

To: Fraser Valley Regional District Board

Date: 2018-06-26

From: Dawn Smith, Planner II

File No: 3360-25-2017-01

Subject: Rezoning application for 11223 Stave Lake Road to facilitate a two lot subdivision, Electoral Area "F", Bylaw No. 1458, 2017

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider the following options for *Bylaw No.1458, 2017* as outlined in the corporate report dated June 26, 2018;

OPTION 1 -2 & 3rd reading

THAT proposed *Bylaw No.1458, 2017* be given second and third reading.

OPTION 2 - Refer to EASC

THAT proposed *Bylaw No.1458, 2017* be referred to the Electoral Area Services Committee for further consideration.

OPTION 3 - Defer

THAT a decision with respect to the proposed *Bylaw No.1458, 2017* be deferred to the next regular meeting of the Fraser Valley Regional District Board on July 24, 2018.

OPTION 4 - Refuse

THAT *Bylaw No.1458, 2017* not be given any further readings and that the application for rezoning be refused.

STRATEGIC AREA(S) OF FOCUS

Support Environmental Stewardship
Foster a Strong & Diverse Economy
Support Healthy & Sustainable Community
Provide Responsive & Effective Public Services

BACKGROUND

Attached for information:

- June 12, 2018 Public Hearing Report
- Fraser Valley Regional District Zoning Amendment Bylaw No. 1458, 2017

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.

On March 27, 2018 the FVRD Board gave First Reading to "Fraser Valley Regional District Zoning Amendment Bylaw No. 1458, 2017" and forwarded the bylaw to public hearing on June 12, 2018. "Fraser Valley Regional District Zoning Amendment Bylaw No. 1458, 2017" now requires a resolution by the Regional Board regarding how to proceed.

At the June 12, 2018 public hearing, there were 3 members of the public present.

Members of the Regional Board present were:

- Ray Boucher, Electoral Area Director, Area "F", Chairperson

Members of the Fraser Valley Regional District staff present were:

- Graham Daneluz, Deputy Director of Planning and Development
- Dawn Smith, Planner II

DISCUSSION

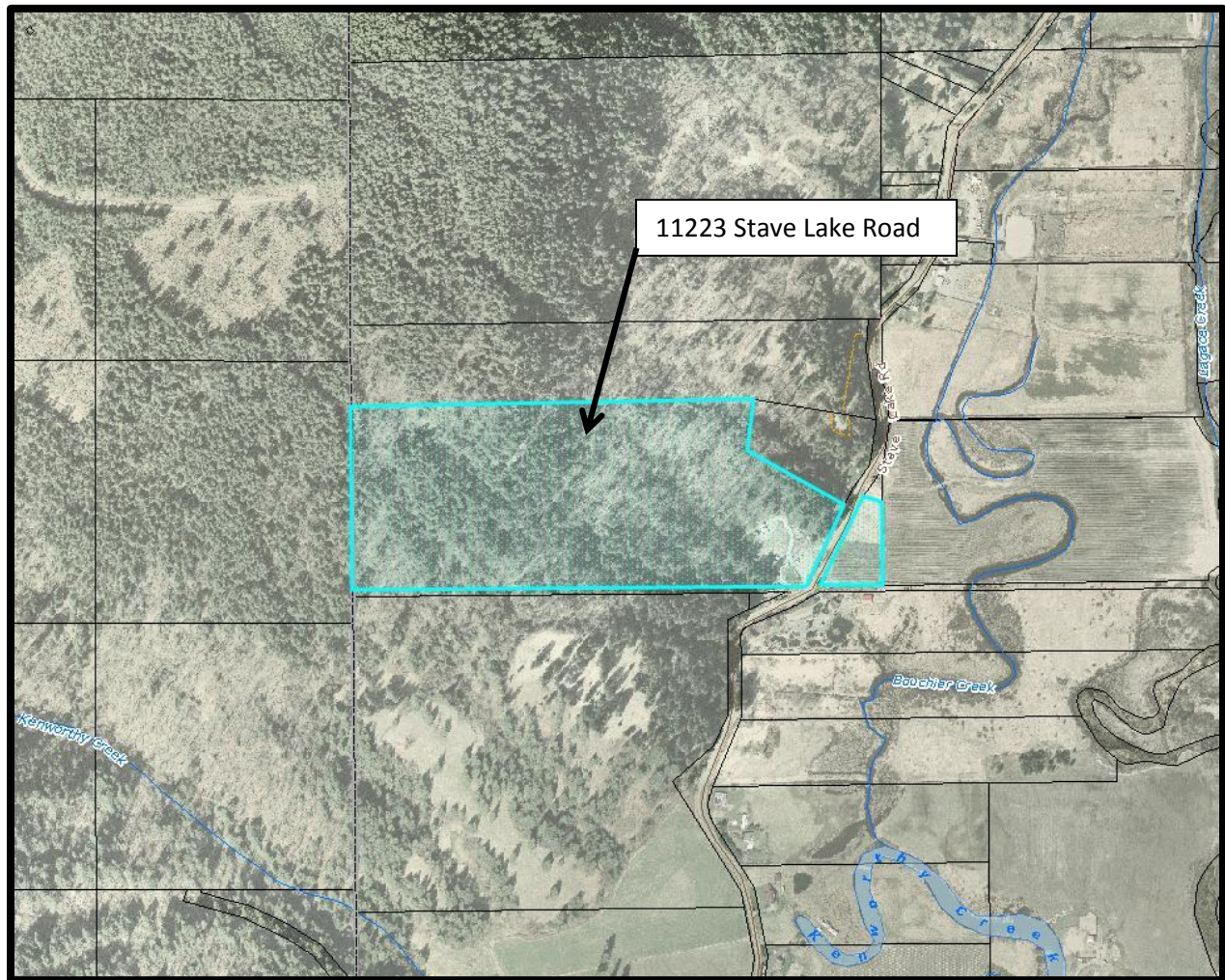
11223 Stave Lake Road is a 19.61 hectares (48.95 acre) lot located on the west side of Hatzic Valley in Electoral Area "F". The owners wish to subdivide the lot into two lots; (1) Lot A – 8 hectares, and (2) Lot B – 11.61 hectares.

Technical Items

Should the Board grant 2nd and 3rd reading to the proposed bylaw amendment, there will be two technical items for the applicant to complete prior to adoption, these are:

- **Restrictive covenant for ALR portion.** The applicant has offered a covenant to ensure construction occurs on non-ALR lands. This allows the construction to occur on the west side of Stave Lake Road and ensures the agricultural portion remains for farming purposes.
- **Geohazard report.** A geohazard report is necessary to ensure a safe building site for both lots. The property is located in Development Permit Area 1-F 'Geologic and Stream Hazard Development Permit Area 1-F'. Therefore the geohazard report will form part of a Development Permit that addresses both the (a) hazards, and (b) riparian area.

Location Map



Surrounding Land Uses

	Use	Zoning	Official Community Plan
North	Rural Residential (23.92 acre lot)	Rural 3 (R-3)	Limited Use (LU)
East	Agricultural (33 acre lot)	Floodplain Agricultural (A-2)	Agricultural (A)
West	Forest - Undeveloped (40 acres)	Crown land in District of Mission jurisdiction	
South	Rural Residential (63 acre lot)	Rural 3 (R-3)	Limited Use (LU)

Optional Motions for Consideration:

OPTION (1) - 2 & 3rd reading

Purpose:

To proceed with the bylaws as drafted based upon the information received.

The applicant has completed the required development agreements. Staff recommend proceeding with Option 1.

Implications:

Timeline	This option provides for the bylaw to proceed to second and third readings.
Additional Process	No additional process or public consultation is provided for the review of the application.
Considerations	The bylaw will proceed.

Resolution for consideration:

THAT proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1458, 2017* be given second and third reading.

OPTION (2) - Refer to EASC

Purpose:

To refer the bylaws back to EASC for further discussion and to a new public hearing.

Implications:

Timeline	This option provides for further review by the EASC. This discussion may result in new information being discussed and as such a new public hearing would be required.
Additional Process	Further consideration by the EASC will add to the approval timeline. A new public hearing will add time to the approval timeline.
Considerations	Possible changes to the application are possible with new readings of a revised bylaw.

Resolution for consideration:

THAT proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1458, 2017* be referred to the Electoral Area Services Committee for further consideration.

OPTION (3) - Defer

Purpose:

To defer a decision to a future Board meeting.

Implications:

Timeline	This option provides for further time to review the application by Board members prior to consideration.
Additional Process	Additional time is added to the development process timeline.
Considerations	In the interim, no new information may be received by Board members.

Resolution for consideration:

THAT a decision with respect to proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1458, 2017* be postponed to a future meeting of the Fraser Valley Regional District Board.

OPTION (4) - Refuse

Purpose:

To refuse the proposal.

Implications:

Timeline	This option stops the application.
Additional Process	If the applicants wish to proceed without amending the proposal, they must wait six (6) months to reapply with the same application.
Considerations	The applicant will have to reapply or amend the development plans. A new bylaw process will be triggered.

Resolution for consideration:

THAT proposed *Fraser Valley Regional District Zoning Amendment Bylaw No. 1458, 2017* not be given any further readings and that the applications be refused.

COST

The applicant has paid the \$2,500 application fee to amend the zone.

CONCLUSION

The applicants are proposing a two lot subdivision of the 19.61 hectare property into one 8 hectare lot and one 11.61 hectare lot. The applicants are applying for a text amendment to the Zoning Bylaw to facilitate the subdivision. A public hearing was held on Tuesday, June 12, 2018 and no formal comments were made in support or against the proposal. Staff recommend that the information in this report is considered and that the Bylaw be given second and third reading.

COMMENTS BY:

Graham Daneluz, Deputy Director of Planning and Development Reviewed and supported

Margaret Thornton, Director of Planning & Development Reviewed and supported

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

Paul Gipps, Chief Administrative Officer Reviewed and supported