



REPORT

To: Chair and Directors

Report Number: DS-BRD-139

From: Kathy Suggitt, General Manager of Development Services

Date: April 15, 2021

Subject: Zoning Amendment Bylaw No. 2357, 2020, PRRD File No. 19-137 ZN

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board give Zoning Amendment Bylaw No. 2357, 2020, to rezone the subject properties identified as PID 024-883-212 and PID 026-723-816 from A-2 (Large Agricultural Holdings Zone) to R-5 (Residential 5 Zone), third reading.

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

That the Regional Board adopt Zoning Amendment Bylaw No. 2357, 2020.

BACKGROUND/RATIONALE:

Proposal

To amend the zoning of the subject properties from A-2 (Large Agricultural Holdings Zone) to R-5 (Residential 5 Zone) within PRRD Zoning Bylaw No. 1343, 2001. The applicant intends to subdivide the property, resulting in three lots where there are currently only two lots:

- Lot 1: 4.69 ha (11.6 ac), new lot on northern portion of property.
- Lot 2: 5.8 ha (14.3 ac), remainder of present western lot
- Lot 3: 6.0 ha (14.8 ac), remainder of present eastern lot

File Details

Owner: Kevin Aitchison
Agent: Brian Elliott, Tryon Land Surveying
Area: Electoral Area C
Location: Charlie Lake
Legal: Lot A Section 29 Township 84 Range 19 W6M Peace River Plan PGP46064, except Plan BC2745
Lot A Section 29 Township 84 Range 19 W6M Peace River Plan BCP24329
PID: 024-883-212
026-723-816
Lot Size: 7.99 ha (19.75 ac)
8.56 ha (21.15 ac)

Site Context

The subject properties are located to the east of Charlie Lake, along the waterfront, approximately 6 km north of the community of Charlie Lake, and approximately 16 km northwest of the City of Fort St. John. The southern and eastern boundaries of the properties are bordered by residential properties. The northern boundaries are bordered by Beatton Provincial Park. The western boundary of the property with PID 026-723-816 is bordered by Charlie Lake.

Summary of Procedure

Zoning Amendment Bylaw No. 2357, 2020 was read for a first and second time on March 12, 2020. Given COVID-19 restrictions, public hearings were delayed until recently when they could resume as virtual events. The following activities have occurred since then:

February 24, 2021	Public notification mailed to landowners within notification area
March 4 & 11, 2021	Notice of public hearing advertised in the Alaska Highway News
March 17, 2021	Public hearing held via Zoom audio/video call

Comments Received from the Public

A public hearing was held on March 17, 2021 in accordance with the *Local Government Act*. The Minutes are attached to this report.

ALTERNATIVE OPTIONS:

1. That the Regional Board refuse to give Zoning Amendment Bylaw No. 2357, 2020, to rezone the subject properties identified as PID 024-883-212 and PID 026-723-816 from A-2 (Large Agricultural Holdings Zone) to R-5 (Residential 5 Zone), third reading.
2. That the Regional Board refuse to adopt Zoning Amendment Bylaw No. 2357, 2020.
3. 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 agent.

OTHER CONSIDERATION(S):

None at this time.

Attachments:

1. Zoning Amendment Bylaw No. 2357, 2020
2. Minutes of Public Hearing for Zoning Amendment Bylaw No. 2357, 2020 [March 17, 2021]

External Links:

1. [Report – Zoning Amendment Bylaw No. 2357, 2020, PRRD File No. 19-137 ZN – \[March 12, 2020\]](#)
2. [Agenda – Public Hearing for Zoning Amendment Bylaw No. 2357, 2020, PRRD File No. 19-137 ZN – \[March 17, 2021\]](#)



PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES
Proposed Zoning Amendment Bylaw No. 2357, 2020
March 17, 2021 @ 6:00 p.m.
Via Zoom Audio/Video call

ATTENDANCE:

Peace River Regional District: Brad Sperling, Director of Electoral Area C (Chair)
Nikita Kheterpal, North Peace Land Use Planner (Recorder)
Kassandra Foster, Communications Coordinator (Moderator)

Zoning Amendment Bylaw No. 2357, 2020

Agent: Kathleen Lush (Tryon Land Surveying)
Applicant: Kevin Aitchison
Public: 1 additional member of the public

1. CALL TO ORDER

The Chair called the meeting to order at 6:00 pm.

2. STATEMENT OF PUBLIC HEARING

The Chair stated the procedural rules in place to govern the conduct of the public hearing for Zoning Amendment Bylaw No. 2357, 2020 (and Zoning Amendment Bylaw No. 2403, 2020) as written in the agenda.

3. PEACE RIVER REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 2357, 2020

3.1. PROPOSED ZONING AMENDMENT

Staff provided those in attendance with a summary of proposed Zoning Amendment Bylaw No. 2357, 2020 for the properties legally described as Lot A Section 29 Township 84, Range 19 W6M Peace River District Plan PGP46064 except Plan BCP2745, and Lot A Section 29 Township 84 Range 19 W6M Peace River District Plan BCP24329.

Staff summarized the proposal to rezone the properties from A-2 (Large Agricultural Holdings Zone) to R-5 (Residential 5 Zone).

3.2. SUMMARY OF APPLICATION PROCEDURE

Staff provided a summary of the application procedure and timeline as outlined in the agenda for those in attendance at the hearing.

3.3. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

Staff summarized the comments received from agencies and municipalities as attached in the agenda.

3.4. WRITTEN COMMENTS RECEIVED FROM PUBLIC

Staff stated that as of 4:00 pm on March 17, 2021 the Peace River Regional District had received one written comment from the public regarding Zoning Amendment Bylaw No. 2357, 2020. Staff read out loud the written comment received (Public Comment 1). The comment expressed concern regarding the current and future state of the road leading to the rezoning area; and requested PRRD to, as part of approving the rezoning, also encourage MOTI to pave this section of road.

3.5. COMMENTS FROM THE APPLICANT

The Chair invited the applicant to make any comments in support of the application. Mr. Aitchison stated his intentions to subdivide the property. In response to the written comment received, Mr. Aitchison said he does not believe that his one extra lot would lead to more traffic in the area. The Chair clarified that the comment did not express any issues with traffic, just paving.

3.6. COMMENTS FROM PUBLIC HEARING ATTENDEES

The Chair asked the members of the public in attendance if they had any comments related to the proposed bylaw.

Kathleen Lush

As the agent for this file, she expressed her support.

James O'Hanley

Wanted to ensure that his written comment was received. Clarified that he did not have any issues with the rezoning or subdivision. Requested the PRRD for support to lobby to the Ministry of Transportation and Infrastructure to pave the 3 km of Sunnyside Drive and Aitchison Rd as it does receive some traffic.

The Chair called a second time for comments from members of the public in attendance. None were offered.

The Chair called a final time for comments from members of the public in attendance. None were offered.

3.7. FINAL COMMENTS FROM APPLICANT

The Chair invited the applicant to make any final comments. Mr. Aitchison acknowledged that it would be nice to see paving in the future.

3.8. CONCLUDE PUBLIC HEARING RE: BYLAW 2357, 2020**4. ADJOURN PUBLIC HEARING**

The Chair terminated the Public Hearing at 6:29 pm.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed Zoning Amendment Bylaw No. 2357, 2020 held on Wednesday, March 17, 2021.

Original copy signed by:

Director Brad Sperling, Chair
Nikita Kheterpal, Recorder

A bylaw to amend 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:

- | | | | | |
|--------------------------------------|---|--------|-----------------------------|---------|
| READ A FIRST TIME THIS | <u>12th</u> | day of | <u>March</u> | , 2020. |
| READ A SECOND TIME THIS | <u>12th</u> | day of | <u>March</u> | , 2020. |
| Public Notification mailed on | <u>26th</u> | day of | <u>February</u> | , 2021. |
| Public Notification published on the | <u>4th and 11th</u> | day of | <u>March</u> | , 2021. |
| Public Hearing held on the | <u>17th</u> | day of | <u>March</u> | , 2021. |
| READ A THIRD TIME AS AMENDED THIS | <u> </u> | day of | <u> </u> | , 2021. |
| ADOPTED THIS | | day of | | , 2021. |

Chair

Corporate Officer

I hereby certify this to be a true and correct copy of
 “PRRD Zoning Amendment Bylaw No. 2357, 2020,
 as adopted by the Peace River Regional District
 Board on _____, 20_____.

Corporate Officer



Peace River Regional District
Bylaw No. 2357, 2020
SCHEDULE "A"



1:7,000

Schedule A - Map 6 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot A, Section 29, Township 84, Range 19, W6M, PRD, Plan PGP46064, except Plan BCP2745 and Lot A, Section 29, Township 84, Range 19, W6M, PRD, Plan BCP24329 **from** A-2 "Large Agricultural Holdings Zone" **to** R-5 "Residential 5 Zone" as shown shaded on the drawing below:

