



REPORT

To: Chair and Directors

Date: December 31, 2019

From: Kevan Sumner, General Manager of Development Services

Subject: Zoning Amendment Bylaw No. 2365, 2019, PRRD File No. 19-029

RECOMMENDATION #1: *[Corporate Unweighted]*

That Zoning Amendment Bylaw No. 2365, 2019, to rezone a +/- 0.6 ha portion of the property identified as PID 010-942-793 and to rezone a +/- 2.3 ha portion of the property identified as PID 014-720-329 from A-2 (Large Agricultural Holdings Zone) to C-2 (General Commercial Zone), be read a third time.

RECOMMENDATION #2: *[Corporate Unweighted – 2/3 Majority]*

That Zoning Amendment Bylaw No. 2365, 2019 be adopted.

BACKGROUND/RATIONALE:

Proposal

To rezone portions of the subject properties from A-2 (Large Agricultural Holdings Zone) to C-2 (General Commercial Zone) within *PRRD Zoning Bylaw No. 1343, 2001*. The proposed rezoning would extend the C-2 zone on the property to encompass all of the existing campground, allowing for its continued use.

File Details

File No.: 19-029
 Owner: Caron Creek Farm Ltd.
 Area: Electoral Area E
 Location: Chetwynd
 Legal: District Lot 2441, Peace River
 District Lot 359, Peace River except Plan CG574
 PID: 010-942-793
 014-720-329
 Lot Size: 3.88 ha (1.57 ac)
 10.38 ha (25.64 ac)
 Civic address: 7537, 7525 & 7523 Hwy 97 S

Site Context

The subject properties are directly south to the John Hart Highway, Highway 97 South, and north of the East Pine River. The property is approximately 12 km southwest of the District of Chetwynd. District Lot 359, Peace River except Plan CG574 is separated into two parts by the CN Railway. There are multiple small residential lots across the highway, to the north of the subject property. There are larger parcels south of the highway, on both sides of the subject property and on the south side of the East Pine River.

Summary of Application Procedure

February 11, 2019	The PRRD received the application.
June 21, 2019	Application and draft bylaws circulated to municipalities and provincial agencies
November 28, 2019	Bylaws given first two readings, public hearing waived
December 18, 2019	Notice of Intent to Consider mailed to landowners within notification area.
December 26, 2019 & January 2, 2020	Notice of Intent to Consider advertised in the Mirror News.
December 31, 2019	Bylaw formally approved by MoTI

Comments Received from the Public Notice

The Peace River Regional District did not receive any written comments from the public. Public notification was mailed on December 18, 2019 and advertised in the Mirror Newspaper on December 26, 2019 and January 2, 2020.

ALTERNATIVE OPTIONS:

1. That Zoning Amendment Bylaw No. 2365, 2019, to rezone a +/- 0.6 ha portion of the property identified as PID 010-942-793 and to rezone a +/- 2.3 ha portion of the property identified as PID 014-720-329 from A-2 (Large Agricultural Holdings Zone) to C-2 (General Commercial Zone), be respectfully refused.
2. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- ☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

None.

COMMUNICATIONS CONSIDERATION(S):

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

OTHER CONSIDERATION(S):

Attachments:

1. Notice of Intent to Consider
2. Zoning Amendment Bylaw No. 2365, 2019,

External Link:

1. [November 28th, 2019 Staff Report for Zoning Amendment Bylaw No. 2365, 2019](#)



PEACE RIVER REGIONAL DISTRICT

Notice of 3rd Reading and Adoption

FOR PROPOSED ZONING AMENDMENT BYLAW NO. 2365, 2019

When:

January 9, 2020
10:00 a.m.

Where:

PRRD Head Office Boardroom,
1981 Alaska Avenue
Dawson Creek B.C

For More Information:

Contact:

Development Services

Tel: 250-784-3200

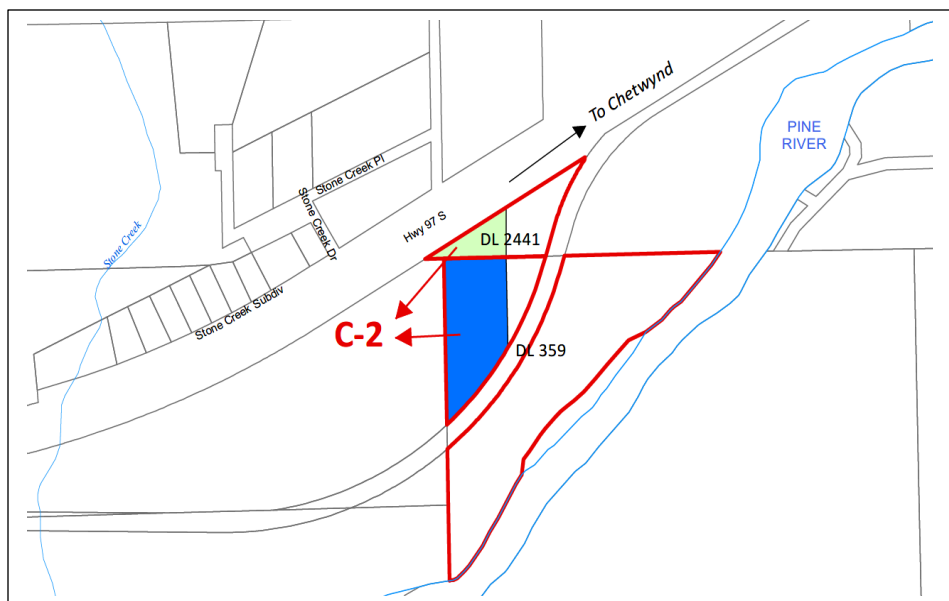
Toll Free: 1-800-670-7773

Email: prrd.dc@prrd.bc.ca

Chetwynd Area

District Lot 2441, Peace River & District Lot 359, Peace River except Plan CG574

Proposal: To amend the zoning of a portion of the subject properties from A-2 (Large Agricultural Holdings Zone) to C-2 (General Commercial Zone). The proposed rezoning would extend the C-2 zone on the property to encompass all of the existing campground, allowing for its continued use.



This notice is in general form only. Relevant background documents are available online at prrd.bc.ca on Engage! or may be inspected from Monday through Friday, excluding holidays, between the hours of 8:30am – 4:30pm at the PRRD Dawson Creek office (1981 Alaska Avenue, Dawson Creek, BC) or 8:30am – Noon and 1:00pm – 4:30pm at the PRRD Fort St. John office (9505-100th Street, Fort St. John, BC).

Written comments or concerns accepted.

Shawn Dahlen, Chief Administrative Officer



prrd.bc.ca |

diverse. vast. abundant.

January 9, 2020

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2365, 2019

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 "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. 2365, 2019."
2. Schedule C – Map 19 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a ± 0.6 ha. (1.4 acre) portion of District Lot 2441, PRD from A-2 "Large Agricultural Holdings Zone" to C-2 "General Commercial Zone", as shown shaded green on Schedule 'A' which is attached to and forms part of this bylaw.
3. Schedule C – Map 19 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a ± 2.3 ha. (5.7 acre) portion of District Lot 359, PRD except Plan CG574 from A-2 "Large Agricultural Holdings Zone" to C-2 "General Commercial Zone", as shown shaded blue on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	<u>28th</u>	day of	<u>November</u>	, 2019.
READ A SECOND TIME THIS	<u>28th</u>	day of	<u>November</u>	, 2019.
Public Notification published on	<u>26th</u>	day of	<u>December</u>	, 2019.
Public Notification published on	<u>2nd</u>	day of	<u>January</u>	, 2020.
Ministry of Transportation				
approval received this	<u>31st</u>	day of	<u>December</u>	, 2019.
READ A THIRD TIME THIS	<u> </u>	day of	<u> </u>	, 2020
ADOPTED THIS	<u> </u>	day of	<u> </u>	, 2020.

(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. 2365, 2019,
as adopted by the Peace River Regional District
Board on _____, 20____.

Corporate Officer

January 9, 2020



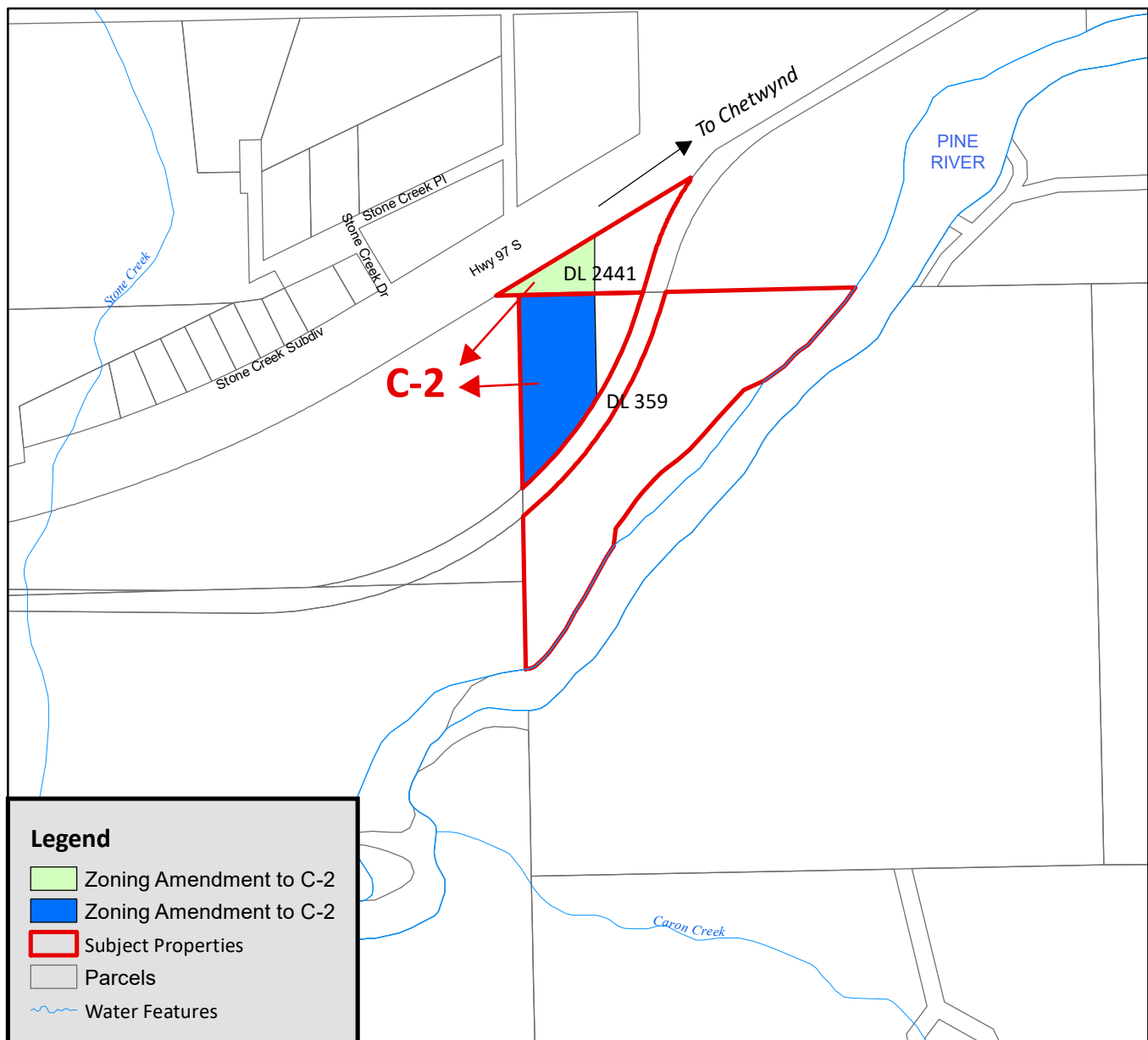
Peace River Regional District
Bylaw No. 2365, 2019
SCHEDULE "A"



1:9,000

Map 19 - Schedule C of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a +/- 0.6 ha (1.4 acres) portion of District Lot 2441, PRD **from** A-2 "Large Agricultural Holdings Zone" **to** C-2 "General Commerical Zone" as shown shaded **green** on the drawing below:

Map 19 - Schedule C of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a +/- 2.3 ha (5.7 acres) portion of District Lot 359, PRD except Plan CG574 **from** A-2 "Large Agricultural Holdings Zone" **to** C-2 "General Commerical Zone" as shown shaded **blue** on the drawing below:



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January 9, 2020

3/22/2019