

AGENDA ITEM NO: 7.10

MEETING DATE: August 6, 2024

STAFF REPORT – COVER SHEET

SUBJECT OTG Developments
Rezoning / 8614 Nixon Road & 8725
Veronika Place DATE: July 23, 2024

DEPARTMENT: Planning Department
RZ001733 PREPARED BY: Adam Roberts / mb


1. SUMMARY OF ISSUE:

The applicant requests to amend the 2040 Official Community Plan designation of portions of 8614 Nixon Road from "Rural Hillside" and "Environmental Conservation" to "Residential - Low-Density" as per the Eastern Hillside Comprehensive Area Plan, and rezone portions of 8614 Nixon Road and 8725 Veronika Place from an SR (Suburban Residential) Zone to an R3 (Small Lot Residential) Zone to facilitate a future subdivision.

Under Section 475 of the *Local Government Act*, a local government is required to determine whether referral to First Nations and other agencies, in addition to the Public Hearing, is appropriate. In this instance, as First Nations and other provincial/federal agencies were consulted during the creation of the overall Eastern Hillside Comprehensive Area Plan, pre-consultation is not considered necessary at this time as the proposal is not anticipated to have any impacts on the interests of these authorities/agencies.

2. RECOMMENDATION:

Recommendation that Council direct staff to not pre-consult with outside agencies with respect to the subject application which proposes to amend the 2040 Official Community Plan designation of portions of 8614 Nixon Road from "Rural Hillside" and "Environmental Conservation" to "Residential - Low-Density" as per the Eastern Hillside Comprehensive Area Plan (RZ001733).



Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation



for David Blain
Chief Administrative Officer