

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: April 1, 2021

RE: Postponement of an Official Community Plan (OCP) Bylaw Amendment Application
Electoral Area "A"

Administrative Recommendation:

THAT consideration of Amendment Bylaw Application No. A2018.207-ZONE, which is proposing to amend the land use designation of the property at 1750 Highway 3 (Lot 15, Plan KaP21789, Sublot 2, District Lot 2709, SDYD) under the Electoral Area "A" Official Community Plan (OCP) Bylaw No. 2450, 2008, be deferred pending the adoption of the Electoral Area "A" OCP Bylaw No. 2905, 2021.

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

Owners: Steinar and Marlene Johnsen Agent: Steinar Johnsen 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)

Purpose:

The purpose of this report is to seek direction from the Regional District Board regarding the processing of a rezoning application that is seeking to amend the land use designation of a property under the Electoral Area "A" Official Community Plan (OCP) Bylaw No. 2450, 2008.

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."

On December 13, 2018, the Regional District received an amendment application to change the OCP designation and zoning on the property at 1750 Highway 3. The application proposes to amend the OCP designation from Large Holdings (LH) to part Small Holdings (SH) and part Conservation Area (CA), as well to change the zoning from Large Holdings One (LH1) to part Small Holdings Three (SH3) and part Conservation Area (CA).

At its meeting of November 21, 2019 the Regional Board resolved that the proposed rezoning of the subject parcel is deemed consistent with the Regional Growth Strategy (RGS) Bylaw No. 2770, 2017.

Administration subsequently requested of the applicant additional development approval information (DAI), which has recently been received, allowing for assessment of the application to be completed.

At its meeting of March 18, 2021, the Regional Board approved first and second reading of the Electoral Area "A" Official Community Plan (OCP) Bylaw No. 2905, 2021, and delegated the Public Hearing to Director Pendergraft.

A public hearing has tentatively been scheduled for April 21, 2021, thereby allowing the Board to consider third reading and adoption of the bylaw at a subsequent meeting (i.e. May 6, 2021 or May 20, 2021).

Analysis:

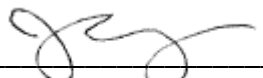
Administration considers it prudent to postpone consideration of the proposed OCP amendment for 1750 Highway 3 given that it seeks to amend a bylaw (i.e. Electoral Area 'A' OCP Bylaw No. 2450, 2008) that is scheduled to be repealed in the near future and replaced by the new Electoral Area "A" OCP Bylaw No. 2905, 2021.

If this rezoning application were to proceed during the transitional period between the current and new Electoral Area "A" OCP Bylaws — and was to be supported by the Board — it is very likely that the proposed change in land use designations at the subject property would be lost with the repealing of Bylaw No. 2450.

Alternative:

1. THAT Amendment Bylaw Application No. A2018.207-ZONE be brought forward for consideration.

Respectfully submitted:



JoAnn Peachey, Planner I

Endorsed By:



C. Garrish, Planning Manager