

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: September 15, 2016

RE: OCP & Zoning Bylaw Amendment — Electoral Area “D-2”
Commercial Zone Update



Administrative Recommendation:

THAT Bylaw No. 2455.24, 2016, Electoral Area “D” Zoning Amendment Bylaw be adopted.

Proposal:

The Regional District Board is proposing to undertake an update of the commercial zones comprised within the Electoral Area “D-2” Zoning Bylaw.

Background:

At its meeting of January 21, 2016, the Planning and Development (P&D) Committee of the Regional District Board resolved to “direct staff to initiate an amendment to the Electoral Area “D” Zoning Bylaw No. 2455, 2008, in order to update the commercial zones.”

All property owners affected by the proposed changes were notified by mail in early February of 2016.

At their meeting of February 9, 2016, the Electoral Area “D” Advisory Planning Commission (APC) resolved to recommend that the proposed amendments to the Commercial Zone be approved.

At its meeting of July 7, 2016, the P&D Committee of the Regional District Board resolved to direct staff to apply a minimum parcel size requirement of 4.0 hectares to the C7 Zone, and to bring forward the amendment bylaw.

At its meeting of July 21, 2016, the Regional District Board resolved to approve first and second reading of the amendment bylaws and directed that a public hearing be scheduled.

A Public Hearing was held on August 10, 2016, where approximately 23 members of the public attended.

At its meeting of September 1, 2016, the Regional District Board resolved to approve third reading, as amended, of the amendment bylaw.

Approval from the Ministry of Transportation and Infrastructure (MoTI), due to the amendments applying to land within 800 metres of a controlled area, was obtained on September XX, 2016.

Alternative:

THAT the Board of Directors rescind first, second and third reading of Amendment Bylaw No. 2455.24, 2016, and abandon the bylaw.

Respectfully submitted:



C. Garrish, Planning Supervisor

Endorsed by:

D. Butler, Development Services Manager