



The Corporation of the District of Central Saanich

REGULAR COUNCIL REPORT

For the Regular Council meeting on Monday, May 27, 2024

Re: 2070 Keating Cross Road – Road Dedication for Cunnanes Lane

RECOMMENDATION(S):

That a frontage exemption to the I-1 Zone from 30.0 m to 18.291 m and to the 10% frontage requirement in S.512 of the Local Government Act from 24.229 m to 18.291 m to create a fee simple lot for a road reserve parcel for 2070 Keating Cross Road be approved.

PURPOSE:

The purpose of this report is to seek a frontage exemption to subdivide 2070 Keating Cross Road to create a road reserve parcel to complete the sale of the parcel to the District of Central Saanich.

BACKGROUND:

At the February 26, 2024 Regular Council Meeting, Council approved a bylaw to close a portion of road on Nimmo Road which included road dedication on a portion of 2070 Keating Cross Road to extend Cunnanes Lane. District staff have since been working with the owner to finalize the terms of the agreement.

In order to fully dedicate road as Cunnanes Lane on the portion of land at 2070 Keating Cross Road, BC Hydro requires the opportunity to review for statutory right of way purposes. Despite staff reaching out early in the process, at this time BC Hydro has indicated the review will likely commence 12 to 16 weeks from April 26, 2024.

To complete the sale agreement and to dedicate road, it is recommended that a fee simple parcel for the road dedication area be created in order to allow the District to take over ownership of the parcel. BC Hydro would not be required to sign off on a subdivision application to create a fee simple parcel.

DISCUSSION:

To allow subdivision of 2070 Keating Cross Road for the road reserve parcel the parcel must meet the current zoning requirements (Appendix A). The property is currently zoned Light Industrial 1: I-1 Zone and the road reserve parcel would meet all requirements of the zoning except for the required minimum frontage. The I-1 Zone requires a frontage of 30.0 m and the road dedication area as a fee simple parcel has a frontage of 18.291 m. The proposal also requires a frontage exemption to the 10% frontage requirement in Section 512 of the *Local Government Act*.

The frontage exemption would allow:

- The completion of the sale agreement between the owner of 2070 Keating Cross Road and the District.
- The District to continue to work with BC Hydro and dedicate the parcel as road at a future date.

Following a resolution of the BC Hydro review the District may dedicate the parcel as road in which the zoning requirements would not apply. Council is the approving authority to allow a frontage exemption; therefore, it is recommended that Council approve the frontage exemption.

IMPLICATIONS:

Strategic – Achieves transportation objectives by securing an Active Transportation connection along Cunnanes Lane.

Financial/ Resource – Completes the sale of the future road dedication to the District.

OPTIONS:

Option 1 (recommended):

The staff recommendation.

Option 2:

That Council provide alternative direction.

CONCLUSION:

BC Hydro requires up to four months to start their review of the proposed road dedication of the northern portion of 2070 Keating Cross Road. Creating a fee simple parcel for the road reserve area at 2070 Keating Cross Road will allow the District to obtain ownership and close the terms of sale agreement with the owner of the parcel and bypass the review requirements for BC Hydro at this time. The District would continue to work with BC Hydro on their SRW requirements prior to dedicating the parcel as road. This proposal requires a frontage exemption to allow the road reserve parcel to meet the requirements of zoning for the proposed subdivision.

Report written by:	Kerri Clark, Manager of Development Services
Respectfully submitted by:	Jarret Matanowitsch, Director of Planning & Building Services
Concurrence by:	Troy Ziegler, Acting Chief Administrative Officer

ATTACHMENTS:

Appendix A: Road Dedication parcel plan