

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: J. Zaffino, Chief Administrative Officer

DATE: December 4, 2025

RE: Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “G” (G2025.011-ZONE)

Administrative Recommendation:

THAT the Electoral Area “G” Official Community Plan Amendment Bylaw No. 2975.01, 2025, and the Electoral Area “G” Zoning Amendment Bylaw No. 2781.02, 2025, be adopted.

Purpose: To provide for future development capability. Folio: G-02765.000

Civic: 2748 River Road Legal: District Lot 392, SDYD, Except Plan 34920

OCP: Agriculture (AG) Zone: N/A

Purpose:

This application is seeking to amend the Official Community Plan (OCP) designation and apply zoning to a portion of the subject property in order to provide for future development capability of the lands.

Strategic Priorities: Operational

Background & Analysis:

On September 3, 2025, a Public Information Meeting (PIM) was held electronically via Webex and was attended by approximately three (3) members of the public.

At its meeting of October 16, 2025, the Regional District Board resolved to approve first and second reading of the amendment bylaws and scheduled a public hearing ahead of its meeting of November 20, 2025.

A Public Hearing was subsequently held on November 20, 2025, where approximately eight (8) members of the public attended, followed by Board approval of third reading of the amendment bylaw.

Approval from the Ministry of Transportation and Transit (MoTT), due to the amendment applying to land within 800 metres of a controlled area, was obtained on November 24, 2025.

Alternatives:

1. THAT first, second and third readings of the Electoral Area “G” Official Community Plan Amendment Bylaw No. 2975.01, 2025, and the Electoral Area “G” Zoning Amendment Bylaw No. 2781.02, 2025, be rescinded and the bylaws abandoned.

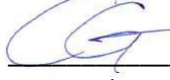
Will a PowerPoint presentation be presented at the meeting? No

Respectfully submitted:



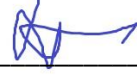
Shannon Duong
Planner II

Endorsed By:



C. Garrish
Senior Manager of Planning

Endorsed By:



A. Fillion
Managing Director, Dev. & Infrastructure

Attachments: No. 1 – Aerial Photo

Attachment No. 1 – Aerial Photo

