

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: November 18, 2021
RE: Zoning Bylaw Amendment – Electoral Area “A” (A2021.006-ZONE)

Administrative Recommendation:

THAT Bylaw No. 2451.32, 2021, a bylaw to amend the Electoral Area “A” Zoning Bylaw to allow for a minimum parcel size of 3.7 ha. at 2257 82nd Avenue, be adopted.

Folio: A-02336.030

Legal: Lot A, Plan KAP92472, DL 223, SDYD, Except Plan EPP9754

OCP: Agriculture (AG)

Zone: Agriculture One (AG1)

Proposed Development:

To amend the zoning of the property from Agriculture One (AG1) to Agriculture One Site Specific (AG1s) with the site specific regulation allowing a minimum parcel size of 3.7 ha.

Background:

August 30, 2021 - an electronic Public Information Meeting (PIM) was held via Webex at the and was attended by zero (0) members of the public.

August 9, 2021 - the Area “A” Advisory Planning Commission recommended that the subject development application be approved.

September 23, 2021 - the Regional District approved first and second reading of the amendment bylaw and directed that a public hearing occur at the Board meeting of October 21, 2021.

October 21, 2021 - the Regional District approved 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 November 5, 2021.

Alternatives:

1. THAT first, second and third readings of the Electoral Area “A” Zoning Amendment Bylaw No. 2451.32, 2021, be rescinded and the bylaws abandoned.

Respectfully submitted:

Fiona Titley

Fiona Titley, Planner I

Endorsed By:

CG

C. Garrish, Planning Manager

Attachments: No. 1 – Site Photo (Google Streetview)

Attachment No. 1 – Site Photo (Google Streetview)



Approximate area proposed
to be conveyed to the
adjacent property