

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: September 3, 2020
RE: Zoning Bylaw Amendment – Electoral Area “F”

Administrative Recommendation:

THAT Bylaw No. 2461.14, 2020, Electoral Area “F” Zoning Amendment Bylaw be adopted.

Purpose: To permit a home industry with a 300 m² floor area

Owners: Plateau Rousseau Estates, Inc. Agent: John Rousseau Folio: F-07241.090

Civic: 8025 Princeton-Summerland Rd Legal: Lot 10, Plan 27332, DL 2893, ODYD, Except Plan KAP27332

OCP: Small Holdings (SH) Proposed OCP: Small Holdings (SH)

Zone: Small Holdings Three (SH3) Proposed Zoning: Site Specific Small Holdings Two (SH2s)

Proposed Development:

This application is seeking to amend the zoning of the subject property in order to accommodate a 300 m² home industry use on a site-specific basis.

Background:

At its meeting of June 4, 2020, the Regional District Board resolved to approve first and second reading of the amendment bylaw and directed that a public hearing occur at the Board meeting of July 16, 2020.

An electronic public hearing was held on July 16, 2020, and was attended by one (1) member of the public.

At its meeting of July 16, 2020, the Regional District Board resolved to approve third reading of the amendment bylaw and resolved that, prior to adoption, a statutory covenant be registered on title to ensure home industry operations are fully contained and within a sound-dampened building. This covenant was registered on title on August 7, 2020.

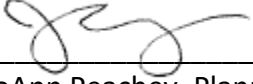
Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required prior to adoption as the proposed amendments involve lands beyond 800 metres of a controlled access highway (i.e. Highway 3).

Alternatives:

1. THAT adoption of Bylaw No. 2461.14, 2020, Electoral Area “F” Zoning Amendment Bylaw be deferred; or

2. THAT first, second and third readings of Bylaw No. 2461.14, 2020, Electoral Area "F" Zoning Amendment Bylaw be, be rescinded and the bylaws abandoned.

Respectfully submitted:



JoAnn Peachey, Planner I

Endorsed by:



C. Garrish, Planning Manager