

AGENDA ITEM NO: 12.4

MEETING DATE: July 2, 2025

STAFF REPORT - COVER SHEET

SUBJECT: Bylaws from Public Hearing Date: June 26, 2025

DEPARTMENT: Clerk's Prepared by: Jacqueline Morgan

1. SUMMARY OF ISSUE:

"Official Community Plan Bylaw Amendment Bylaw 2025, No. 5494", which proposes to amend the text of the Eastern Hillside Comprehensive Area Plan to expand Development Cell 6 to include a portion of property located at 7715 Nixon Road; and,

"Official Community Plan Bylaw Amendment Bylaw 2025, No. 5495", which proposes to amend the 2040 Official Community Plan designation of a portion of said property from "Rural Hillside" to "Residential - Low Density" as per the Eastern Hillside Comprehensive Area Plan;

have been to Public Hearing and are now presented for Council's consideration.

Council may choose to:

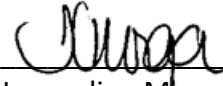
- (1) Allow the application to proceed by giving the bylaws third reading;
- (2) Deny the application; or,
- (3) Refer the application back to staff;

As per the Staff Report dated June 6, 2025, it is recommended that the application be held at third reading pending registration of a highway reservation agreement to the title of the subject property.

2. RECOMMENDATION:

That "Official Community Plan Bylaw Amendment Bylaw 2025, No. 5494", which proposes to add a portion of property located at 7715 Nixon Road to Development Cell 6 and, add a notation to the Cell 6 Subdivision Development Concepts map within the Eastern Hillside Comprehensive Area Plan, be given third reading.

That "Official Community Plan Bylaw Amendment Bylaw 2025, No. 5495, which proposes to redesignate a portion of property located at 7715 Nixon Road from "Rural Hillside" to "Residential - Low Density" as per the Eastern Hillside Comprehensive Area Plan, be given third reading.

A handwritten signature in black ink, appearing to read 'J Morgan', written over a horizontal line.

Jacqueline Morgan, CMC
Manager of Legislative Services/
Corporate Officer