



REPORT

To: Chair and Directors

Report Number: DS-BRD-021

From: Tyra Henderson, Corporate Officer

Date: May 15, 2020

Subject: Zoning Amendment Bylaw No. 2406, 2020. PRRD File # 20-006 ZN

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board give Zoning Amendment Bylaw No. 2406, 2020, to rezone the property identified as PID 014-635-950 from RR-4 (Small Holdings) Zone to RR-1 (Rural Residential 1) Zone, third reading.

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

That the Regional Board adopt Zoning Amendment Bylaw No. 2406, 2020.

BACKGROUND/RATIONALE:

At the April 23, 2020 Regional Board Meeting, the Board gave first two readings to Zoning Amendment Bylaw No. 2406, 2020, and included a request that the Ministry of Transportation and Infrastructure (MoTI) require a traffic impact study if any home-based business is proposed. This information was provided to MoTI for their consideration. The requirement for a public hearing was waived as the proposal is compliant with the Official Community Plan, and instead, public notice was issued as per the *Local Government Act*.

Details of the proposal are provided below for the Board's information.

Proposal

To rezone the property from RR-4 (Small Holdings) Zone to RR-1 (Rural Residential 1) Zone under PRRD Zoning Bylaw No. 479, 1986 for the final purpose of subdividing the property into two lots.

File Details

Owner: Daniel McLean
Area: Electoral Area D
Location: South Taylor
Legal: Parcel A (R2285), of the Southeast ¼ of Section 5, Township 81, Range 17, W6M, PRD
PID: 014-635-950
Civic Address: 5420 224 Rd
Lot Size: 10.7 ha (26.4 ac)

Summary of Procedure

Zoning Amendment Bylaw No. 2406, 2020 was read for a first and second time on April 23, 2020. The following activities have occurred since then:

May 15, 2020	Public notification mailed to landowners within notification area
May 14 & 21, 2020	Notice of intent to consider advertised in the Mirror
May 14, 2020	Zoning Bylaw No. 2406, 2020 approved by MoTI

At the time of preparing this report, no comments from the public had been received. Any comments received prior to the May 28 Board meeting will be reported verbally and added as late items to the report.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse Zoning Bylaw Amendment No. 2406, 2020, to rezone the property identified as PID 014-635-950 from RR-4 (Small Holdings) Zone to RR-1 (Rural Residential 1) Zone, as submitted.
2. 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 Bylaw No. 2406, 2020
2. Public Notification for Zoning Amendment Bylaw No. 2406, 2020

External Links:

1. [Report – Zoning Amendment Bylaw No. 2406, 2020, PRRD File No. 20-006 – April 2, 2020](#)

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2406, 2020

A bylaw to amend the "Dawson Creek Rural Area
Zoning Bylaw No. 479, 1986."

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt "Dawson Creek Rural Area Zoning Bylaw No. 479, 1986";

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. 2406, 2020."
2. Schedule B – Map 11 of "Dawson Creek Rural Area Zoning Bylaw No. 479, 1986" is hereby amended by rezoning Parcel A(R2285), of the Southeast ¼ of Section 5, Township 81, Range 17, W6M, PRD, from RR-4 "Small Holdings Zone" to RR-1 "Rural Residential 1 Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	<u>23rd</u>	day of	<u>April</u>	, 2020.
READ A SECOND TIME THIS	<u>23rd</u>	day of	<u>April</u>	, 2020.
Notification mailed on the	<u>15th</u>	day of	<u>May</u>	, 2020.
Public Notification published on the	<u>14th and 21st</u>	day of	<u>May</u>	, 2020.
READ A THIRD TIME THIS	<u> </u>	day of	<u> </u>	, 2020.
Ministry of Transportation approval received this	<u>14th</u>	day of	<u>May</u>	, 2020.
ADOPTED THIS	<u> </u>	day of	<u> </u>	, 2020.

(Corporate Seal has been affixed to the original bylaw)

Brad Sperling,
Chair

Tyra Henderson,
Corporate Officer

I hereby certify this to be a true and correct copy of "PRRD Zoning Amendment Bylaw No. 2406, 2020", as adopted by the Peace River Regional District Board on _____, 2020.

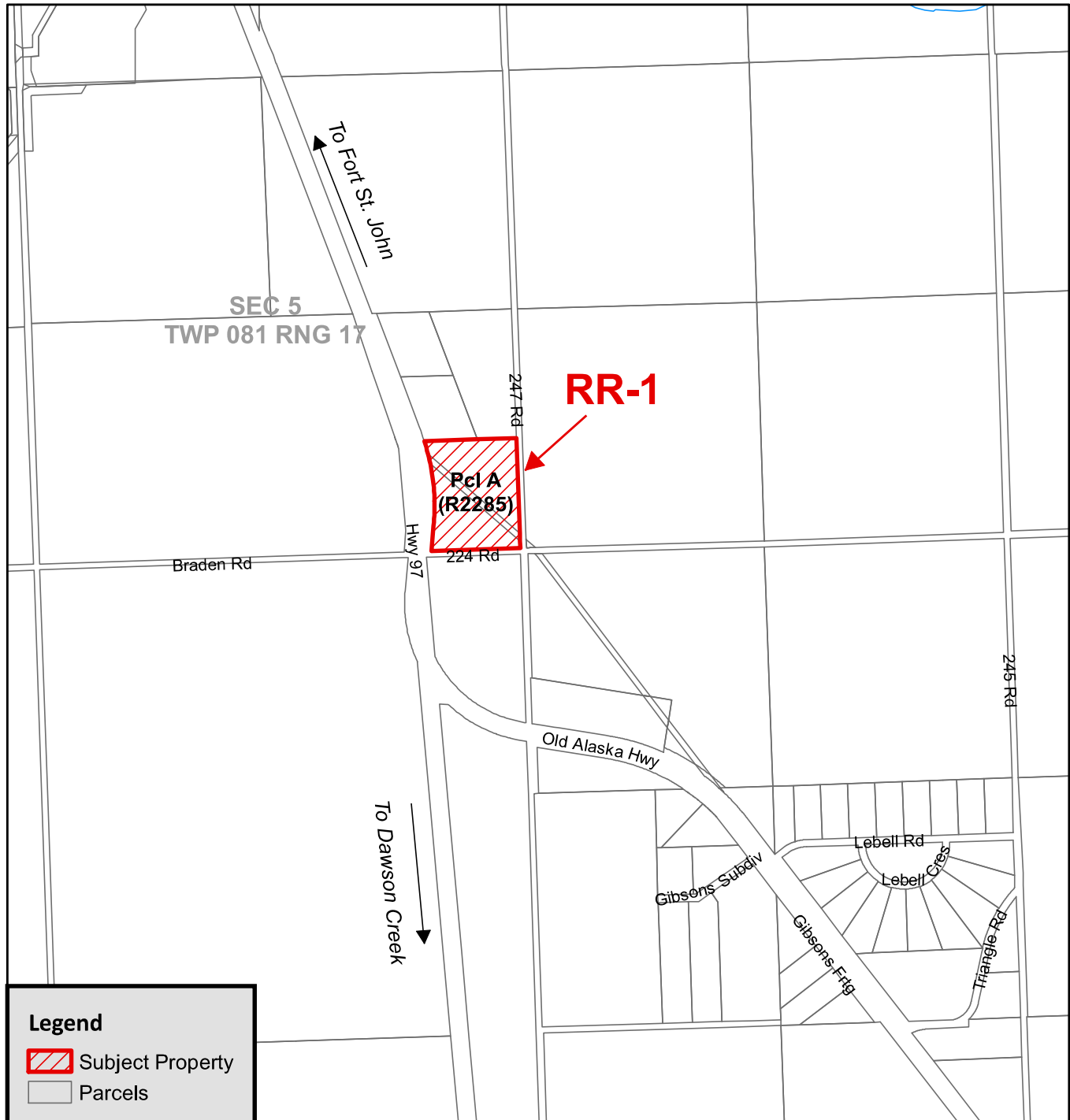
Tyra Henderson, Corporate Officer



Peace River Regional District
Bylaw No. 2406, 2020
SCHEDULE "A"



Schedule B - Map 11 of "Dawson Creek Rural Area Zoning Bylaw 479, 1986" is hereby amended by rezoning Parcel A(R2285) of the Southeast 1/4 of Section 5, Township 81, Range 17, W6M, PRD **from** RR-4 "Small Holdings Zone" **to** RR-1 "Rural Residential 1 Zone" as shown on the drawing below:





Industry

Residential

Farm Use

Notice of Intent to Consider

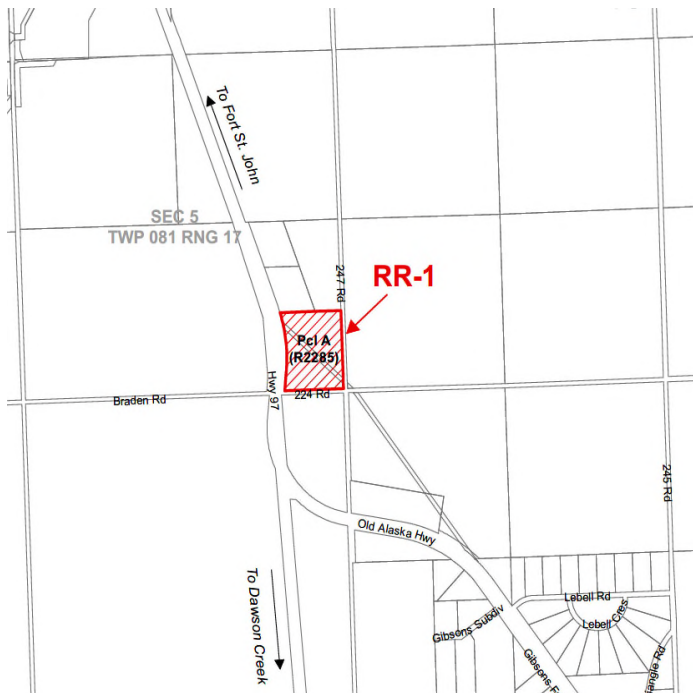
Zoning Amendment Bylaw No. 2406, 2020

FILE NO. 20-006 ZN

South Taylor

Property Location: Parcel A (R2285), of the Southeast ¼ of Section 5, Township 81, Range 17, W6M, PRD

Proposal: To rezone the property from RR-4 (Small Holdings) zone to RR-1 (Rural Residential 1) zone.



How to Participate

1 Get More Information

Contact the Peace River Regional District to get more information about a proposal. Bylaws can be viewed at the offices or online at anytime.

View Bylaws

Dawson Creek Office

1981 Alaska Avenue
Dawson Creek, BC V1G 4H8

Fort St. John Office

9505-100th Street
Fort St. John, BC V1J 4N4

By Phone, Email or Fax

planning@prrd.bc.ca

250-784-3200

Toll Free 1-800-670-7773

Fax 250-784-3201

Online

View Development
Applications at
prrd.bc.ca/engage



2 Send in a Written Comment

In person, by mail, through Engage, or by email. Written comments or concerns will be accepted until 4:00 pm on May 27, 2020.

3 Watch the Board Meeting

While PRRD Offices are closed due to COVID, Meetings will be livestreamed via the PRRD Facebook Page.

When:

Thursday, May 28, 2020 at 10:00 am

Where:

Peace River Regional District 'Official Page' on Facebook

Peace River Regional District Office
1981 Alaska Avenue Dawson Creek, BC