

06<sup>th</sup> July 2021

PUBLIC HEARING SUBMISSION  
ELTON MUMA: 6640, BEAVER CREEK RD.,  
BYLAW P 1425 (REZONING "A1" TO "RA3")

SUBMITTED BY FAX TO 250 723 1327

IN NO ORDER OF PRIORITY, THE FOLLOWING  
POINTS ARE RESPECTFULLY SUBMITTED FOR  
FORMAL CONSIDERATION AND INCLUSION IN  
THIS PUBLIC HEARING;

- i) PROPOSED REZONING IS TO FACILITATE SUBDIVISION  
TO 1 FURTHER FEE SIMPLE LOT I.E. TWO IN  
TOTAL ("PARENT" PARCEL PLUS 1).  
NO FURTHER SUBDIVISION IS POSSIBLE UNDER  
"RA3" ZONING;
- ii) PARENT PARCEL (LOT 'A'), PRESENTLY, IS LEGAL  
NON CONFORMING WITH CURRENT "A1" ZONING  
IN PLACE. IN ADDITION, A STRAIGHT  
50:50 SUBDIVISION SPLIT IS NOT FEASIBLE  
DUE TO LOCATION OF EXISTING MAIN SHOP  
/ ACCESSORY BUILDING LOCATION ON-SITE;
- iii) PROPOSED DENSITY CHANGE CONFORMS TO  
PRESENT O.C.P. POLICY AND DESIGNATION IN  
PLACE FOR THE LOT AND NEIGHBOURHOOD.  
NO O.C.P. BYLAW AMENDMENTS ARE NEEDED;

- iv) PROPOSED REZONING AND LOT SIZES ARE COMPATIBLE WITH NEIGHBOURHOOD SPATIALLY, IN ADDITION, THE CONCEPT / PROPOSAL IS NOT IN CONFLICT WITH COMMUNITY ASPIRATIONS AND GOALS AS DIRECTED / NOTED THROUGH O.C.P. THAT STATED, IT IS ACKNOWLEDGED THAT FORMAL RIPARIAN DEVELOPMENT PERMIT MAY BE REQUIRED AT SUBDIVISION APPLICATION AND APPROVAL PROCESS STAGE;
- v) ALL REQUIRED SERVICES TO PROPOSED NEW LOT 'AREA' CAN BE PUT IN PLACE EFFICIENTLY WITH NO MAJOR PUBLIC COSTS OR UTILITY UPGRADES REQUIRED;
- vi) SEPTIC / SEWAGE APPROVAL, MEETING HEALTH STANDARDS / GUIDELINES, CAN BE ACHIEVED ON SITE. QUALIFIED PRACTITIONER RETAINED BUT CANNOT BE ON-SITE, FOR TESTING PURPOSES, UNTIL END JULY. NO ISSUE / PROBLEMS ARE ANTICIPATED FROM A DISPOSAL PERSPECTIVE; (FOR EITHER PROPOSED 'HOT');
- vii) PROPOSAL SUPPORTED THROUGH ADVISORY PLANNING COMMISSION CONSIDERATION PROCESS (CONSIDERED BY A.P.C. MAY 17<sup>TH</sup>) AND, GENERALLY, HAS PROFESSIONAL STAFF SUPPORT;
- viii) FORMAL PUBLIC HEARING NOTICE PLACED ON-SITE 30<sup>TH</sup> JUNE, 2021 (P.H. FEE PAID ALSO);

- ix) MORE OF A 'HOUSE-KEEPING' ISSUE, SCHEDULE 'A'  
TO BYLAW P1425, DOES NOT SEEM TO REFLECT,  
WITH ACCURACY, PLAN 28232 LEGAL BOUNDARIES  
PARTICULARLY AT WEST END OF LOT RELATING  
TO SEPT. '74 SWANSON ROAD GAZETTED CLOSURE;
- x) ACCURATE EAST/WEST 'CENTRE' LOT LINE TO  
BE SET IN DUE COURSE.

WITH THE ABOVE IN MIND, THE REGIONAL BOARD  
IS, RESPECTFULLY, REQUESTED TO POSITIVELY  
MOVE BYLAW P1425 FORWARD TO CONCLUSION

RESPECTFULLY SUBMITTED

ELTON MUMA  
6640, BEAVER CREEK  
ROAD; 06 July '21.