

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: March 17, 2022

RE: Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “A” (A2018.207-ZONE)

Administrative Recommendation:

THAT the deadline for the submission of a hydrogeological assessment in relation to a Bylaw Amendment Application for a 6-lot subdivision in Area “A” be extended to September 21, 2022.

Purpose: To allow a 6-lot subdivision (5 residential lots and 1 conservation lot) Folio: A-06748.300

Legal: Lot 15, Plan KAP21789, Sublot 2, DL 2709, SDYD, Except Plan KAP90322 Civic: 1750 Highway 3

OCP: Large Holdings (LH) Proposed OCP: Small Holdings (SH) / Conservation Area (CA)

Zone: Large Holdings One (LH1) Proposed Zoning: Small Holdings Three (SH3) / Conservation Area (CA)

Proposal:

The purpose of this report is to bring a request from the applicant for RDOS File No. A2018.207-ZONE to provide a further extension until September 21, 2022 to submit the information requested by the Board in relation to the OCP amendment and rezoning application.

In support of this request, the applicant has stated that “we had frost conditions ... and these conditions have only become more severe since then. Based on the current frost and snow conditions ... estimate that it will take at least another two months for the snow melt ... in order to be able to proceed with the required earthworks.”

Background:

At its meeting of May 20, 2021, the application to amend the Electoral Area “A” Official Community Plan Bylaw and the Electoral Area “A” Zoning Bylaw to permit a 6-lot subdivision was denied. It was determined that time was required to allow for a hydrogeological assessment and an updated environmental assessment for the proposed subdivision.

Since then, the applicant has submitted an updated environmental assessment (August 6, 2021), while the submission of the hydrogeological assessment remains outstanding.

As per Section 3.11.2 of the Regional District’s Development Procedures Bylaw No. 2500, 2011, if an application has been inactive for a period of six (6) months, the “application will be deemed to be abandoned and will be closed.” As such, the applicant was required to provide all the requested information by November 20, 2021.

Under Section 3.11.3 of the bylaw “upon written request by the applicant prior to the lapse of the application, the Board may extend the deadline for a period of six (6) months by passing a resolution to that affect”.

At its meeting of November 18, 2021, the Regional Board resolved to provide the applicant an extension until March 21, 2022 to provide a hydrogeological assessment. On February 25, 2022, the applicant requested a further extension.

Analysis:

The applicant has been working to provide the information requested by the Board. An extension would allow the hydrologist retained by the applicant to complete pumping tests and associated excavation works required for the assessment.

If an extension is not granted, the file would be closed and the applicant encouraged to re-submit at such time as they had all the information requested by the Board.

Alternative:

1. THAT the deadline for the submission of a hydrogeological assessment in relation to Bylaw Amendment Application No. A2018.207-ZONE not be extended beyond March 21, 2022.

Respectfully submitted:

Nikita Kheterpal
Nikita Kheterpal, Planner I

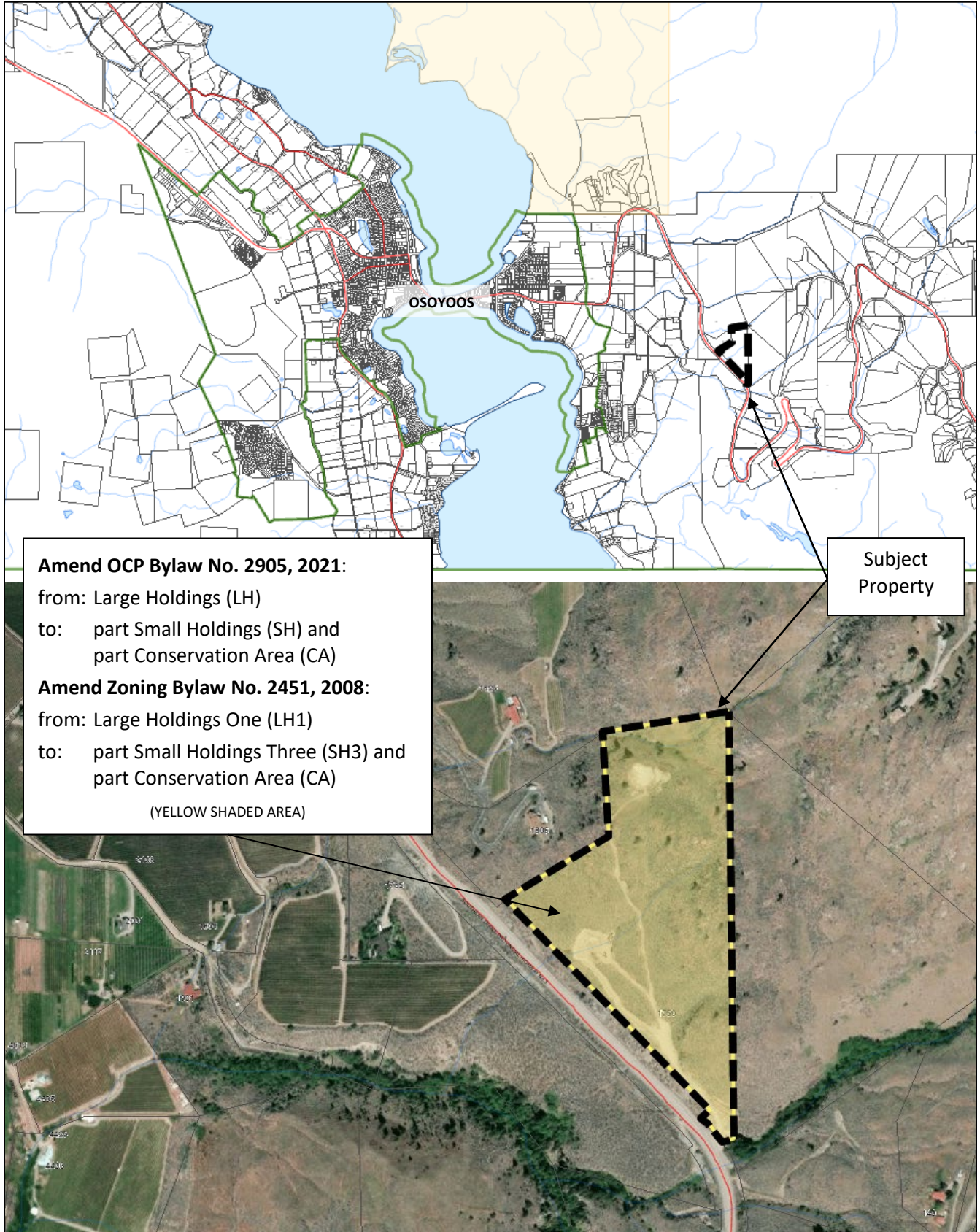
Endorsed By:


C. Garrish, Planning Manager

Attachments: No. 1 – Context Maps

No. 2 – Site Photo

Attachment No. 1 – Context Maps



Attachment No. 2 – Site Photo

