



COMMITTEE OF THE WHOLE

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Date:

TO: Mayor and Council
FROM: Nelson Bezanson, Municipal Planner
DATE: October 5, 2022
SUBJECT: **First Reading of an amendment to Schedule A of The Land Use Bylaw to rezone PIDs 25126152 and 25466327.**

ORIGIN: On September 14, 2022, planning staff received an application regarding two properties on Cove Rd, Little River near Oxford – PIDs 25126152 and 25466327 (the “subject property”).

LEGISLATIVE AUTHORITY: MGA PART VIII PLANNING AND DEVELOPMENT

MGA Section 205: Requirements for Adoption of Planning Documents

Municipal Planning Strategy Policy 4-66A:

Council shall, in the Land Use By-law, create the Commercial Recreation Zone, intended to permit outdoor commercial recreation uses, such as campgrounds, RV parks, golf course, and driving ranges. Permitted uses shall include outdoor commercial recreation operations, limited residential development, and a limited range of supportive commercial uses.

RECOMMENDATION: That Council approve first reading of an amendment to Schedule A of the Land Use Bylaw; to rezone PID 25126152 and PID 25466327 from *Rural Resource* (Rsrc) to *Country Residential* (RCou), AND to schedule a Public Hearing for the proposed amendment.

BACKGROUND: The subject property is located north and south of the Cove Rd. in Little River behind adjacent residential developments. The application is to rezone the subject property to *Country Residential* to develop residential building lots on private roads.

The neighboring properties are a mix of forest with dwellings along Cove Rd, all zoned as *Rural Resource* (Rsrc).

DISCUSSION: The subject property is designated as *Resource* on Schedule A of the Municipal Planning Strategy (MPS). Rezoning the subject property to *Country Residential* would allow the development residential building lots.

FINANCIAL IMPLICATIONS: None specific to this matter.

ENVIRONMENTAL IMPLICATIONS: Increased septic load for the property.



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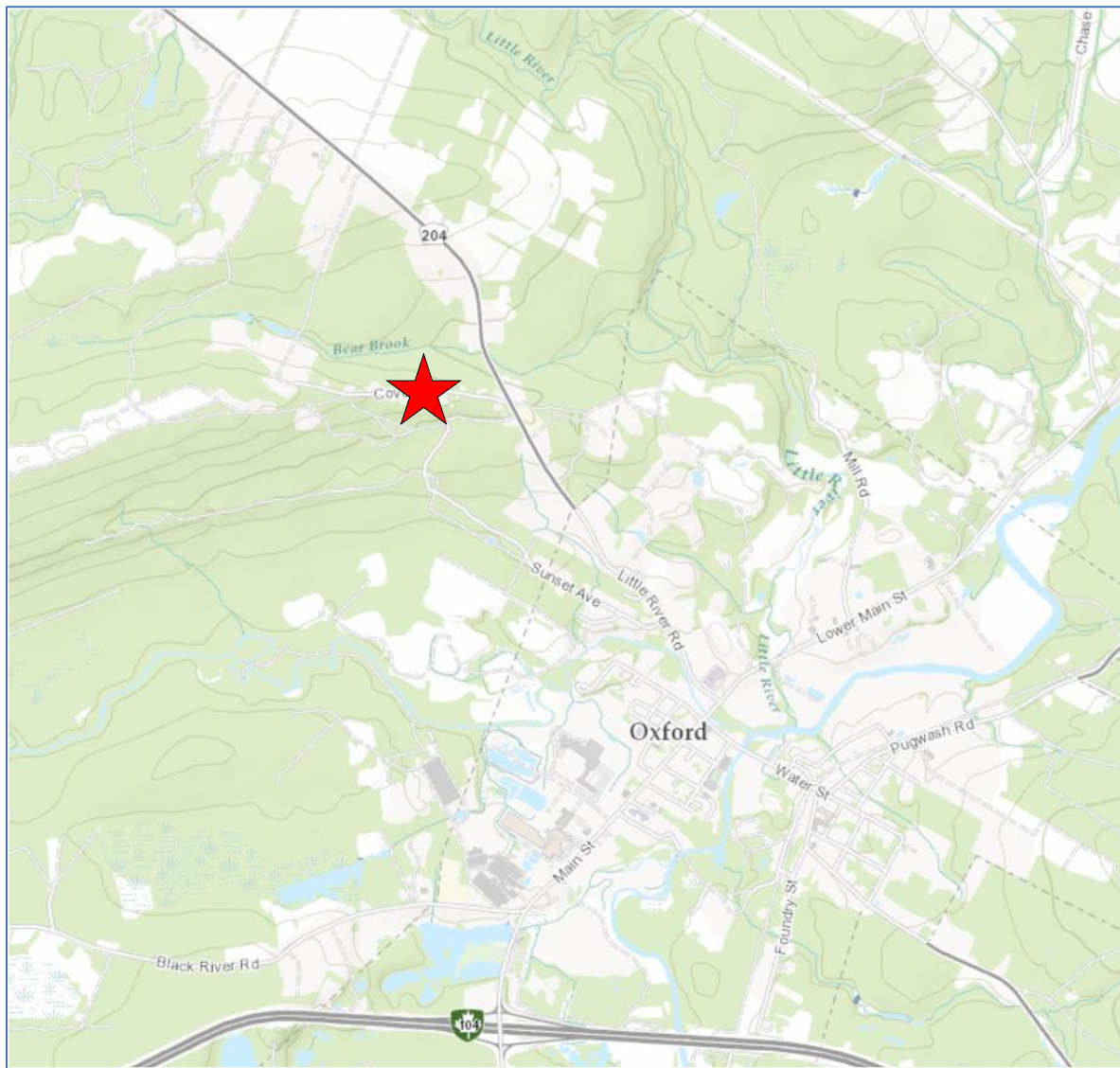
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COMMUNITY ENGAGEMENT: If Council approves, a public hearing could be held on the above matter at a date of Council's choosing. In accordance with MGA Section 206, notices will be placed in a locally circulated newspaper.

ALTERNATIVES: Council can defer the issue to a later date, request further information or reject the proposed amendment based on conflict with a policy in the Municipal Planning Strategy.

ATTACHMENTS: Map (below)



Report prepared by: Nelson Bezanson, Municipal Planner
Report and Financial approved by: