



BOARD REPORT

TO: Chair and Directors

File No: BL725-15
PL20180000198

SUBJECT: Electoral Area C: Electoral Area C Official Community Plan Amendment (Zappone) Bylaw No. 725-15

DESCRIPTION: Report from Christine LeFloch, Planner II, dated June 24, 2019.
3453 Ford Road, Tappen

RECOMMENDATION #1: THAT: Electoral Area C Official Community Plan Amendment (Zappone) Bylaw No. 725-15 be read a third time this 18th day of July, 2019.

RECOMMENDATION #2: THAT: Electoral Area C Official Community Plan Amendment (Zappone) Bylaw No. 725-15 be adopted this 18th day of July, 2019.

SHORT SUMMARY:

The owners of the subject property have made application to subdivide a 2 ha parcel from the 18.27 ha parent parcel. One of the conditions of subdivision approval is successful redesignation of the parcel from MH – Medium Holdings to RR2 – Rural Residential 2. The Board gave second reading to Electoral Area C Official Community Plan Amendment (Zappone) Bylaw No. 725-15 at their meeting held April 18, 2019 and delegated a public hearing. A public hearing was held on June 26, 2019 at the Carlin Community Hall in Tappen. The notes from the public hearing are attached to this Board report. It is now appropriate for the Board to consider Bylaw No. 725-15 for third reading and adoption.

VOTING:

Unweighted
Corporate

☐

LGA Part 14
(Unweighted)

☒

Weighted
Corporate

☐

Stakeholder
(Weighted)

☐

BACKGROUND:

See "2019-04-18_Board_DS_BL725-15_Zappone.pdf" and "Maps_Plans_Photos_BL725-15.pdf", attached.

POLICY:

See "BL725_Excerpts_BL725-15.pdf", attached.

FINANCIAL:

There are no financial implications for the CSR as a result of this application.

KEY ISSUES/CONCEPTS:

See "2019-02-21_Board_DS_BL725-15_Zappone.pdf" and "2019-04-18_Board_DS_BL725-15_Zappone.pdf", attached.

A public hearing was held on June 26, 2019 at the Carlin Community Hall to hear representations from the public regarding the proposed bylaw amendment. There were 10 members of the public in

attendance. Please see "BL725-15_Public_hearing_notes.pdf". Comments received at the public hearing were generally supportive of the change which would support future rural residential use of the property. Other concerns were raised by those present regarding noise, dust and traffic related to the existing gravel pits in the neighbourhood, however these issues are not directly related to the proposed bylaw amendment.

SUMMARY:

Staff continue to support Bylaw No. 725-15 and is recommending that the bylaw be considered for third reading and adoption for the following reasons:

- The proposed land use designation is more compatible with the Rural Residential designated lands to the north;
- The proposed bylaw amendment would facilitate the proposed subdivision to create a separate lot for the existing log home manufacturing business on the property, thereby making it easier for Mines Branch and Worksafe BC to ensure the safety of the operation;
- Referral agencies did not identify any concerns with the proposed bylaw amendment; and,
- No significant issues regarding the proposed bylaw amendment were raised at the public hearing.

IMPLEMENTATION:

If the Board reads Bylaw No. 725-15 a third time and adopts the bylaw the owners will be able to move forward with their subdivision application.

COMMUNICATIONS:

If the Board reads Bylaw No. 725-15 a third time and adopts the bylaw staff will advise the owners of the resolutions and consolidate the bylaw with the amendment.

DESIRED OUTCOMES:

That the Board support the staff recommendation.

BOARD'S OPTIONS:

1. *Endorse the Recommendation.*
2. *Deny the Recommendation.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

1. Electoral Area C Official Community Plan Bylaw No. 725

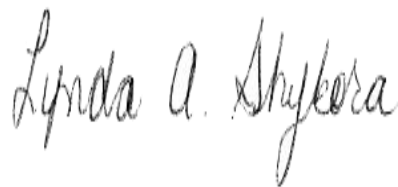
Report Approval Details

Document Title:	2019-07-18_Board_DS_BL725-15_third_adoption_Zappone.docx
Attachments:	<ul style="list-style-type: none">- BL725-15_Third_Adopt.pdf- 2019-04-18_Board_DS_BL725-15_Zappone.pdf- BL725-15_Second.pdf- 2019-02-21_Board_DS_BL725-15_Zappone.pdf- BL725-15_First.pdf- BL725_Excerpts_BL725-15.pdf- Geotechnical_report_2018-09-26_BL725-15.pdf.pdf- RAR_Exemption_letter_2018-05-13_BL725-15.pdf.pdf- Septic_letter_2018-11-18_BL725-15.pdf.pdf- Well_assessment_report_2018-07-27_BL725-15.pdf.pdf- Public_hearing_notes_2019-06-26_BL725-15.docx.pdf- Agency_Referral_Responses_BL725-15.pdf- Maps_Plans_Photos_BL725-15.pdf
Final Approval Date:	Jul 4, 2019

This report and all of its attachments were approved and signed as outlined below:



Corey Paiement - Jul 4, 2019 - 2:14 PM



Lynda Shykora - Jul 4, 2019 - 3:07 PM

No Signature - Task assigned to Charles Hamilton was completed by assistant Lynda Shykora

Charles Hamilton - Jul 4, 2019 - 3:09 PM