

To: Fraser Valley Regional District Board

Date: 2020-03-18

From: David Bennett, Planner II

File No: 3360-23-2019-02

Subject: The purpose of Zoning Amendment Bylaw No. 1525, 2019 is to amend the Comprehensive Development 1 (CD-1) zone to permit the construction of Enclosed Decks in the Bridal Falls RV Resort located at 53480 Bridal Falls Road, Electoral Area D.

RECOMMENDATION

THAT proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1525, 2019* be given second and third reading.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

PRIORITIES

BACKGROUND

Proposal Description

The purpose of Bylaw No. 1525, 2019 is to amend the Comprehensive Development 1 (CD-1) zone at the Bridal Falls RV Resort, 53480 Bridal Falls Road, to permit the construction of Enclosed Decks in the resort. Enclosed Decks are only intended to provide for weather and wind protection and may only be constructed of safety glass panels that are mounted on hardware allowing for the panels to be opened. Enclosed Decks must not increase habitable space (e.g. cannot be a bedroom or washroom).

The Public Hearing has now closed. To avoid the requirement to hold another public hearing, the Regional Board may not receive any new information with respect to these bylaws. This report is a summary of applications and does not constitute new information.

Attached for information:

Fraser Valley Regional District Zoning Amendment Bylaw No. 1525, 2019.

A Public Hearing was held on February 26, 2020.

The Fraser Valley Regional District Board may now receive the public hearing report (attached).

Staff recommend that proposed "Fraser Valley Regional District Zoning Amendment Bylaw No. 1525, 2019" be given second and third reading. However, the Regional Board may also consider the following options:

Option 1: **THAT** proposed "Fraser Valley Regional District Zoning Amendment Bylaw No. 1525, 2019" be referred to the Electoral Area Services Committee for further consideration; or

Option 2: **THAT** a decision with respect to proposed "Fraser Valley Regional District Zoning Amendment Bylaw No. 1525, 2019" be postponed to the next regular meeting of the Fraser Valley Regional District Board [or other date]; or

Option 3: **THAT** proposed "Fraser Valley Regional District Zoning Amendment Bylaw No. 1525, 2019" not be given any further readings and that the application for rezoning be refused.

DISCUSSION

The public hearing was held on February 26, 2020.

Director Dickey was delegated to hold the hearing; his public hearing report is attached.

Approximately 22 members of the public attended the hearing.

During the Public Hearing, two (2) speakers provided comments in support of the bylaw. Prior to the public hearing five (5) written submissions were provided, one (1) submission stated support for the bylaw and four (4) provided comment. The public hearing report is attached separately.

The Fraser Valley Regional District Board may now receive the public hearing report. Staff recommend that proposed "Fraser Valley Regional District Zoning Amendment Bylaw No. 1525, 2019" be given second and third reading.

Prior to consideration of Bylaw Adoption, the developer will be required to address the deficiencies identified in the FVRD's July 24 2018 letter. The deficiencies are related to subdivision requirements.

COST

Zoning Amendment fee of \$2500 paid by the applicant.

COMMENTS BY:

Graham Daneluz, Director of Planning & Development Reviewed and Supported.

Mike Veenbaas, Director of Financial Services No further financial comments.

Jennifer Kinneman, Acting Chief Administrative Officer Reviewed and supported.