

Report to Council



Date: February 22, 2021
To: Council
From: City Manager
Subject: Neighbourhood Notification for OCP20-0013 and Z20-0066
Department: Development Planning

Recommendation:

THAT Council receives, for information, the report from the Development Planning Department dated February 22, 2021, with respect to neighbourhood notification for OCP20-0013 and Z20-0066.

Purpose:

To provide Council with an update on the neighbourhood notification that occurred for OCP20-0013 and Z20-0066.

Background:

Council gave second and third readings on February 2, 2021 to Official Community Plan Map Amending Bylaw No. 12129 and Rezoning Bylaw No. 12130 for the properties at 605 Fraser Road and 460 Leathead Road.

Discussion:

After the Public Hearing for these applications on February 2, 2021 it was discovered that Council Policy No. 367 Public Notification & Consultation for Development Applications was not met in full. The applicant provided written confirmation on November 9, 2020 that all properties within a 50 metre radius had been notified, however it was learned that three properties (609 Josselyn Ct, 617 Josselyn Ct and 635 Josselyn Ct) were not included on the list confirming they were notified. Further, it is unclear if four additional properties on the list provided by the applicant were contacted or not, as there were errors in relation to either road name or address (540 Froelich Rd, 545 Froelich Rd, 410 Leathead Rd and 485 Leathead Rd) on the written confirmation.

The Office of the City Clerk delivered statutory notices to all properties within the 50 m radius prior to the Public Hearing, signage was posted on the subject site, and the Public Hearing was advertised in the newspaper.

Conclusion:

This application requires a Development Permit and unless redesigned to remove any variances, a Development Variance Permit. These applications would need to be approved by Council prior to any building permits being issued.

Council may choose to proceed if this neighbourhood notification is deemed sufficient or could choose to rescind 2nd and 3rd readings for the bylaws, direct the applicant to conduct further consultation to meet Council Policy No. 367 and send the application back to Public Hearing.

Internal Circulation:

Office of the City Clerk

Considerations applicable to this report:

Existing Policy: Council Policy No. 367 outlines Public Notification and Consultation requirements for development applications.

Legal/Statutory Procedural Requirements: All applications made pursuant to the Development Applications Procedures Bylaw No. 10450 are required to meet the requirements identified in Council Policy No. 367 prior to Council initial consideration of an application.

Considerations not applicable to this report:

Legal/Statutory Authority: N/A

Financial/Budgetary Considerations: N/A

External Agency/Public Comments: N/A

Communications Comments: N/A

Approved for inclusion: Terry Barton, Development Planning Department Manager