



Item
Meeting 2021 July 12

COUNCIL REPORT

TO: ACTING CITY MANAGER **DATE:** 2021 July 07
FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 44000 20
SUBJECT: SITING APPROVAL
6299 - 14TH AVENUE
BIG BEND DEVELOPMENT PLAN

PURPOSE: To respond to Council’s referral back to staff of a Siting Approval for a Building Permit application for a new single-family dwelling under existing zoning in the Big Bend Development Plan.

RECOMMENDATION:

1. **THAT** this report be received for information purposes.

R E P O R T

On 2021 June 14, Council received a report regarding a Siting Approval referral for a Building Permit application (BLD#21-00044) for a new single-family dwelling with attached garage and detached accessory building at 6299 - 14th Avenue, under the site’s prevailing A1 Agricultural District zoning. Single-family dwellings are a permitted use in the A1 District, either alone or on the same lot as other uses permitted in the District. The subject property is located within the Big Bend Development Plan and is intended for agricultural use (see *attached* Sketches #1 and #2). Approximately half of the southern portion of the property is located in the Province’s Agricultural Land Reserve (ALR), and is designated for agricultural use in Burnaby’s Official Community Plan (OCP) and Metro Vancouver’s Regional Growth Strategy (see *attached* Sketch #3).

Following its discussion at the above noted meeting, Council referred the report back to staff with respect to retaining the property for future agricultural use. The southern half of the vacant property already is in the ALR, and the inclusion of the northern half in the ALR would not preclude the development of the site for a single-family dwelling, if in line with the requirements of the prevailing A1 District and the ALR. Regardless, it is noted that staff are currently examining all agricultural lands in the context of the upcoming OCP update. With respect to the purchase of the subject property by the City, in order to hold it for future agricultural use in line with its agricultural designation, staff has followed up with the property owner, who has confirmed that they are not interested in selling the property to the City.

Council also raised a question regarding the taxation of the property and whether other properties in the area are being used for agricultural purposes. Staff advise that the subject property is currently assessed as a residential use and therefore is required to pay residential taxes. Other properties on the same side of the block that are located within the ALR and designated for

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agricultural use are also assessed for taxation purposes as residential, in line with their current use. In order to be assessed as an agricultural use and have agricultural tax status, a property would need to be used for agricultural purposes, in adherence with ALR requirements, as directed by the Province.

As indicated previously, while the proposed residential use of the subject property does not align with its designated agricultural use in the Big Bend Development Plan and OCP, given the permitted single-family dwelling use in the A1 District, and development of other properties on the north side of the block for single-family dwellings, staff is compelled to, and has, issued a Building Permit for a new single-family dwelling, which will be processed in line with the lot's prevailing A1 District zoning. Any requirements of the Agricultural Land Commission would need to be met by the applicant, and the property's presence within the ALR remains unchanged.

Unless otherwise directed by Council, should future Building Permit applications be received for single-family dwellings on properties in the Big Bend Plan area that are designated for agricultural use and are located within the ALR, staff will determine if the property owner is interested in selling to the City, prior to issuing Siting Approval and a Building Permit. Should the property owner be interested in selling, a Property Acquisition report would be forwarded to Council; otherwise a Siting Approval report would be forwarded to Council for information purposes.

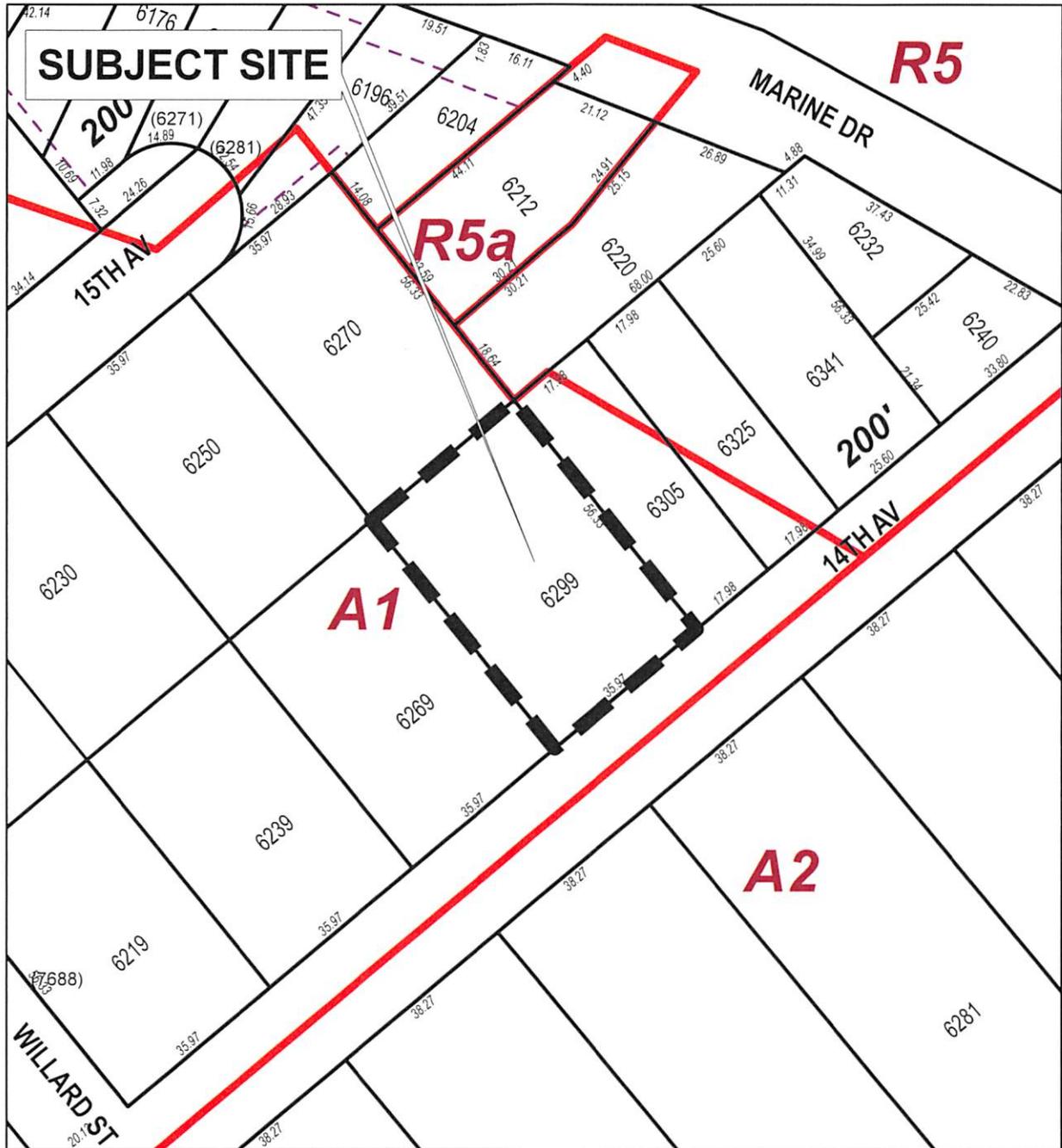
This is for the information of Council.

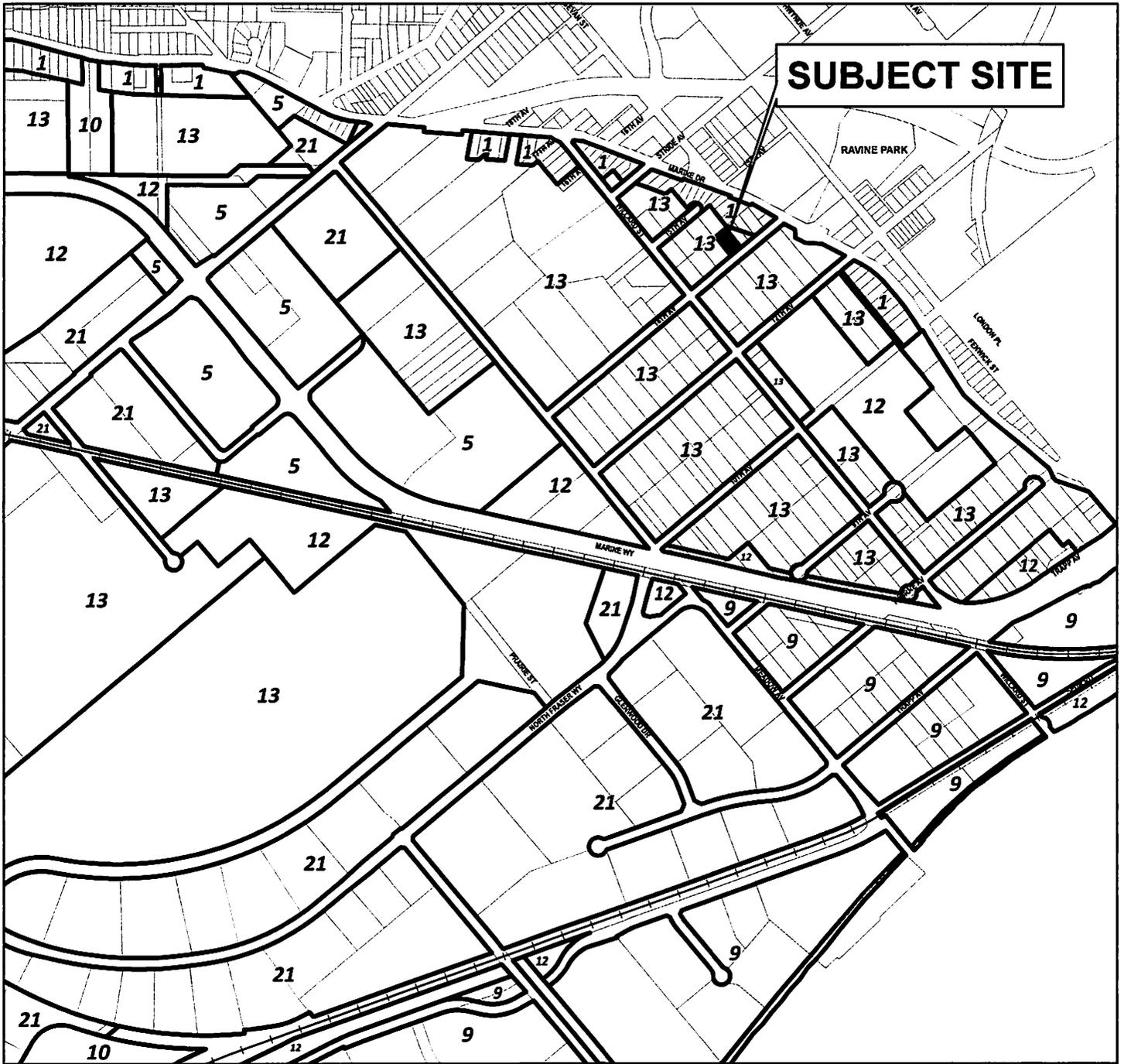


E.W. Kozak, Director
PLANNING AND BUILDING

LS:spf
Attachments

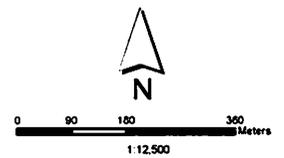
cc: Chief Building Inspector
City Solicitor
Director Finance
Director Public Safety and Community Services





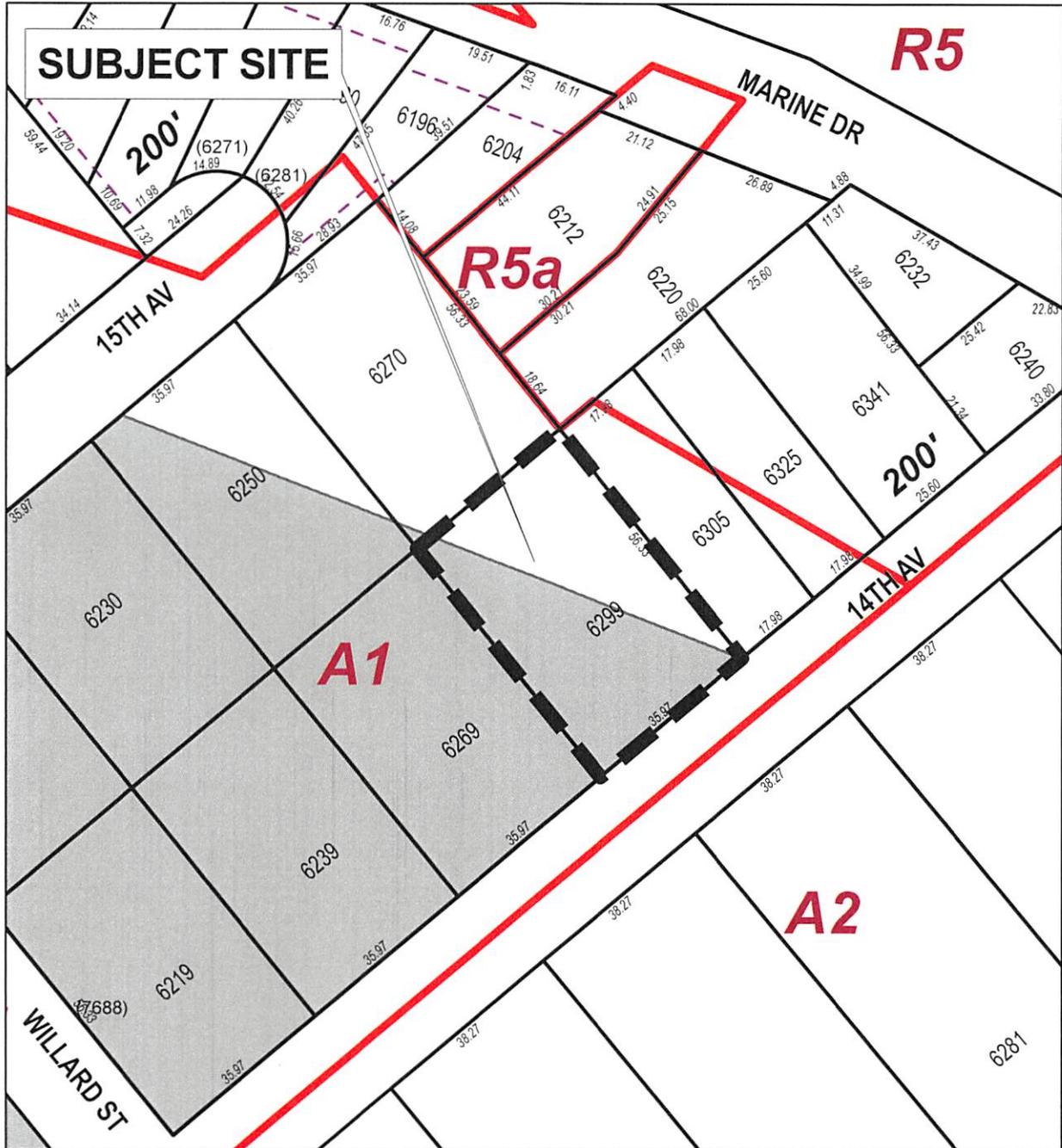
- 1** Single and Two Family Residential
- 2** Low Density Multiple Family Residential
- 5** Commercial
- 9** Industrial

- 10** Institutional
- 12** Park and Public Use
- 13** Agricultural
- 21** Big Bend Business Centre



PLANNING & BUILDING DEPARTMENT

Big Bend Community Plan



PLANNING & BUILDING DEPARTMENT

Date: MAY 28 2021

scale: 1:1,250

Drawn By: JS

**SITING APPROVAL
6299 14TH AVENUE**



Subject Site



Metro Vancouver
Regional Growth Strategy
Agricultural Use