

PUBLIC HEARING – HAVE YOUR SAY

WEDNESDAY, FEBRUARY 08, 2023 @ 6:00 P.M.

DATE: January 19, 2023

The City has received an application for a Zoning Bylaw Amendment at 173 Dahl Road (Legal Description: LOT 7, DISTRICT LOT 222, COMOX DISTRICT, PLAN 11424)

The proposed amendment will split-zone the property at 173 Dahl Road from Residential One (R-1) Zone to Residential One A (R-1A) and Residential One B (R-1B) zones to permit secondary suites and/or a secondary residence in alignment with a proposed three-lot subdivision.

OPPORTUNITY FOR INPUT

Speak during the public hearing. For more information, and to register, please contact the City Clerk's office by email info@campbellriver.ca or call 250-286-5700. This public hearing will be held at 6 p.m. in Council Chambers at 301 St. Ann's Rd.

Written submissions, quoting file number P2200037, will be received no later than 4p.m., on Wednesday, February 08, 2023, by Development Services Department at City Hall or via email at planning@campbellriver.ca.

If you have questions or require additional information on this application, please review the **Council Report and proposed Bylaw** available online at https://bit.ly/3IYB0Gz and at City Hall.

PLEASE NOTE: Public hearings are recorded and broadcast through the City's website www.campbellriver.ca/webcasts. All correspondence submitted will be published as part of the public record when this matter is before Council or a Committee of Council. The author's address is considered relevant and will be included. Do not provide a phone number or email address if you wish to keep this information private. Council is prohibited from receiving any further information after a public hearing.

Development Planning

Development Services Department
City of Campbell River
250-286-5725

ATTACHMENT A: Site Plan

ATTACHMENT B: Subject Property Map

City of Campbell River - Development Services Department

301 St. Ann's Rd. V9W 4C7
Phone: 250-286-5725; Fax: 250-286-5761
Email: planning@campbellriver.ca

campbellriver.ca

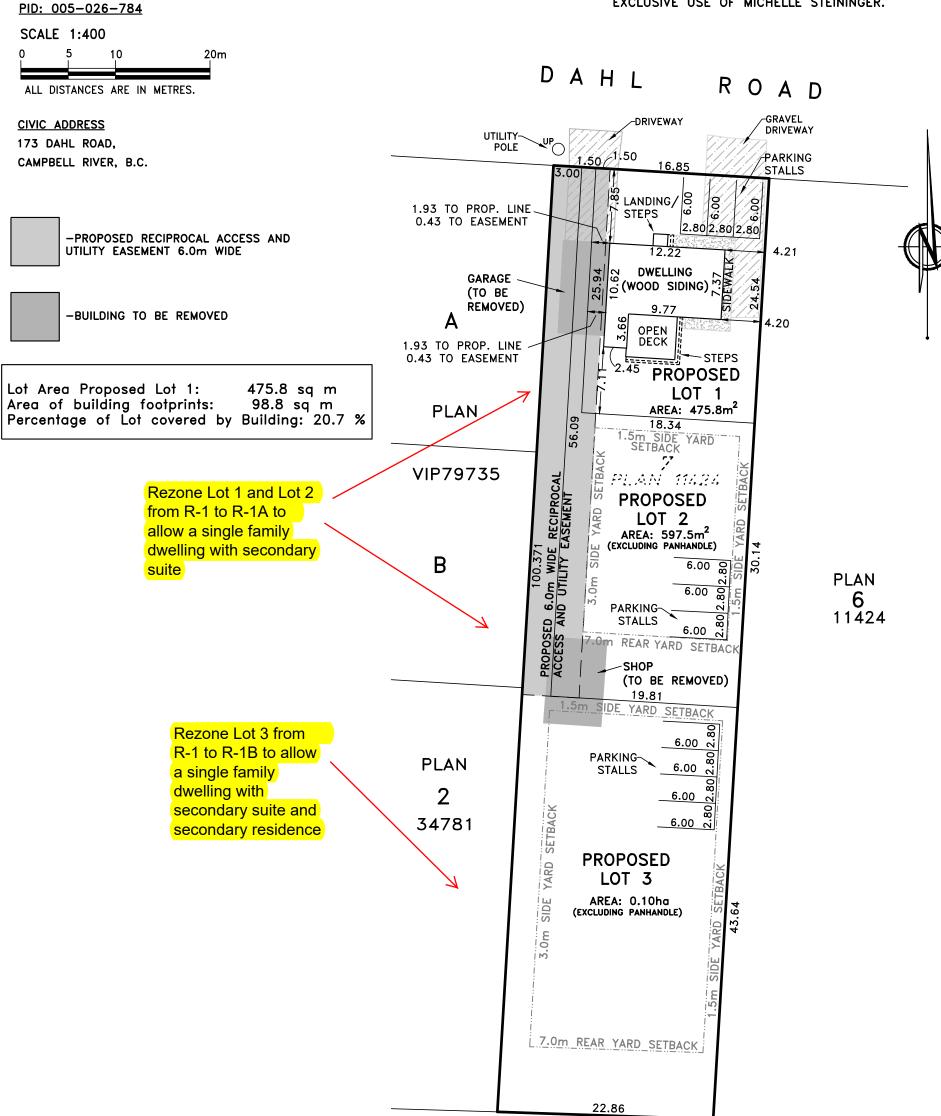
PLAN TO ACCOMPANY SUBDIVISION APPLICATION ON:

ATTACHMENT A

CLIENT REF: STEININGER

LOT 7, DISTRICT LOT 222, COMOX DISTRICT, PLAN 11424.

THIS PLAN WAS PREPARED FOR SUBDIVISION APPLICATION PURPOSES AND IS FOR THE EXCLUSIVE USE OF MICHELLE STEININGER.



COMMON PROPERTY PLAN VIS4870



McELHANNEY ASSOCIATES
LAND SURVEYING LTD.
PROFESSIONAL LAND SURVEYORS
1196 DOGWOOD STREET
CAMPBELL RIVER, B.C.
V9W 3A2

TEL. (250) 287-7799

FILE 2222 02283 PSR REV. 3

The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

All clearance distances are shown to an accuracy of plus or minus 0.04 metres unless indicated otherwise.

This document shows the relative location of the surveyed structures and features with respect to the parcel described above. This document shall not be used to define property lines or corners.

All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory.

N **Subject Property Map** CITY OF CAMPBELL RIVER 173 Dahl Road P22-037 ZON **DEVELOPMENT SERVICES ATTACHMENT B** Scale - 1:2,000 CLOSE **AIRE DRIVE** COUNTRY COUNTRY ISLAND HIGHWAY SOUTH **Subject Property** DAHL ROAD WAYNE ROAD **CHERRY** TREE LANE 252 3208 A A-254 A-258 A-272 TWILLINGATE ROAD ဗ္ပ



Zoning Amendment Bylaw No. 3881, 2023

ADOPTED

,2023

PURPOSE

This bylaw sets out to amend Zoning Bylaw No. 3250, 2006.

The Council of the City of Campbell River enacts as follows:

PART 1: Title

1.1 This bylaw may be cited for all purposes as **Zoning Amendment Bylaw No. 3881, 2023** (173 Dahl Road).

PART 2: Amendments

- **2.1** That Zoning Bylaw 3250, 2006 is hereby amended by:
 - a) THAT, PID: 005-026-784, LOT 7, DISTRICT LOT 222, COMOX DISTRICT, PLAN 11424 be rezoned from Residential One (R-1) Zone to split zoned Residential One A (R-1A) Zone and Residential One B (R-1B) Zone;
 - b) THAT the Zoning Map referred to as Schedule "B" of Zoning Bylaw No. 3250, 2006 shall be amended accordingly, as shown on Map Schedule 'A' attached herein and forming part of this Bylaw.

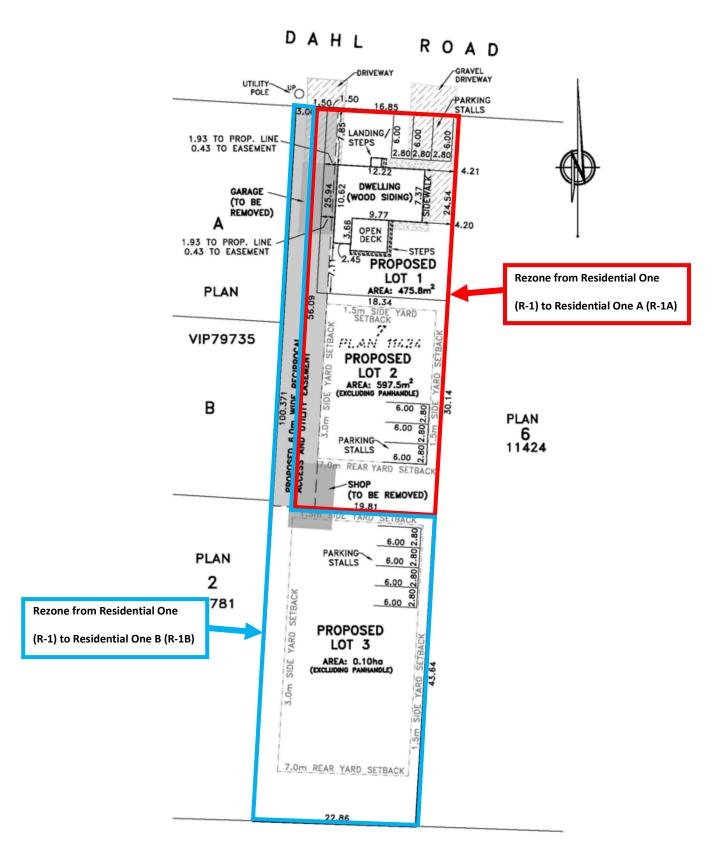
PART 3: Severability

3.1 If any section, subsection, paragraph, clause, phrase or word within this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.

READ THE FIRST TIME this	12 th	day of	January	2023
READ THE SECOND TIME this	12 th	day of	January	2023
The Public Hearing was held this	o8 th	day of	February	2023
A Notice that the Public Hearing is being held was advertised in the Campbell River Mirror this	25 th	day of	January	2023
And this	1 st	day of	February	2023
READ THE THIRD TIME this		day of		2023
ADOPTED this		day of		2023
Signed by the Mayor and Corporate Officer this		day of		2023

Kermit Dahl, MAYOR
Shelia Girvin, CORPORATE OFFICER

SCHEDULE 'A'





City of Campbell River Report/ Recommendation to Council

Date: December 20, 2022 File No. P2200037

Submitted by: Development Services Department

Subject: Rezoning application at 173 Dahl Road

Executive Summary

This application proposes a Zoning Bylaw Amendment to split-zone the property at 173 Dahl Road from Residential One (R-1) to Residential One A (R-1A) and Residential One B (R-1B) to align with a proposed three-lot subdivision. The proposed development complies with the Neighbourhood policies outlined in the Official Community Plan, will have minimal impact on the current residential character of the neighbourhood and diversifies local housing stock. Approval of this zoning bylaw amendment application is recommended and staff suggest Council schedule a Public Hearing based on the public feedback received.

Recommended Resolutions

THAT Zoning Amendment Bylaw No. 3881, 2023, to split-zone the property at 173 Dahl Road from Residential One (R-1) Zone to Residential One A (R-1A) and Residential One B (R-1B) Zone to permit additional density on a proposed three-lot subdivision be given first and second reading;

AND THAT a Public Hearing be scheduled.

Reviewed for Form and Content / Approved for Submission to Council:			
	Eswood		
	Elle Brovold Acting City Manager		

Rezoning application at 173 Dahl Road December 20, 2022

Background

The City has received concurrent rezoning and subdivision applications from McElhanney Ltd on behalf of the property owners, Michelle and Dustin Steininger at 173 Dahl Road. The applicant is proposing to split zone the property from Residential One (R-1) zone to Residential One A (R-1A) zone on the lands identified as proposed Lot 1 and proposed Lot 2 and Residential One B (R-1B) zone on the land identified as proposed Lot 3 and then subdivide the subject property into three lots (see proposed lot layout in Attachment #2 and in the diagram below).

The subject property (see Attachment #1 and site photos in Attachment #6) currently has a single-family house at the front of the property. The subject property is 1.3km south of Willow Point Village Centre and is surrounded by similar Residential One (R-1) zoned properties to the north, east and west with a small-lot strata development of Residential One C (R-1C) zoned properties to the south. The subject property is located in the same block as two other similar-sized properties on Dahl Road that have been subdivided into three lots and is 225 metres from a major bus route and bus stops along the Island Highway South.

Discussion

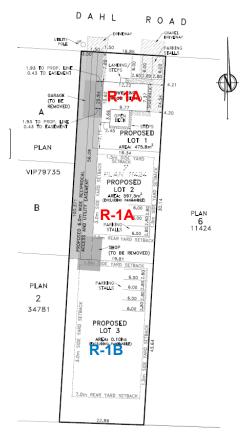
Proposal

The applicant is proposing to retain the current house and subdivide the property into three lots (see proposed lot layout in Attachment #2). The proposed split zoning would allow a secondary suite to be added to the current single-family home at a future date on proposed Lot 1, the construction of a new single-family dwelling with secondary suite on proposed Lot 2 and the construction of a single-family dwelling with a secondary suite and a secondary residence on proposed Lot 3. The owners intend to live on proposed Lot 3. This would be an increased density of six additional dwelling units on the property.

The applicant's rationale for rezoning the property is attached (see Attachment #3).

Zoning Bylaw No. 3250, 2006

The subject property is currently within the Residential One (R-1) Zone, which allows for one single-family dwelling on the property. Based on the size of the property (2,280m²) and the minimum lot area requirement for an R-1 zoned property (450m²), the property could be subdivided into five lots, which would allow five single-family dwellings.



The R-1B zone allows for a single-family dwelling with the option of a secondary suite and a secondary residence, on lots with a minimum lot area of 1,000m². Parcels with a lot area of more than 450m² and less than 650m² in the R-1B zone are only allowed a single-family dwelling while parcels with a lot area over 650m² but less than 1000m² are allowed a single-family dwelling with a secondary suite.

Proposed Lots 1 and 2, do not meet the minimum lot size (650m²) to allow secondary suites in the R-1B zone. The minimum lot area for R-1A zoned properties is 450m², which would then allow secondary suites on proposed Lots 1 and 2.

Rezoning application at 173 Dahl Road December 20, 2022

Based on the information provided, the subject property, as it is, would comply with all requirements of the R-1A and R-1B zones. Zoning compliance for the proposal is shown in Attachment #4 and will be verified at the building permit stage.

On-site parking requirements include two parking spaces for each principal residence and one additional parking space for a secondary suite and one for a secondary residence. All parking requirements can be accommodated on site of each proposed lot as per the attached site plan.

Official Community Plan 3475, 2012 (OCP)

This property is designated "Neighbourhood" in the OCP, which supports a range of low to medium density housing while maintaining existing character, accommodating modest new growth through sensitive infill and providing a range of housing types. Relevant policies for new development in the "Neighbourhood" designation include:

- **5.22** Permit sensitive infill development and promote walkable destinations within existing neighbourhoods.
- **5.22.1** Where appropriate, allow a range of housing forms (such as secondary dwellings, row housing, live/work units and townhouses that diversify the housing stock).
- **5.25.5** Permit small-lot subdivision and clustered densification in established areas in an effort to increase affordable housing stock.
- **5.23** Maintain existing neighbourhood character or revitalize/renew an area of which is identified as in need.
- **5.23.1** Infill development will consider the density, massing, design and character of the project in relation to overall densities and general character of the surrounding area.

The proposed development maintains the neighbourhood character of the area, increases and diversifies the housing stock in the area, increases rental options, and improves affordability for owners and renters. Subdividing the property would further provide additional infill opportunities in an established neighbourhood that is currently transitioning from larger lots to more standard size lots. The subject property is situated for walkability and active transportation options based on its proximity to the Willow Point Village Centre, a major bus route and the seawalk. This proposal is consistent with policies contained within the Neighbourhood designation; therefore, staff recommend support for the proposed rezoning application and that a Public Hearing be held.

Options

The following three options are available for Council's consideration for this zoning bylaw amendment:

Option 1:

THAT Zoning Amendment Bylaw No. 3881, 2023, to split-zone the property at 173 Dahl Road from Residential One (R-1) Zone to Residential One A (R-1A) and Residential One B (R-1B) Zone to permit additional density on a proposed three-lot subdivision be given first and second reading;

AND THAT a Public Hearing be scheduled.

Rezoning application at 173 Dahl Road December 20, 2022

This option allows the application to proceed with first and second reading and Council to direct staff to add the application to an upcoming Public Hearing agenda. This option has been recommended as some public concern regarding the proposal was expressed by the surrounding neighbours. Further to that, the applicant has slightly changed their proposal since hosting the neighbourhood public meeting from just R-1B to a split-zone, which will allow additional density than what was originally presented at the meeting.

Option 2:

THAT Zoning Amendment Bylaw No. 3881, 2023 be deferred and additional information be requested.

This option allows Council to request additional information prior to making a decision on the application. Council is to outline what additional information is required prior to granting first and second reading.

Option 3:

THAT Zoning Amendment Bylaw No. 3881, 2023 be denied.

This option allows Council to deny bylaw consideration of the application. This decision would close the file and first and second reading would not be granted.

Financial /Operational Considerations

There are no financial or operational considerations at this time.

Communications

In accordance with the *Development Applications Procedures Bylaw No. 3856, 2022*, the applicant sent notification for the Neighbourhood Public Meeting held on September 13, 2022. The summary for the NPM can be found in Attachment #5. All materials presented at the neighbourhood public meeting were based on rezoning the property to R-1B and did not contemplate a split zone at that time. A total of 14 people attended the meeting and general concerns included:

- Loss of privacy
- Increased traffic and parking congestion
- Impact to property value
- Increase in density
- Tenancy type (renters vs owners)
- Increased noise

The City received two pieces of public correspondence to the proposal from surrounding neighbours that either asked for clarification or reiterated similar concerns as above (included in Attachment #5).

Also pursuant to the *Development Applications Procedures Bylaw*, a public notification sign for the rezoning was posted on the property on September 1, 2022 (see photo in Attachment #6).

Should Council give first and second Reading to the Zoning Bylaw Amendment and a Public Hearing be set, the City will advertise the Public Hearing in two consecutive issues of the local newspaper in addition to notifying property owners within a minimum 100m radius of the site.

Rezoning application at 173 Dahl Road December 20, 2022

Conclusion

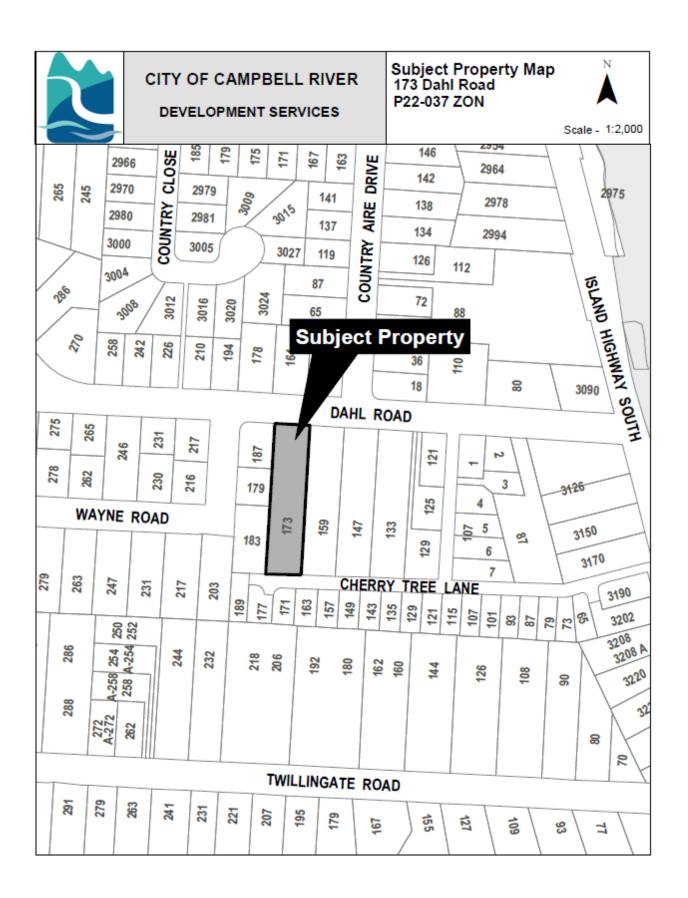
Proposed Zoning Bylaw Amendment No. 3881, 2023 is consistent with the Neighbourhood designation in the Official Community Plan. The addition of single-family dwellings with secondary suites and a secondary residence, as well as the creation of smaller lots in this established neighbourhood would increase and diversify housing stock in the area, increase rental options, and improve affordability for owners and renters. This type of infill development will also maintain the current single-family, residential character of the neighbourhood. Approval to split-zone the property from R-1 to R-1A and R-1B in conjunction with a three-lot subdivision is supported and staff suggest Council schedule a Public Hearing based on the public feedback received.

Attachments:

- 1. Subject Property Maps (2 pages)
- 2. Proposed Lot Layout (1 page)
- 3. Letter of Intent (5 pages)
- 4. Zoning Compliance Table (2 pages)
- 5. Neighbourhood Public Meeting Summary Package (19 pages)
- 6. Site Photos (3 pages)
- 7. Zoning Bylaw Amendment No. 3881, 2023 (4 pages)

Prepared by:	Reviewed by:			
Erin Munsie Planner I, Development Services	Dave Pady, RPP, MCIP Development Planning Manager			
Approved by:				
	lan Buck, RPP, MCIP			
	Director of Development Services			

ATTACHMENT #1 SUBJECT PROPERTY MAP (2 pages)







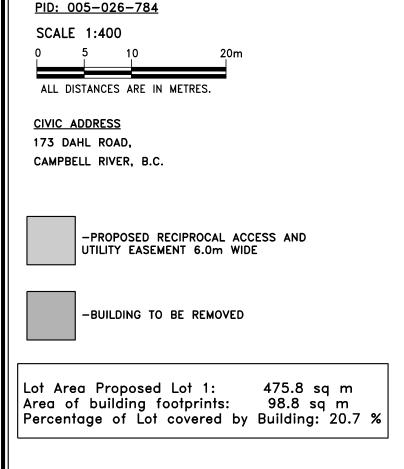
ATTACHMENT #2 SITE PLAN (1 page)

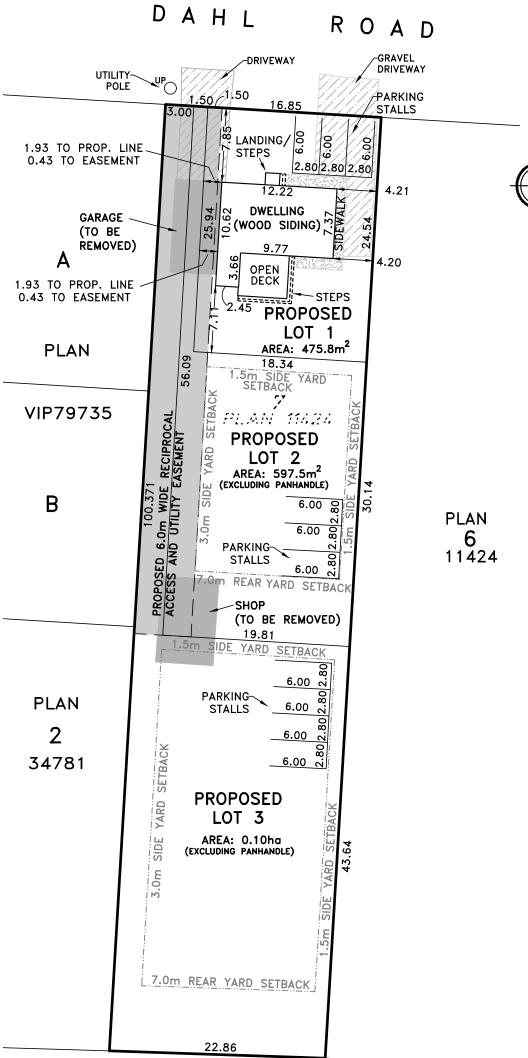
PLAN TO ACCOMPANY SUBDIVISION APPLICATION ON:

CLIENT REF: STEININGER

LOT 7, DISTRICT LOT 222, COMOX DISTRICT, PLAN 11424.

THIS PLAN WAS PREPARED FOR SUBDIVISION APPLICATION PURPOSES AND IS FOR THE EXCLUSIVE USE OF MICHELLE STEININGER.





COMMON PROPERTY PLAN VIS4870

M

McELHANNEY ASSOCIATES
LAND SURVEYING LTD.
PROFESSIONAL LAND SURVEYORS
1196 DOGWOOD STREET
CAMPBELL RIVER, B.C.
V9W 3A2

TEL. (250) 287-7799

FILE 2222 02283 PSR REV. 3

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ATTACHMENT #3
LETTER OF INTENT
(1 page)





Our File: 2222-02283

November 22, 2022

City of Campbell River 301 St. Ann's Campbell River, BC V9W 4C7

Attention: Erin Munsie

Letter of Intent – Proposed Zoning Bylaw Amendment: 173 Dahl Road

On behalf of my client, Michelle Steininger, I am pleased to apply to rezone the above noted property from its current Residential One (R-1) Zone to a split zone of Residential One-A (R-1A) and Residential One-B (R-1B) in alignment with the Proposed Concept Plan (Attachment 1) which also forms the layout for instream subdivision application P2200041. This application proposes the rezoning of proposed lots 1 and 2 to the R-1A Zone and proposed Lot 3 to the R-1B Zone. The intent of this proposal is to allow for additional units on each of the proposed lots in alignment with the sensitive infill development and clustered densification policies laid out in the *City of Campbell River Sustainable Official Community Plan* directed at increasing affordable housing stock in the community.



CONTEXT AND LOCATION

The subject property is 2,286.5 m² in size and is located to the south of Dahl Road in the Willow Point Neighbourhood, and is adjacent to three parcels fronting onto Wayne Road along its western side. The

area surrounding the property is residential, with the properties to the immediate west, north, and east zoned Residential One (R-1) and the properties to the south zoned Residential One C (R-1C) with lots under 400m². 2 other parcels on the same block as the subject property have previously been subdivided, with smaller lots ranging from 570m² to 1035m².

OCP ALIGNMENT

The subject property is designated Neighbourhood in the *City of Campbell River Sustainable Official Community Plan (SOCP)*. The Vision for "Neighbourhood" Controlled Development Areas laid out in the SOCP notes the accommodation of "modest new growth through sensitive infill". The proposed concept plan specifically supports the following policies within the SOCP *Neighbourhood* designation:

- > 5.22 Permit sensitive infill development and promote walkable destinations within existing neighbourhoods
- > **5.22.2** Where appropriate, allow and encourage clustered development in order to preserve additional green space around valuable features such as sensitive environmental features, viewpoints and trail corridors.
- > **5.22.5** Permit small lot sub-division and clustered densification in established areas in an effort to increase affordable housing stock.
- > **5.23.1** Infill development will consider the density, massing, design and character of the project in relation to overall densities and general character of the surrounding area.

The proposed concept plan would allow the future construction of 2 additional dwellings, 3 secondary suites and 1 carriage house, potentially adding 6 units to the neighbourhood housing stock. Given the proposed concept plan and surrounding properties, we do not foresee negative impacts to the design and character of the neighbourhood.

ZONING BYLAW REVIEW

The subject property is currently zoned as Residential One (R-1) in the *City of Campbell River Zoning Bylaw 3250, 2006* which allows for single-family use and bed and breakfast accommodation. There is currently one single-family dwelling and one accessory building on the property.

The 3 proposed lots on the concept plan meet the minimum lot size requirement of 450m² of the R-1 zone but do not allow for secondary suites or carriage houses, prompting the need to amend the zoning bylaw for the addition of new units. Rezoning the lot to R-1A and R-1B would allow for the construction of a maximum of 6 additional units; one secondary suite on Lot 1 (in addition to the existing single-family residence), one single-family residence with one secondary suite on Lot 2, and one single-family residence with one secondary residence on Lot 3 (based on the minimum lot size requirements of 1,000m² for all three units to be located on one property in the R-1B Zone).

Within the current zoning, the minimum lot size of 450m² would allow for the subject property to be subdivided into 5 lots each with one single-family dwelling and one bed and breakfast accommodation. However, rezoning the property to a split R-1A and R-1B Zone may allow for a more efficient use of the allowed density and provide more appropriate housing stock to the community.



The proposed concept plan does not meet the lot frontage requirement for the R-1A zone of 15.0m and R-1B zone of 18.0m respectively, prompting the need for a lot frontage relaxation. The proposed concept plan includes a 1.5m and 3.0m panhandle for proposed Lots 2 and 3 respectively. In conjunction with a 6.0m reciprocal easement and statutory right of way this would allow the construction of a shared driveway for proposed lots 2 and 3.

COMPARABLE NEARBY DEVELOPMENTS

Though the properties immediately surrounding the subject property are zoned R-1 (current zone) and R-1C, there is a large area to the west and the south of the property which are zoned R-1B, along with one R-1A zoned property 150m northwest. This suggests that the proposed zoning amendment for the property to R-1A and R-1B is aligned with the existing use of the neighbourhood.



The properties to the immediate west of the subject property are small lots that are similar in size to the proposed lots. 187 Dahl Road, 179 Wayne Road, and 183 Wayne Road have lot sizes of 684m², 571m², and 1036m² respectively. Along the eastern edge of the City block on which the subject property is located there are 3 small lots, with the 2 southernmost lots extending a panhandle onto Dahl Road. This layout is similar to the proposed concept plan. 129 Dahl Road, 125 Dahl Road, and 121 Dahl Road have lot sizes of 971m², 684m², and 563m² respectively.





The proposed concept plan would allow for the future construction of new, diverse housing stock in an established residential neighbourhood, which supports several SOCP *Neighbourhood* policies. We do not anticipate that building this gentle density into the neighbourhood will have any foreseen negative impacts on the surrounding properties or the community.

Thank you in advance for considering our proposal.

Sincerely,

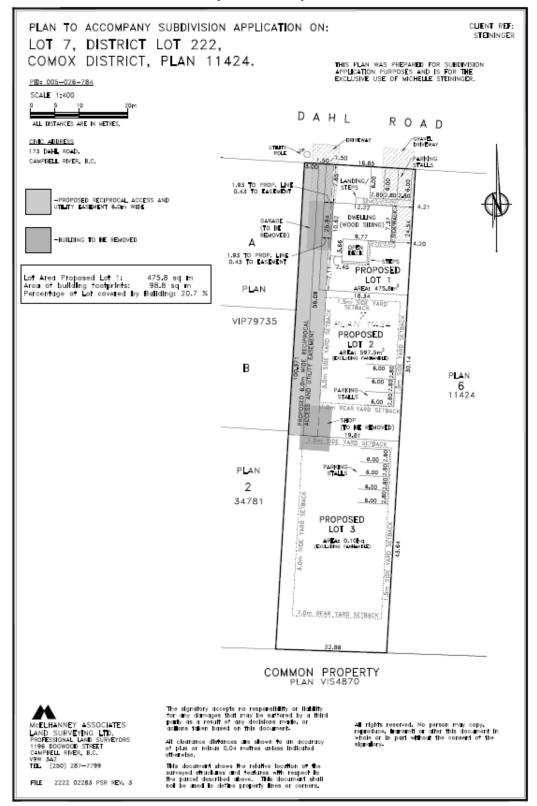
McElhanney Ltd.

Bailey Walsh, MCP

bwalsh@mcelhanney.com | 778-647-2430



Attachment 1 Proposed Concept Plan





ATTACHMENT #4 ZONING COMPLIANCE TABLE (2 pages)

	Current R-1	Proposed	Proposed R-	Lot 1	Lot 2	Lot 3
		R-1A	1B	(R-1A)	(R-1A)	(R-1B)
Permitted use	One single- family residential dwelling. Bed and Breakfast Accommodation	One single- family dwelling, with or without a secondary suite.	One single- family dwelling, with or without a secondary suite, and with or without one secondary residence. Bed and Breakfast Accommodation	Single- family dwelling with secondary suite	Single- family dwelling with secondary suite	Single- family dwelling with secondary suite and secondary residence
Lot area (minimum)	450m ²	450m ²	450m² (single family residence only) 650m² (single family residence & secondary suite only) 1,000 m² (single family residence, secondary suite & secondary residence)	475.8m ²	597.5m ²	1000m ²
Lot coverage (maximum)	35%	35%	40%	20.7%	TBD	TBD
Density (base density)	1 dwelling unit	2 dwelling units	3 dwelling units	2 dwelling units	2 dwelling units	3 dwelling units
Frontage	15 m	15m	18m	18.35m	N/A	N/A
Front yard setback (minimum)	4.0m	4.0m	4.0m	7.85m	TBD	TBD
Side yard setbacks (minimum)	1.5 m	1.5 m	Side yard (one side only): minimum 3.0 metres Other Side Yard minimum 1.5 metres	1.93m and 4.20m	TBD	TBD
Rear yard setback (minimum)	7.0m	7.0m	Principal Dwelling = 7.0m Secondary Residence = 5.0m	7.11m	TBD	TBD

	Current R-1	Proposed R-1A	Proposed R- 1B	Lot 1 (R-1A)	Lot 2 (R-1A)	Lot 3 (R-1B)
Height (maximum)	8.0m	8.0m	Principal Dwelling = 10.0m	Under 8.0m (1 storey)	TBD	TBD
Parking (minimum)	2 parking stalls	2 parking stalls plus 1 parking stall for secondary residence	2 parking stalls for principal dwelling unit plus 1 parking stall each for secondary suite and for secondary residence	3 parking stalls	3 parking stalls	4 parking stalls

ATTACHMENT #5 NEIGHBOURHOOD PUBLIC MEETING MATERIALS AND PUBLIC CORRESPONDENCE

(19 pages)

NEIGHBOURHOOD PUBLIC MEETING NOTICE

Neighbourhood Public Meeting Notice

Date: September 8th, 2022

City of Campbell River File #: P22-037 ZON

McElhanney File #: 2222-02283

Address of Proposed Project: 173 Dahl Road

We, McElhanney Ltd. are holding a Neighbourhood Public Meeting in order to discuss and answer questions related to our proposed rezoning at 173 Dahl Road. The meeting will be held as follows:

Meeting Date: Tuesday, September 13th

Meeting Time: 5:30pm to 7:30pm

Meeting Location: Campbell River Community Centre located at 401 11th Avenue, Campbell

River, BC

Details of the Project:

The intent is to formally amend the Zoning Bylaw to enable a 3-lot subdivision with additional residential units. Currently, the property is zoned for residential use. We are proposing to rezone from R-1 Zone to R-1B Zone.

Applicant information:

McElhanney Ltd., 1196 Dogwood Street, Campbell River, BC, V9W 3A2 Kevin Brooks kbrooks@mcelhanney.com 250-287-7799

What is a Neighbourhood Public Meeting?

A Neighbourhood Public Meeting is a meeting held by the owner/applicant to discuss and answer any questions relating to the proposed development or project at a location to be decided by the applicant and that will be suitable to accommodate and provide information to all adjacent land owners within 500 metres of the limits of the subject land under consideration.

Additional questions and concerns can be directed to the City of Campbell River at: planning@campbellriver.ca

The applicant is required to submit the meeting invitation, sign in sheet and meeting minutes to the Development Services Department.





City File: P22-037 ZON

173 Dahl Road: Rezoning Application Overview

Neighbourhood Public Meeting September 13th, 2022

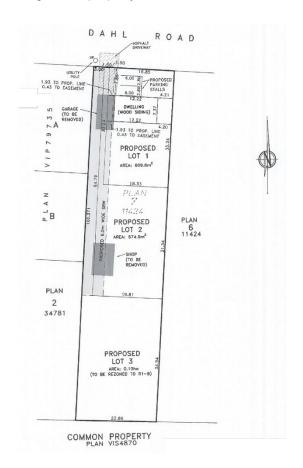
The Project

The intent of the application with the City of Campbell River is to re-zone the property located at 173 Dahl Road from the current Residential (R-1) Zone to **Residential (R-1B) Zone** to accompany a 3-lot subdivision application and allow the construction of additional housing on the property.

Key Features of the Application

- Re-zone the property from R-1 to R-1B
- Concurrent with a 3-lot subdivision proposal
- Provide the potential for up to 5 additional units of housing





If you would like to provide comments, please fill out a comment sheet which will be included as a part of the application.

For more information or comments, please contact: **McElhanney Ltd.** 1196 Dogwood Street, Campbell River, V9W 3A2

Email: bwalsh@mcelhanney.com
Phone: 250-287-7799









City File: P22-037 ZON

Comments

Rezoning Application for 173 Dahl Road

The Project

Comments

This project proposes rezoning the property at 173 Dahl Road from its current Residential (R-1) Zone to the **Residential (R-1B) Zone** to accompany a 3-lot subdivision and allow the construction of additional housing.

We welcome comments on this proposal to be included as a part of the rezoning application. Please send your comments to:

McElhanney Ltd. 1196 Dogwood Street, Campbell River, BC V9W 3A2 Email: bwalsh@mcelhanney.com

Comments	
Name (Required):	

Municipal Rezoning Process

We Are Here

Application submitted

Circulation

to Internal
Departments for
Review

Neighbourhood Public Meeting

Public Consultation #1

Development Proposal Sign

Installed on Property

Staff Report to Council

for 1st & 2nd Reading

Public Hearing

(or notice of waiving public hearing)

Public Consultation #2

Council

For 3rd Reading & Final Adoption

Policy Amended

Process Complete

173 Dahl Road

Rezoning Application Overview

Neighbourhood Public Meeting September 13th, 2022

City File: P22-037 ZON

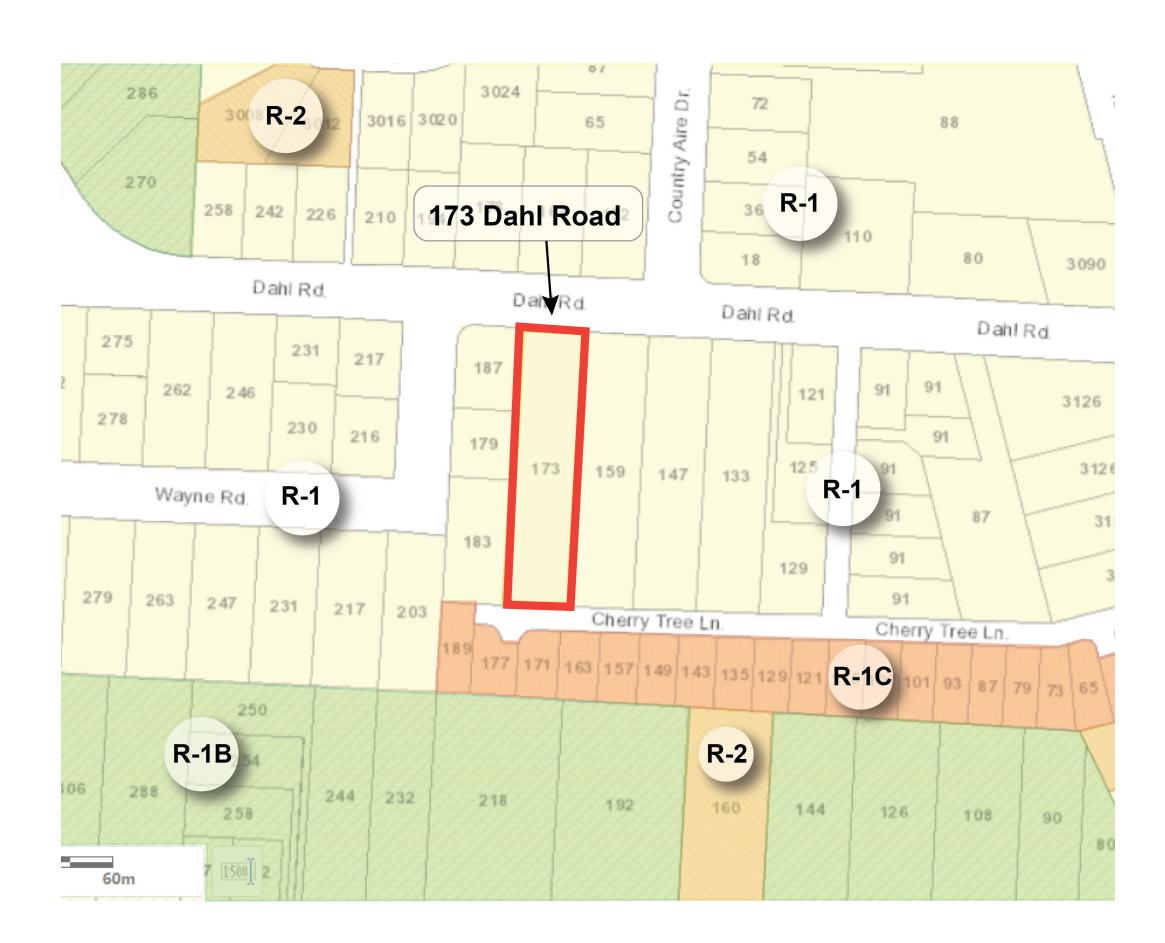
McElhanney File: 2222-02283

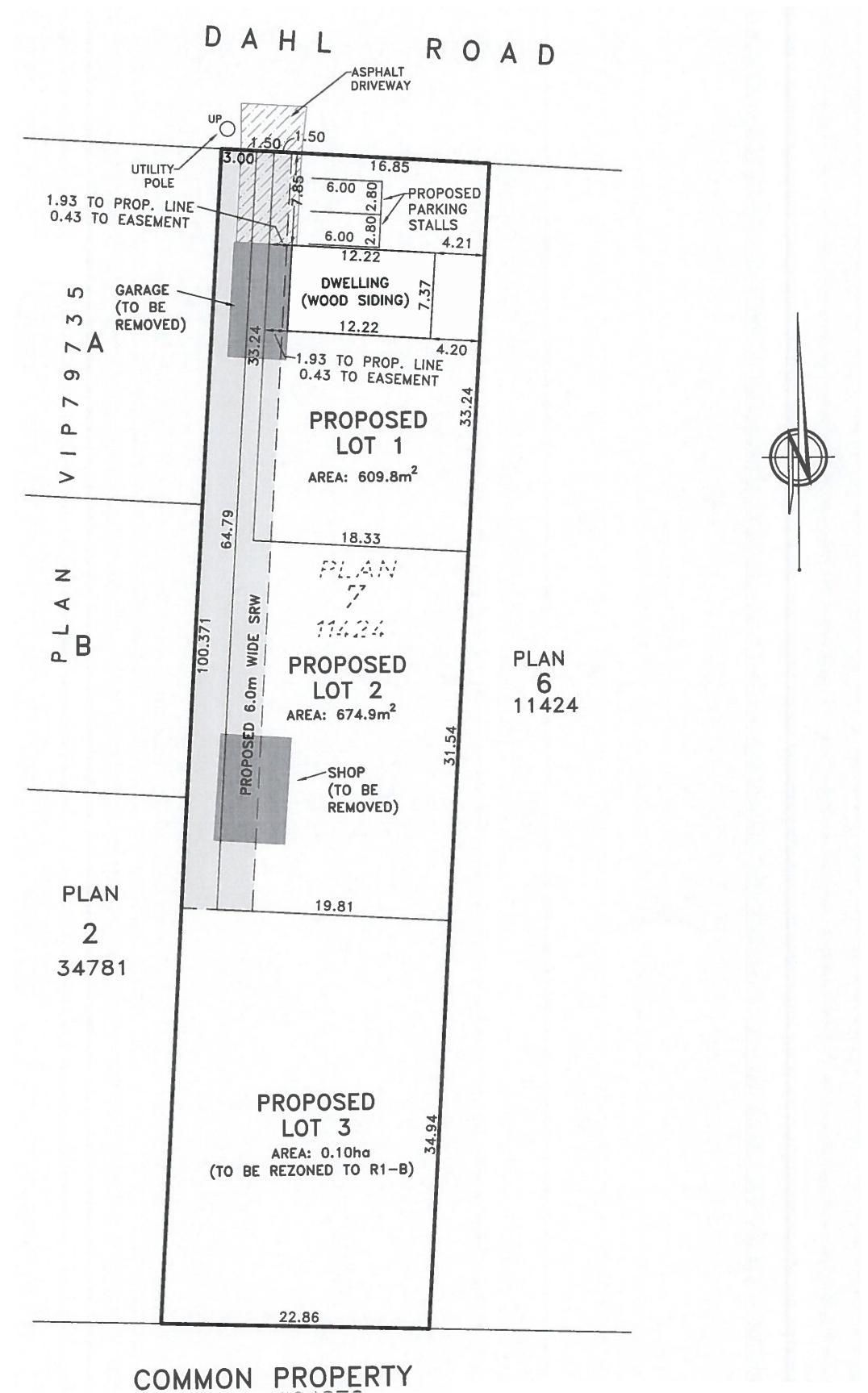
The Project

The intent of the application with the City of Campbell River is to re-zone the property located at 173 Dahl Road from the current Residential (R-1) Zone to **Residential (R-1B) Zone** to accompany a 3-lot subdivision application and allow the construction of additional housing on the property.

Key Features of the Application

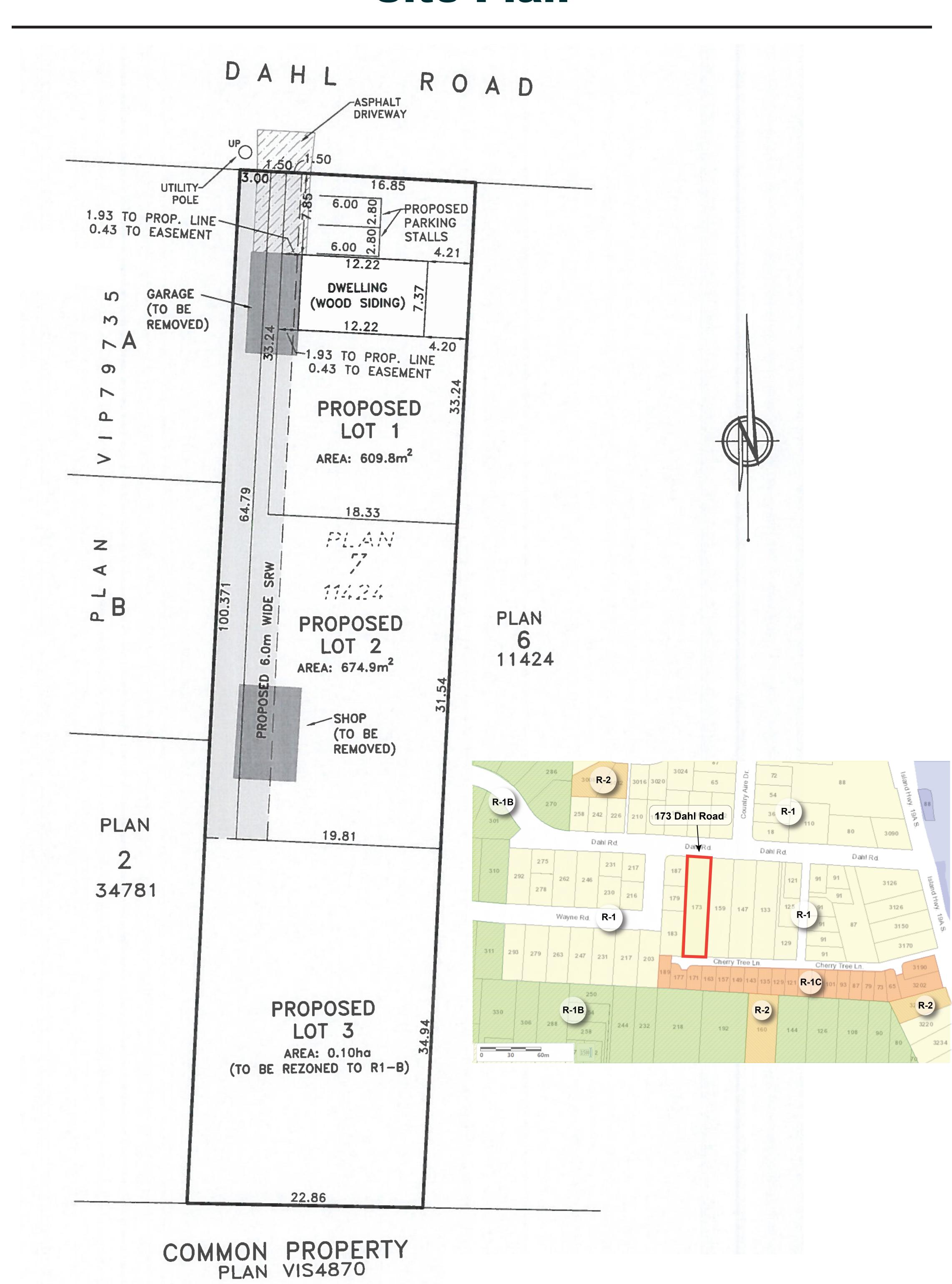
- Re-zone the property from R-1 to **R-1B**
- Concurrent with 3-lot subdivision
- Provide the potential for up to 5 additional units of housing





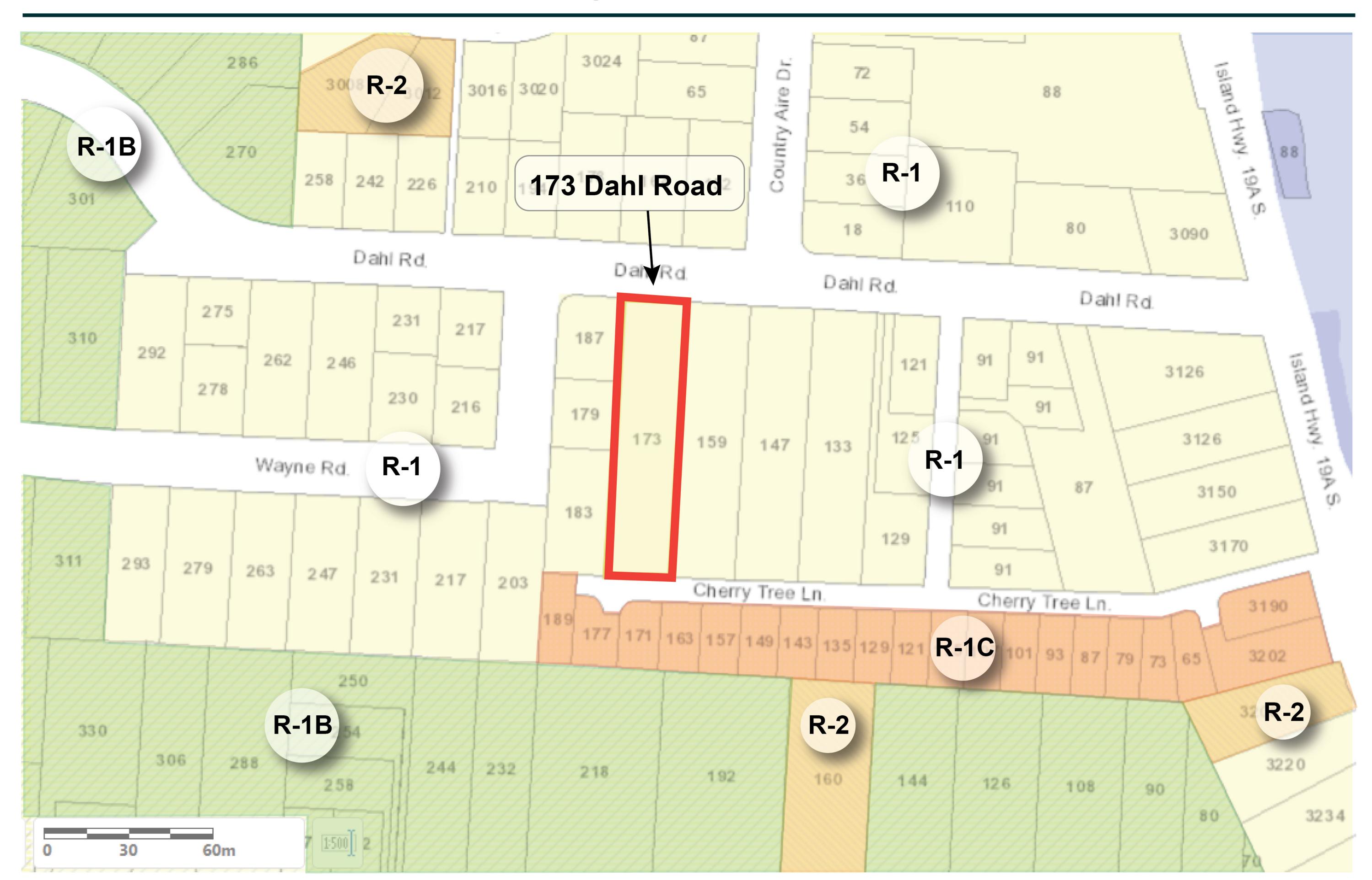
For more information or comments, please contact: McElhanney Ltd.
1196 Dogwood Street, Campbell River, V9W 3A2
Email: bwalsh@mcelhanney.com Phone: 250-338-5495

Site Plan



173 Dahl Road Rezoning

Zoning Context Map



173 Dahl Road Rezoning

Zoning Policy Overview

Current Zoning: Residential (R-1)

5.25 Residential One (R – 1) Zone

Sections 5.25.1 through 5.25.7 apply to any lot in the R - 1 Zone.

Purpose:

This zone provides for traditional single-family residences.

Permitted Uses:

- **5.25.1** On any lot, the following uses are permitted:
 - (a) one single-family residential dwelling
 - (b) bed and breakfast accommodation

Bylaw 3346, 2008 Deleted 5.24.1 c) - June 24/08

Lot Area and Frontage

- **5.25.2** The minimum lot area is 450 square metres.
- 5.25.3 The minimum lot frontage is 15 metres, except for lots fronting on cul-de-sacs or outside corners where the minimum is reduced to 11 metres.

Lot Coverage

5.25.4 The maximum lot coverage of all buildings is 35% for lots with greater than or equal to 600 square metres lot area, and 40% for lots with less than 600 square metres lot

Minimum Dimensions Required for Yards

5.25.5 Yards in this zone must have the following minimum dimensions:

Front yard: minimum 4.0 metres

Rear yard: minimum 7.0 metres for "fee-simple

lots; 5.0 metres for "strata lots"

Side yard: minimum 1.5 metres

Side yard adjoining a local road: minimum 3.5 metres

Front or side yard adjoining a minimum 4.5 metres highway, arterial or collector road:

Bylaw 3346, 2008 Replaces 5.24.6 - June 24/08

5.25.6 In order to provide adequate parking area, the setback in front of the opening to a garage (measured to the face of the garage door) or to a carport (measured to the outside of the support columns) shall be minimum 6.0 metres, except for lots created or where building permits were issued between January 1, 1998 and the original date of final adoption of this bylaw (minimum 5.0 metres during this period).

Building Height:

5.25.7 The maximum height of a principal building is 8.0 metres.

Proposed Zoning: Residential (R-1B)

5.28 Residential One B (R – 1B) Zone

Sections 5.28.1 through 5.28.8 apply to any lot in the R – 1B Zone.

Purpose:

This zone provides for areas of single-family residences on large lots with the option of a secondary suite and/or a separate secondary residence.

Permitted Uses:

5.28.1 On any lot, the following uses are permitted:

- (b) one single-family residential dwelling, with or without a secondary suite, and with or without one secondary residence
- (c) bed and breakfast accommodation

Bylaw 3346, 2008 Deleted 5.26.1 c) - June 24/08

Lot Area and Frontage:

5.28.2 The minimum lot area is:

- (d) 1,000 square metres where the single family residence, secondary suite and secondary residence are all situated on one lot;
- (e) 650 square metres where the single family residence and secondary suite only are all situated on one lot; and
- (f) 450 square metres where a single family residence only is located on a lot.
- 5.28.3 The minimum lot frontage is 18 metres, except for lots fronting on cul-de-sacs or outside corners, where the minimum is reduced to 11 metres.

5.28.4 The maximum lot coverage of all buildings is 40%.

Minimum Dimensions Required for Yards:

5.28.5 Yards in this zone must have the following minimum dimensions:

Front yard: minimum 4.0 metres

Rear yard: minimum 7.0 metres (or 5.0 metres to

secondary residence)

Side yard (one side only): minimum 3.0 metres

Other Side Yard minimum 1.5 metres

Side yard adjoining a highway, minimum 4.5 metres

Side yard adjoining a local road: minimum 3.5 metres

arterial or collector road:

Bylaw 3346, 2008 Replaces 5.26.6 - June 24/08

5.28.6 In order to provide adequate parking area, the setback in front of the opening to a garage (measured to the face of the garage door) or to a carport (measured to the outside of the support columns) shall be minimum 6.0 metres, except for lots created or where building permits were issued between January 1, 1998 and the original date of final adoption of this bylaw (minimum 5.0 metres during this period).

Building Height:

5.28.7 The maximum height of a principal building is 10.0 metres.

Secondary Residence:

5.28.8 One secondary residence may be permitted per lot in this zone. The following conditions apply to all secondary residences:

- maximum floor area exclusive of garages or carports is 90 square metres;
- (g) not more than two bedrooms;
- (h) the separation between the principal residence and the secondary residence must be at least 3 metres or the distance prescribed for spatial separation under the building code, whichever is the greater distance;
- driveway access to the secondary residence must be shared with access to the principal residence, unless access to the secondary residence can be provided from a rear lane or from a joint access easement with an adjacent
- (j) the maximum height of a secondary residence shall be 7 metres.



Neighborhood Public Meeting Sign In Sheet

City of Campbell River File: P22-037 ZON

Meeting Date: Tuesday, September 13th, 2022

Meeting Location: Campbell River Community Centre located at 401 11th Avenue, Campbell River





Neighbourhood Public Meeting Comments

Rezoning Application for 173 Dahl Road

Public Meeting Held August Sept. 13th, 2022

1.

- 1) Loss of privacy along back property line especially if 2-storey homes are built
- 2) Loss of mature trees?
- 3) Serious affect of property values/devalue
- 4) Ground water runoff we are the low point on Wayne Rd, and our property tends to flood. Major concerns over standing water not being able to properly drain
- 5) Would require privacy hedge planted for privacy
- 6) Do not want multiple home density in this single home community. This community needs to remain as the community it is.
- 7) Have no objection to subdividing for a single home/property
- 8) The city needs to listen to the taxpayers of this area.
- 9) As a community we pay more taxes than 1 person trying to rezone. Listen to the people.
- 10) No 2 storey homes on this lot.

- Robin + Susan Mallard, 183 Wayne Rd

2.

- No rezoning from R-1 zone to R-1B zone
- Privacy screening if trees are removed to accommodate the neighbors
- House has to be re-positioned in order for emergency vehicles to access the properties
- No rentals

- Gerry + Gisele Davis

3.

- 1. Define "Diverse Housing" 6 lots??
- Emergency Egress Willow Point* Road now closed off
 Only 1 road into all of subdivision if highway closed then no emergency vehicles can get into the whole subdivision!!!
 - No emergency egress + fire trucks
- 3. Need lights @ Dahl and Old Island Highway very difficult to get out!!
- Name not provided





Comments

Rezoning Application for 173 Dahl Road

The Project

This project proposes rezoning the property at 173 Dahl Road from its current Residential (R-1) Zone to the **Residential (R-1B) Zone** to accompany a 3-lot subdivision and allow the construction of additional housing.

We welcome comments on this proposal to be included as a part of the rezoning application. Please send your comments to:

McElhanney Ltd.

1196 Dogwood Street, Campbell River, BC V9W 3A2
Email: bwalsh@mcelhanney.com

Name (Required): ROBINI+ SUSAN MALLARY 183 WAYNE RD.
Name (Required). ROBIN'S SUSAN MARKEY 183
DLOSS OF RRIVACY ALONG BACK PROPERTYLINE
DLOSS OF RRIVARY ALONG BACK PROPERTY NINE ESPECIALLY IF 2-STOREY HOMES ARE BUILT (2) LOSS OF MATURE TREES?
3 SERIOUS AFFECT OF PROPERTY VALUES/DEVALUE
(4) GROUND WATER RUN OFF, WE ARE THE LOW
FOUNT ON WAYNERD, + OUR PROPERTY TENDS TO FLOOD. MAJOR CONCERNS OVER STANDING WATER NOT BEING ABLE TO PROPERLY DRAIN
(3) WOULD REGULE PRIVACY HEDGE PLANTED
(6) DO NOT WANT MUNTIPLE HOME DENSITY IN THIS SINGLE HOME COMMUNITY.
THIS COMMUNITY NEEDS TO REMAIN AS
THIS COMMUNITY NEEDS TO REMAIN AS

McElhanney



Comments Rezoning Application for 173 Dahl Road

The Project

This project proposes rezoning the property at 173 Dahl Road from its current Residential (R-1) Zone the Residential (R-1B) Zone to accompany a 3-lot subdivision and allow the construction of addition housing.

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McElhanney Ltd.

1196 Dogwood Street, Campbell River, BC V9W 3A2
Email: bwalsh@mcelhanney.com

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McElhanney

1196 Dogwood Street, Campbell River BC Canada, V9W 3A2 Tel. 250-287-7799 | Fax. 1-855-407-3895 | www.mcelhanney.com





Comments

Rezoning Application for 173 Dahl Road

The Project

Comments

Name (Required):

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Gerry+ Gisele Davis

- No rezoning from A-	Izone to R-182 one
- privacy screening if	trees are removed
to accompate the n	eighbors
	istioned in order
for emergency vehici	estoacress =
the properties	
- no rentals	
	No.
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Comments

Rezoning Application for 173 Dahl Road

The Project

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1196 Dogwood Street, Campbell River, BC V9W 3A2

Email: bwalsh@mcelhanney.com

-	Comments	Define	"Dover	se House	mc -	6 lots ??
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From: TK

To: planning; bwalsh@mcelhanney.com

Subject: Proposed Rezoning of 173 Dahl Road - Public Referral Response

Date: September 25, 2022 4:09:17 PM

"CAUTION: External Email"

I recently attended the public information session on the evening of September 13, 2022, hosted by McElhanney consulting services, on the subject of proposed rezoning of 173 Dahl Road from R-1 to R1-B. The meeting was very well attended and everyone at that meeting was opposed to the rezoning. I reside on the property of 147 Dahl Road, second property to the east of the proposed rezoning. I was shocked to learn about the proposed plan of 5 residences. The new owners had mentioned to numerous neighbours that their plan was to build their residence in the back with no other mention of the proposed 5 residences.

Here are my concerns:

- 1. Traffic. The addition of 5 proposed residences and their 1-2 vehicles + recreation toys/vehicles is a big concern. We have a young family and already have issues with speeding vehicles in front of our house. The extra traffic that this will bring to the neighbourhood is concerning.
- 2. Privacy. The potential for up to 5 residences crowded into the current lot will equate to reduced privacy for all surrounding neighbours.
- 3. Noise. The possibility of 5 residences will increase the noise in our quiet neighbourhood exponentially.
- 4. Parking. The increase in residences will equate to many more vehicles that require parking. We are opposed to having vehicles parked in front of our home due to a lack of space at the subject property.

It is my understanding that adding 5 residences to 173 Dahl is a response to a housing shortage. However if that's the case, I'm curious why 88 Country Aire Drive was able to reduce the residences making 4 properties into one property. I really hope the council and city of Campbell River listens to the concerns of the neighbours affected and the neighbourhood.

In summary, I **strongly oppose** the proposed rezoning of the subject property, 173 Dahl Road. In the event that subdivision of the subject property is considered, it is in keeping with the precedence set at 121/125/129 Dahl Road that similarly sized lots in this neighbourhood be subject to a maximum three residence configuration.

Thank you for your consideration and also a big thank you to the representatives of McElhanney consulting services, they were great and very well informed. I look forward to any more additional information and plans.

Regards,

TYSON KNOWLES

This email has been scanned for spam and viruses by Proofpoint Essentials. Click <u>here</u> to report this email as spam.

Sarah Gaudreault

From: Erin Munsie

Sent: September 26, 2022 4:55 PM

To: planning

Subject: RE: Proposed Rezoning of 173 Dahl Road - Public Referral Response

Good afternoon Lindley,

Thank you for your feedback. As I mentioned previously, we will be sure to include it with our report to council when this application is brought forward for consideration of 1st and 2nd reading. Should Council receive the application for 1st and 2nd reading, anyone that lives within 100m of the property will be notified of how they can participate in the public hearing or public feedback stage of the rezoning process.

In regards to your specific questions, please see my comments in purple below.

If you have any additional questions, please feel free to contact me.

Regards, Erin

Erin Munsie

Planner I Development Services



City of Campbell River Tel: 250.286.5768 Fax: 250.286.5761

Email: erin.munsie@campbellriver.ca

I acknowledge we are on the territory of the Laich-Kwil-Tach people of the Wei Wai Kum and We Wai Kai First Nations.

1



Please consider the environment before printing this email.

From: Lindley Mac Leod

Sent: September 22, 2022 8:51 AM

To: planning <planning@campbellriver.ca>;

Cc: Dave MacLeod

Subject: Proposed Rezoning of 173 Dahl Road - Public Referral Response

"CAUTION: External Email"

ATTN: City of Campbell River

RE: City of Campbell River File: P22-037 ZON

My husband and I own the residential property at 159 Dahl Road. On the evening of September 13, 2022, we attended a public information session, hosted by McElhanney consulting services, on the subject of proposed rezoning of 173 Dahl Road from R-1 to R1-B. The session was well attended by concerned neighbourhood citizens, most of whom are opposed to the proposal. That being said, the McElhanney representatives were professional and well-informed. Based on the information provided, my husband and I are formally submitting the following response to the rezoning proposal.

As the neighbours who own the property to the immediate east of the subject property, we have serious concerns about the proposed rezoning and we request a response as to how the proposed rezoning, if approved, will address the following:

Parking:

The potential for up to 5 residences to be crowded into the current lot at 173 Dahl Road will equate to many more vehicles that require parking. In a neighbourhood where residents typically own a minimum of two vehicles, plus RVs *and* boats, the proposed density of housing could equate to:

5 residences x (2 cars/trucks per resident + 1 boat *or* RV per resident) = 15 additional vehicles to be driven up and down the access driveway and parked throughout the subject property.

Note that the above calculation is assuming that each resident will have only one of either an RV or a boat. For those residents who have both an RV and a boat, the sum will equate to 20 vehicles.

What does the City propose to do to facilitate this density of parking requirements? For safety and visibility reasons, we oppose having vehicles parked in front of our home due to a lack of space at the subject property.

As per Section 4.21-Off Street Parking Requirements of Zoning Bylaw 3250, 2006, a minimum of 2 parking stalls are required per principal dwelling unit with an additional 1 parking stall per secondary suite or secondary residence. As part of the rezoning, the City will review the proposed site plan to ensure it can accommodate the required amount of on-site parking. There are currently no minimum parking regulations for RV or Boats; however, owners are allowed to park up to a maximum of one each on properties under 1 hectre.

Unless there is a City-initiated no parking sign posted on a road, street parking is permitted on all roads.

Privacy:

The potential for up to 5 residences to be crowded into the current lot at 173 Dahl Road will equate to reduced privacy for all surrounding neighbours. All personal residences that are immediately adjacent to the potential building space on the subject property are ranch style (1-storey) homes. It is in keeping with the style and age of the homes in the neighbourhood that any new builds on the subject property maintain the ranch style character.

What does the City propose to do to ensure the current level of privacy is maintained should the proposed rezoning proceed?

The City regulates the use of land and buildings and may influence design of multi-family residential development through design guidelines; however, the City does not regulate the design of single family homes, other than through building code requirements. The neighbourhood public meeting is a good tool to provide feedback to the developer/property owner regarding your concerns so the developer can consider if and how they may be able to address those concerns in the design of their development. For example, they could consider retaining mature trees (if any), placement and orientation of houses on each, planting a hedge, etc.

Noise:

The current configuration at 173 Dahl Road is one private residence. The potential increase by an additional 4 residences leaves us with serious concerns about noise levels not only for all adjacent neighbours, but also for the prospective 173 Dahl Road residents themselves.

What does the City propose to do ensure current noise levels are not exceeded should the proposed rezoning be approved?

Section 6 of the City's Public Nuisance Bylaw 3543, 2014 addresses noise concerns related to general enjoyment of private property. Any noise concerns are addressed on a complaint basis and would be handled by the City's Bylaw department.

Rentals versus Owner-Occupied:

The current single residence at 173 Dahl Road has been a rental for years. In recent years, we have seen over half a dozen tenants come and go. Of these tenants, we have had to tolerate numerous behaviours that are not in keeping with the family friendly environment the lower Dahl Road neighbourhood provides. These behaviours include: day-drinking, day-partying, all-night partying, loud arguments/domestic occurrences, smoking in which the air quality in our own property was degraded, potato guns being shot off in the direction of our property where children play and vehicles are parked, illegally flying drones in private spaces of our yard, lack of yard and home maintenance. In the event that all five potential residences are rentals, the high level of turn over may continue. The potential for occupants who act inappropriately may increase, given the increase in number of units. Given our experiences with the current single rental residence, we have observed that rental tenants may lack the care, attention, and neighbourly behaviours that owner-occupied residents may exhibit. For these reasons we are opposed to any rezoning that may allow for an increased number of rental units on the subject property.

How will the City address a rental restriction on the subject property?

The City currently does not have restrictions on tenancy of residential dwelling units and does not have future plans to consider proposing any new ones.

Fencing:

We own and maintain the fence on the west side of our property, 159 Dahl Road, which separates us from the subject property.

How will the City address considerations around fence maintenance should the subject property be rezoned and we are dealing with up to 5 sets of neighbours where we formerly dealt with one?

The City's Zoning Bylaw currently does not require fences between property lines and any coordination of fence installation/repair is considered a civil matter between private property owners. The proposed rezoning is associated with a three lot subdivision. If the subdivision is approved, a maximum of three owners (should the current owner sell any of the additional lots) would share the property line with you.

Property Value:

Our property, 159 Dahl Road, is currently a large, private, peaceful lot for a single family bordered on either side by similar properties. We have serious concerns about the devaluation of our property due to factors such as noise and loss of privacy on the 173 Dahl side, should the proposed rezoning proceed.

What will the City do to ensure our property is not devalued if the proposed rezoning goes ahead?

Without a proper property assessment or land appraisal, it is difficult to determine if a neighbouring property would increase or decrease the value of a property purely based on the addition of residential units on a neighbouring property. There are a number of items that BC Assessment reviews to determine the value of a property assessment including:

- Location of house
- Size of property
- Size of house
- Age of house
- Additional property features
- Comparable sales prices and other real estate market information

In summary, due to the numerous factors listed above, we **strongly oppose** the proposed rezoning of the subject property, 173 Dahl Road. In the event that subdivision of the subject property is considered, it is in keeping with the precedence set at 121/125/129 Dahl Road that similarly sized lots in this neighbourhood be subject to a maximum three residence configuration.

Thank you for your consideration paid to these concerns. We expect to see restrictions or covenants applied to the prospective rezoning, should it be approved, to address our concerns. We look forward to your timely response confirming receipt of this email, answering our questions, and providing any additional detail that can be shared at this time.

Regards,

Lindley MacLeod, RPF

and

Dave MacLeod

This email has been scanned for spam and viruses by Proofpoint Essentials. Click here to report this email as spam.

ATTACHMENT #6
SITE PHOTOS
(3 pages)



Figure 1: View of front of house facing South.



Figure 2: Backyard facing South showing current ancillary building that will be removed.



Figure 3: Rear yard facing North showing principal residence and existing ancillary building to be removed.



Figure 4: West side of property line where proposed panhandle driveway access would be located.



Figure 5: Development Sign posted September 1st, 2022.

ATTACHMENT #7 ZONING AMENDMENT BYLAW 3881, 2022 (4 pages)



Zoning Amendment Bylaw No. 3881, 2023

ADOPTED

,2023

PURPOSE

This bylaw sets out to amend Zoning Bylaw No. 3250, 2006.

The Council of the City of Campbell River enacts as follows:

PART 1: Title

1.1 This bylaw may be cited for all purposes as **Zoning Amendment Bylaw No. 3881, 2023** (173 Dahl Road).

PART 2: Amendments

- **2.1** That Zoning Bylaw 3250, 2006 is hereby amended by:
 - a) THAT, PID: 005-026-784, LOT 7, DISTRICT LOT 222, COMOX DISTRICT, PLAN 11424 be rezoned from Residential One (R-1) Zone to split zoned Residential One A (R-1A) Zone and Residential One B (R-1B) Zone;
 - b) THAT the Zoning Map referred to as Schedule "B" of Zoning Bylaw No. 3250, 2006 shall be amended accordingly, as shown on Map Schedule 'A' attached herein and forming part of this Bylaw.

PART 3: Severability

3.1 If any section, subsection, paragraph, clause, phrase or word within this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.

2023	 day of	READ THE FIRST TIME this
2023	 day of	READ THE SECOND TIME this
2023	 day of	The Public Hearing was held this
2023	 day of	A Notice that the Public Hearing is being held was advertised in the Campbell River Mirror this
2023	 day of	And this
2023	 day of	READ THE THIRD TIME this
2023	 day of	ADOPTED this
2023	 day of	Signed by the Mayor and Corporate Officer this

Kermit Dahl, MAYOR
-
Shelia Girvin, CORPORATE OFFICER

SCHEDULE 'A'

