

Referral Response Summary

Application No. RZ23103

<p>Organization: CVRD Community Planning</p> <p>Name/Title: Lauren Wright, Planning Coordinator (Acting Manager)</p> <p>Comments: It is difficult to assess this application without a site survey. The “site plan” provided does not show an accurate representation of what is currently on site and makes it difficult to determine where this proposed rezoning applies on the parcel. (NOTE: The applicants subsequently submitted a better site plan, which is attached to the EASC report.)</p> <p>Although the previous application to create a split-zone scenario on this parcel was supported years ago, that decision should not act as precedent to a expand a portion of the I-4 zone. The OCP discourages split-zoned parcels, and if this application were to proceed, in order to align with OCP policies, the applicant should be requested to apply to rezone the entire parcel as it does not appear the parcel is being used for the intended purpose of the F-1 zone – Rural Resource (Forestry). Simply because the applicant has concerns about potential tax implications of a fully industrial-zoned parcel, does not justify continuing to support this split zone at this location.</p> <p>The intent of the renewable resource forestry designation is to protect forest lands for long-term forest management, potential outdoor recreation, their importance to the economy and sequestration. Although this is an irregular-shaped parcel, that doesn’t prevent a long-term scenario of amalgamating the parcel with the adjacent lands to create a parcel(s) that protect the forest lands, as intended by the OCP designation and supporting policies. The importance of renewable resource lands should not be diminished to support the furthering of spot-zoning for the current owners of any land, as opposed to zoning/amending the OCP in line with the long-term vision of the community.</p>	<p>Date of Response: October 5, 2023</p> <p>Level of Support: Not supported for reasons outlined below.</p>
<p>Organization: CVRD Parks & Trails</p> <p>Name/Title: Tanya Schroeter, Manager, Parks Planning & Stewardship</p> <p>Comments: In absence of an established Youbou Community Parks & Trails Master Plan, there is not any identification of park dedication interests in the Youbou area. This application does not impact existing CVRD parks and there are no park dedication or contribution requirements.</p>	<p>Date of Response: October 17, 2023</p> <p>Level of Support: No comments.</p>
<p>Organization: CVRD Recycling and Solid Waste Management</p> <p>Name/Title: Ilse Sarady, Senior Manager</p> <p>Comments: 8976 Youbou Rd is not currently being serviced by CVRD Curbside Services although all residents are mandated to have service.</p>	<p>Date of Response: October 6, 2023</p> <p>Level of Support: Support with Conditions.</p>

Solid Waste Recommendation is that the applicant provide commercial garbage, recycling and organic collection for the users of the storage facility.

Organization: CVRD Transit **Date of Response:** October 23, 2023

Name/Title: Rachelle Rondeau, Transit Analyst **Level of Support:** No comment.

Comments:

The subject property is not located along a transit route, and the proposed zoning amendment would not impact the transit service.

Organization: CVRD Bylaw Enforcement **Date of Response:** October 3, 2023

Name/Title: Rob Harris, Bylaw Enforcement Manager **Level of Support:**

Comments:

There was a very extensive enforcement file initiated in 2018 for the non permitted use of storing/staging heavy equipment on the property. Eventually, CVRD sought and was issued a consent order for removal of the equipment via the Supreme Court. There is a neighbourhood group in the area that was heavily opposed to the storage of heavy equipment and it became quite political, I'm not sure what the community opinion is on r/v storage. Nino had extensive involvement in that file and would be a good source for discussion.