

The **Couverdon York Road** subdivision application (Bylaws No. 503 and 504) reached a **successful legislative conclusion** with the final adoption of the bylaws in late 2023 1. Despite being a primary target of what the sources describe as "Phase 2" of the rural block's obstruction strategy, the property was successfully reconfigured to facilitate new residential growth in Electoral Area D.

1. Technical Outcome: Reconfiguration for Infill

The adoption of the bylaws successfully transformed the 15.2-hectare (37.5-acre) parcel located at **York Road and Chantrelle Way**:

- **OCP Amendment (Bylaw No. 503)**: The land was re-designated from **Rural (R)** to **Country Residential (CR)**.
- **Zoning Change (Bylaw No. 504)**: The property was re-zoned from **Rural One (RU-1)**, which required 8-hectare minimums, to **Country Residential Four (CR-4)**, allowing for 2.0-hectare minimums.
- **Subdivision Result**: This facilitated a **6-lot subdivision** with parcels ranging from 2.4 to 2.9 hectares, each carrying the right to host two single-family dwellings.

2. Voting Dynamics and Final Adoption

The final outcome was marked by a shift in the "rural block's" positioning:

- **Final Approval**: Directors **Robyn Mawhinney** and **Mark Vonesch**, who had previously supported procedural delays, eventually voted **in favour** of the final adoption alongside you (**Director John Rice**).
- **Lone Dissent**: **Director Gerald Whalley** remained the sole "No" vote on the final adoption (SRD 870/23 and 872/23), consistent with his record of "Phase 2" gridlock on compliant Area D files.

3. Context of "Phase 2" Obstruction

The path to this outcome is documented as a primary example of **targeted administrative friction**:

- **The Improper Move**: Prior to adoption, Directors Mawhinney and Whalley successfully voted to halt the application at third reading and refer it back to the Electoral Areas Services Committee (EASC) to **"seek further information"**.
- **Legal Breach**: The sources identify this maneuver as a **high-risk legal breach of due process**, as receiving new information after a public hearing has closed is prohibited under the *Local Government Act* and risks having the bylaw quashed by the BC Supreme Court.
- **Political Leverage**: This stall was categorized as a **"hostage-taking" tactic**, where routine Area D land-use business was weaponized to gain leverage in unrelated regional disputes, specifically the **Strathcona Gardens funding model**.

In summary, while the Couverdon York Road application was eventually **passed and adopted**, its outcome was delayed by a procedural maneuver that exposed the Regional District to significant legal liability and unnecessary administrative costs.