

To: Mayor and Council
From: Paul Gipps, CAO
Meeting Date: April 7, 2026
Meeting Type: Regular Council Meeting

Prepared by: Trevor Empey, Senior Planner
Department: Planning and Development

Title: Zoning Amendment Bylaw 1242, 2024 | Z0000265 | 9850 Chase Road
Description: Consideration after a Public Hearing (prohibited)

RECOMMENDATION

THAT first, second and third reading of Zoning Amendment (Z0000265) Bylaw 1242, 2024 be rescinded and the file be closed.

EXECUTIVE SUMMARY

This application proposed to rezone 9850 Chase Rd (subject property) from RR2 – Rural Residential to RU1 – Small Scale Multiple Housing (SSMUH). Bylaw 1242, 2024 (Attachment A), for this application, received three readings on November 5, 2024 at which time Council required that the applicant secure a road reserve covenant and associated right-of-way on title of the subject property to allow for future road network construction. Given that the rezoning application would be consistent with the subject property’s Official Community Plan’s Future Land Use Designation of Urban Residential, a Public Hearing was prohibited pursuant to the *Local Government Act*.

Subsequently, the subject property was identified to be included in the Lakestone development lands. The subject property was rezoned to CD3 – Lakestone under Bylaw 1316, 2026 (Attachment B) in February 2026. The land is now being considered as part of the Lakestone Phased Development Agreement under Area Structure Plan ASP00005. The approach to include the subject property under ASP00005 enables a holistic review for future development in Lakestone and a road connectivity in the area would be considered through the Lakestone Phased Development Agreement process.

Zoning Amendment Bylaw 1242, 2024 is no longer required and staff recommend that all bylaw readings be rescinded and the application closed.

KEY DATES

Date	Event
November 5, 2024	Bylaw 1242, 2024: First to Third Reading with conditions to be met prior to adoption
February 17, 2026	Zoning Bylaw 1316, 2026: Adopted, rezoned the subject property to CD3 - Lakestone

Property Information			
Application Type:	Z0000265	Application Date: March 3, 2021	
Folio/Roll #:	10094.232		
PID & Legal Description	PID: 003-053-334; LOT 2 SECTION 9&10 TOWNSHIP 20 ODYD PLAN KAP33960		
Civic Address:	9850 Chase Road		
Applicant:	Macdonald Lakeshore Properties Ltd.	Owner:	Macdonald Lakeshore Properties Ltd.
OCP Designation:	Urban Residential		
Zoning Designation:	Current: CD3 - Lakestone	Previously Proposed: RU1 - SSMUH	
Parcel Size:	1.31 Hectares / 3.25 Acres		

Respectfully Submitted.
Trevor Empey, Senior Planner

MCIP, RPP

Report Approval Details

Document Title:	Z0000265 - 9850 Chase Road .docx
Attachments:	- Z0000265 - Draft Bylaw 1242, 2024.docx - Attachment A - Z0000265 - Bylaw 1242, 2024 IN-PROGRESS.pdf - Attachment B - Z0000265 - Bylaw 1316, 2026 ADOPTED.pdf
Final Approval Date:	Mar 31, 2026

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

Steven Gubbels, Development Engineering Manager - Mar 27, 2026 - 8:26 AM

Matthew Salmon, Infrastructure & Development Engineering Director - Mar 27, 2026 - 2:12 PM

Jeremy Frick, Director of Development Approvals - Mar 30, 2026 - 12:18 PM

Reyna Seabrook, Director of Corporate Services - Mar 30, 2026 - 1:28 PM

Paul Gipps, Chief Administrative Officer - Mar 31, 2026 - 7:55 AM

Makayla Ablitt, Manager of Corporate Administration - Mar 31, 2026 - 9:20 AM