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On November 12, 2020, a Public Information Meeting (PIM) was held electronically and was attended by approximately one member of the public (as well as six of the property owners).

This item was referred to the Electoral Area “H” Advisory Planning Commission (APC) in the October 20, 2020 agenda; however, the meeting was cancelled due to lack of quorum.

At its meeting of December 3, 2020, the Regional District Board resolved to approve first and second reading of the amendment bylaws and scheduled a public hearing ahead of its meeting of January 7, 2021.

All comments received to date in relation to this application are included as a separate item on the Board Agenda.

Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required prior to adoption as the proposed amendments involve lands beyond 800 metres of a controlled access highway (i.e. Highway 97/3).

**Analysis:**

Further to the direction provided by the Board at its meeting of December 3, 2020, Administration is recommending in favour of third reading and adoption of the amendment bylaws.

The merits of the application previously considered by the Board, include:

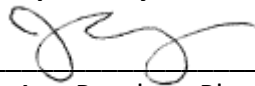
- the proposed site plan sites dwellings away from environmentally sensitive and riparian areas and reduces the amount of land impacted by development
- more than half of the parcel is shown as undeveloped land
- future subdivision is restricted by increasing the minimum parcel size to 60.0 ha
- the applicant has demonstrated the ability to provide on-site water and septic disposal and has assessed fire hazard risk.

Administration does, however, maintain its previous concerns about permitting additional principal residences on a single parcel under a “shared ownership” model, including deviation from typical infrastructure requirements and the intent of the LH designation. “Shared ownership” is seen to undermine the intent of the OCP and zoning bylaws, which are structured to support one principal residence per parcel, or subdivision.

**Alternatives:**

1. THAT third reading of Bylaw No. 2498.19, 2019, Electoral Area “H” Zoning Amendment Bylaw be deferred; or
2. THAT first and second readings of Bylaw No. 2498.19, 2019, Electoral Area “H” Zoning Amendment Bylaw be rescinded and the bylaws abandoned.

**Respectfully submitted:**

  
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JoAnn Peachey, Planner I

**Endorsed By:**

  
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C. Garrish, Planning Manager

Attachments:

- No. 1 – Applicant’s Site Plan
- No. 2 – Aerial Photo (Google Earth)

Attachment No. 1 – Applicant’s Site Plan



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21/03/2020 - ISSUED FOR CLIENT REVIEW

DRAWN BY:  
AUSBRIDGE DESIGN  
PHONE NUMBER:  
604-730-4244  
ADDRESS:  
4714 VISTA PLACE  
CHILLIWACK, BC  
V2R 6R3

 SCALE: 1/32" = 1'-0"  
DATE: 21 FEB 2020

CLIENT:  
DICK WESTERLIGH  
GRANITE CREEK

PROJECT TITLE:  
HECTARE AREAS LAYOUT  
1500 BLAKEBURN ROAD  
COALMONT, B.C.  
SHEET TITLE:  
AREA LAYOUTS

DRAWING NO.:  
**01-01**



Attachment No. 2 – Aerial Photo (Google Earth)



Proposed Development  
Location  
(APPROXIMATE)