



COMMUNITY DEVELOPMENT COUNCIL REPORT

To: Mayor and Council

Date: April 28, 2026

From: Ron Bowles, Chief Administrative Officer

File No: DVP 25-11

Subject: **DVP 25-11, Development Variance Permit (2232 Horizon Drive) Status Update**

Prepared By: Chris Oliver, Senior Manager of Planning

Reviewed By: Brent Magnan, General Manager of Community Development

RECOMMENDATION:

THAT the parkland donation of the ~4.3 ha parcel (west of Horizon Drive) be accepted following the completion of wildfire mitigation and associated improvements at time of subdivision;

AND THAT the parkland donation area be named Faulkner Creek Park in accordance with the Parks Naming Policy and to be consistent with the existing surrounding parkland;

AND THAT a tax deductible receipt for the fair market value of the land to be donated for parks purposes (less the value of the trail area which fulfils the required 5% park dedication for the associated 7 lot subdivision) be provide to the owner;

AND FURTHER THAT the issuance of Development Variance Permit (DVP 25-11) for 2232 Horizon Drive be authorized to vary S.3.1.6 of the Works and Services Bylaw No. 0249 to exempt ~726m of frontage improvements and allow for a reduced standard (no sidewalk) for ~137m, subject to the following condition:

- That a cash in lieu contribution of \$80,000 be paid prior to final subdivision for future road improvements on Horizon Drive.

BACKGROUND

At the March 10, 2026 Council meeting Council postponed consideration of a development variance permit to allow variances related to frontage works for a property on Horizon Drive. Council directed staff to continue to explore opportunities to complete additional frontage works connecting the existing sidewalks fronting the subject property (referenced as the hairpin area on Horizon Drive).

DISCUSSION

Staff have met with the applicant and reconfirmed that any additional work beyond what was previously presented to Council at the initial consideration for the application is cost-prohibitive and is not included as part of their proposal. The staff recommendation for support with cash-in-lieu contributions, parkland dedication, and wildfire works that was presented to Council remains the same. If Council wishes to only advance the proposal if the existing sidewalks are connected, the alternate motion to deny the application would be the most appropriate option.

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
March 10, 2026	THAT the consideration of item 9.1 regarding DVP 25-11, Development Variance Permit (2232 Horizon Drive) be deferred to allow the applicant and staff opportunity to discuss Council's request of continuation of the sidewalk on the North side of Horizon Drive. <u>CARRIED UNANIMOUSLY</u>	C074/26

PowerPoint: Yes No

Attachments:

1. March 10, 2026 Council Report & Development Variance Permit (DVP 25-11)
2. Rationale Letter