: Floodplain Development Permit and Subdivision Application
File: DPR00755; SUB00853 • 4051 Granville Avenue and
4124 Holland Avenue

RECOMMENDATION

That Development Permit DPR00755 be approved.

PURPOSE

The purpose of this report is to seek direction from Council on the subject application. The application is for a Development Permit to allow a boundary adjustment subdivision between two parcels, one of which is located partly within the Floodplain Development Permit Area. The zoning on the property would not change. The applicant is JE Anderson and Associates (Danny Carrier) on behalf of the owners.

DISCUSSION

Neighbourhood Context

The two parcels, with a combined area of 17.14 ha, are located within the Agricultural Land Reserve, south of Hastings Street, between Granville Avenue and Holland Avenue. The 4051 Granville Avenue property, known as *High Oaks Farm*, is an active farm comprised of predominantly pasture land, lowlands used for cultivation, a single family dwelling included on the Saanich Heritage Registry, and a number of farm outbuildings. An easterly arm of this parcel, fronting onto Holland Avenue, contains a rocky outcrop and trees. The 4124 Holland Avenue property is also predominantly pasture land and contains a similar rocky, steep area where a single family dwelling and accessory structures are located.

Surrounding land use is mostly agricultural and rural residential properties (see Figure 1).

The lowlands that are located on the 4051 Granville Avenue parcel are a continuation of an area referred to as Hastings Flats. This area, defined by the 12.47 m contour, is within the Floodplain Development Permit Area (see Figure 2).

Proposed Land Use

The proposed subdivision would consolidate a 0.5 ha area located on the easterly arm of 4051 Granville Avenue to 4124 Holland Avenue. This area is rocky, treed and sloping and is generally not suitable for agriculture. No additional lots would be created. The zoning of the property would not change.

The boundary adjustment subdivision is intended to provide funds to further upgrade the farm while maintaining the farmable land as a single parcel.

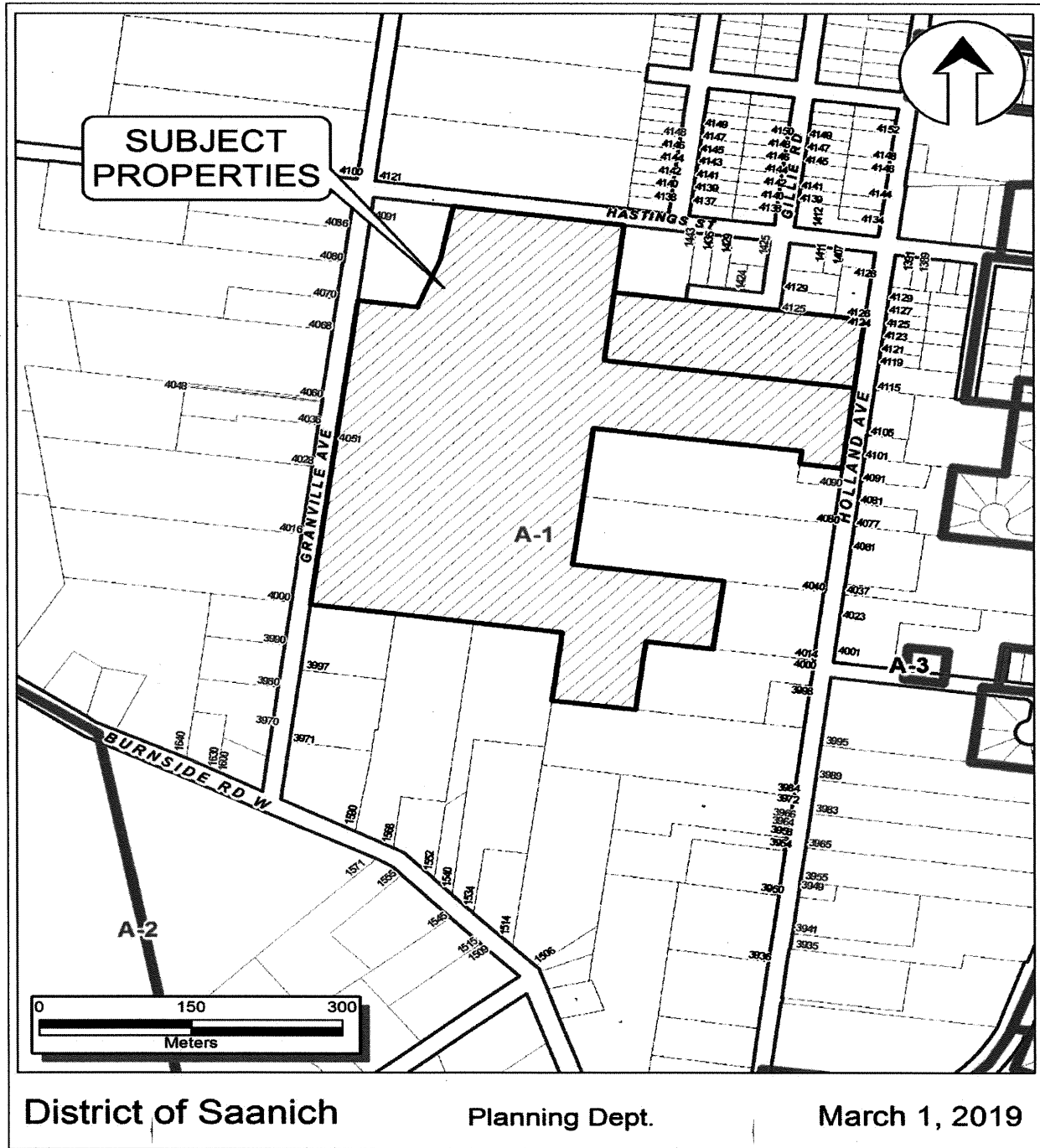


Figure 1: Neighborhood Context

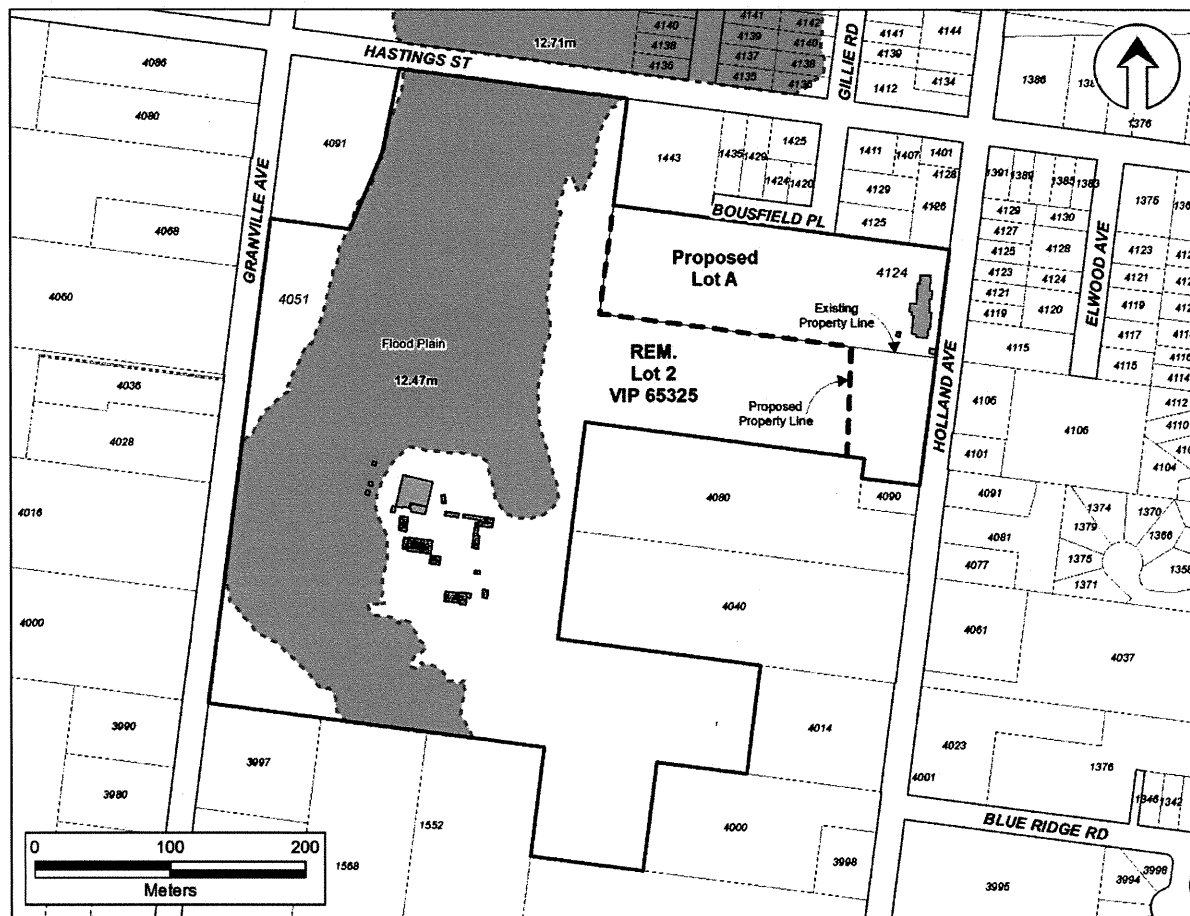


Figure 2: Proposed Subdivision (from plan by JE Anderson and Associates)

ALTERNATIVES

1. That Council approve the recommendation as outlined in the staff report (Staff Recommend).
2. That Council reject the recommendations as outlined in the staff report.
3. That Council provide alternate direction to Staff.

FINANCIAL IMPLICATIONS

The proposal has no immediate implications related to the District of Saanich Financial Plan.

STRATEGIC PLAN IMPLICATIONS

The proposal has no implications to the District of Saanich 2019 – 2023 Strategic Plan.

PLANNING IMPLICATIONS

Policy

The following Saanich Planning Policies are most applicable to the subject proposal:

Official Community Plan (2008)

4.2.10.22 “Retain the stormwater holding capacity of natural storage areas to reduce peak flows”.

Floodplain Development Permit Area Guidelines

The Floodplain Development Permit Guidelines are concerned with protection of the natural environment, eco-systems and biological diversity, and with minimizing both the loss of floodplain storage and hazardous conditions that could occur from the impact of flooding. Guidelines that are specifically applicable are:

- 2.1. “Major or significant wooded areas and native vegetation should be retained wherever possible”.
- 2.2. “The total impervious cover of the site should minimize impact on the receiving aquatic environment. Consideration should be given to reducing impervious cover through reduction in building footprint and paved areas and use of on-site infiltration”.
- 2.3. “No alteration of land should be allowed unless demonstrated through environmental studies that it would not adversely affect the natural environment, nor conflict with the provisions of the Deposit of Fill and the Soil Removal Bylaws”.
- 2.5. “Subdivision should not be allowed except where the realignment of lot lines would improve building location and lessen the impact of flooding”.
- 2.6. “Land should remain free of buildings and structures for human habitation except where:
 - a) the foundations are at least partially out of the area of the floodplain, and
 - b) those portions of a building or structure capable of being used for human habitation are located above the floodplain elevation, and
 - c) those portions of a building or structure not capable of being used for human habitation or the storage or placement of goods or equipment extend below the boundary of the flood plain to a maximum of 60 cm (2.0 ft) measured vertically”.
- 2.9. “Generally, the riparian zone should remain free of development and restoration of the riparian zone undertaken as part of the development, if the vegetation is not intact and healthy (diversity of native shrubs and trees)”.

Analysis

The proposed boundary adjustment subdivision conforms to the statutory requirements of the Saanich Zoning Bylaw and of Section 10(1)(c) of the “Agricultural Land Commission Use, Subdivision and Procedure Regulation” which permits subdivision where there will be an enhancement of the overall farm, no increase in the number of parcels, and no parcel less than 1.0 ha in area.

The proposal is consistent with the Official Community Plan which advocates retention of stormwater holding capacity of natural storage areas. It is also consistent with the relative guidelines of the Floodplain Development Permit Area.

Environmental Services and Engineering staff noted that there is an existing storm drain culvert on Holland Avenue that is discharging onto proposed Lot A. Environmental Services noted that

the vegetation downstream of the pipe appears to adequately filter sediments and/or contaminants, therefore there is no concern regarding possible contamination.

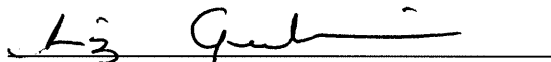
Heritage

The existing dwelling at 4051 Granville Avenue is on the Saanich Heritage Register. It is a two-storey, front gabled wood frame structure originally built between 1892 and 1893. The dwelling is part of the active farm known as *High Oaks Farm*, a family run farm for four generations. The proposal was reviewed by the Heritage Planner and it was determined that the proposed boundary adjustment would not impact the heritage value of the heritage building.

CONCLUSION

The proposal is consistent with the Official Community Plan which advocates retention of stormwater holding capacity of natural storage areas. It is also consistent with the requirements of the Floodplain Development Permit Area and Agricultural Land Commission regulations. No improvements or alteration of land are proposed and no adverse impacts on the natural environment are anticipated. For the above-noted reasons, staff recommend that the proposed Floodplain Development Permit be supported.

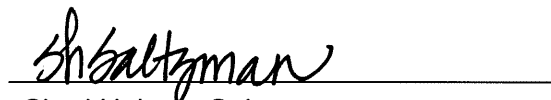
Prepared by:



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Reviewed by:



Shari Holmes-Saltzman

Manager of Current Planning

Approved by:



Sharon Hvozdzanski

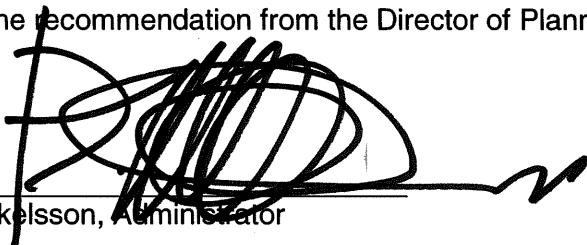
Director of Planning

LG/jsp

Attachments

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning.



Paul Thorkelsson, Administrator