

MEMORANDUM

TO: Mayor and Council
FROM: Will Balsler, Junior Planner, Development Officer
DATE: February 3, 2021
RE: Second Reading on amendment to Land Use Bylaw to rezone PID 25508177, 3815 Highway 302, Nappan

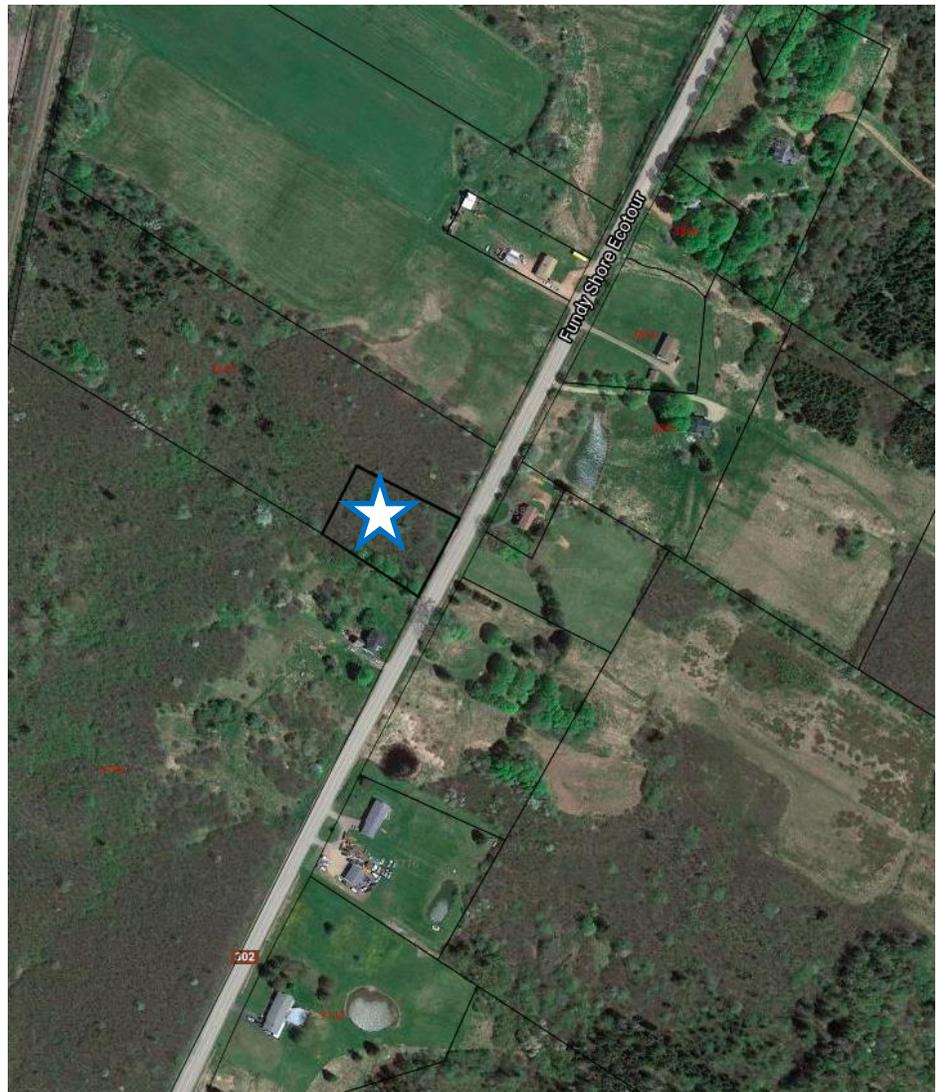
Background: On November 12, 2020, Planning and Development staff received an application from Gordon Mitchel (the "applicant") regarding the property at 3815 Highway 302, Nappan - PID 25508177 (the "subject property").

The subject property is owned by Gordon Mitchell and is located along Highway 302, before Maccan. The application is for a rezoning to permit the development of a Light Manufacturing Operation Under 500m², in a 40'x80' welding shop.

From the Land Use Bylaw:

MANUFACTURING means the production and/or packaging of goods and/or materials, including processed food and/or drink not intended for immediate consumption.

MANUFACTURING, LIGHT means manufacturing where the use is conducted entirely within an enclosed building and the use is not obnoxious.



Regulatory and Land Use Context:

Current Zone: Country Residential

Proposed Zone: Country Commercial

The subject property is designated as Resource on Schedule A of the Municipal Planning Strategy (MPS). The current Country Residential zoning of the property does not allow Light Manufacturing – Under 500m².

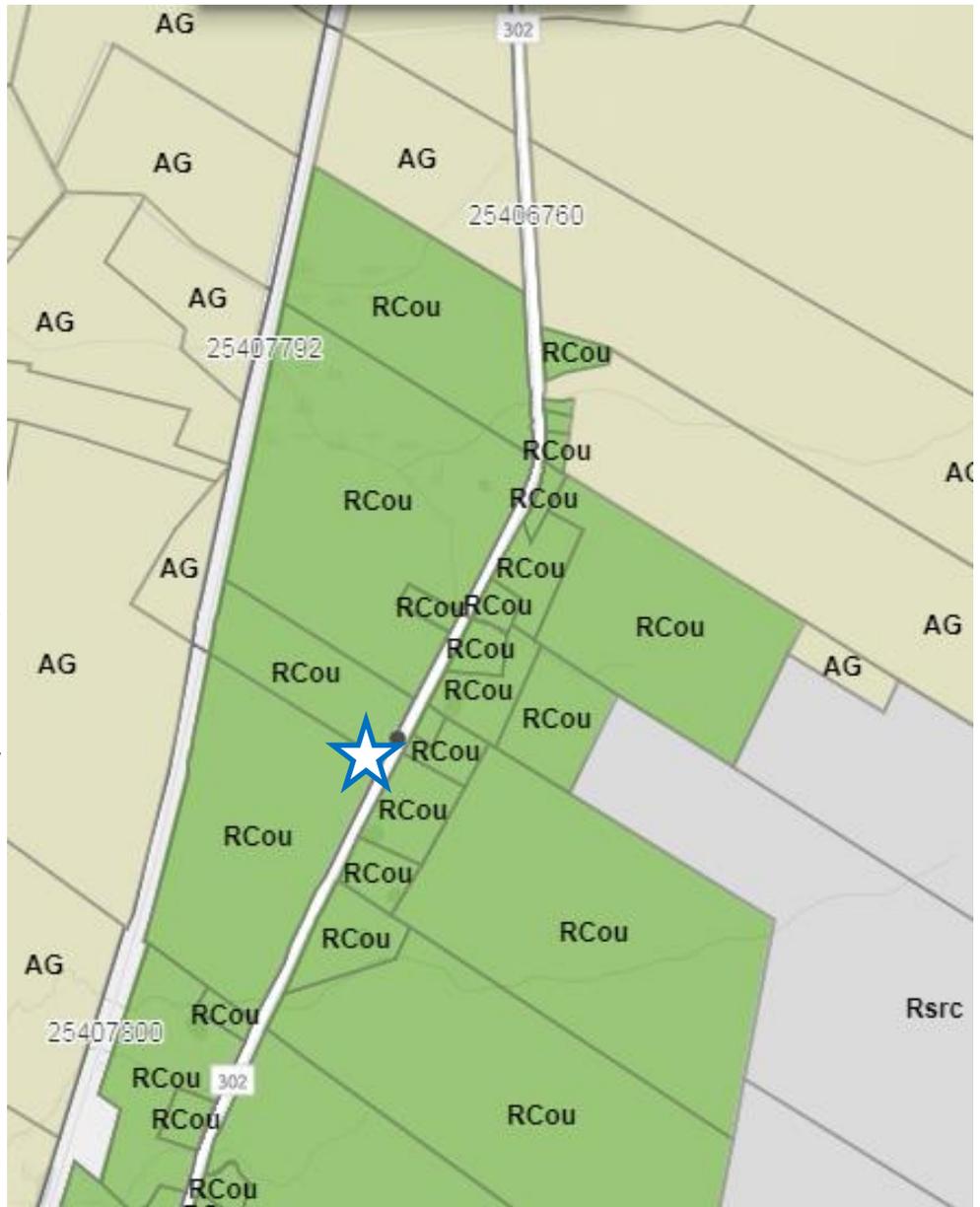
The neighboring properties are mixed forested lots and cleared fields, zoned as Agriculture [AG] and Country Residential [RCou]. There are several dwellings located around the property all zoned as Country Residential [RCou].

Rezoning the subject property to Country Commercial [CCou] would allow the development of a Light Manufacturing Operation, and is supported by Municipal Planning Strategy Policy 5-29(b):

Policy 5-29: Council shall establish the following zones in the Land Use By-law:

(b) The Country Commercial Zone, intended to permit lower density residential development and a limited range of local commercial service uses on unserviced lots in rural communities. Zone standards shall reflect the denser nature of these communities compared to surrounding areas, but also the need for onsite water and wastewater services.

Next Steps: If the amendment passes Second reading, staff will prepare advertisements for the approval of the amendment.



Recommendation: Give second reading to the proposed amendments to the Land Use Bylaw.

Alternative: Council can decide to reject the proposed amendment, or request that further information be provided.