

# Staff Report to Council

Planning and Development

FILE: 3360-20-2020-05

**REPORT DATE:** November 02, 2021      **MEETING DATE:** November 09, 2021  
**TO:** Mayor and Council  
**FROM:** Anne Berry, Directory of Planning and Development  
**SUBJECT:** Rezoning Application for 11615 195A St

**CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:**



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**RECOMMENDATION(S):**

THAT Council:

- A. Adopt Zoning Amendment Bylaw No. 2879, 2021 to rezone the property at 11615 195A St from RS (Large Lot Residential) to R-1 (Medium Lot Residential); OR
- B. Other.

**PURPOSE**

To adopt Zoning Amendment Bylaw No. 2879, 2021 to rezone the property at 11615 195A St from RS (Large Lot Residential) to R-1 (Medium Lot Residential) in order to subdivide the property into two lots.

Information Report       Decision Report       Direction Report

**DISCUSSION**

**Background:**

At the June 15, 2021 Meeting, Council granted third reading to Zoning Amendment Bylaw No. 2879, 2021 and passed the following motion:

- A. Amend the whereas clause of Zoning Amendment Bylaw No. 2879, 2021 to accurately reference City of Pitt Meadows Zoning Bylaw 2505, 2011; AND

- B. Grant third reading to Zoning Amendment Bylaw No. 2879, 2021 as amended;  
AND
- C. Require the following conditions be fulfilled prior to adoption of Zoning  
Amendment Bylaw No. 2879, 2021:
  - C.1 Payment of \$4,500 as Residential Community Amenity contribution in  
accordance with Council Policy C091 and as offered by the developer;  
AND
- D. Direct staff to ensure separate driveway letdowns are included in the  
development permit application when it is presented to Council.

**Relevant Policy, Bylaw or Legislation:**

Official Community Plan Bylaw No. 2352, 2007 and Zoning Bylaw Amendment 2505, 2011.

**Analysis:**

The conditions of approval have been completed and staff recommend final adoption of the bylaw.

**COUNCIL STRATEGIC PLAN ALIGNMENT**

- Principled Governance     Balanced Economic Prosperity     Corporate Excellence
- Community Spirit & Wellbeing     Transportation & Infrastructure Initiatives
- Not Applicable

Housing Diversity – Encourage diversity in housing types to foster an inclusive affordable, multi-generational community.

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**FINANCIAL IMPLICATIONS**

- None     Budget Previously Approved     Referral to Business Planning
- Other

There are no financial implications associated with this report.

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**PUBLIC PARTICIPATION**

Inform     Consult     Involve     Collaborate     Empower

Comment(s):

A public hearing was held on April 27, 2021.

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**KATZIE FIRST NATION CONSIDERATIONS**

Referral     Yes     No

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**SIGN-OFFS**

**Written by:**

Sarah Nickerson,  
Development Services Technician

**Reviewed by:**

Alex Wallace,  
Manager of Community Development

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**ATTACHMENT(S):**

- A. Zoning Amendment Bylaw No. 2879, 2021