

NO: R191

COUNCIL DATE: September 11, 2017

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **September 7, 2017**

FROM: **General Manager, Planning & Development** FILE: **6520-20 (Country Woods)**
6440-01

SUBJECT: **Country Woods Subdivision: Proposed OCP Amendment**

RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report as information;
2. Approve an amendment to *Surrey Official Community Plan Bylaw, 2013, No. 18020* amending the land use designation in Figure 3 (General Land Use Designations) from “Suburban” and/or “Suburban – Urban Reserve” to “Rural” for the Area outlined in Appendix “I;” and
3. Authorize the City Clerk to bring forward the necessary amending bylaw for the required readings and to set a date for the related public hearing.

INTENT

The purpose of this report is to:

- Inform Council of the results of a survey of the owners of 93 residential lots in the Country Woods Subdivision (CWS) with regard to the neighbourhood-initiated amendment of the *Surrey Official Community Plan Bylaw, 2013, No. 18020* (OCP) General Land Use Designations from “Suburban” and/or “Suburban – Urban Reserve” to “Rural” which would have the effect of preventing further subdivision of properties within the CWS; and
- Obtain Council approval for an amendment to the OCP which would amend the land use designation in Figure 3 (General Land Use Designations) from “Suburban” or “Suburban – Urban Reserve” to “Rural” for the Area outlined in Appendix “I.”

BACKGROUND

On October 5, 2016, the Planning & Development Department received a petition from the Country Woods Residents’ Association (CWRA) requesting that the OCP General Land Use Designations of the CWS neighbourhood be amended from “Suburban” and/or “Suburban – Urban Reserve” to “Rural”. The intent of the proposal was to retain the existing neighbourhood

rural character by preventing the further subdivision of properties within the CWS. The neighbourhood's boundaries are illustrated on the map attached as Appendix "II."

The petition received for the CWS neighbourhood indicated that the owners of approximately 70% (65 lots) of the 93 lots were in favour of the requested OCP amendment, as illustrated in Appendix "III." In 2015, a similar OCP amendment to a "Rural" designation proceeded through to adoption for the Grandview Acres neighbourhood, slightly to the west of Country Woods.

At the March 6, 2017 Regular Council – Public Hearing Meeting, Council approved the recommendations of Corporate Report No. R059; 2017. One of the recommendations instructed staff to commence a neighbourhood consultation process to determine the level of support in the CWS, in Surrey, and in Metro Vancouver for the requested OCP amendment. Another recommendation asked Council to resolve that the consultation program satisfies the requirements set out in Section 475 of the *Local Government Act* (LGA). Section 475 of the LGA requires a local government to consider whether an OCP amendment requires "early and ongoing" consultation with the local community, and with various other agencies and organizations including the regional district; neighbouring municipalities; First Nations; Boards of Education; and provincial and federal government agencies.

During the CWS's OCP amendment proposal consultation phase, on July 24, 2017 at the Regular Council – Public Hearing Meeting, Council received Corporate Report No. R175; 2017 regarding a neighbourhood initiated downzoning in the Cloverdale Slope neighbourhood. The Cloverdale Slope neighbourhood downzoning proposal was to rezone the subject lots from Single Family Residential (RF) Zone to Comprehensive Development (CD) Zone, effectively reducing the maximum size and height of houses and lot coverage permitted on these lots in comparison to the provisions of the current RF Zone that covers these lots. Council did not approve the recommendation in the report and asked staff to provide a summary of similar neighbourhood downzoning proposals and to provide a draft neighbourhood downzoning process for Council's consideration.

The CWS's OCP amendment proposal request differs from the downzoning proposal described above in that it does not propose a change in zoning. Although the proposal involves amending the area from a "Suburban" and/or "Suburban-Urban Reserve" to a "Rural" land use designation, the current zoning of the CWS neighbourhood, Acreage Residential Gross Density (RA-G) Zone, would remain the same. For this reason, staff recommends that the CWS OCP amendment process should proceed separately from the downzoning review process that is currently underway.

DISCUSSION

The CWS includes areas that are designated "Suburban" in the OCP, as well as areas that are designated "Suburban-Urban Reserve," as shown in Appendix "I."

Existing and Proposed OCP General Land Use Designations in the CWS

"Suburban" OCP General Land Use Designation

The intent of the "Suburban" OCP General Land Use Designation is to support low density residential uses, complementary institutional, agricultural, and small-scale commercial uses, and public facilities in keeping with a suburban neighbourhood character. Maximum density is 5 units per hectare (2 units per acre) and this may be increased to 10 units per hectare (4 units per

acre) in most areas, subject to exceptions stipulated in the OCP. Densities may be calculated on a gross site area where sufficient parkland and/or a community benefit are provided.

“Suburban – Urban Reserve” OCP General Land Use Designation

The intent of the “Suburban – Urban Reserve” OCP General Land Use Designation is to support the retention of Suburban land uses in areas where future urban development is expected; and is subject to Council initiation and approval of comprehensive Secondary Plans such as Neighbourhood Concept Plans (NCPs). Until a Secondary Plan is approved and until the OCP land use designation is amended to conform to that approved Secondary Plan, land uses within this designation will follow the same requirements as those listed under the “Suburban” designation. Densities are not specified, so the densities listed under the “Suburban” designation apply. However, lot sizes are generally restricted to a minimum of 2 hectares (5 acres) or larger, in size.

“Rural” OCP General Land Use Designation

The intent of the “Rural” OCP General Land Use Designation is to support low density residential uses and public facilities on large properties that are not serviced by sanitary sewers and are not expected to be serviced in the foreseeable future. Densities are not specified, but lot sizes are generally restricted to a minimum of 0.8 hectares (2 acres) or larger, in size.

Summary

A table comparing the regulations of the existing and proposed OCP General Land Use Designations is contained in Appendix “IV”.

The main difference between the existing designations and the proposed designation is this: although low density residential uses and public facilities on large properties will still be supported under the “Rural” designation, they will not be serviced by sanitary sewers nor be expected to be serviced in the foreseeable future. In addition, under the “Rural” designation, minimum lot size is 0.8 hectares (2 acres), which is smaller than the minimum lot sizes permitted under the “Suburban – Urban Reserve” designations (which is 1 hectare [2.5 acres]) but larger than lot sizes in the “Suburban” designation.

The current zoning (Acreage Residential Gross Density [RA-G] Zone) will remain unchanged and will continue to apply to all the lots in the CWS.

Neighbourhood Consultation Process

The neighbourhood consultation process consisted of the following steps:

- The CWRA held a neighbourhood open house on Tuesday, April 18, 2017 at 6:00 p.m. at Pacific Heights Elementary School (17148 26 Avenue) in order to gauge the level of support for the proposed OCP amendment. The CWRA advised City staff that invitations to this meeting had been sent to all owners of lots in the CWS, and that approximately 55 people representing 38 lots (41% of the total number of lots) in the CWS attended the meeting. City staff attended the meeting as a resource to answer any technical questions about the proposed OCP amendment and to respond to any questions about the OCP amendment process. City staff also distributed copies of Corporate Report No. R059; 2017 and a chart comparing the current OCP General Land Use Designations (“Suburban” and “Suburban – Urban Reserve”) with the proposed OCP General Land Use Designation (“Rural”).

- Following the neighbourhood meeting, City staff sent a survey by registered mail to each lot owner whose property is proposed to be included in the OCP amendment. The mail out contained detailed information on the provisions of the draft OCP amendment and a questionnaire to which each owner was requested to respond. This survey was used to determine the extent of support or opposition on the part of the owners of lots that would be directly involved in the OCP amendment.
- City staff received and analyzed the responses to the survey, as summarized and documented in Appendix “V.”

Neighbourhood Meeting and Comments on the Proposed “Rural” OCP General Land Use Designation

At the April 18, 2017 neighbourhood meeting, City staff received questions relating to potential future densification of neighbourhoods adjacent to the CWS. The area west of 172 Street, between 28 Avenue and 32 Avenue, is currently under Development Application (15-0352-00). It is a rezoning proposal to rezone the area from One-Acre Residential (RA) Zone to Comprehensive Development (CD) Zone based on Half-Acre Residential Gross Density (RH-G) Zone in order to permit the development of approximately 133 single family suburban lots.

Residents expressed concerns that redevelopment of adjacent areas would result in development pressures within the CWS, along with additional traffic if the area subdivided further.

Neighbourhood Survey

On April 10, 2017, prior to the neighbourhood meeting, City staff sent a survey package by registered mail to the owners of each of the 93 residential lots in the CWS. There are a total of 98 lots in the CWS; the five open space lots owned by the CWRA were not included in the survey results because they each have a covenant on title that restricts owners from building on or using the lands without the permission of the City, except for public recreational purposes during daylight hours. A copy of the materials contained in the survey package to the 93 residential lots is provided as Appendix “VI.”

The survey package included the following:

- A letter, along with a map of the study area;
- A brief explanation of the reasons for the proposed OCP amendment and description of the neighbourhood consultation process;
- A table documenting how the regulations of the proposed “Rural” OCP General Land Use Designation would differ from the regulations of the current “Suburban” and “Suburban – Urban Reserve” OCP General Land Use Designations; and
- A questionnaire for the lot owner to complete regarding the owner’s position on the proposed OCP amendment and providing any additional comments. An addressed, pre-stamped return envelope was included.

The owners were requested to return their completed questionnaire by May 31, 2017. On June 2, 2017, survey packages were sent for a second time to the owners of lots that did not respond after the first mail out. The deadline for the return of these questionnaires was June 23, 2017; however, late and completed questionnaires have been received to date and are included in the results.

Survey Results

As of August 24, 2017, the City has received completed questionnaires from the owners of 74 lots, representing 80% of the 93 residential lots in the CWS. Twenty percent (20%) of the lots in the CWS (19 lots) did not respond. Since the survey packages were sent by registered mail, City staff was able to track the mail and found that the survey packages were successfully delivered to the owners of 90% of the lots in the CWS. The survey packages that were sent to nine lots were unclaimed and returned to the City by Canada Post.

The following table summarizes the responses compiled from the returned questionnaires:

	Number of Responses Received (One Response per Lot)	% of the Total Number of Responses Received (Total of 74 Lots)	% of the Total Number of Lots (Total of 93 Residential Lots)
“Support” the OCP Amendment	54	73%	58%
“Oppose” the OCP Amendment	16	22%	17%
“Do Not Wish to Provide Any Response”	4	5%	4%
Survey not returned	19	Not applicable	20%
Total	93	100%	100%

The survey results are illustrated on the map attached as Appendix “V.”

Of the 93 residential lots in the CWS:

- 58% (54 lots) of the total lots, or 73% of the 74 returned surveys, indicated support for the proposed OCP amendment.
- 17% (16 lots) of the total lots, or 22% of the 74 returned surveys, opposed the proposed OCP amendment.
- 4% (4 lots) of the total lots, or 5% of the 74 returned surveys, did not wish to provide any response to the proposed OCP amendment.
- 20% (19 lots) did not return a completed questionnaire.

In comparison with the survey results of the Grandview Acres neighbourhood OCP amendment from “Suburban” to “Rural,” of the 56 total lots in Grandview Acres 70% (39 lots) were in support, 14% (8 lots) opposed, and 16% (9 lots) did not respond to the survey. Although the level of support for Grandview Acres was higher than the level of support for the proposed OCP amendment in CWS, the level of opposition is comparable, and the CWS survey results had a

higher percentage of those who chose not to return a completed questionnaire or provide a response.

In addition to the indication of support or opposition, 8 of the completed questionnaires for the CWS included comments. Of those respondents who indicated opposition to the proposed OCP amendment (4 lots), concerns were expressed about reduced property values and reduced options in the future. Of the respondents who indicated support for the proposed OCP amendment (4 lots), reasons for support included retaining the natural, rural character of the neighbourhood (with its trail system) and deterring traffic through the neighbourhood.

Advantages and Disadvantages of the Proposed OCP Amendment

The advantages of the proposed OCP amendment include:

- Establishing long-term stability within the area and reducing speculative pressures;
- The retention of trees on the acreage properties;
- The retention of the existing character of the area; and
- Supporting Council's expressed wish to retain stable acreage neighbourhoods as part of a diversity of housing stock in the City.

The disadvantages of the proposed OCP amendment include:

- The potential difficulty of re-amending the OCP if property owners wish to entertain subdivision of their properties in the future; and
- In the event of the area redeveloping in the future, planning will have to be done for future infrastructure and school capacities.

Staff is of the opinion that these disadvantages are manageable through the available processes of OCP amendments, and through the City's practice of infrastructure contingency planning, which allows for Local Area Improvement to facilitate future sanitary upgrades.

Local Government Act Considerations

Since the proposed OCP amendment establishes the status quo and does not change existing land uses, densities, land management, or any other development or environmental parameter, staff recommend that Council deem that the neighbourhood consultation program that occurred as described above is sufficient to meet the requirements of Section 475 of the LGA.

SUSTAINABILITY CONSIDERATIONS

Preserving stable acreage and estate residential areas in the City is consistent with a number of Desired Outcomes (DO) and Strategic Directions (SD) in the Sustainability Charter, including:

Inclusion

- DO13: Appropriate and affordable housing is available to meet the needs of all households in Surrey.
- DO21: All residents have opportunities to be meaningfully engaged in civic issues and to contribute to community life.
- SD11: Ensure development of a variety of housing types to support people at all stages of life.

SD16: Enhance the opportunities available for residents to be meaningfully engaged in civic issues.

Built Environment and Neighbourhoods

DO5: Trees, green spaces and natural areas are integrated into all neighbourhoods.

DO6: Land is used efficiently and sensitively, and development minimizes the impacts on the natural environment, viewsapes, agricultural land and urban wildlife.

SD3: Integrate natural areas, ecosystems and green areas in all neighbourhoods.

CONCLUSION

The level of support, relatively low level of opposition, and combined non-response of the total lots in the CWS as indicated in the survey results are sufficient to proceed with the proposed OCP amendment. In addition, the relative impact of this proposal is low as the the zoning of the properties within the CWS neighbourhood will remain the same, and there is sufficient opportunity for residents to return to the previous “Suburban” and/or “Suburban-Urban Reserve” designation(s) in the future.

The proposed OCP amendment establishes the status quo and does not change existing land uses, densities, land management, or any other development or environmental parameter; therefore, the neighbourhood consultation program discussed above is sufficient to meet the requirements of Section 475 of the LGA.

Based on the above discussion, it is recommended that Council:

- Approve an amendment to *Surrey Official Community Plan Bylaw, 2013, No. 18020* amending the land use designation in Figure 3 (General Land Use Designations) from “Suburban” and/or “Suburban – Urban Reserve” to “Rural” for the Area outlined in Appendix “I;” and
- Authorize the City Clerk to bring forward the necessary amending bylaw for the required readings and to set a date for the related public hearing.

Original signed by

Jean Lamontagne

General Manager, Planning & Development

FW/ss

Appendix “I” - Proposed *Surrey Official Community Plan Bylaw, 2013, No. 18020* Amendment

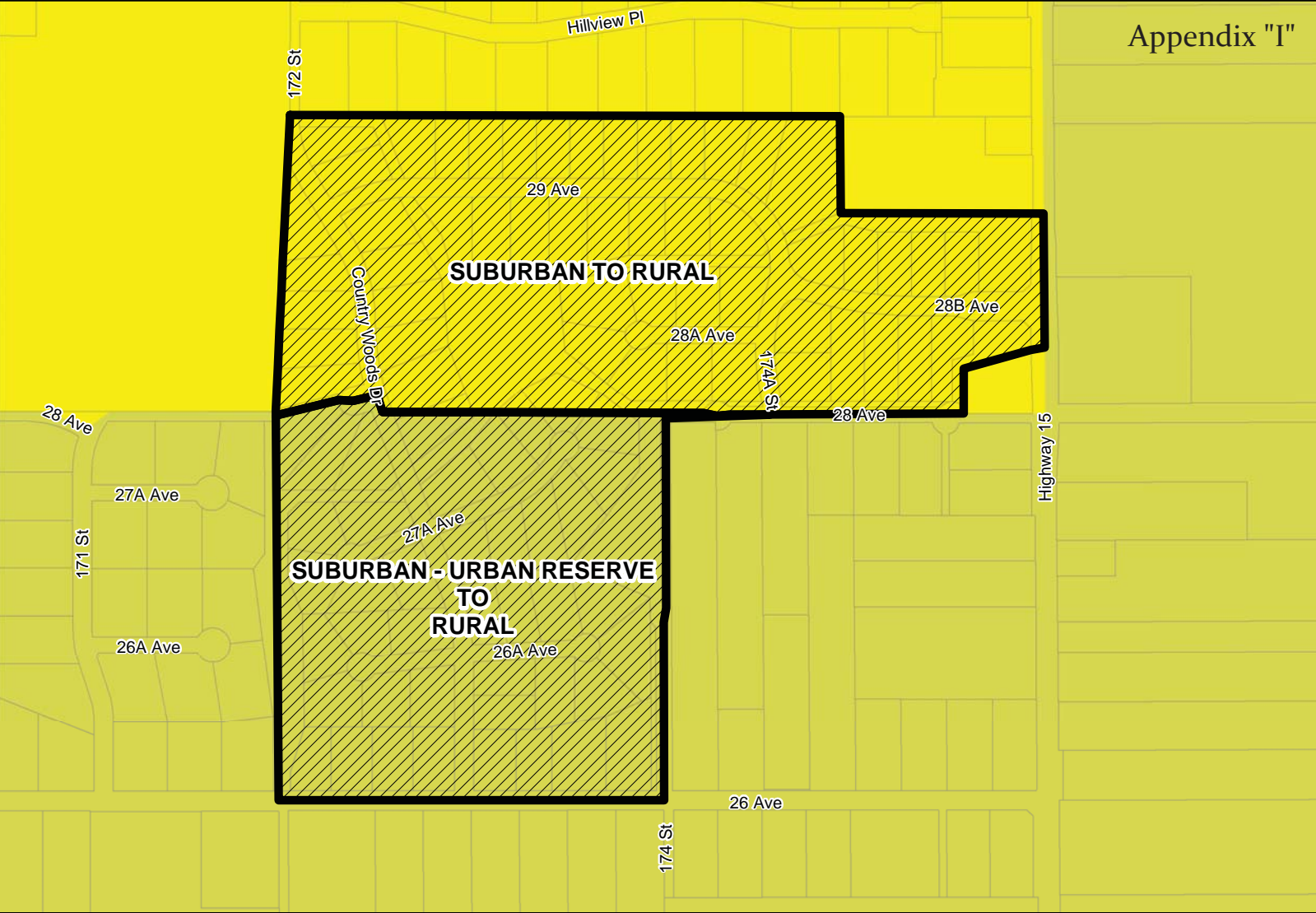
Appendix “II” - Country Woods Subdivision – Neighbourhood Boundary

Appendix “III” - Country Woods Subdivision – Petition Responses


Appendix “IV” - Comparison of Current and Proposed OCP General Land Use Designations for the Country Woods Subdivision


Appendix “V” - Map of Survey Results

Appendix “VI” - Survey Package Mailed to Property Owners

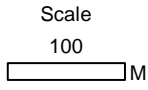


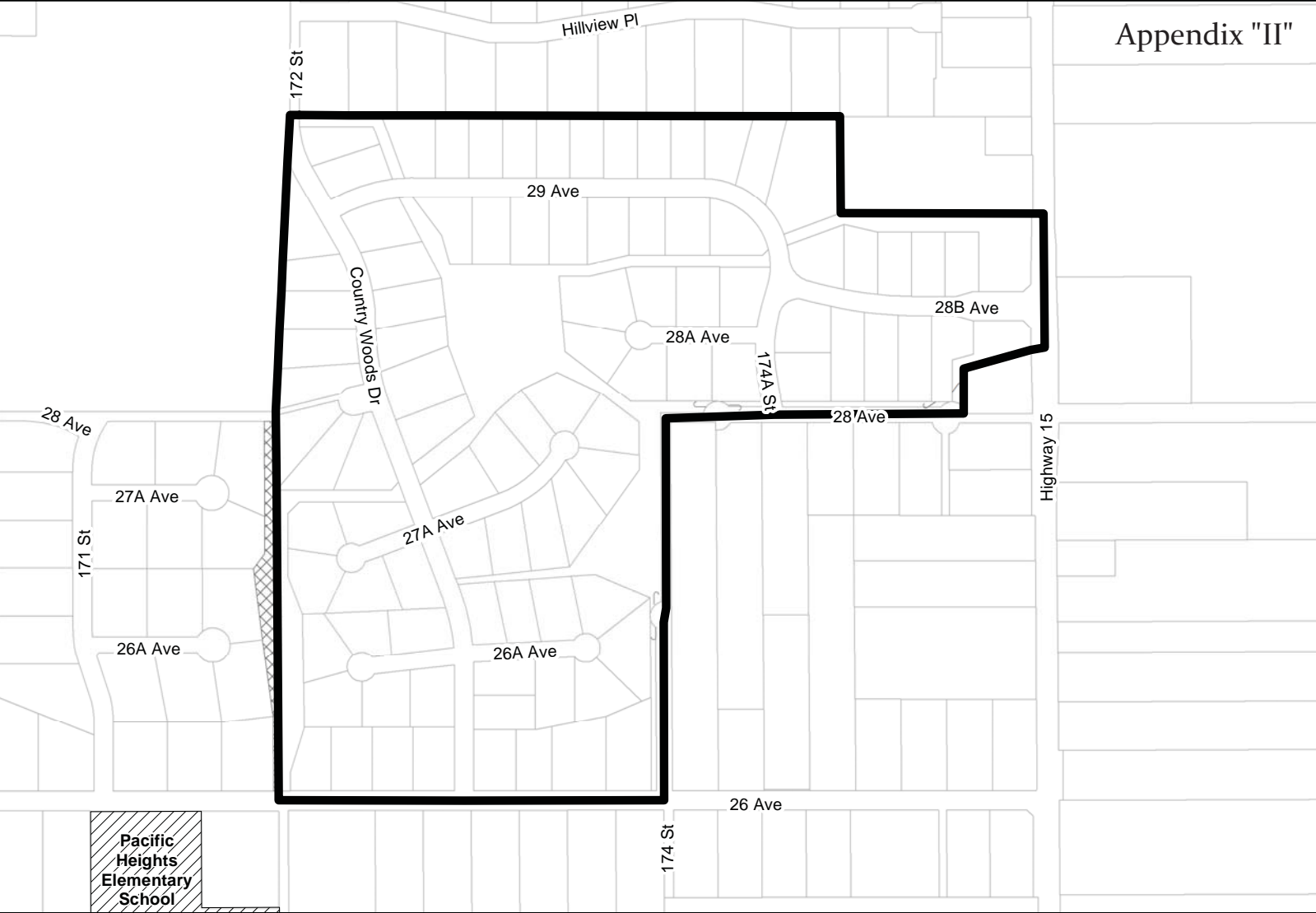
PROPOSED OFFICIAL COMMUNITY PLAN (OCP) AMENDMENT AREAS

 Suburban

 Suburban - Urban Reserve

 OCP Amendment



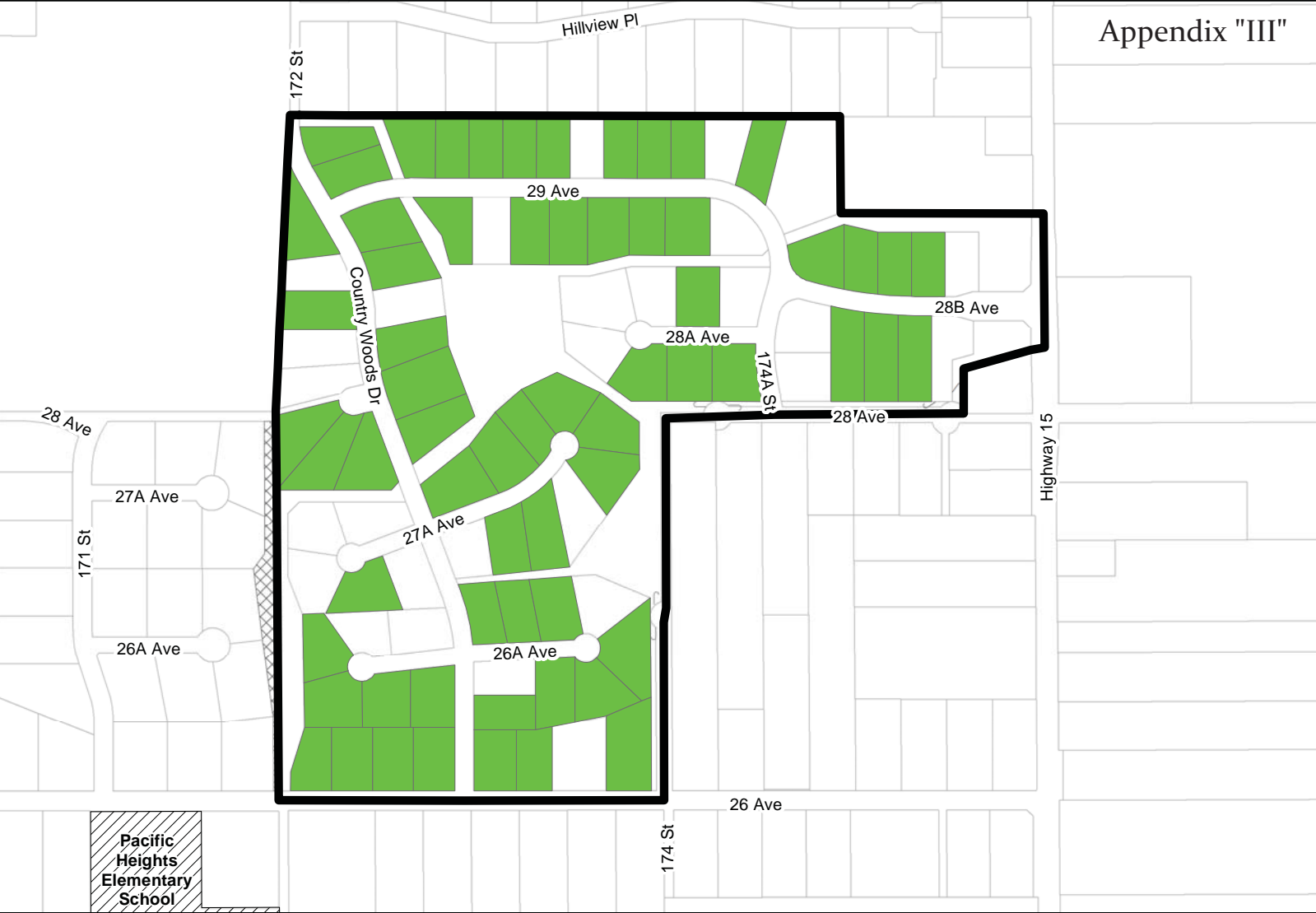


COUNTRY WOODS SUBDIVISION - STUDY AREA

- Boundary
- City Park (Greenbelt)
- School
- Lot Hooks

Scale
100
 M






COUNTRY WOODS SUBDIVISION - PETITION RESPONSES

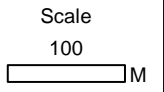
 Support

 Boundary

 Park

 School

 Lot Hooks



Appendix "IV"

Comparison of Current and Proposed OCP General Land Use Designations for the Country Woods Subdivision

	Existing "Suburban"	Existing "Suburban – Urban Reserve"	Proposed "Rural"
Intent	<ul style="list-style-type: none"> To support low density residential uses, complementary institutional, agricultural and small-scale commercial uses and public facilities in keeping with a suburban neighbourhood character. 	<ul style="list-style-type: none"> To support the retention of Suburban land uses in areas where future urban development is expected; and is subject to City Council initiation and approval of comprehensive Secondary Plans such as Neighbourhood Concept Plans. Until a Secondary Plan is approved and until the OCP land use designation is amended to conform to that approved Secondary Plan, land uses within this designation will follow the same requirements as those listed under the "Suburban" designation. 	<ul style="list-style-type: none"> To support low density residential uses and public facilities on large properties that are not serviced by sanitary sewers and are not expected to be serviced in the foreseeable future.
Lot Sizes	<ul style="list-style-type: none"> Not specified. The minimum lot area requirements of the RA-G Zone apply: generally restricted to a minimum of 1 hectare (2.5 acres). 	<ul style="list-style-type: none"> Generally restricted to a minimum of 2 hectares (5 acres) or larger, in size. 	<ul style="list-style-type: none"> Generally restricted to a minimum of 0.8 hectares (2 acres) or larger, in size.
Densities	<ul style="list-style-type: none"> Maximum density is 5 units per hectare (2 units per acre) and may be increased to 10 units per hectare (4 units per acre). May be calculated on a gross site area where sufficient parkland and/or a community benefit are provided. 	<ul style="list-style-type: none"> Not specified. Refer to requirements under "Suburban". 	<ul style="list-style-type: none"> Not specified.

The current zoning, RA-G (Acreage Residential Gross Density) Zone, will remain unchanged and will continue to apply to all the lots in the Country Woods Subdivision.



COUNTRY WOODS SUBDIVISION	Support	Do Not Wish to Respond	Non Residential, Open Space Lots (Not Included in Count)
	Oppose	Survey Not Returned	
QUESTIONNAIRE RESPONSES			
		Boundary	School
		Parks	
			Scale 100 M
			N



CITY OF SURREY
Planning & Development Department

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April 10, 2017

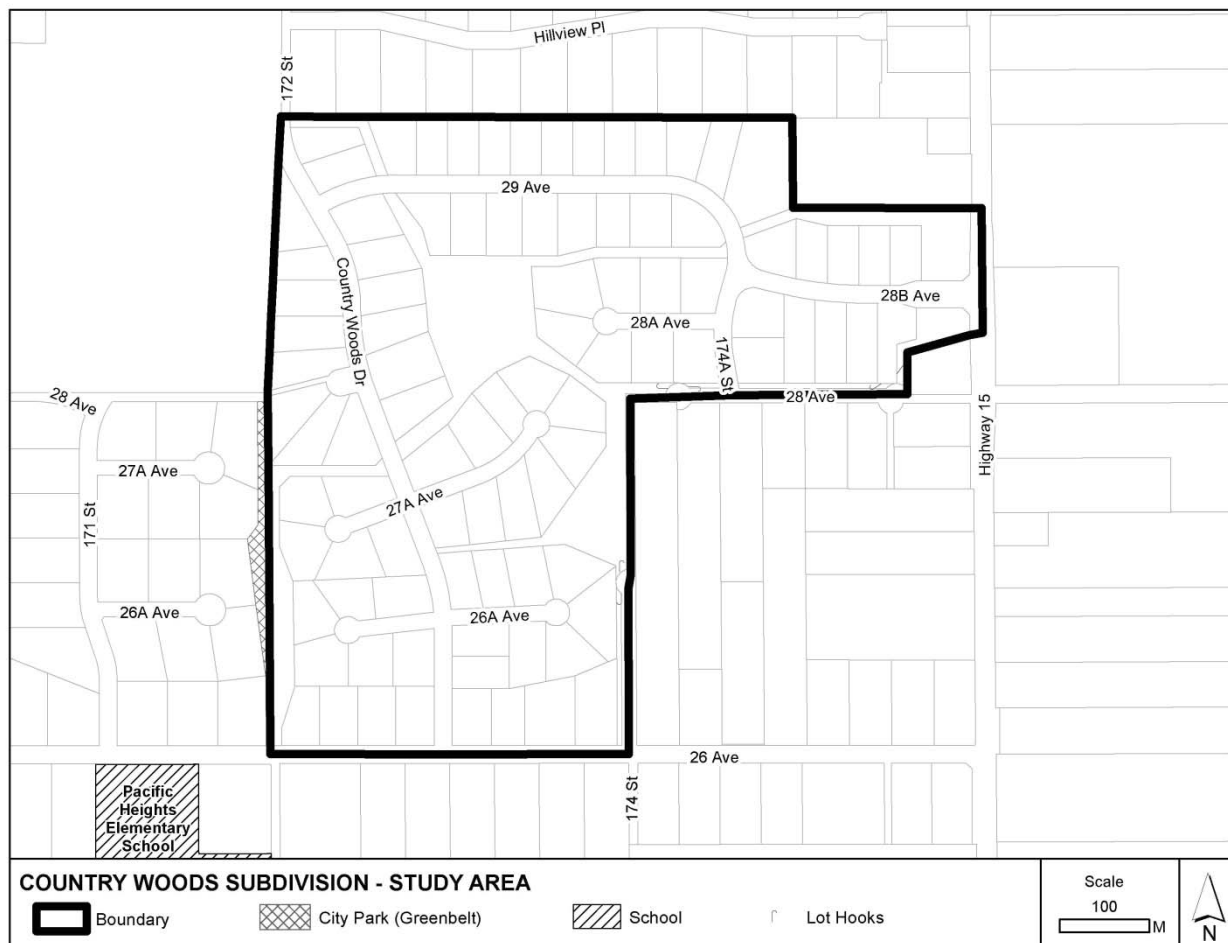
File: 6520-20 Country Woods

REGISTERED

**TO: OWNERS OF PROPERTIES DESIGNATED "SUBURBAN" AND/OR
 "SUBURBAN - URBAN RESERVE" IN THE OFFICIAL COMMUNITY PLAN
 (OCP) IN THE COUNTRY WOODS SUBDIVISION NEIGHBOURHOOD**

Dear Sir/Madam:

This survey concerns the proposed Official Community Plan (OCP) Amendment of your lot(s) in the Country Woods Subdivision shown in the map below.



Please review and read all of the information contained in the attached survey package, and promptly complete and return the Questionnaire included in the package.

This package contains the following:

Attachment 1 - Questionnaire on the proposed OCP Amendment from “Suburban” and “Suburban – Urban Reserve” to “Rural”, and Return Envelope.

(The City requires the completed Questionnaire no later than May 31, 2017).

Attachment 2 - Description of the OCP Amendment proposal and process.

Attachment 3 - A table comparing the current (“Suburban” and “Suburban – Urban Reserve”) and proposed (“Rural”) OCP General Land Use Designations.

If you have any questions or require clarification, please contact Fay Wong at 604-591-4496 or e-mail fkwong@surrey.ca.

Yours truly,

Don Luymes
Manager, Community Planning



QUESTIONNAIRE

Country Woods Subdivision – Proposed OCP Amendment
from “Suburban” and “Suburban – Urban Reserve” to “Rural”

Please FULLY complete and mail this Questionnaire in the attached Return Envelope
before Wednesday, May 31st, 2017.

Please read the statements below.

- I am / We are** the owner/owners of property/properties in the Country Woods Subdivision. **I am / We are** aware that Surrey City Council is considering a request to amend the Official Community Plan (OCP) General Land Use Designations of all the properties in this area from “Suburban” and/or “Suburban – Urban Reserve” to “Rural”, including the property/properties that **I/we** own.
- I/We** have read the letter dated April 10, 2017 from the City of Surrey and accompanying information sheets (“survey package”), which explain the regulations of the proposed “Rural” OCP General Land Use Designation compared to the existing “Suburban” and “Suburban – Urban Reserve” OCP General Land Use Designations, and implications of the “Rural” OCP General Land Use Designation on any new subdivision that may be permitted on the properties under the proposed OCP Amendment.
- I/We** fully understand the proposed OCP Amendment regulations and their implications. If Surrey City Council approves the proposed OCP Amendment, **I/we** recognize that the above-noted property/properties will be redesignated from “Suburban” and/or “Suburban – Urban Reserve” to “Rural”, whether or not **I am / we are** in favour of the rezoning.

Please provide address(es), in the space below, of the property/properties YOU OWN in the Country Woods Subdivision.

Please check (✓) the appropriate answer below.

- _____ I/We SUPPORT the proposed OCP Amendment from “Suburban” and/or “Suburban – Urban Reserve” to “Rural” of my/our property/properties.
- _____ I/We OPPOSE the proposed OCP Amendment from “Suburban” and/or “Suburban – Urban Reserve” to “Rural” of my/our property/properties.
- _____ I/We DO NOT wish to provide any response to the proposed OCP Amendment from “Suburban” and/or “Suburban – Urban Reserve” to “Rural” of my/our property/properties.

If you have any additional comments, please provide in the space below.

Owner's Name(s) (Please PRINT your name):

Owner's Signature(s):

Mailing Address:

Phone Number:

E-mail (optional):

Attachment #1

BEFORE you complete and sign the Questionnaire please carefully read the following:

- ONLY the registered property owner(s) should sign the completed questionnaire before it is returned to the City.
- **Please print your name and sign the Questionnaire before returning it to the City.** An unsigned Questionnaire will be reported to Council as a “Survey Not Returned” from you to the proposed OCP Amendment of your lot(s).
- If a lot is owned by multiple owners, one or more owners of the lot may sign the questionnaire. If only one or more than one owner, but not all of the owners, sign(s) and return(s) a single questionnaire, staff will assume that a consensus has been reached among all of the owners about their response to the OCP Amendment. If, however, more than one questionnaire is returned from different owners of the same lot and each questionnaire contains a different response, staff will report the position of the majority of the owners of the lot or will report the position of the owners of the lot as “Undecided”.
- Only ONE response per lot/household will be reported to Council, regardless of the number of signatures on a questionnaire and number of questionnaires returned for each lot.

Please return the questionnaire BEFORE WEDNESDAY, MAY 31, 2017 by mailing it back to the City in the return envelope included in this survey package. To allow you to promptly return the completed Questionnaire, this envelope is stamped and pre-addressed.

If you have any questions or require clarification, please contact Fay Wong, Planning Technician, by phone at 604-591-4496 or by e-mail at fkwong@surrey.ca.

Attachment #2

What is being proposed for the Properties in the Country Woods Subdivision?

On October 5, 2016, the City of Surrey received a petition from the Country Woods Residents' Association (CWRA) indicating support from residents in the Country Woods Subdivision (CWS) for amending the neighbourhood's OCP General Land Use Designations from "Suburban" and "Suburban – Urban Reserve" to "Rural" in order to retain the existing neighbourhood rural character by preventing the further subdivision of properties within the CWS. Figure 1 illustrates the proposed OCP Amendment.

The existing "Suburban" designation of the lots in the northern portion of the CWS, generally north of 28 Avenue, supports low-density residential uses; complementary institutional, agricultural, and small-scale commercial uses; and public facilities in keeping with a suburban neighbourhood character. The maximum density within the "Suburban" designation is 5 units per hectare (2 units per acre) and may be increased to 10 units per hectare (4 units per acre).

The existing "Suburban – Urban Reserve" designation of the lots in the southern portion of the CWS, generally south of 28 Avenue, supports the retention of Suburban land uses in areas where future urban development is expected, and is subject to Council initiation and approval of comprehensive Secondary Plans, such as Neighbourhood Concept Plans. Until a Secondary Plan is approved and until the OCP land use designation is amended to conform to that approved Secondary Plan, land uses within this designation will follow the same requirements as those listed under the "Suburban" designation.

In comparison, the "Rural" designation supports low-density residential uses and public facilities on large properties that are not serviced by sanitary sewers and are not expected to be serviced in the foreseeable future. The "Rural" designation has a minimum lot size of 0.8 hectare (2 acres), which is smaller than the 2 hectares (5 acres) minimum lot size of new lots in the "Suburban – Urban Reserve", but which is larger than the existing residential lots in Country Woods and therefore sufficient to prevent further subdivision of the existing lots.

On March 6, 2017, Council instructed City staff to commence a neighbourhood consultation process to determine the level of support for the requested OCP Amendment. The purpose of this process is to give an opportunity to the owners in the CWS to understand the implications of the proposed OCP Amendment of their lots and to provide their comments.

Council will not make a final decision on the requested OCP Amendment until they have considered the results of the consultation process. A comparison of the current and proposed OCP General Land Use Designations is provided in this survey package.

Neighbourhood Consultation Process

The neighbourhood consultation process mentioned above consists of the following steps:

Step 1 – Neighbourhood Meeting

The CWRA will hold a neighbourhood open house meeting on Tuesday, April 18, 2017 at 6 PM at Pacific Heights Elementary School (17148 26 Ave) to gauge the level of support for the proposed OCP Amendment. Attendance at this meeting will be restricted to owners and/or residents of the Country Woods subdivision. City staff will attend the meeting as a resource to answer any technical questions about the proposed OCP Amendment and respond to any questions about the OCP Amendment process.

Step 2 – Survey by Registered Mail

As part of the consultation process, City staff is sending a survey by registered mail to all of the owners in the proposed OCP Amendment area, including information on the proposed OCP Amendment regulations and their implications, and containing a questionnaire to determine the level of support and opposition to the OCP Amendment.

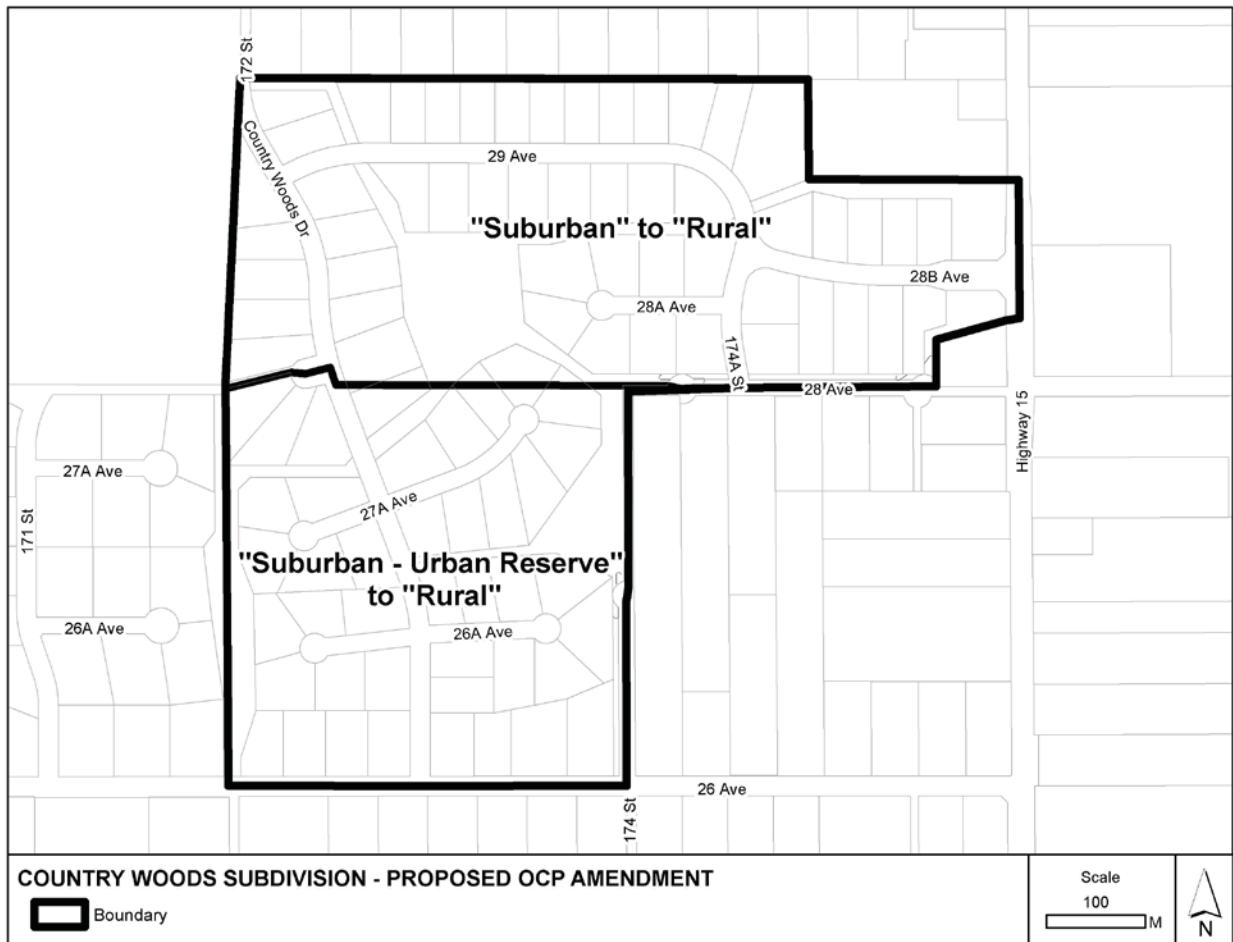
This survey package contains a Questionnaire for you to complete and return to the City. Staff will report to Council about the level of support and opposition to the OCP Amendment based on the responses to this Questionnaire by the owners of the 93 residential lots. Although you may have previously signed a petition, it is important that you review the attached information, complete the Questionnaire enclosed with this letter, and return it promptly to the City.

Step 3 – Report to Council

City staff will tabulate the results of this survey and report back to Council with recommendations on the requested OCP Amendment from “Suburban” and “Suburban – Urban Reserve” General Land Use Designations to “Rural” General Land Use Designation for Council’s consideration.

After considering the staff report, Council will decide whether to proceed with an OCP Amendment by-law and hold a Public Hearing, or to deny the requested OCP Amendment, or to direct staff to further work with the neighbourhood. If Council decides to proceed with the OCP Amendment, a Public Hearing will be held on the by-law. After the Public Hearing, Council will decide whether to approve the by-law or to retain the current OCP General Land Use Designations.

Figure 1 – Proposed OCP Amendment



Attachment #3

Comparison of Current and Proposed OCP General Land Use Designations for the Country Woods Subdivision

	Existing “Suburban”	Existing “Suburban – Urban Reserve”	Proposed “Rural”
Intent	<ul style="list-style-type: none"> To support low density residential uses, complementary institutional, agricultural and small-scale commercial uses and public facilities in keeping with a suburban neighbourhood character. 	<ul style="list-style-type: none"> To support the retention of Suburban land uses in areas where future urban development is expected; and is subject to City Council initiation and approval of comprehensive Secondary Plans such as Neighbourhood Concept Plans. Until a Secondary Plan is approved and until the OCP land use designation is amended to conform to that approved Secondary Plan, land uses within this designation will follow the same requirements as those listed under the “Suburban” designation. 	<ul style="list-style-type: none"> To support low density residential uses and public facilities on large properties that are not serviced by sanitary sewers and are not expected to be serviced in the foreseeable future.
Lot Sizes	<ul style="list-style-type: none"> Not specified. The minimum lot area requirements of the RA-G Zone apply: generally restricted to a minimum of 1 hectare (2.5 acres). 	<ul style="list-style-type: none"> Generally restricted to a minimum of 2 hectares (5 acres) or larger, in size. 	<ul style="list-style-type: none"> Generally restricted to a minimum of 0.8 hectares (2 acres) or larger, in size.
Densities	<ul style="list-style-type: none"> Maximum density is 5 units per hectare (2 units per acre) and may be increased to 10 units per hectare (4 units per acre). May be calculated on a gross site area where sufficient parkland and/or a community benefit are provided. 	<ul style="list-style-type: none"> Not specified. Refer to requirements under “Suburban”. 	<ul style="list-style-type: none"> Not specified.

The current zoning, RA-G (Acreage Residential Gross Density) Zone, will remain unchanged and will continue to apply to all the lots in the Country Woods Subdivision.