

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: J. Zaffino, Chief Administrative Officer
DATE: January 18, 2024
RE: Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “H” (H2023.009-ZONE)

Administrative Recommendation:

THAT the Electoral Area “H” Official Community Plan Amendment Bylaw No. No. 2497.16, 2023, and the Electoral Area “H” Zoning Amendment Bylaw No. 2498.27, 2023, be adopted.

Purpose: To facilitate subdivision Civic: 551 Un-named Road Folio: H-00923.000
Legal: District Lot 1195, YDYD, Except those portions included within the boundaries of DL 901 and 627
OCP: part Commercial (C) and Zone: part Tourist Commercial One (CT1) and
part Resource Area (RA) part Resource Area (RA)

Proposed Development:

This application is seeking to amend the zoning of the subject property in order to allow a one lot and two remainder subdivision.

Background:

At its meeting of December 7, 2024, the Regional District Board resolved to approve first and second reading of the amendment bylaws and directed that a public hearing occur at the Board meeting of January 4, 2024.

A Public Hearing was subsequently held on January 4, 2024, where no members of the public attended, followed by Board approval of 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 January 9, 2024.

Alternatives:

1. THAT first, second and third readings of the Electoral Area “H” Official Community Plan Amendment Bylaw No. 2497.16, 2023, and the Electoral Area “H” Zoning Amendment Bylaw No. 2498.27, 2023, be rescinded and the bylaws abandoned.

Respectfully submitted:

Ben Kent
Ben Kent, Planner II

Endorsed By:

C. Garrish
C. Garrish, Senior Manager of Planning

Attachments: No. 1 – Aerial Photo

Attachment No. 1 – Aerial Photo

