

# ADMINISTRATIVE REPORT



**TO:** Board of Directors  
**FROM:** B. Newell, Chief Administrative Officer  
**DATE:** June 7, 2018  
**RE:** Zoning Bylaw Amendment – Electoral Area “A” (“Regal Ridge” Site Specific Zone Review)

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**Administrative Recommendation:**

**THAT Bylaw No. 2451.23, 2018, Electoral Area “A” Zoning Amendment Bylaw be adopted.**

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**Purpose:**

Amendment Bylaw No. 2451.23 seeks to amend the Electoral Area “A” Zoning Bylaw No. 2451, 2008, in order to remove a number of site specific zoning regulations that relate to the Small Holdings Two (SH2) and Conservation Area (CA) Zones at “Regal Ridge” on Anarchist Mountain.

**Background:**

On February 15, 2018, the Regional District sent letters to all registered property owners with land zoned Large Holdings One Site Specific (LH1s), SH2s and CAs advising of the proposed changes to the land use bylaws and seeking feedback. Approximately 17 feedback forms were returned and are included as a separate item on the Board’s Agenda.

At its meeting of April 5, 2018, the Board resolved to defer consideration of Amendment Bylaw 2451.23 to its meeting of April 19, 2018. In response, Administration amended the amendment bylaw to remove the proposed changes to the LH1s zonings at Regal Ridge.

At its meeting of April 19, 2018, the Regional District Board resolved to approve first and second reading of the amendment bylaws and directed that a public hearing occur at the Board meeting of May 17, 2018.

A Public Hearing was subsequently held on May 17, 2018, where approximately one (1) member of the public attended as well as two (2) members of the media, followed by Board approval of third reading of the amendment bylaw.

Approval from the Ministry of Transportation and Infrastructure (MoTI) due to the amendment applying to land within 800 metres of a controlled area, was obtained on May 22, 2018.

**Alternatives:**

THAT first and second reading of Bylaw No. 2451.23, 2018, Electoral Area “A” Zoning Amendment Bylaws be rescinded and the bylaw abandoned.

**Respectfully submitted:**

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C. Garrish, Planning Supervisor

**Endorsed by:**

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B. Dollevoet, Dev. Services Manager