

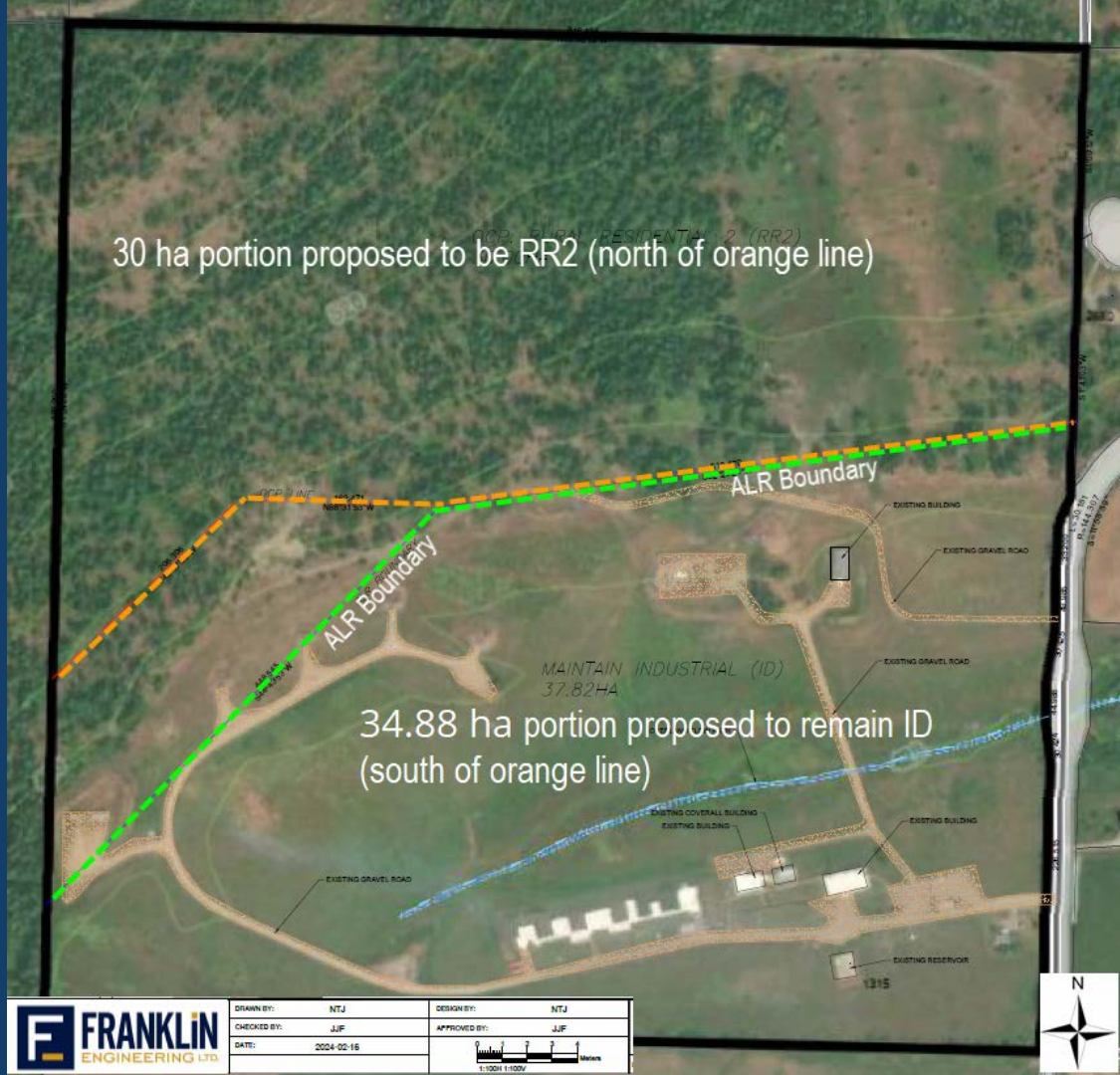
Electoral Area C:
Electoral Area C Official Community Plan
Bylaw Amendment No. 725-28



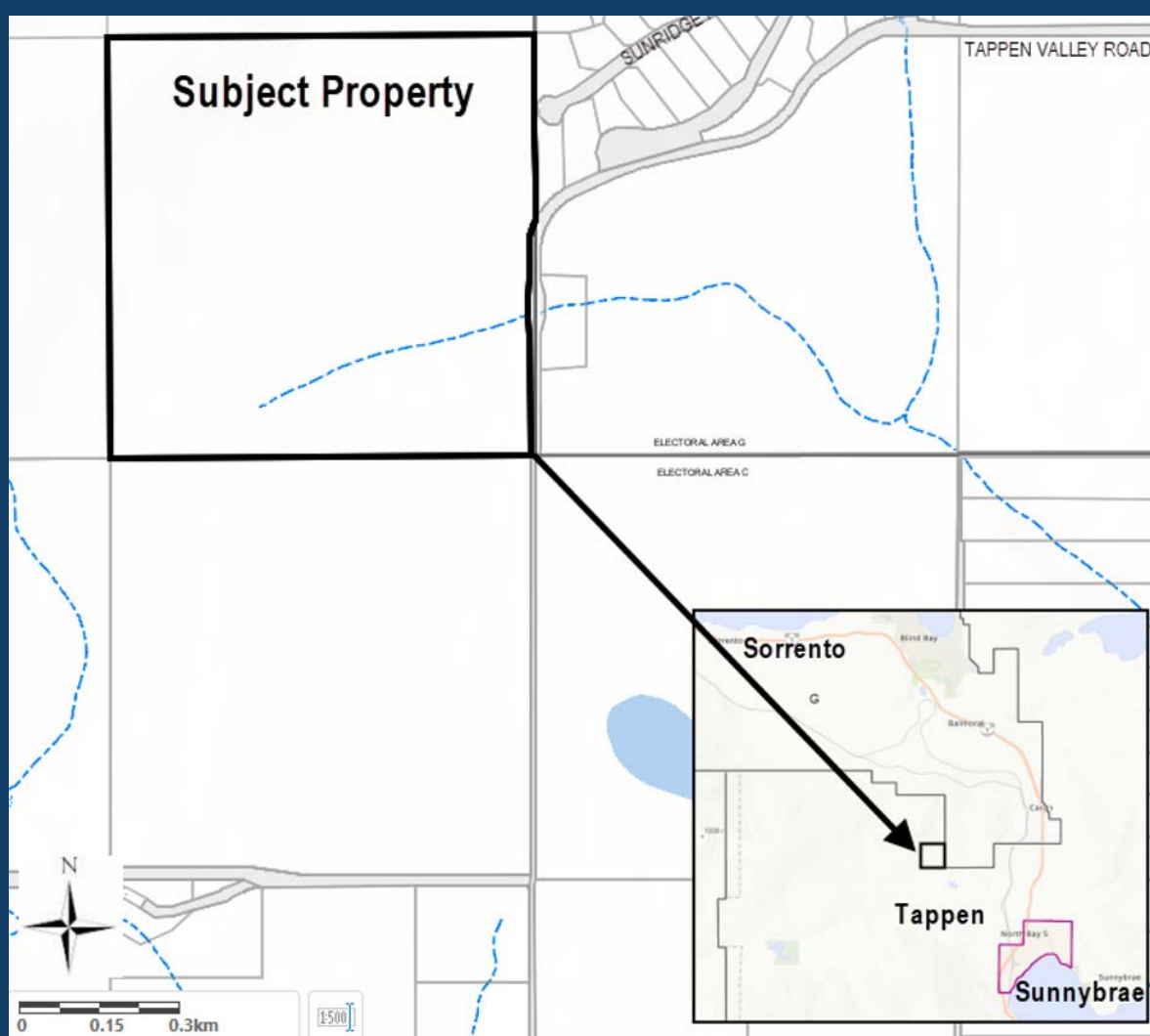
Proposal

Northern 30 ha: ID → RR2

Southern 34.9 ha: remain ID



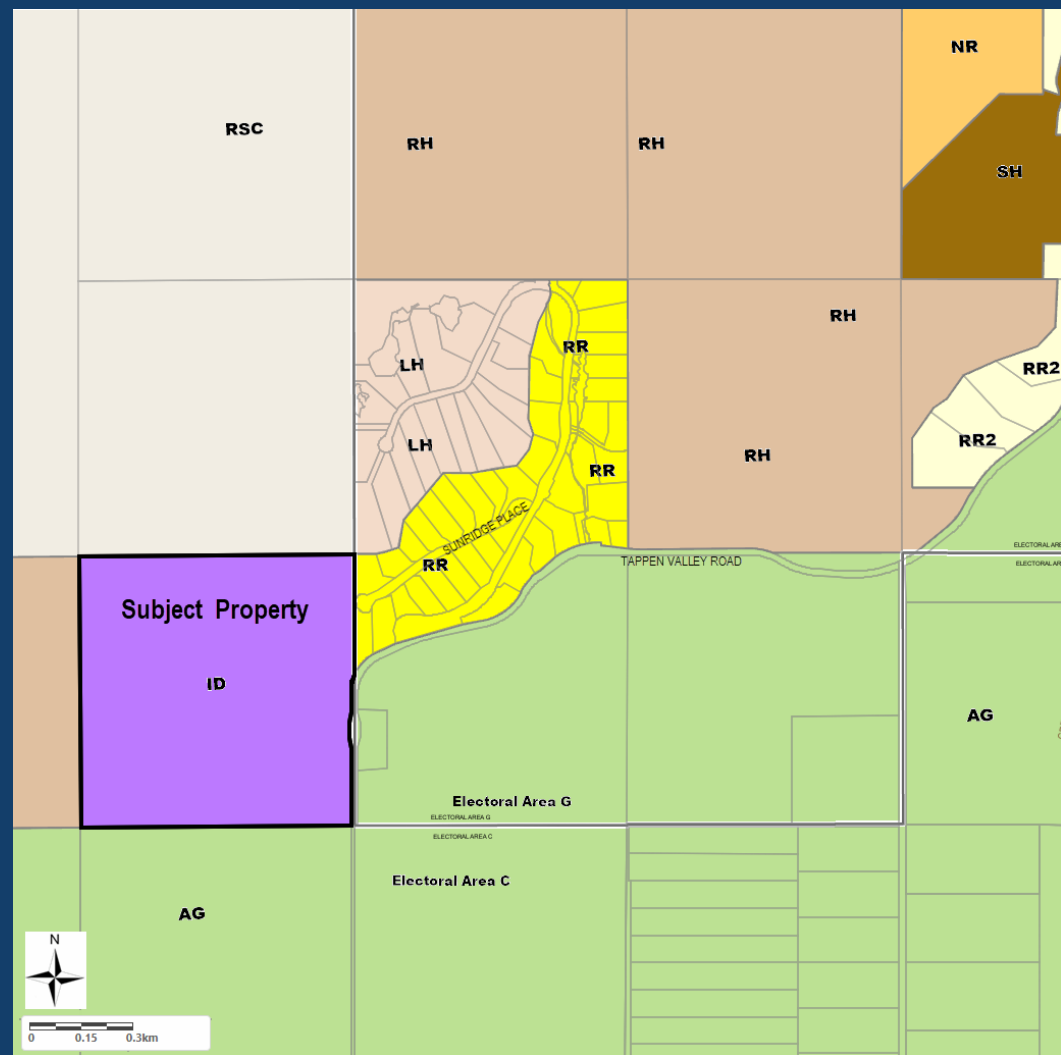
Location



Electoral Area C Official Community Plan Bylaw Number 725

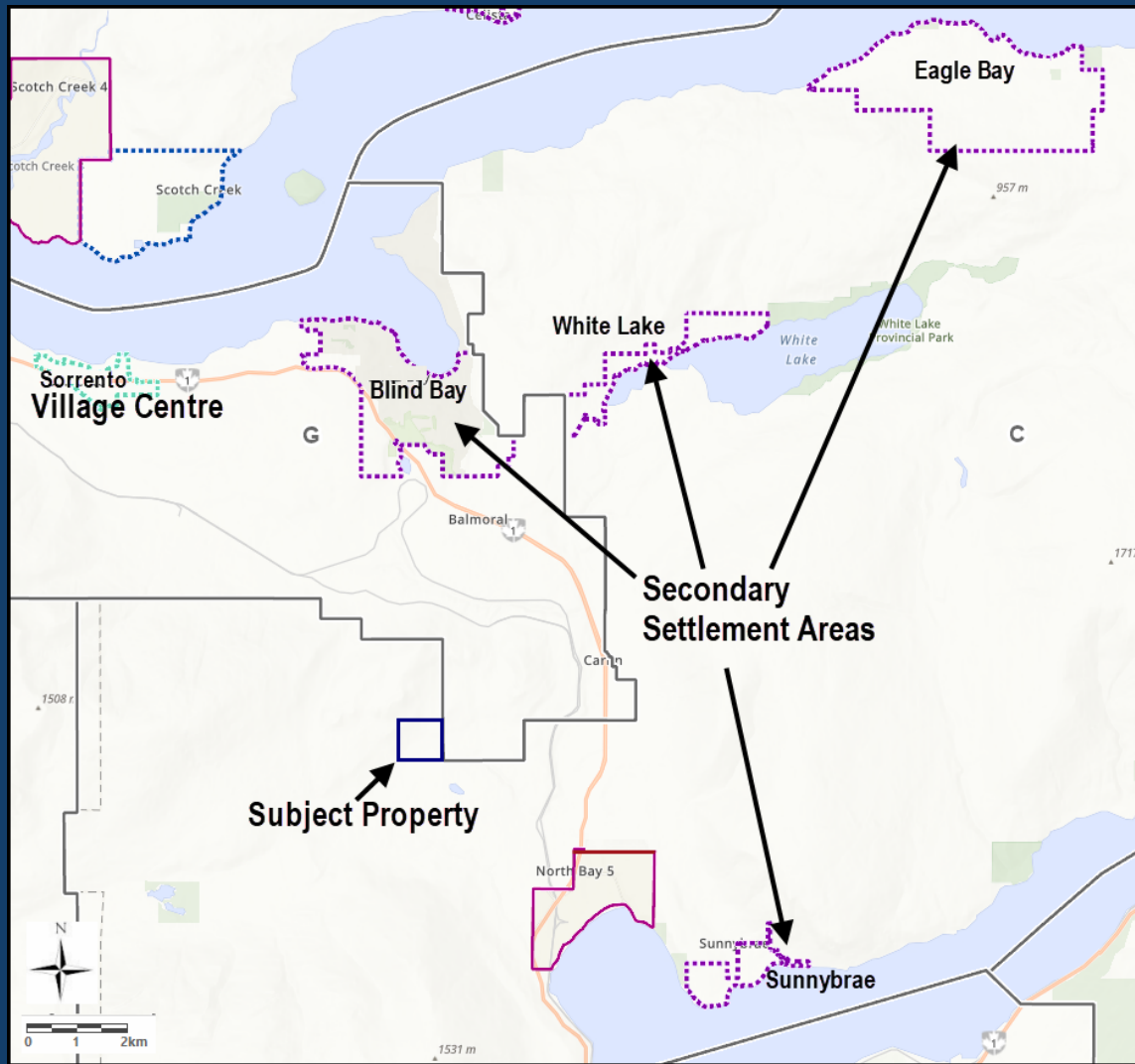
Current designation: Industrial (ID)

Proposed Designation:
Rural Residential 2 (RR2) – northern 30 ha

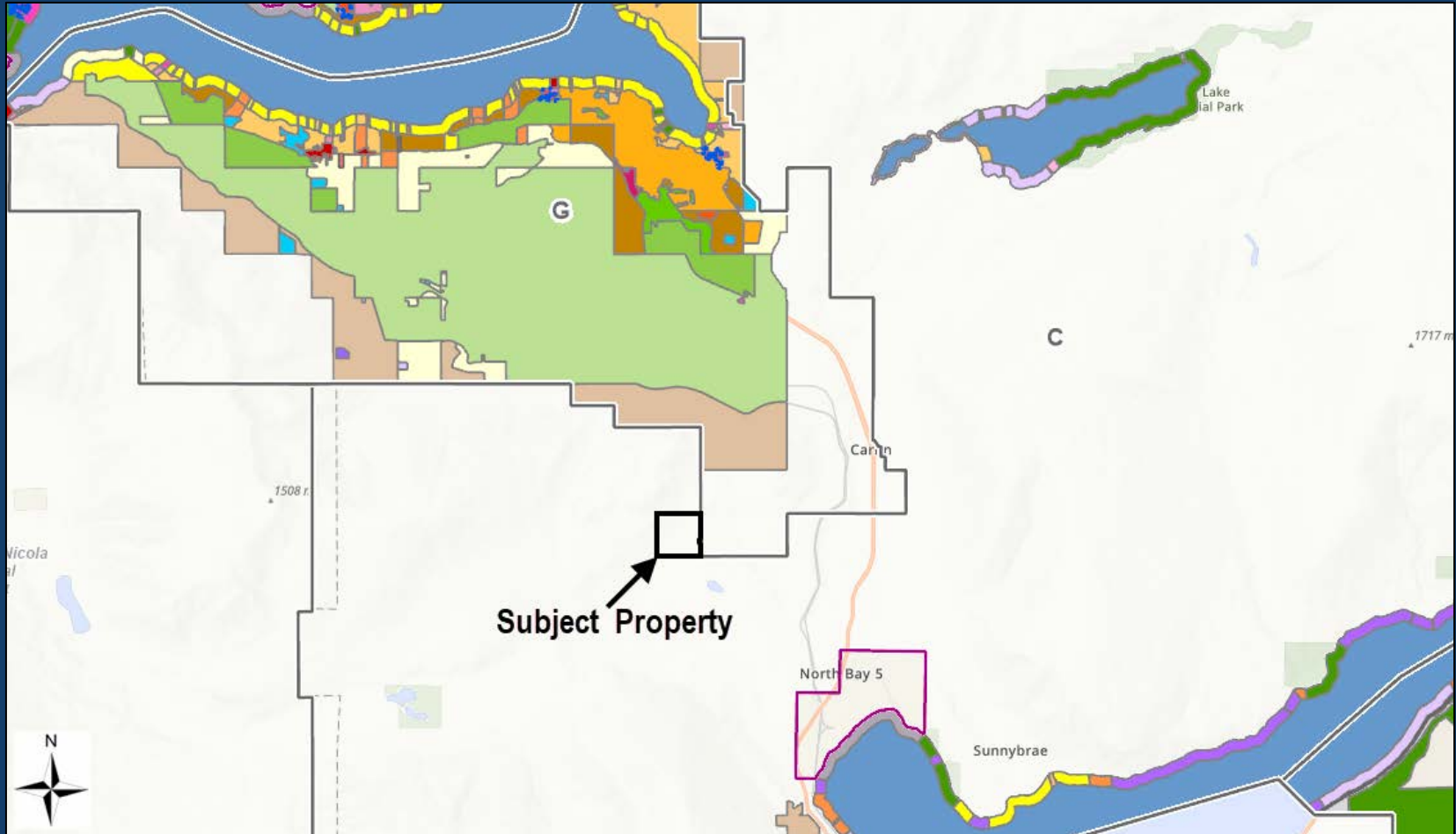


Bylaw Number 725 (OCP)

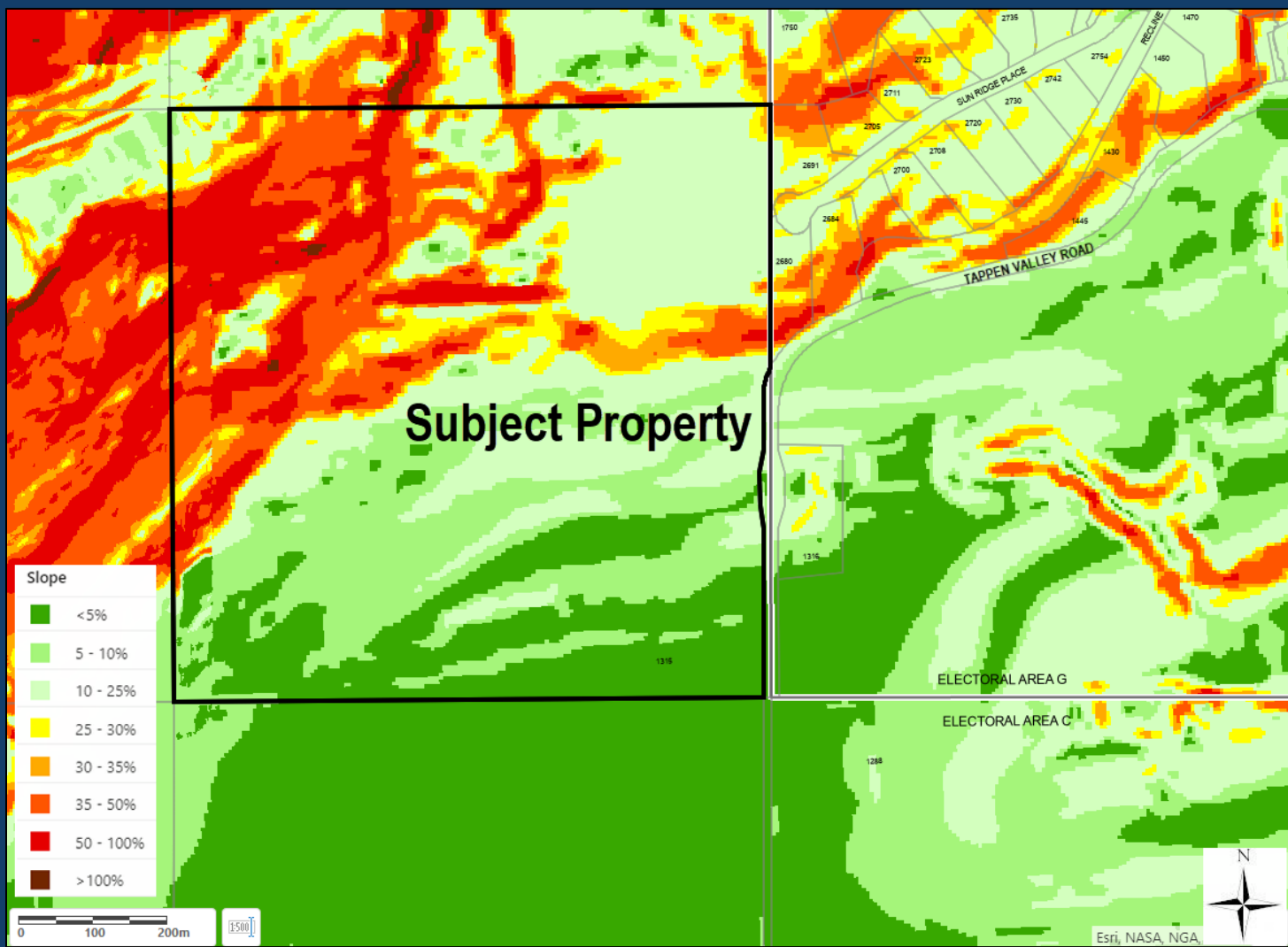
Village Centre and Secondary Settlement Areas

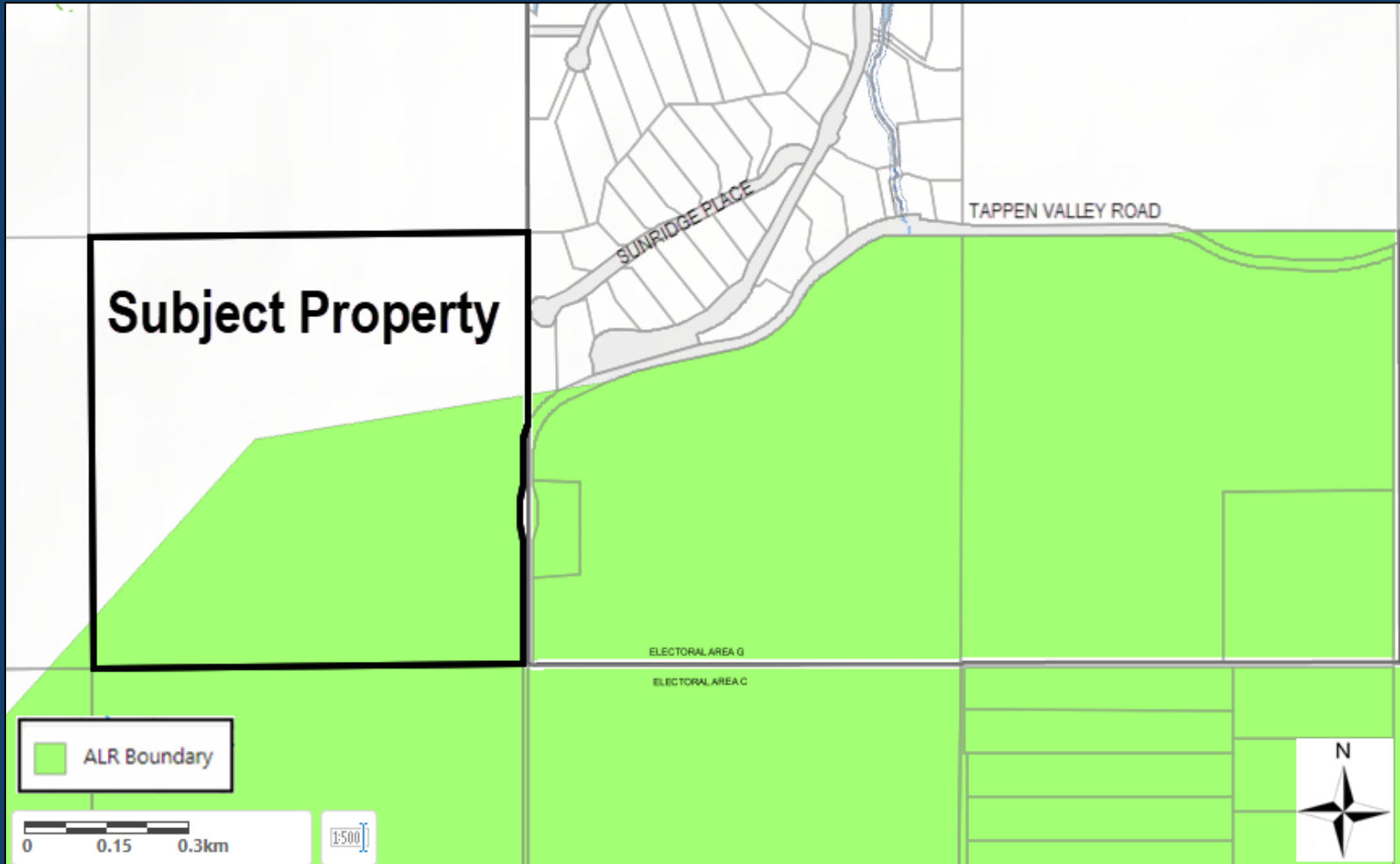


Zoning: The property is outside the zoned areas of Electoral Area C



Slopes

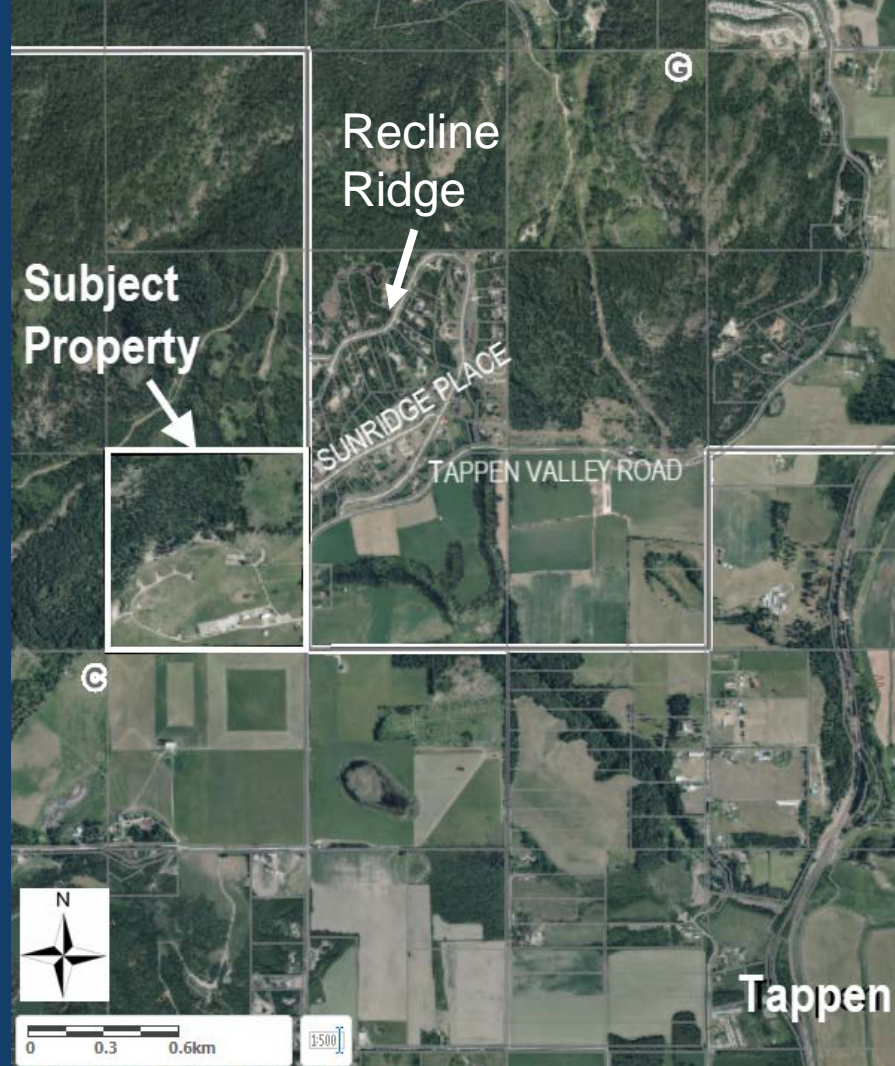




Google Earth (2023)



Orthophoto (2023)



Detailed Orthophoto (2023)



Photos

Photo 1:

Northeast field of proposed RR2 Area



Photo 2:

Northwest forested section of proposed RR2 area



Photos

Photo 3:

Taken from the Northeast Field, looking south towards the Industrial/ALR area



Photo 4:

Looking Northwest towards entire proposed RR2 area from the South East property entrance off Tappen Valley Rd



RECOMMENDATIONS:

- 1: THAT: “Electoral Area C Official Community Plan Amendment Bylaw No. 725-28” be read a first time, this 18th day of July, 2024.

- 2: THAT: The Board utilize the complex consultation process for Bylaw No. 725-28, and it be referred to the following agencies and First Nations:
 - CSRD Community and Protective Services;
 - CSRD Environmental and Utility Services;
 - Agricultural Land Commission;
 - Interior Health Authority;
 - Ministry of Transportation and Infrastructure;
 - Ministry of Forests: Archaeology Branch;
 - All applicable First Nations Bands and Councils.