

To: Fraser Valley Regional District Board
From: Dawn Smith, Planner II

Date: 2018-09-25
File No: 3360-22-2013-02 and
6480-30-051

Subject: Zoning and Official Community Plan (OCP) Amendment Bylaw No. 1349, 2015 and Bylaw No. 1350, 2015 Amendment – 12174 Hodgkins Road, Electoral Area "C"

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider the following options for the bylaws cited as "*Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015*" and "*Fraser Valley Regional Zoning Amendment Bylaw No. 1350, 2015*" as outlined in the corporate report dated September 25, 2018.

OPTION 1 Adopt

THAT proposed "*Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015*" and "*Fraser Valley Regional Zoning Amendment Bylaw No. 1350, 2015*" be adopted.

OPTION 2 Refer to Electoral Area Services Committee

THAT proposed "*Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015*" and "*Fraser Valley Regional Zoning Amendment Bylaw No. 1350, 2015*" be referred to the Electoral Area Services Committee for further consideration.

OPTION 3 Defer to Regional Board

THAT a decision with respect to proposed "*Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015*" and "*Fraser Valley Regional Zoning Amendment Bylaw No. 1350, 2015*" be postponed to the next regular meeting of the Fraser Valley Regional District Board [or other date]; or

OPTION 4 Refuse

THAT proposed "*Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015*" and "*Fraser Valley Regional Zoning Amendment Bylaw No. 1350, 2015*" not be given any further readings and that the application for zoning and OCP amendment be refused.

STRATEGIC AREA(S) OF FOCUS

Foster a Strong & Diverse Economy
Support Environmental Stewardship

Provide Responsive & Effective Public Services

PROPERTY DETAILS

Electoral Area	C		
Address	12174 Hodgkins Road		
PID	008-580-138		
Folio	775.03728.000		
Lot Size	33.75 acres		
Owner	Tom and Lorraine May	Agent	Cheryl May
Current Zoning	Rural 3 (R-3)	Proposed Zoning	Rural 1 (R-1)
Current OCP	Limited (L)	Proposed OCP	Rural
Current Use	One single family residence	Proposed Use	2 lot residential subdivision

Development Permit Areas Geological Hazard DPA –1C, Environmentally Sensitive Habitat Resources 2-C, Riparian Area Regulation DPA 3-C

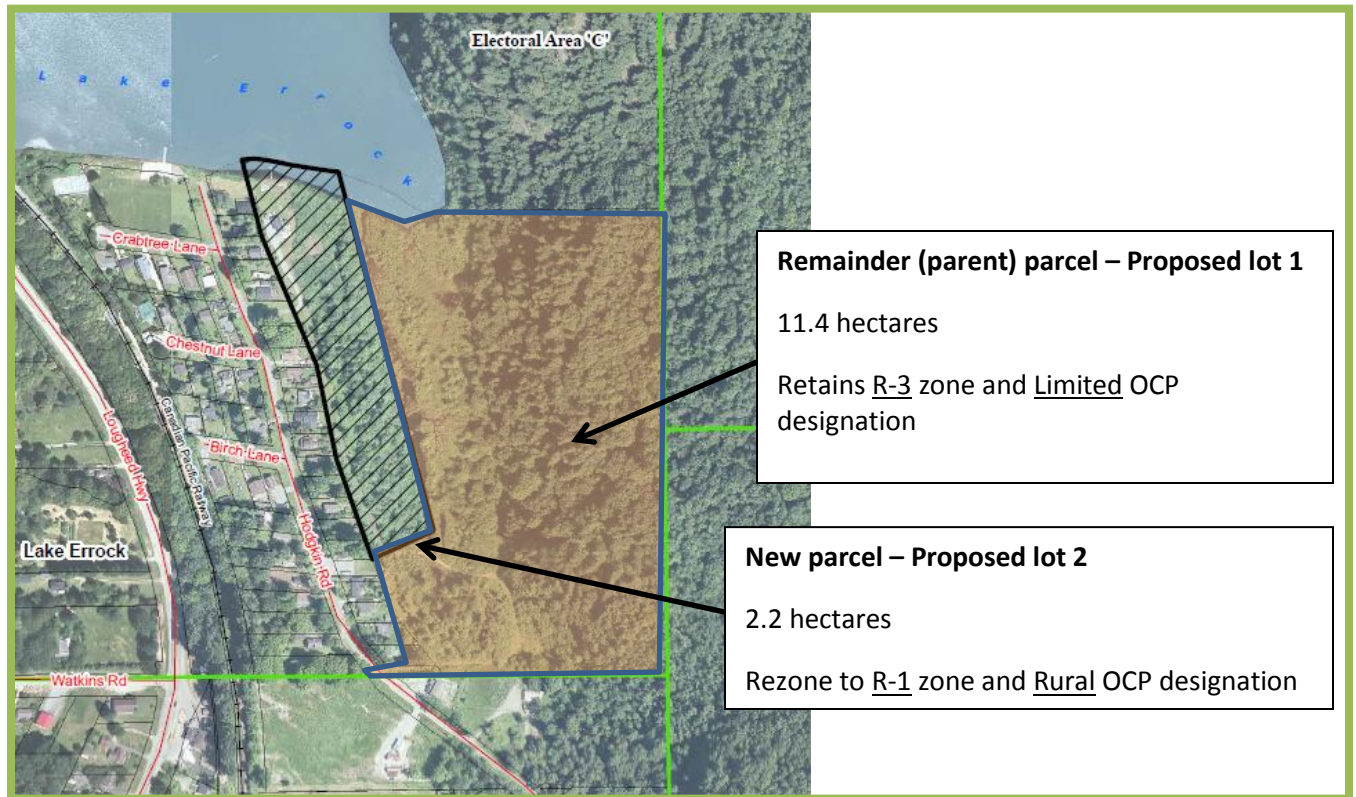
Agricultural Land Reserve No

ADJACENT ZONING & LAND USES

North	^	Lake Errock, waterfront parcel
East	>	Crown land
West	<	21 lot Single Family Residential, RS-1 zoned
South	v	Agricultural, A-2 zoned

NEIGHBOURHOOD MAP





BACKGROUND

Proposal

The purpose of this Official Community Plan amendment and rezoning application is to facilitate a future two lot residential subdivision. The development involves one parcel of approximately 13.6 ha (33.7 acres) to eventually be subdivided as follows:

- Lot 1 (parent) – 11.4 ha (28.3 acres)
- Lot 2 (new) – 2.2 ha (5.4 acres)

In order to facilitate the future subdivision, the applicant proposes to rezone proposed Lot 2 to Rural 1 (R-1) and amend the OCP designation to Rural (R). The amendments will allow for a minimum 2 hectare parcel size and facilitate the creation of an additional new lot on the level portion of the property. The remainder portion of 11.4 hectares will retain the Rural 3 (R-3) zone and Limited (L) designation as it is encumbered with significant geo-hazard areas due to steep slopes.

Each lot will accommodate one single family home. There is no park dedication required for the proposed development. Each new lot will be served by individual on site water (well) and septic.

Public Hearing

On September 20, 2017 the FVRD Board gave First Reading to "Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015" and "Fraser Valley Regional District Zoning Amendment Bylaw No. 1350, 2015", and forwarded both bylaws to public hearing held on December 20, 2017 and April 3, 2018.

The public hearing is 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 the bylaw files and does not constitute new information.

Second and Third Readings were given on April 24, 2018.

The bylaws now require a resolution by the Regional Board regarding how to proceed, and whether to approve the bylaw amendments.

Technical Reports and Legal Agreements

The applicants have completed the required technical and administrative work including covenant registration. These agreements address the following aspects of the project:

- Environmentally sensitive area
- Riparian area
- Geohazard
- Onsite sewage disposal and water supply
- Wetland Restoration and Access

"Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1411, 2017" and "Fraser Valley Regional District Zoning Amendment Bylaw No. 1412, 2017" now require a resolution by the Regional Board regarding how to proceed.

DISCUSSION

Optional Motions for Consideration

OPTION (1) - Approve

Purpose:

To proceed with the adoption of the zoning and Official Community Plan bylaw as drafted based upon the information received.

The applicant has completed the required legal agreements. Staff recommends proceeding with Option 1.

Implications:

Timeline	This option provides for the bylaw to be adopted.
Additional Process	No additional process or public consultation is provided for the review of the application.
Considerations	The bylaws will be adopted.

Resolution for consideration:

THAT proposed "Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015" and "Fraser Valley Regional District Zoning Amendment Bylaw No. 1350, 2015" be adopted.

OPTION (2) – Refer to EASC**Purpose:**

To refer the bylaw 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	Any additional changes to the application would be possible with new readings of the revised bylaws.

Resolution for consideration:

THAT proposed "Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015" and "Fraser Valley Regional District Zoning Amendment Bylaw No. 1350, 2015" be referred to the Electoral Area Services Committee for further consideration.

OPTION (3) – Defer to Regional Board**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	No new information may be received by Board members.

Resolution for consideration:

THAT a decision with respect to proposed "Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1349, 2015" and "Fraser Valley Regional District Zoning Amendment Bylaw No. 1350, 2015", be postponed to the next regular meeting of the Fraser Valley Regional District Board on October 23, 2018.

OPTION (4) - Refuse

Purpose:

To refuse the proposal.

Implications:

Timeline	This option stops the applications.
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 Official Community Plan Amendment Bylaw No. 1349, 2015" and "Fraser Valley Regional District Zoning Amendment Bylaw No. 1350, 2015", not be given any further readings and that the applications be refused.

COST

Rezoning and OCP amendment fees paid. No new or expansion to FVRD service areas is required to facilitate the proposed development.

CONCLUSION

The proposed rezoning and OCP amendment applications are technically feasible and address geohazard, environmental and servicing requirements. Should the Board approve the rezoning and OCP amendment, the applicant will be required to complete a subdivision process with the Ministry of Transportation and Infrastructure (MOTI).

COMMENTS BY:

Graham Daneluz, Deputy Director of Planning & 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

