



BOARD REPORT

- TO:** Chair and Directors
- SUBJECT:** Electoral Area B: Electoral Area B Official Community Plan Amendment Bylaw No. 850-18 and Electoral Area B Zoning Bylaw No. 851-25
- DESCRIPTION:** Report from Christine LeFloch, Planner III, dated February 27, 2025. 20 Highway 31, Galena Bay
- RECOMMENDATION #1:** THAT: "Electoral Area B Official Community Plan Amendment Bylaw No. 850-18" be adopted, this 20th day of March, 2025.
Stakeholder Vote Unweighted (LGA Part 14) Majority
- RECOMMENDATION #2:** THAT: "Electoral Area B Zoning Amendment Bylaw No. 851-25" be adopted, this 20th day of March, 2025.
Stakeholder Vote Unweighted (LGA Part 14) Majority

SUMMARY:

The applicant would like to develop a portion of the subject property as a service station with cardlock fuel pumps and EV charging stations, helipad and helicopter refueling station, and rest area with public washrooms and have the ability to establish additional local service-related businesses on the property in the future. The Official Community Plan (OCP) land use designation for a portion of the property is proposed to be changed from SH Small Holdings to HC Highway Commercial and the same portion of the property is proposed to be rezoned from SH to Small Holdings to HC Highway Commercial. A special regulation limiting the permitted uses for the portion of the property is proposed to be rezoned to HC to just those being proposed at this time and adding helipad and associated refueling station to the list of permitted uses is also included in the proposed amendments. The Board read the amending bylaws a third time at their meeting held on November 21, 2024. The Ministry of Transportation and Transit (MOTT) has granted statutory approval to the rezoning bylaw and the applicant has applied for a Commercial Development Permit. It is now appropriate for the Board to consider the amending bylaws for adoption.

BACKGROUND:

Please see [Item 16.2 in the March 17, 2022 Board Agenda](#) for the Board Report and all attachments regarding the proposed amendments at first reading.

Please see [Item 17.5 in the June 20, 2024 Board Agenda](#) for the Board Report and all attachments regarding the proposed amendments at second reading.

Please see [Item 18.1 in the November 21, 2024 Board Agenda](#) for the Board Report and all attachments regarding the proposed amendments at third reading.

POLICY:

Please see "[BL850-18 BL851-25 Excerpts BL850 BL851.pdf](#)" for all applicable Official Community Plan policies and zoning regulations related to this application.

FINANCIAL:

In accordance with Section 477 of the Local Government Act, the Financial Services and Environmental and Utility Services Departments have reviewed the proposed OCP amendment and confirmed that it is consistent with the CSRSD's Financial Plan and Waste Management Plan.

KEY ISSUES/CONCEPTS:

The amending bylaws were read a third time at the Board meeting held on November 21, 2024 and then sent to MOTT for their statutory approval. The applicants have applied for the required Commercial Development Permit (DP850-61), which will be on the agenda of the March 20, 2025 Board meeting; and staff is recommending approval of the permit. MOTT has provided their statutory approval of the zoning amendment Bylaw No. 851-25. The final conditions applicable to these bylaw amendments have been fulfilled.

Rationale for Recommendation:

Staff continue to support the proposed amendments and are recommending that the Board adopt the amending bylaws for the following reasons:

- The proposal for the subject property meets the OCP policies for redesignation to Highway Commercial;
- The Highway Commercial Zone is appropriate for the subject property due to its location at the junction of two provincial highways and near the Galena Bay ferry terminal;
- The subject property is considered to be a suitable location for the proposed helipad due to its location not near any residential areas;
- The owners have applied for a Commercial Development Permit and staff are recommending approval of the permit;
- The Ministry of Transportation and Transit have granted statutory approval of the zoning amendment Bylaw No. 851-25.

IMPLEMENTATION:

If the Board agrees with the staff recommendation, the applicant will be advised of the decision. The Electoral Area B OCP and zoning bylaw will be consolidated and posted to the CSRSD website, mapping of the land use designations for the property will be updated by GIS, and the file will be closed.

COMMUNICATIONS:

Minutes from the Board meeting will be posted on the CSRSD website and will be available to interested members of the public who may wish to learn the outcome of this decision.

DESIRED OUTCOMES:

That the Board endorse the staff recommendations.

BOARD'S OPTIONS:

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

Report Approval Details

Document Title:	2025-03-20_Board_DS_BL850-18_BL851-25_Adopt.docx
Attachments:	- BL851-25_Commercial Access Permit_2025-01-31_Redacted.pdf - BL850-18_Adopt.pdf - BL851-25_Adopt.pdf
Final Approval Date:	Mar 10, 2025

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

No Signature - Task assigned to Corey Paiement was completed by assistant Crystal Robichaud

Corey Paiement



Gerald Christie



Jennifer Sham



John MacLean