

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: April 1, 2021
RE: Zoning Bylaw Amendment – Electoral Area “D”

Administrative Recommendation:

THAT Bylaw No. 2455.45, 2021, Electoral Area “D” Zoning Amendment Bylaw be adopted.

Purpose: To subdivide bottom two commercial strata units into five residential units. Folio: D-00999.800
Owners: D.D. Thompson Life Insurance Agency Ltd Agent: Ryan Kononoff
Legal: Strata Lots 1 & 2, Plan KAS2687, DL 2883S, SDYD Civic: Unit 102 & 103, 850 Railway Lane
Zone: OK Falls Town Centre (OFTC) Proposed Zoning: OK Falls Town Centre Site Specific (OFTCs)

Proposed Development:

This application is seeking to amend the zoning of the subject property in order to in order to allow for the conversion of commercial units into residential units.

Background:

At its meeting of February 18, 2021, 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 March 18, 2021.

A Public Hearing was subsequently held on March 18, 2021, where approximately zero (0) 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 March XX, 2021.

Alternatives:

1. THAT adoption of Bylaw No. 2455.45, 2021, Electoral Area “D” Zoning Amendment Bylaw be deferred; or
2. THAT first, second and third readings of the Electoral Area “D” Zoning Amendment Bylaw No. 2455.45, 2021, be rescinded and the bylaws abandoned.

Respectfully submitted:

R. Gadoya

R.Gadoya, Planning Technician

Endorsed By:

CG

C. Garrish, Planning Manager

Attachments:

No. 1 – Site Photo

Attachment No. 1 – Site Photo



Residential
above

Commercial units
proposed for conversion
into residential