

To: Mayor and Council
From: Paul Gipps, CAO
Meeting Date: September 2, 2025
Meeting Type: Regular Council Meeting

Prepared by: Jason Tran, Planner
Department: Planning and Development

Title: Bylaw to correct Bylaw 1265, 2025 | Z0000335 | 14198 MIDDLE BENCH RD
Description: Map correction for the rezoning of 14198 Middle Bench Road

RECOMMENDATION

THAT Zoning Amendment (Z0000335) Bylaw 1299, 2025 be read a first and second time;
 AND THAT a public hearing be scheduled for Zoning Amendment (Z0000335) Bylaw 1299, 2025.

EXECUTIVE SUMMARY

Zoning Amendment (Z0000335) Bylaw 1265, 2025(Attachment A) was adopted with the correct legal description of the property, but with Schedule A referencing the wrong property on the map. The map in Schedule A identified 14186 Middle Bench Rd which is directly north of the correct property (14198 Middle Bench Rd).

The new Zoning Amendment (Z0000335) Bylaw 1299, 2025(Attachment B) includes the correct map at 14198 Middle Bench Rd. The bylaw is consistent with the Official Community Plan (OCP), and staff recommend that the bylaw be supported.

BACKGROUND

Application & Bylaw History	
Application submitted	November 26, 2024
First & Second Council Meeting	January 14, 2025
Public Hearing	February 4, 2025
Third & Adoption of the Bylaw	February 4, 2025
Staff noted the incorrect map	May 30, 2025
First, second and third reading of Bylaw 1299, 2025	September 2, 2025

ANALYSIS

This application for rezoning from A1 – Agriculture 1 to A1ta – Agriculture 1 (Agri-Tourism Accommodation) was originally reviewed and approved by Council in early 2025. As the wrong map was attached to the bylaw, staff is requesting Council rescind Bylaw 1265, 2025.

In order to correct the mapping error, and allow the subject property (14198 Middle Bench Rd) to be rezoned as intended, a replacement bylaw has been drafted and staff are recommending that Council give three readings to Bylaw 1299, 2025.

As the requested rezoning is consistent with the Official Community Plan (OCP), Council could consider waiving, by resolution, the associated Public Hearing. The bylaw would then be brought back to subsequent meetings for readings and adoption. However, due to the requirement for a resolution to waive the Public Hearing, there is no efficiency gained (time or process). Therefore, for this application staff are recommending that the Public Hearing be held.

FINANCIAL IMPLICATIONS

- None Budget Previously Approved Other (see below)

COMMUNICATION

- The Planning Department will prepare the appropriate letters/signage and landowner notifications prior to a Public Hearing being held.

ALTERNATE RESOLUTION OPTION(S)

1. THAT a Public Hearing for Zoning Amendment (Z0000335) Bylaw 1299, 2025, not be held pursuant to Local Government Act Section 464(2).
AND THAT Zoning Amendment (Z0000335) Bylaw 1299, 2025, be forwarded to a future meeting for consideration.
2. THAT Zoning Amendment Bylaw 1299, 2025, Z0000335 (Attachment B in the Report to Council dated September 2, 2025) for the property at 14198 Middle Bench Road, be deferred pending receipt of additional information as identified by Council.

Respectfully Submitted,

Jason Tran, Planner

Report Approval Details

Document Title:	Z0000335 Bylaw Correction Required for Bylaw 1265, 2025.docx
Attachments:	- Attachment A - Z0000335 - Zoning Amendment Bylaw 1265 2025.pdf - Attachment B - Z0000335 - Draft Zoning Amendment Bylaw 1299 2025.pdf
Final Approval Date:	Aug 26, 2025

This report and all of its attachments were approved and signed as outlined below:

Carie Liefke, Manager of Current Planning - Aug 22, 2025 - 4:14 PM

Jeremy Frick, Director of Development Approvals - Aug 25, 2025 - 4:18 PM

Reyna Seabrook, Director of Corporate Services - Aug 25, 2025 - 8:25 PM

Paul Gipps, Chief Administrative Officer - Aug 26, 2025 - 7:41 AM

Makayla Ablitt, Manager of Corporate Administration - Aug 26, 2025 - 9:46 AM