

Report to Council



Date: August 9, 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 August 9, 2021, with respect to neighbourhood notification for OCP20-0013 and Z20-0066.

AND THAT Bylaws No. 12129 and 12130 be scheduled for consideration at the August 24, 2021 public hearing.

Purpose:

To provide Council with an update on the neighbourhood notification that has occurred for OCP20-0013 and Z20-0066 for 605 Fraser Road and 460 Leathead Road.

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. 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. On February 22, 2021, Council rescinded 2nd and 3rd readings and required the applicant to re-engage the neighbourhood in accordance with Council Policy No. 367 prior to sending the applications back to a Public Hearing for consideration.

Previous Council Resolution

Resolution	Date
THAT Council rescind 2nd and 3rd readings given Bylaw 12129 and Bylaw 12130;	February 22, 2021
AND THAT Council send the application for 605 Fraser Rd and 460 Leathead Rd to public hearing;	

AND THAT prior to the public hearing being scheduled, the applicant re-engage the neighbourhood in accordance with Council Policy 367.	
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Discussion:

On July 21, 2021 Development Planning Staff received confirmation that the applicant has re-engaged the neighbourhood in accordance with Council Policy No. 367 and submitted a Neighbour Consultation Form. They indicated the requirement was fulfilled by mailing a letter, landscape plan and rendering to all addresses located within a 50 m radius of the subject properties. The consultation form that was received and a copy of the letter that was mailed to neighbours has been included as Attachment A.

Conclusion:

The applicant has re-engaged the neighbourhood in accordance with Council Policy No. 367. As such, Development Planning is requesting for the applications for 605 Fraser Rd and 460 Leathead Rd to be sent to public hearing for further consideration.

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

Attachments

Attachment A: Applicant's Neighbour Consultation Form and Letter