

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: March 2, 2023

RE: Postponement of a Bylaw Amendment (Rezoning) Application – Electoral Area “F”

Administrative Recommendation:

THAT the Area “F” Official Community Plan Amendment and the Zoning Bylaw Amendment to rezone the property at 8005 Princeton-Summerland Road to allow a 3-lot subdivision be postponed pending the completion of the Faulder Zone Review project.

Purpose: To facilitate a 3-lot subdivision Civic: 8005 Princeton-Summerland Road Folio: F-06941.000

Legal: District Lot 2893, ODYD, Portion Ex Pt S & W Pl A67, Except Plan A67 27332

OCP: Resource Area (RA) Zone: Resource Area (RA)

Purpose:

To provide options to the Board in relation to the proposed rezoning and 3-lot subdivision of the property at 8005 Princeton-Summerland Road and the on-going Faulder Zone Review project.

Background:

Under Section 3.4.2 of the Regional District’s Development Procedures Bylaw No. 2500, 2011, the Board may, by resolution, “agree to postpone giving consideration to individual amendments to an Official Community Plan Bylaw or Zoning Bylaw until completion of any major review that the said bylaw may be undergoing at the time of the request.”

Faulder Zone Review:

August 19, 2021 - the Planning and Development (P&D) Committee resolved to initiate the Faulder Zone Review.

December 2, 2021 - Committee reviewed the input received as a result of public engagement on the proposed amendments and resolved that Amendment Bylaw Nos. 2790.03 and 2800.18 be deferred “until the Meadow Valley Aquifer Study is complete.”

August 4, 2022 - Committee received the results from the Meadow Valley Aquifer Study from Associated Environmental that assessed the capacity of the aquifer to support land uses in Faulder and Meadow Valley.

September 22, 2022 - Committee considered three options for Faulder in relation to the Meadow Valley Aquifer Study and recommended that “the recommendations contained in the Meadow Valley Aquifer Study (2022) regarding use and density” be incorporated into the bylaws. Work on this resolution was pushed to bring the Soils Bylaw to conclusion.

Rezoning Application – 8005 Princeton-Summerland Road:

April 1, 2022 - an application was submitted proposing to rezone the property at 8005 Princeton-Summerland Road in order to facilitate a 3-lot subdivision. The application was determined to be incomplete and additional information was requested.

September 2022 – the information previously requested was received from the applicant.

October 5, 2022 - A Public Information Meeting (PIM) was held and consideration by the Area “F” APC was tentatively scheduled for October 24, 2022, but was subsequently cancelled due to the date being within the period after the election and before the start of the new Board’s term.

February 16, 2023 - the applicant appeared before the Board to appeal the amount of time that has lapsed since the application was submitted.

Analysis:

The purpose of Section 3.4.2 of the Development Procedures Bylaw is to allow the Board to defer consideration of an application that may be inconsistent or potentially at counter-purposes with a separate strategic project it may be undertaking.

In this instance, the Board has previously initiated the Faulder Zone Review and the proposed rezoning and subdivision of 8005 Princeton-Summerland Road is inconsistent with this project. Specifically, the direction contained in the following draft policy:

Discourages the rezoning of parcels in order to facilitate subdivision, particularly within the Meadow Valley Aquifer in order to maintain the rural character of the area and preserve existing water resources.

There may be additional policy statements resulting from the integration of the Meadow Valley Aquifer Study findings into the zone review that would not support the applicant’s proposal. Further, the impact may be larger than just the one application as other developers in the Faulder have applications pending.

Alternatives:

1. THAT the Electoral Area “F” Official Community Plan Amendment Bylaw No. 2790.05, 2022, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.11, 2022, be referred to the Area “F” APC at a forthcoming meeting.

Respectfully submitted:

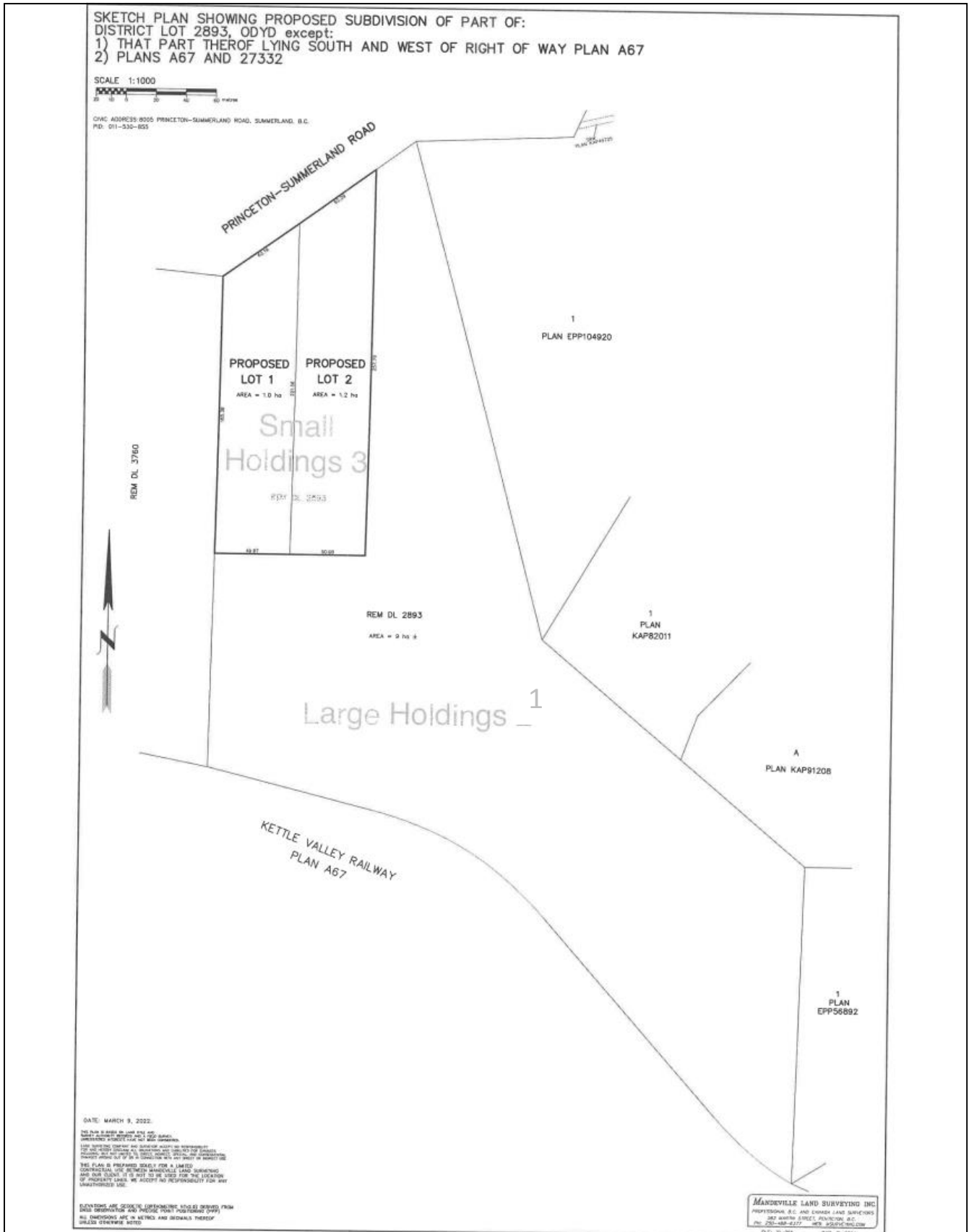


C. Garrish, Planning Manager

Attachments: No. 1 – Applicant’s Site Plan

No. 2 – Aerial Photo

Attachment No. 1 – Applicant's Site Plan



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