



REPORT

To: Chair and Directors

Report Number: DS-BRD-160

From: Kathy Suggitt, General Manager of Development Services

Date: June 10, 2021

Subject: Zoning Amendment Bylaw No. 2368, 2021, PRRD File No. 20-016 ZN

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board adopt Zoning Amendment Bylaw No. 2368, 2021, to rezone the property identified as PID 027-088-821 from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone).

BACKGROUND/RATIONALE:

Proposals

To adopt Zoning Amendment Bylaw No. 2368, 2021, to rezone the subject property from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone) in the PRRD Zoning Bylaw No. 1343, 2001, with the intent to subdivide the subject property into three $\pm$ 2.1 ha lots.

File Details

Owner: Darlene & William Smith
Area: Electoral Area D
Location: Briar
Legal: Lot 2 of Section 14, Township 78, Range 14, W6M, PRD, Plan BCP30281
PID: 027-088-821
Civic Address: 181 East Pouce Road
Lot Size: 6.3 ha (15.7 ac)

Summary of Procedure

Zoning Amendment Bylaw No. 2368, 2021 was read for a third time on February 25, 2021. The applicant was required to provide the Ministry of Transportation and Infrastructure a signed covenant restricting any access to Highway 49, prior to approving the Bylaw. The applicant has entered the required Section 219 land use covenant agreement with MoTI, who provided written approval for the bylaw on May 27, 2021.

ALTERNATIVE OPTIONS:

1. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

None at this time.

COMMUNICATIONS CONSIDERATION(S):

The Regional Board's decision will be communicated to the applicant.

OTHER CONSIDERATION(S):

None at this time.

Attachments:

1. Zoning Amendment Bylaw No. 2368, 2021

External Links

1. [Report- Zoning Amendment Bylaw No. 2368, 2021, PRRD File No. 20-016 ZN](#)

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2368, 2021

A bylaw to amend "Peace River Regional District
Zoning Bylaw No. 1343, 2001."

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt the "Peace River Regional District Zoning Bylaw No. 1343, 2001";

NOW THEREFORE the Regional Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2368, 2021."
2. Schedule B – Map 5 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 2, Section 14, Township 78, Range 14, W6M, PRD, Plan BCP30281, from R-5 "Residential 5 Zone" to R-4 "Residential 4 Zone", as shown on Schedule "A" which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	<u>14th</u>	day of	<u>January</u>	, 2021.
READ A SECOND TIME THIS	<u>14th</u>	day of	<u>January</u>	, 2021.
Notification mailed on the	<u>10th</u>	day of	<u>February</u>	, 2021.
Notification published on the	<u>11th and 18th</u>	day of	<u>February</u>	, 2021.
READ A THIRD TIME THIS	<u>25th</u>	day of	<u>February</u>	, 2021.
Ministry of Transportation approval received this	<u>27th</u>	day of	<u>May</u>	, 2021.
ADOPTED THIS		day of		, 2021.

(Corporate Seal has been
affixed to the original bylaw)

Chair

Corporate Officer

I hereby certify this to be a true and correct copy of
"PRRD Zoning Amendment Bylaw No. 2368, 2021,
as adopted by the Peace River Regional
District Board on _____, 2021.

Corporate Officer



Peace River Regional District
Bylaw No. 2368, 2021
SCHEDULE "A"



1:12,000

Schedule B - Map 5 of "Peace River Regional District Zoning Bylaw 1343, 2001" is hereby amended by rezoning Lot 2, Section 14, Township 78, Range 14, W6M, PRD, Plan BCP30281, **from R-5 "Residential 5 Zone" to R-4 "Residential 4 Zone"** as shown on the drawing below:

