

**Date:** September 9, 2024

**To:** **Mayor and Council**

**Name and title:** Deanna Wasnik, Director of Planning and Development

**Subject:** Section 219 Covenant Application No. RC000027 (Bylaw No. 9478)

**Applicant:** L&M Engineering Ltd. for Ridgecrest Development Group Inc., Inc. No. BC1284633

**Location:** 8640 St. Lawrence Avenue and 2800 Vista Ridge Drive

**Attachment(s):** Rustic Trail As-Built Drawings

**Recommendation(s):**

That Council RECEIVES FOR INFORMATION the report dated September 9, 2024, from the Director of Planning and Development, titled “Section 219 Covenant Application No. RC000027 (Bylaw No. 9478).”

**Purpose:**

L&M Engineering Ltd. has applied to discharge three Section 219 Restrictive Covenants from the legal title of 8640 St. Lawrence Avenue and 2800 Vista Ridge Drive (subject property). As a condition of discharging covenant CA9371008, the applicant has completed the construction of the Rustic Trail and submitted the as-built drawings to Administrations’ satisfaction.

**Background**

On July 22, 2024, Council approved First and Second Reading of Bylaw No. 9478, 2024 (Section 219 Covenant Discharge Application No. RC000027). Three (3) Section 219 Covenants were registered on title as a condition of an Official Community Plan and Zoning Amendment Application (Bylaw No. 9184 and 9185, 2021) to facilitate a subdivision at 7785 Southridge Avenue. The parent parcel known as 7785 Southridge Avenue has since been subdivided from the subject property and the covenants are no longer relevant to future phases of subdivision.

On July 22, 2024, the following recommendations were carried unanimously by Council:

*That Council PERMITS the Public Hearing for proposed Bylaw No. 9478, 2024 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:*

- a. Receipt of Rustic Trail as-built drawings; and*
- b. Trail inspection completed and deemed to meet bylaw standards.*

*In addition, any recommendations presented in the preceding items must be addressed to the satisfaction of the Director of Planning and Development.*

### **Rustic Trail As-Built Drawings**

The as-built drawings for the Rustic Trail prepared and sealed by L&M Engineering Ltd., dated August 24, 2024 (attached), have been received to Administration's satisfaction.

### **Rustic Trail Inspection**

On August 29, 2024, representatives of the City (i.e. Parks and Open Space Division and Development Services) conducted an inspection of the rustic trail. The trail was accepted and deemed to meet the Rustic Trail Standard set out in the Subdivision and Development Servicing Bylaw No. 8618, 2014.

### **Summary and Conclusion:**

Administration is satisfied with the construction of the Rustic Trail and is in receipt of the as-built drawings. There are no outstanding conditions prior to the Public Hearing of Bylaw No. 9478.

### **Respectfully Submitted:**

Deanna Wasnik, Director of Planning and Development

Prepared by Melissa Pritchard, Planner 1

### **Approved:**

Walter Babicz, City Manager

Meeting date: 2024/09/09