

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: November 18, 2021
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 to allow for a 6-lot subdivision at 1750 Highway 3 in Area “A” be extended to March 21, 2022.

Folio: A-06748.300

Legal: Lot 15, Plan KAP21789, Sublot 2, DL 2709, SDYD, Except Plan KAP90322

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 applicant for Bylaw Amendment Application No. A2018.207-ZONE is seeking an extension to March 21, 2022, in order to provide a hydrogeological assessment required by the Board.

In support of this request, the applicant has stated that “there are very few other companies that provide this service ... did find a qualified company in Vernon ... there is also a requirement for extensive pumping tests ... very few local contractors qualified to complete this type of work and they are generally very busy resulting in relatively long wait times.”

Background:

At its meeting of May 20, 2021, the Regional Board resolved to postpone the consideration of A2018.207-ZONE to “allow for a hydrogeological assessment and an updated environmental assessment to be prepared.”

Since then, the applicant has only submitted an updated environmental assessment (August 6, 2021).

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 effect”.

On October 25, 2021, the applicant requested for an extension.

File No: A2018.207-ZONE

Analysis:

The applicant has been actively working to provide the information requested by the Board. Providing an extension would allow the applicant to hire a qualified groundwater engineer to provide a hydrogeological assessment for the proposed development.

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 to March 21, 2022.

Respectfully submitted:

Nikita Kheterpal
Nikita Kheterpal, Planner I

Endorsed By:


C. Garrish, Planning Manager