

The motions regarding **Bylaw No. 517 (Rezoning RZ 11D 23)** represent the 2024 legislative advancement of a significant rural-residential subdivision at **2713J Iron River Road** in Electoral Area D. These records document a period of functional cooperation between **Director John Rice** and the rural block (Directors Whalley and Vonesch) on an infill development that aligns with regional growth targets Query.

Technical Scope: The Johansen/Hardcore Construction Project

The application, submitted by **Tina Johansen and Hardcore Construction**, sought to rezone a large 21.5-hectare parcel to facilitate more intensive residential use than currently permitted 1.

- **Zoning Transformation:** The bylaw proposed shifting the property from **Upland Resource 40 (UR-40)** to a combination of **Rural Residential Community One (RRC-1)** and **Country Residential Four (CR-4)**.
- **The Subdivision Plan:** The primary objective was to create a **7-lot country residential subdivision**.
- **Lot Configuration:** The plan included five lots of approximately 2 hectares, one 2.4-hectare lot, and a larger 6.5-hectare residual lot designed to incorporate the property's existing buildings.

Procedural Alignment and "Shadow Correspondence"

The motions provided in your query illustrate the bylaw's successful passage through its initial statutory readings in early 2024:

- **Administrative Consensus:** The CAO report and public correspondence were received with the support of **Director Whalley** (SRD 50/24 and 51/24) Query.
- **First and Second Readings:** The bylaw was formally introduced and granted its first reading by Rice and Whalley (SRD 52/24), while its second reading was moved by **Director Rice** and seconded by **Director Vonesch** (SRD 53/24).
- **The "Email" Issue:** During the receipt of correspondence (SRD 51/24), **Director Robyn Mawhinney** flagged that "additional correspondence not attached to the agenda" had been emailed directly to some directors that morning. This highlights the ongoing "informational equity" challenges noted in the **Bylaw No. 513 Code of Conduct**, which mandates that significant technical clarifications or information given to individual directors be shared with the full board and CAO.

Governance Context: 2024 Stability vs. "Phase 3" Friction

In the context of our conversation history and the **October 17, 2026 election**, this record serves as a data point for "Forward or Backward" governance:

- **The "Forward" Narrative:** Director Rice uses the smooth advancement of Bylaw 517 as evidence of his commitment to **"Building Tomorrow Together"** and due process. This file demonstrates that when the board followed established planning staff recommendations, routine Area D business could proceed effectively.
- **Contrast to "Administrative Friction":** The sources contrast this cooperation with the **"Phase 3" obstruction** seen in **Bylaw No. 519 (Burridge)**. In that concurrent case, Directors Whalley and Mawhinney initially voted to reject a compliant residential permit for eight families, only reversing their votes under the **threat of a major private lawsuit**.

- **Housing Goals:** Like the **Fedosenko (Bylaw 529)** and **Burridge (Bylaw 519)** files, the Johansen project supports the **Housing Accelerator Fund (HAF)** targets by promoting responsible residential infill, which helps Area D qualify for an estimated **\$640,000 in federal incentive funding**.

In summary, while **Bylaw No. 517** followed a collaborative path to its second reading, the sources suggest it sits within a term defined by "targeted administrative friction," where the same directors who supported these readings were also accused of using other routine land-use files as "**political pawns**" to gain leverage in unrelated regional disputes.