

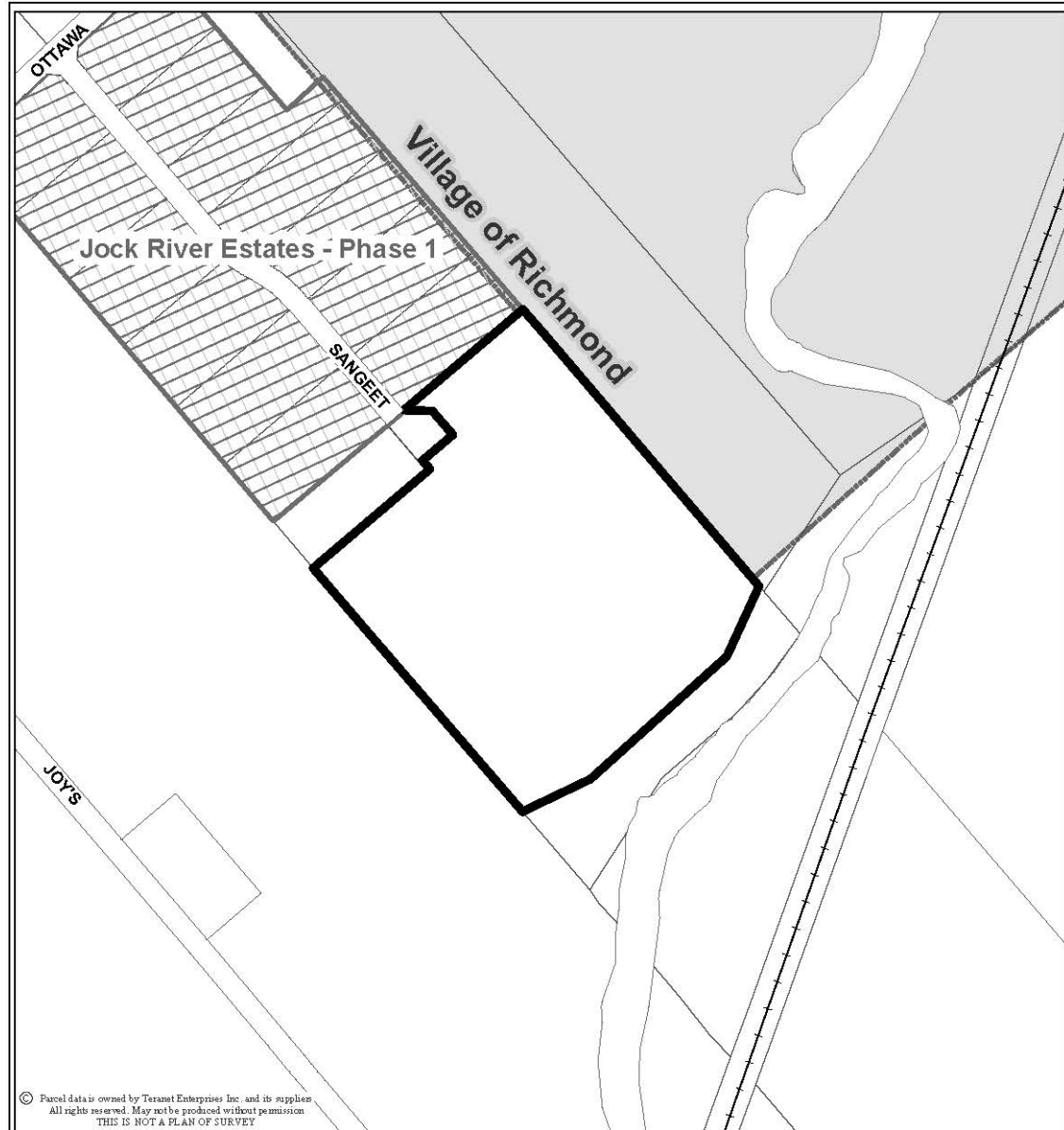


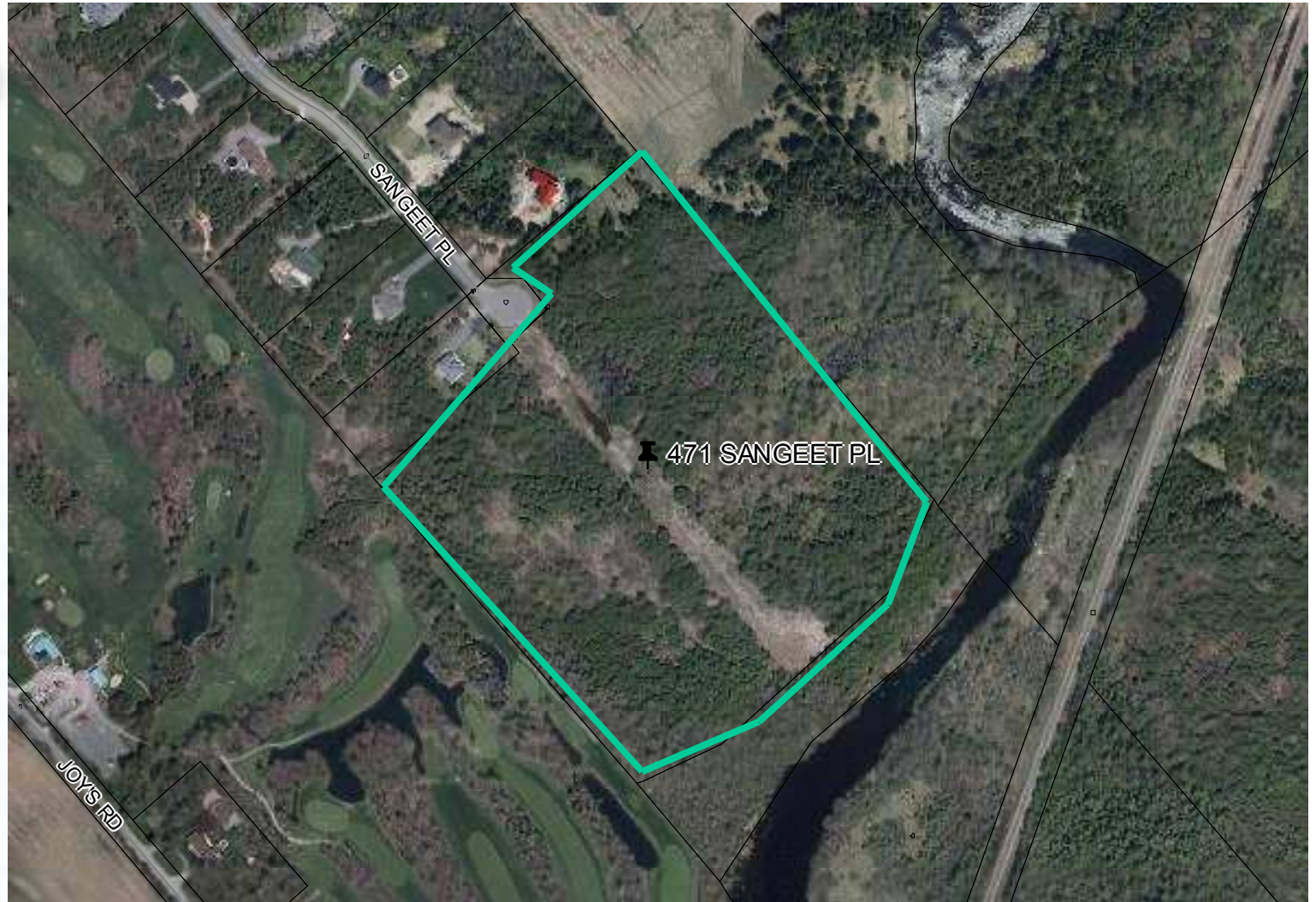
# 471 Sangeet Place Official Plan Amendment

*Shaping our future together*

November 1, 2012

# Location Map





**Aerial - 2011**

# Background

Property approximately 10.4 hectares in size

West of Richmond Village boundary

South of existing Jock River Estates

East of existing golf course

North of environmental lands owned by the city  
that are along the Jock River



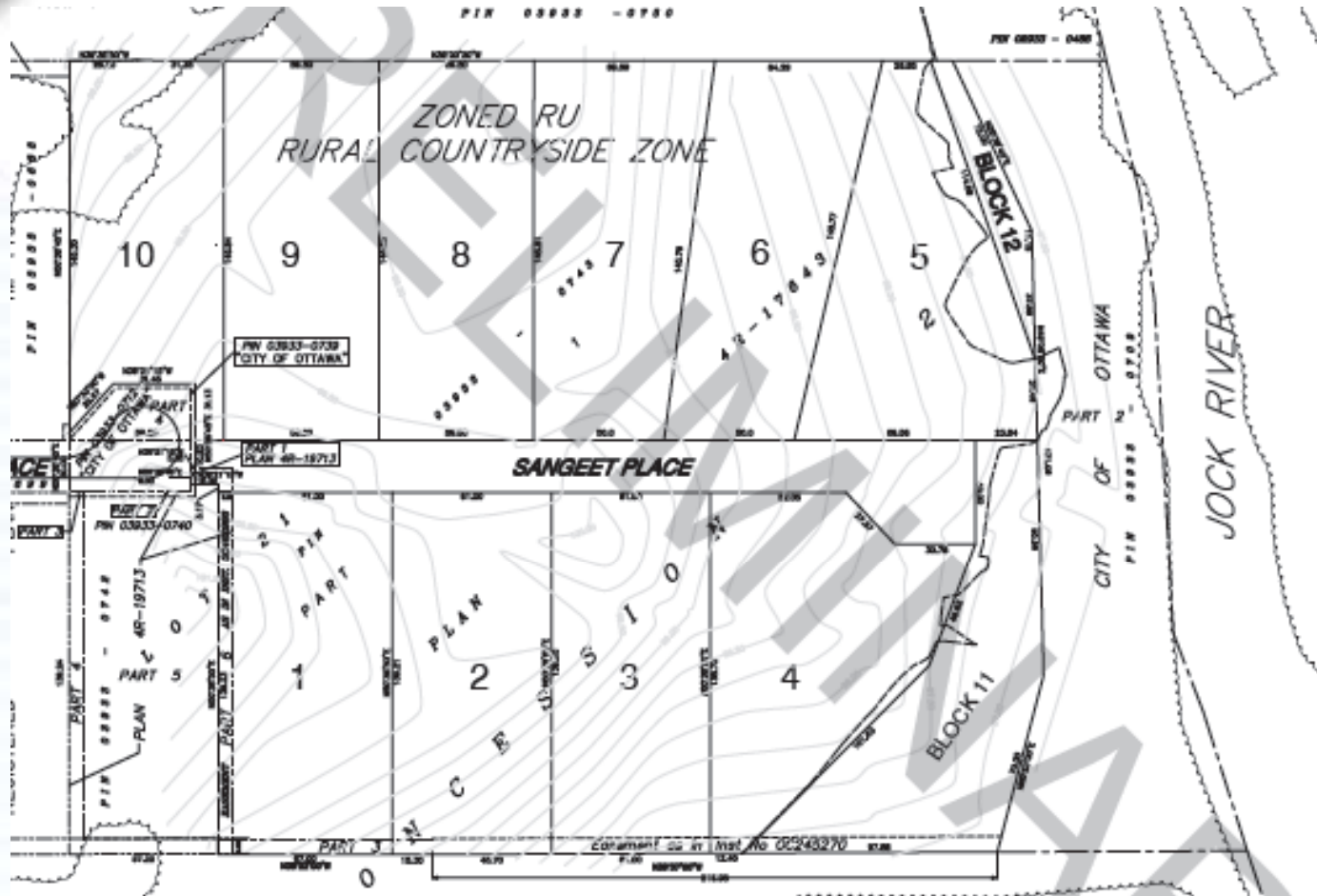
# Background

OPA application deemed necessary after review of subdivision application submission, when it was determined to be a new subdivision and not a second phase of an existing subdivision.

11 lots proposed originally

Modified to 10 lots resulting from revised flood plain mapping and Environmental Impact Study.

Subdivision application submitted is exempt from the Moratorium on Country Lot Development due to the grandfathering provisions for the timing of preconsultation.



**Draft Plan of Subdivision**

# Proposal

The applicant proposes to have the General Rural Area policies of the Official Plan, in relation to the subject property, amended to permit a subdivision within one kilometre of the Village boundary of Richmond.

# Planning Discussion/Rationale



## Official Plan Policies

OP policy 3.7.2, 8(d)

“Subdivisions may not impede the ability of Villages and urban areas to expand over the planning period, and; may not locate within 1 kilometre of an approved urban and Village boundary.

The subject property is within 1 kilometre of village boundary (actually abutting)

## Official Plan Policies (continued)

OP policy 3.7.2, 15

“15. Development proposals within 1 kilometre of a Village and/or urban boundary will be reviewed with respect to lot size, type of use and other characteristics, to ensure that they do not adversely limit potential expansion of the boundary at that location or create a long-term demand for the extension of municipal services.”

Could potentially have municipally serviced lots abutting privately serviced lots.

## Provincial Policy Statement (PPS)

Section 1.1.3 of the PPS for Settlement areas speak to the expansion of a settlement area boundary only at the time of a comprehensive review.

This proposal is adjacent to the existing village boundary and would be considered an expansion of a settlement area.

Lands were not considered to become part of the Village of Richmond during the last Comprehensive Review but could form part of a village expansion in the future.

## PPS (continued)

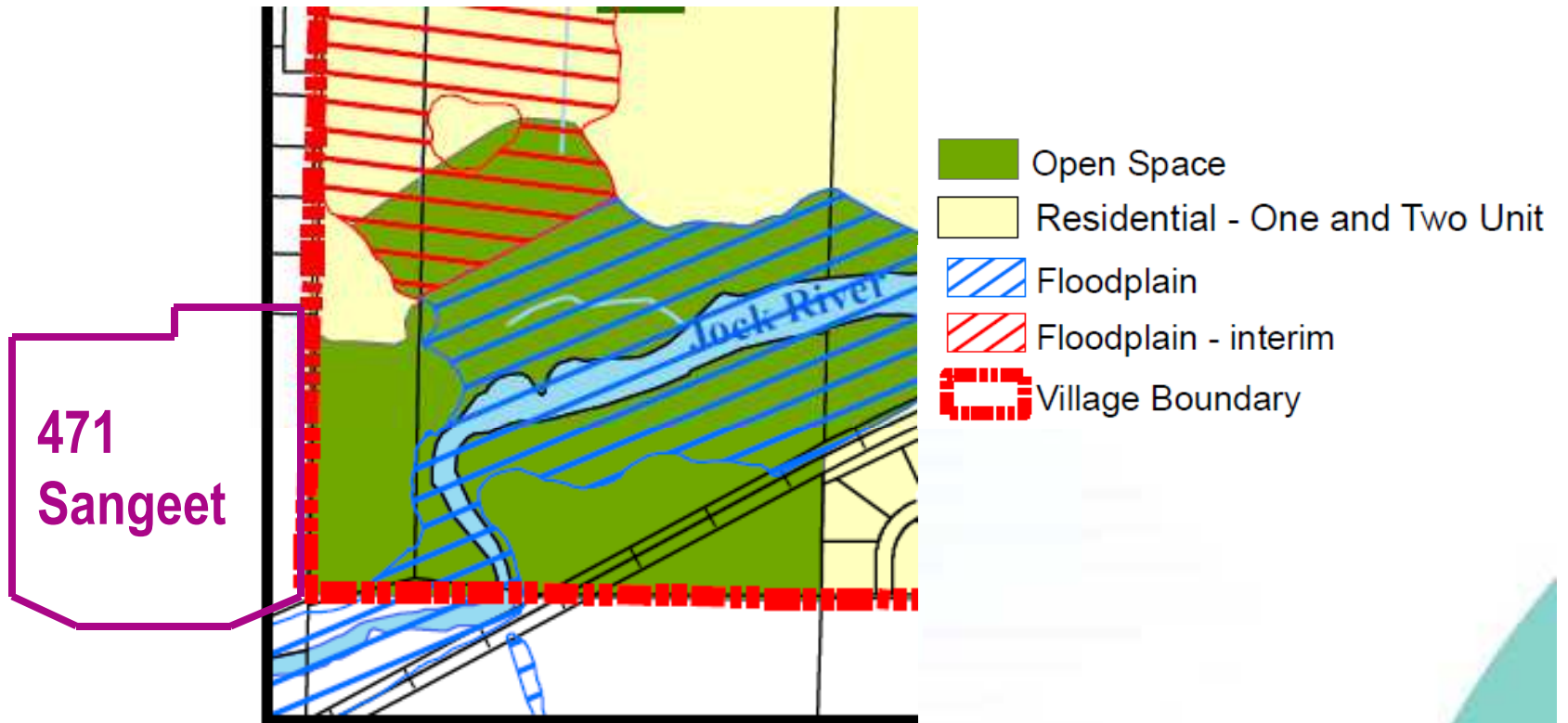
Section 1.7 of the PPS refers to the long-term availability and use of land, resources, infrastructure and public service facilities.

This subdivision proposal could create a situation where residential lands abutting each other could be on different services.

Municipal services within the village boundary

Private services for this proposal

# Richmond Community Design Plan



Schedule A (part of)  
Land Use



## Richmond CDP (continued)

Adjacent lands within the village boundary are subject to the policies of the CDP but 471 Sangeet is not.

Majority of abutting lands are designated “Open Space”

Small portion of abutting lands are designated “residential – one and two unit.

However, CDP states that “Open Space” designation is based on current mapping information and that precise boundary is defined in the Zoning by-law.

**Slide 14**

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mccreighla, 31/10/2012

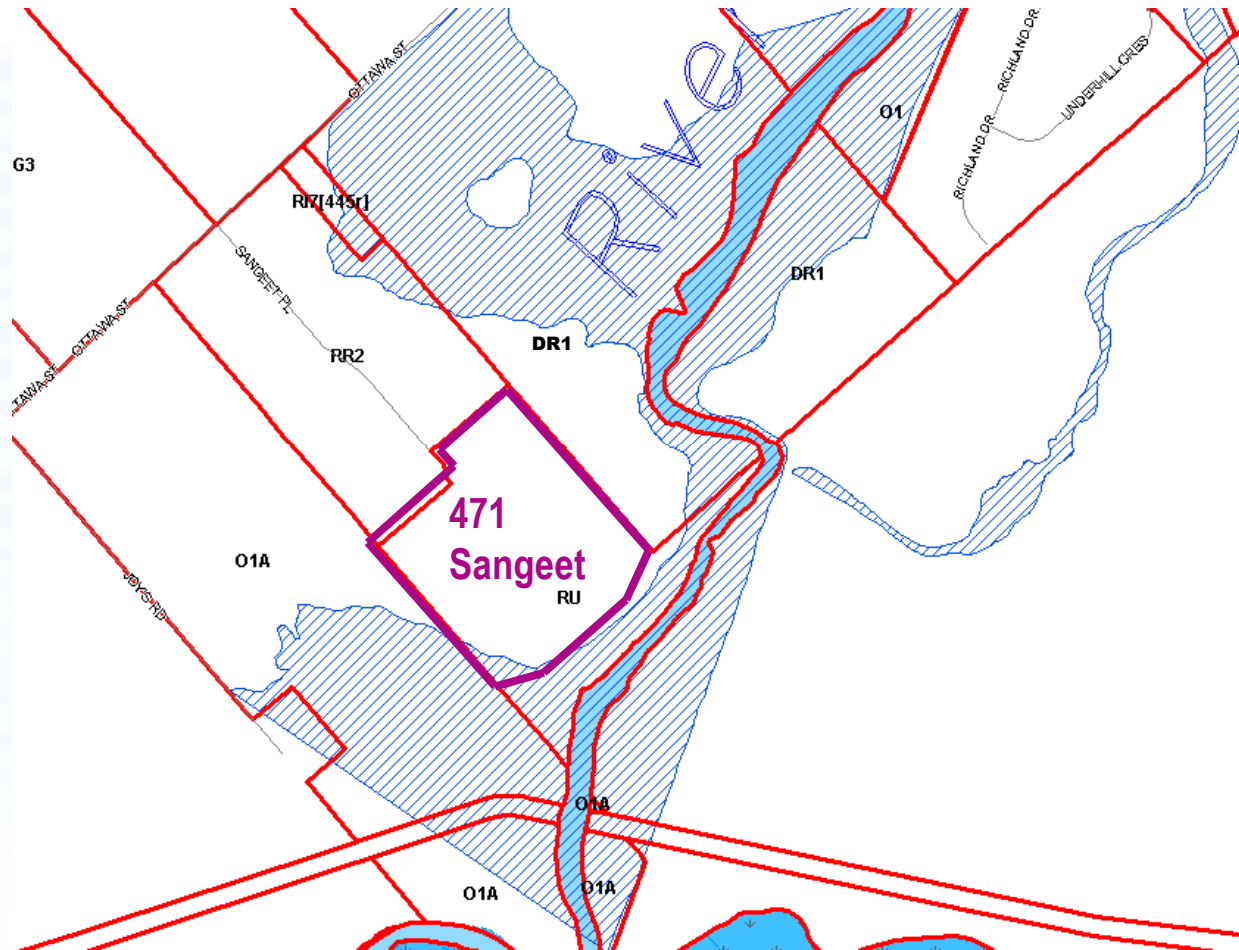
# Zoning By-law

O1A – Open Space

DR1 – Development Reserve

RR2 – Residential

RU – Rural Countryside



## Zoning By-law

Adjacent lands within the village boundary are mostly zoned “Development Reserve” with some lands zoned “Rural Countryside”.

The subject property has no open space designation abutting it from within the Village boundary.

Natural features may limit possible development of the subject lands, but it is premature to consider that the Village Boundary could not be expanded to the subject property sometime into the future.

## Conclusion

**Recommend that ARAC refuse an amendment to the Official Plan and not permit the creation of the proposed subdivision within 1 kilometre of the Village boundary.**