

The motions **SRD 54/24 through SRD 57/24** regarding **Bylaw No. 518** (the Kress rezoning) represent another successful effort to advance "missing middle" housing in Electoral Area D. While these motions record a moment of procedural cooperation, the sources and our conversation history highlight that this file is a key component of your **"Forward or Backward"** campaign narrative, specifically regarding **fiscal stability** and **consistent governance**.

Technical Scope: Rezoning RZ 1D 22 (Kress)

The application, submitted by **Dwayne Kress**, involves a **2.41-hectare parcel** located in the 3800 block of South Island Highway.

- **The Transformation:** The bylaw rezones the property from **Country Residential Four (CR-4)** to **Residential Two (R-2)**.
- **The Subdivision Goal:** The objective is to subdivide the single parcel into **five residential lots** 1.
- **The Zoning Nuance:** Although the project has a "country residential" feel, the shift to **Residential (R-2)** was legally required because the dedication of a **public road and trail right-of-way** reduced the proposed lot sizes slightly below the **4,000 square metre threshold** mandatory for country residential zoning.

Strategic Alignment with Federal Funding (HAF)

Like the **Fedosenko (Bylaw 529)** and **Burridge (Bylaw 519)** applications, the Kress subdivision is a direct contributor to the region's financial health.

- **Housing Action Plan:** This infill project aligns with the **Electoral Area D Housing Action Plan** by increasing responsible density.
- **Securing Grant Funding:** Such projects are vital for the SRD to meet the **3-year Housing Growth Target** required for the **CMHC Housing Accelerator Fund (HAF)**.
- **The Financial Stake:** By successfully raising Area D's growth rate from 0.77% to **1.23%**, the Regional District can qualify for an estimated **\$640,000 in federal incentive funding** to be used for local community and housing infrastructure.
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In summary, the advancement of **Bylaw No. 518** demonstrates the type of **corporate stability** and data-backed planning you advocate for. It ensures that Area D property owners can develop their land in accordance with the **Official Community Plan (OCP)** while securing nearly **\$640,000 in regional benefit**, a stability that critics argue was severely undermined by the rural block's later quorum-busting tactics and inconsistent land-use votes.