

Staff Report to Council

Planning and Development

FILE: 3360-20-2020-04

REPORT DATE: February 08, 2022

MEETING DATE:

February 15, 2022

TO: Mayor and Council

FROM: Anne Berry, Director of Planning and Development

SUBJECT: Zoning Amendment Bylaw No. 2868, 2020

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S):

THAT Council:

- A. Adopt Zoning Amendment Bylaw No. 2868, 2020 to rezone the property at 19330 Davison Rd from R-1 (Medium Lot Residential) to R-2 (Small Lot Residential); OR
- B. Other.

PURPOSE

Following completion of conditions of third reading, to adopt Zoning Amendment Bylaw No. 2868, 2020. This will rezone the property at 19330 Davison Rd to R-2 (Small Lot Residential) and permit subdivision into two lots.

☐ Information Report

☒ Decision Report

☐ Direction Report

DISCUSSION

Background:

At the February 23, 2021 Regular Meeting, Council granted third reading to the bylaw and passed the following motion:

“ THAT Council:

A. Grant third reading to Zoning Amendment Bylaw No. 2868, 2020; AND

B. Require the following conditions be fulfilled prior to adoption of Zoning Amendment Bylaw No. 2868, 2020:

B.1 Payment of \$4,500 as Residential Community Amenity Contribution in accordance with Council Policy C091 and as offered by the developer; AND

B.2 Discharge of Covenant BM236561.

CARRIED.”

Relevant Policy, Bylaw or Legislation:

Zoning Amendment Bylaw No. 2868, 2020

Analysis:

Both conditions of approval, being the payment of the community amenity contribution and the discharge of Covenant BM236561 (a covenant relating to design guidelines for the previous subdivision of the parent property), have now 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.

FINANCIAL IMPLICATIONS

- ☐ None ☐ Budget Previously Approved ☐ Referral to Business Planning
☐ Other

There are no financial implications associated with this report.

PUBLIC PARTICIPATION

- ☒ Inform ☒ Consult ☐ Involve ☐ Collaborate ☐ Empower

Comment(s):

A public hearing was held February 2, 2021.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No

SIGN-OFFS

Written by:

Allison Dominelli,
Development Services Technician

Reviewed by:

Alex Wallace,
Manager of Community Development

ATTACHMENT(S):

A. Zoning Amendment Bylaw No. 2868, 2020