

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: January 20, 2022

RE: Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “A”
“Willow Beach” (A2021.003-ZONE)

Administrative Recommendation:

THAT Bylaw No. 2905.02, 2021, being a bylaw to amend the Electoral Area “A” Official Community Plan; and Bylaw No. 2451.31, 2021, a bylaw to amend the Electoral Area “A” Zoning Bylaw to facilitate a 70-lot subdivision at Willow Beach in Area “A” be adopted.

Legal: Lot 1, Plan KAP22229, District Lot 2450S, SDYD, Portion L 67; and Lot 675, Plan KAP2066, District Lot 2450S, SDYD, Except Plan 22229, 43613 & H9726

Folio: A-06379.000; A-06377.000

OCP: [see amendment bylaw] Proposed OCP: [see amendment bylaw] Civic: 9330 202nd Ave.

Zone: [see amendment bylaw] Proposed Zoning: [see amendment bylaw]

Proposed Development:

This application is seeking to amend the zoning of the subject property in order to facilitate a 70-lot residential subdivision, which will occur on approximately 30% of the site with the remaining 70% of the site to be zoned either Conservation Area (CA) or Parks and Recreation (PR).

Background:

On June 16, 2021, an electronic Public Information Meeting (PIM) was held online using the Webex software and was attended by approximately six (6) members of the public.

At its meeting of June 14, 2021, the Electoral Area “A” Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject development application be approved.

At its meeting of July 8, 2021, the Regional District Board resolved to approve first and second reading of the amendment bylaws and delegated the holding of a public hearing to Director Pendergraft.

On August 18, 2021, an electronic public hearing was held using the Webex software and was attended by the agent and property owner and five (5) members of the public.

At its meeting of September 23, 2021, the Board approved third reading of the amendment bylaws and directed that, prior to adoption, a statutory covenant be registered on title to allow access to parts of the subject property for mosquito control measures.

On October 3, 2021, approval from the Ministry of Transportation and Infrastructure (MoTI), due to the amendment involve lands within 800 metres of a controlled access highway (i.e. Highway 97), was obtained.

At its meeting of December 2, 2021, the Board adopted Bylaw No. 2892, 2021, which updated the Low Density Residential and Small Holdings zones in the Electoral Area "A" Zoning Bylaw.

On December 7, 2021, a statutory covenant granting the Regional District access to parts of the subject property for mosquito control measures was registered on the title of the property.

At its meeting of January 6, 2022, the Regional District Board resolved to rescind third reading of Amendment Bylaw No. 2451.31, 2021, and re-read it a third time as amended. The amendments to Bylaw No. 2451.31 addressed changes to the Electoral Area "A" Zoning Bylaw resulting from the adoption of Bylaw No. 2892.

On January 12, 2022, MoTI approved the revised version of Amendment Bylaw No. 2451.31, 2021.

Alternatives:

1. THAT adoption of Bylaw No. 2905.02, 2021, Electoral Area "A" Official Community Plan Amendment Bylaw and Bylaw No. 2451.31, 2021, Electoral Area "A" Zoning Amendment Bylaw be deferred; or
2. THAT first, second and third readings of Bylaw No. 2905.02, 2021, Electoral Area "A" Official Community Plan Amendment Bylaw and Bylaw No. 2451.31, 2021, Electoral Area "A" Zoning Amendment Bylaw be rescinded and the bylaws abandoned.

Respectfully submitted:



C. Garrish, Planning Manager

Attachments: No. 1 – Applicant's Site Plan

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