

To: CAO for the Fraser Valley Regional District Board

Date: 2018-12-19

From: David Bennett, Planner II

File No: 3360-26-2018-01

Subject: Rezoning and Official Community Plan amendment applications for 38447 Bell Road, Electoral Area 'G' to facilitate a 2.0 ha (5 acre) truck parking and storage yard

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider the following options for *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* and *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* as outlined in the corporate report dated December 19, 2018:

OPTION 1 2 & 3rd reading

THAT proposed *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* and *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* be given second and third reading.

OPTION 2 Refer to EASC

THAT proposed *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* and *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* be referred to the Electoral Area Services Committee for further consideration.

OPTION 3 Defer

THAT a decision with respect to the proposed *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* and *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* be deferred to the next regular meeting of the Fraser Valley Regional District Board [or other date]; or

OPTION 4 Refuse

THAT *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* and *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* not be given any further readings and that the applications be refused.

STRATEGIC AREA(S) OF FOCUS

Foster a Strong & Diverse Economy

Support Healthy & Sustainable Community

Provide Responsive & Effective Public Services

BACKGROUND

Proposal Description

The purpose of Bylaw No. 1487, 2018 and Bylaw No. 1488, 2018 is to facilitate the development of a 5 acre (2.0ha) storage facility at 38447 Bell Road. The facility would allow the storage of boats, RVs, bikes, trucks, and cars, commercial vehicles, heavy equipment and storage containers.

A Public Hearing was held on November 29, 2018. The Fraser Valley Regional District Board may now receive the public hearing report and may consider the following options:

OPTION 1 2 & 3rd reading

THAT proposed *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018 and Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* be given second and third reading.

OPTION 2 Refer to EASC

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OPTION 4 Refuse

THAT *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018 and Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* not be given any further readings and that the applications be refused.

Attached for information:

Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018

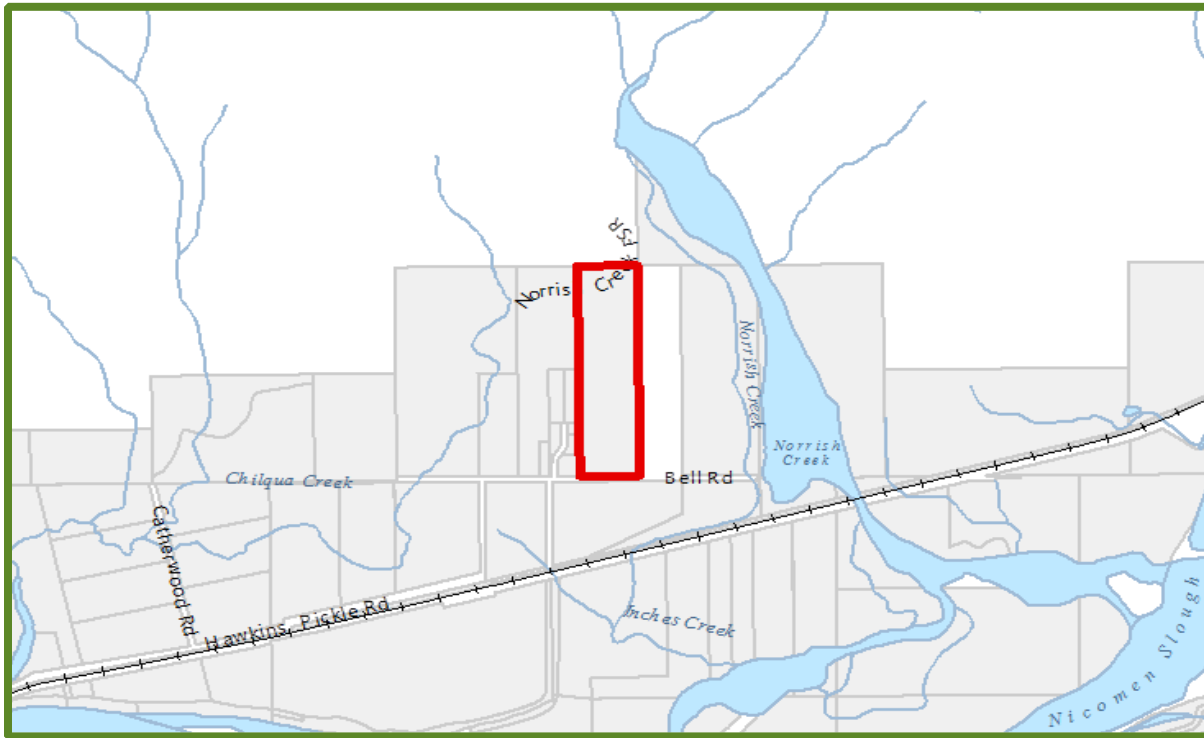
Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018

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.

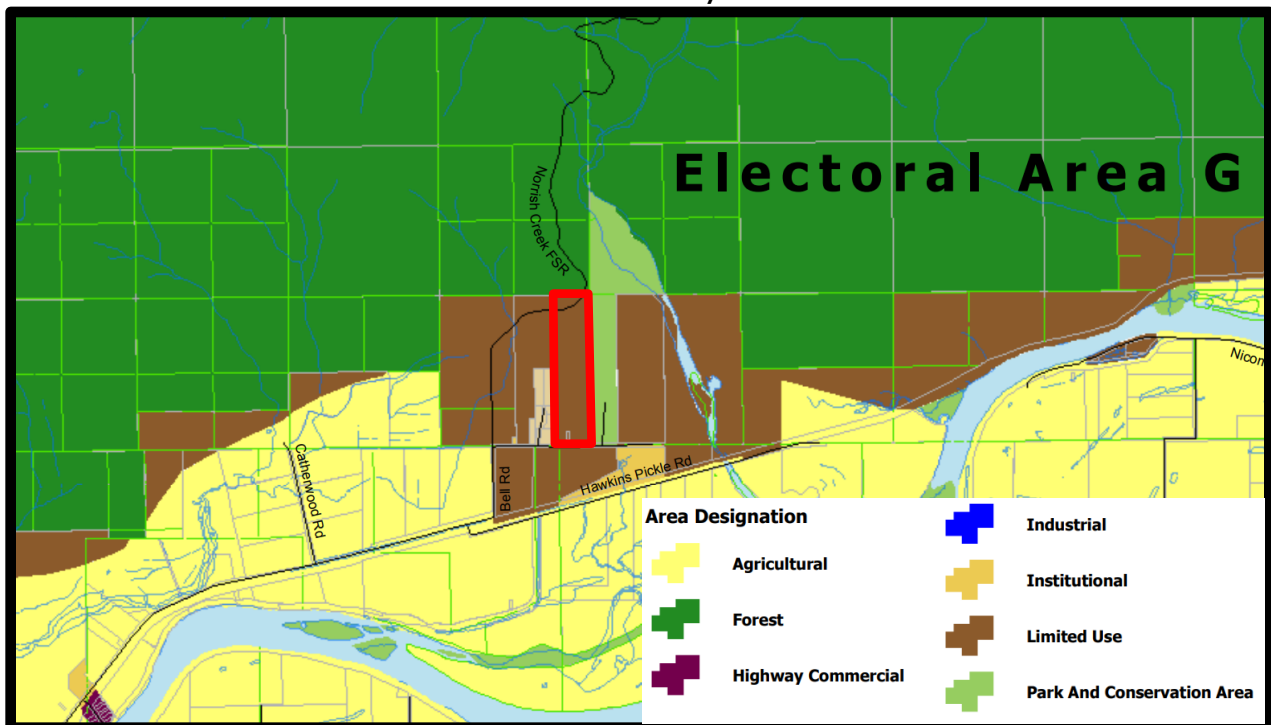
PROPERTY DETAILS			
Electoral Area	G		
Address	38447 Bell Road		
PID	013-421-620		
Folio	775.02764.000		
Lot Size	39 acres		
Owner	Berry and Persson	Agent	n/a
Current Zoning	Rural 3 (R-3)	Proposed Zoning	Vehicle Storage
Current OCP	Limited Use (LU)	Proposed OCP	Commercial
Current Use	Gravel Extraction, Nursery, Single Family Dwelling	Proposed Use	Vehicle Storage
Development Permit Areas	DPA 1-G and DPA 2-G		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES		
North	^	Rural 3 (R-3), Crown Land
East	>	Civic Institutional (P-2), Crown Land
West	<	Rural 2 (R-2), Residential
South	v	Rural 3 (R-3), Residential

NEIGHBOURHOOD MAP



Official Community Plan



DISCUSSION

The public hearing was held on November 29, 2018. Director Stobbart was delegated to hold the hearing; his public hearing report is attached.

One (1) member of the public attended the hearing, the applicant.

No written comments were received prior to or at the public hearing.

During the public hearing, no comments were received.

The public hearing report is attached separately.

The Fraser Valley Regional District Board may now receive the public hearing report and may consider the options outlined below

Prior to consideration of adoption of the bylaw, legal instruments (covenants) to address the following are required:

- Geo-hazard protection
- Environmental Impact/stormwater management
- Screening
- Land use restrictions

For the newly elected members of the FVRD Board, the report detailing the development proposal and recommending First Reading (dated September 5, 2018) is attached for information.

COST

Zoning Amendment fee of \$5000.00 paid by the applicant

Official Community Plan Amendment fee of \$2000.00 paid by the applicant

The proposed development will not add new FVRD owned and operated infrastructure.

CONCLUSION

Optional Motions for Consideration

OPTION (1)

Purpose:

To proceed with the bylaws as drafted based upon the information received. A number of legal instruments are required to be registered on title prior to consideration of adoption, as outlined above.

Implications:

Timeline	This option provides for the bylaws to proceed to adoption as soon as the above-noted legal instruments are registered on title.
Additional Process	No additional process or public consultation is provided for the review of the application.
Considerations	The developer's commitments and obligations will be resolved by covenant registration.

Resolution for consideration:

THAT proposed *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* and *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* be given second and third reading.

OPTION (2)

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	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 for Electoral Area G Amendment Bylaw No. 1487, 2018* and *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* be referred to the Electoral Area Services Committee for further consideration.

OPTION (3)

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 the proposed *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018* and *Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* be deferred to the next regular meeting of the Fraser Valley Regional District Board [or other date];

OPTION (4)

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 *Fraser Valley Regional District Official Community Plan for Electoral Area G Amendment Bylaw No. 1487, 2018 and Fraser Valley Regional District Electoral Area G Zoning Amendment Bylaw No. 1488, 2018* not be given any further readings and that the applications be refused.

COMMENTS BY:

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

In order to protect ground and surface water, a restrictive covenant will be registered to prohibit the storage of heavy equipment until a stormwater management plan has been prepared by a registered professional and any required storm water systems are constructed.

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