

The motions recorded in **SRD 1079/23 through SRD 1082/23** document the final legislative approval for **Bylaw No. 529**, a rezoning application for a 1.6-hectare (4-acre) parcel located at **2338 Glenmore Road** in Electoral Area D. These 2023 records represent a rare moment of **unanimous procedural cooperation** between Director John Rice and his island-based counterparts, Directors Vonesch and Mawhinney, to advance a project that directly supported regional housing targets.

The Technical Transformation: CR-4 to CR-2

The application, submitted by landowners **Fred and Abigail Fedosenko**, sought to transition the property's zoning classification to facilitate a specific land-title outcome 1:

- **The Density Shift:** The property was rezoned from **Country Residential Four (CR-4)** to **Country Residential Two (CR-2)**.
- **Lowering the Threshold:** Under its original CR-4 zoning, the property permitted two houses but required a minimum parcel size of 2.0 hectares to subdivide. By rezoning to CR-2, the landowners lowered the minimum lot size threshold to **4,000 square meters**.
- **The Subdivision Goal:** This allowed the 1.6-hectare parcel to be legally subdivided into **two equal 8,000-square-meter separate fee-simple lots**. This was critical for the owners because it allowed each residence to sit on its own title, avoiding the need for a tenancy agreement between homeowners.

Alignment with Regional Housing Strategy

Regional District planners explicitly endorsed the Fedosenko application because it served as a model for **"responsible infill"**.

- **Housing Action Plan:** The project aligns with the **Electoral Area D Housing Action Plan** by promoting "missing middle" housing and accessory dwelling units (ADUs).
- **Incentive Funding:** This type of development helps Area D reach its target housing growth of approximately **1.3% over three years**, a requirement for securing federal funding under the **CMHC Housing Accelerator Fund (HAF)**.
- **Infrastructure Sustainability:** The site features a single-family home completed in 2023 and a shop from 2020. The new lot is supported by separate **individual septic fields approved by Island Health** and required a separate well to be drilled prior to final registration.

Procedural Success and Community Support

Unlike other controversial land-use files in 2023, the Fedosenko application followed a smooth legislative path:

- **Agency Referrals:** The proposal encountered **no objections** from external agencies like the Ministry of Transportation or local First Nations 6. The **Homalco First Nation** specifically reviewed the submission and registered no objections.
- **Public Consensus:** During the public hearing held on **December 6, 2023**, no speakers from the gallery opposed the bylaw 6. Ten written submissions were registered, all supporting or remaining neutral on the change.
- **Board Unity:** The motions to advance the bylaw were moved by **Director Rice** and seconded by **Director Vonesch** (for the CAO report, 3rd reading, and adoption) and **Director Mawhinney** (for the public hearing report).

Significance for the 2026 "Showdown" Election

In the context of the current **October 17, 2026 election cycle**, these motions serve as a factual "baseline" for Director John Rice's **"Forward"** campaign message.

- **Functional Governance Baseline:** This record provides evidence that when the "rural block" followed due process, routine land-use business for Area D was handled efficiently and collaboratively.
- **The "Targeted Friction" Contrast:** The sources contrast this 2023 cooperation with the **"Phase 3" obstruction** seen in **Bylaw No. 519 (Burridge)**. In that case, Mawhinney and Whalley voted against a similar compliant infill project for eight applicants, only reversing their votes under the **threat of a major private lawsuit**.
- **Campaign Accountability:** Proponents of the "Forward" platform use the Fedosenko file to ask why the incumbents were able to support a subdivision for one family in 2023, yet later chose to engage in **"quasi-judicial abuse"** and "hostage-taking politics" on other compliant files to gain leverage in unrelated regional disputes.

In summary, the passage of Bylaw No. 529 represents a successful application of **data-backed planning** that secured new housing titles for local residents while contributing to regional incentive funding targets.