

To: CAO for the Fraser Valley Regional District Board

Date: 2019-02-26

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 the bylaws cited as *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 February 26, 2019.

OPTION 1 Adopt

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 adopted.

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 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 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* 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 developer completed the required technical and administrative works including installation of a geo-hazard protection berm, screening and covenant registration.

The Fraser Valley Regional District Board may consider the following options:

OPTION 1 Adopt

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 adopted.

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.

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THAT a decision with respect to 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 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* 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 the rezoning files and does not constitute new information.

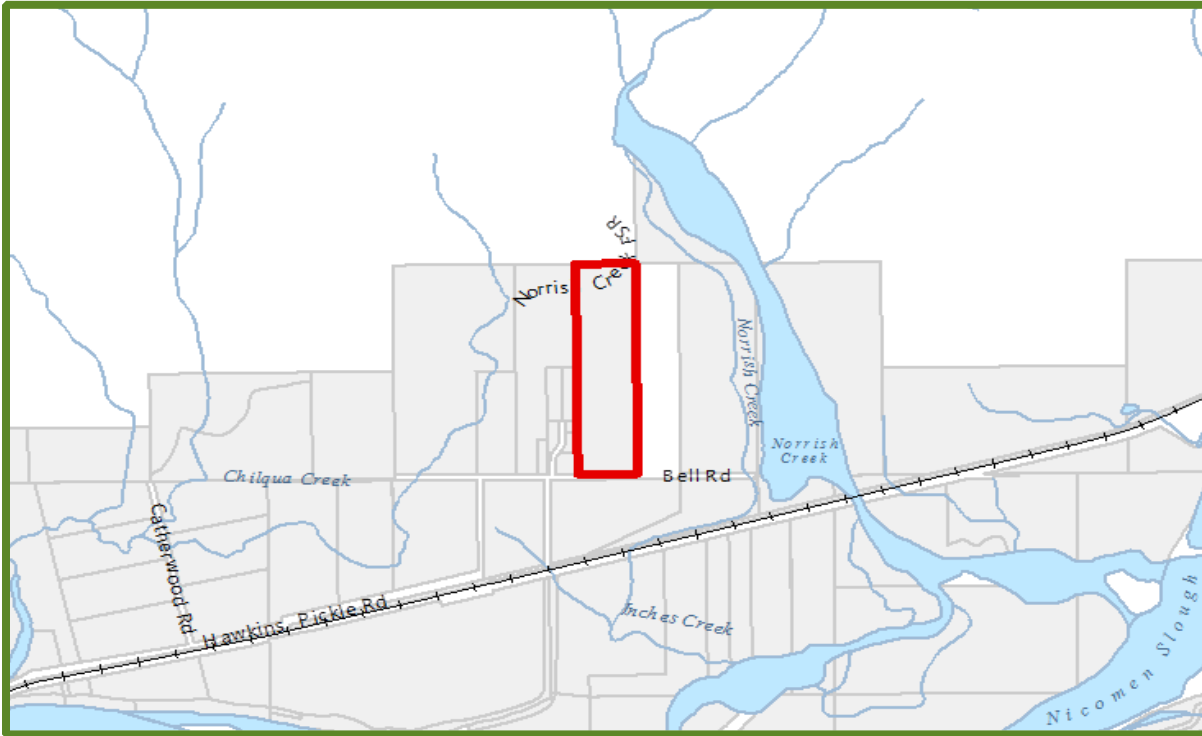
PROPERTY DETAILS

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



DISCUSSION

A resolution by the Regional Board regarding how to proceed is required. This report outlines four optional motions for consideration by the Regional Board.

OPTIONS FOR CONSIDERATION:

OPTION (1)

Purpose:

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

The applicant has completed the required development agreements including geo-hazard berm installation and fencing. Staff recommend proceeding with Option 1.

Implications:

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

Considerations	The bylaw will be adopted.
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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 adopted.

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	Possible changes to the application are possible with new readings of 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.
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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 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 rezoning and Official Community Plan 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 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.

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

The developer completed the required technical and administrative works including installation of a geo-hazard protection berm, screening and covenant registration. Staff recommend that the Fraser Valley Regional District consider Option 1 and adopt the propped bylaws.

COMMENTS BY:

Graham Daneluz, 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 comment.
Paul Gipps, Chief Administrative Officer	Reviewed and supported.