

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: September 23, 2021
RE: Zoning Amendment Bylaw No. 2461.15, 2021 – Scheduling of Public Hearing

Administrative Recommendation:

THAT the holding of a second public hearing for Amendment Bylaw No. 2461.15, 2021, be delegated to Director Gettens; and,

THAT the date, time, and place of the public hearing be scheduled in consultation with Director Gettens; and,

THAT notice of the public hearing be given in accordance with the requirements of the *Local Government Act*.

Purpose:

To seek direction from the Board regarding the convening of a second public hearing in relation to the Amendment Bylaw No. 2461.15, 2021, being a rezoning of the property at 8475 Princeton-Summerland Road to allow for a 3-lot subdivision.

Further direction is also being sought from the Board in relation to a request from the agent that the requirement for a second public information meeting (PIM) and a public hearing, as resolved by the Board on May 6, 2021, be waived.

Background:

At its meeting of April 1, 2021, the Regional District Board resolved to approve first and second reading of Amendment Bylaw No. 2461.15, 2021, and directed that a public hearing occur at the Board meeting of May 6, 2021.

At the Public Hearing on May 6, 2021, only the agent spoke to the proposal, while four (4) representations from residents were received, and included concerns about water resource availability in the area.

At its subsequent meeting on that same day, the Board resolved to defer the third reading of Amendment Bylaw No. 2461.15, 2021, and directed that a second public information meeting and public hearing be scheduled.

On September 2, 2021, the agent advised the Regional District of the following:

We don't ... want to have an additional public information meeting as it seems to be more about the future of the Faulder water system than our application. All the required studies have been done and submitted. We do not want to trigger another public hearing. We believe the one that was held was adequate and no one spoke to the issue. The neighbouring property has the same zoning.

We would respectfully request that this application be brought before the board for consideration noting its compliance with the current OCP. This rezoning will not increase the density in Faulder and will not impact the water system at all. The only way that can happen is through subdivision. And a subdivision cannot be approved unless the domestic water situation is resolved.

Analysis:

Due to the original resolution directing the scheduling of a public hearing for Amendment Bylaw No. 2461.15, 2021, prior to a Board meeting, Administration considers the deferral of third reading in order to allow for a second public hearing to occur requires that this public hearing similarly occur prior to a Board meeting.

However, as a stated purpose of the second PIM and public hearing is to allow for further community engagement on the matter, delegating the public hearing to Director Gettens will allow for the public hearing to be scheduled in the evening when affected residents may be better able to attend.

With regard to the request from the applicant to have the second PIM and public hearing waived, this is seen to run counter to the direction provided by the Board to seek further input from the community.

The rezoning application process can be lengthy and onerous on the applicants at times; however, community engagement processes such as PIMs provide an opportunity for local residents to be made aware of development applications within their community and also address any potential concerns.

Alternatives:

1. THAT the scheduling of a second public hearing for Amendment Bylaw No. 2461.15, 2021, is not delegated, and that it be scheduled for the Board meeting of November 18, 2021; OR
2. THAT the requirement to convene a second public information meeting and second public hearing for Amendment Bylaw No. 2461.15, 2021, prior to consideration of third reading is waived.

Respectfully submitted



Shannon Duong, Planner I

Endorsed by:



C. Garrish, Planning Manager