



REPORT

To: Chair and Directors

Report Number: DS-BRD-310

From: Ashley Murphey, RPP, MCIP, Planning Services Manager

Date: June 8, 2023

Subject: Zoning Amendment Bylaw No. 2522, 2023, PRRD File No. 23-005 ZN: 3rd and Adoption

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board give Peace River Regional District Zoning Amendment Bylaw No. 2522, 2023 to include “Daycare” as a permitted principal use within the General Commercial (C-2) zone in Peace River Regional District Zoning Bylaw 1343, 2001, third reading.

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

That the Regional Board adopt Peace River Regional District Zoning Amendment Bylaw No. 2522, 2023.

BACKGROUND/RATIONALE:

Proposal

To amend the PRRD Zoning Bylaw 1343, 2001 to include “Daycare” as a permitted principal use within the General Commercial (C-2) zone.

Site Context

This amendment proposal includes all General Commercial (C-2) zoned properties in PRRD Zoning Bylaw 1343, 2001. See attached maps.

- 20 properties in Electoral Area C
- 8 properties in Electoral Area E
- 7 properties in Electoral Area D
- There are no properties currently zoned C-2 in Electoral Area B

Summary of Procedure

Peace River Regional District Zoning Amendment Bylaw No. 2522, 2023 was read for a first and second time on May 4, 2023. The following activities have occurred since then:

- | | |
|--------------|--------------------------------------------------------------------------------------------|
| May 24, 2023 | Public notification mailed to all C-2 zoned landowners |
| May 30, 2023 | Notice of public hearing advertised in the Coffee Talk – Chetwynd |
| June 1, 2023 | Notice of public hearing advertised in the Alaska Highway News and the Dawson Creek Mirror |
| June 2, 2023 | Notice of public hearing advertised in the Coffee Talk – Chetwynd |

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse to give Peace River Regional District Zoning Amendment Bylaw No. 2522, 2023 to add “Daycare” to the list of permitted principal uses in the General Commercial (C-2) Zone, third reading.
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.

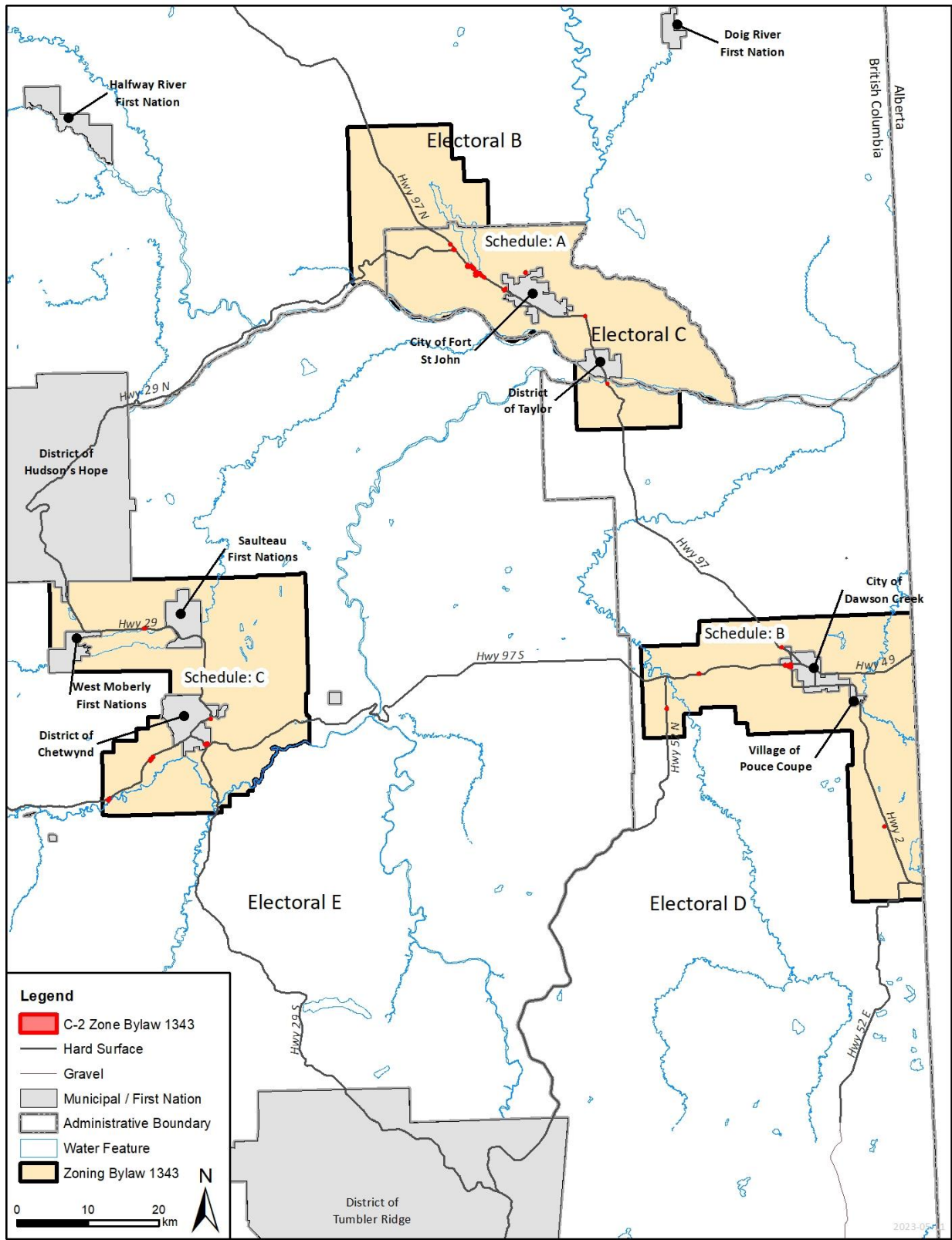
Attachments:

1. Zoning Bylaw No. 2522, 2023
2. Maps, PRRD File No. 23-005 ZN
3. Public Notification for Zoning Bylaw No. 2522, 2023

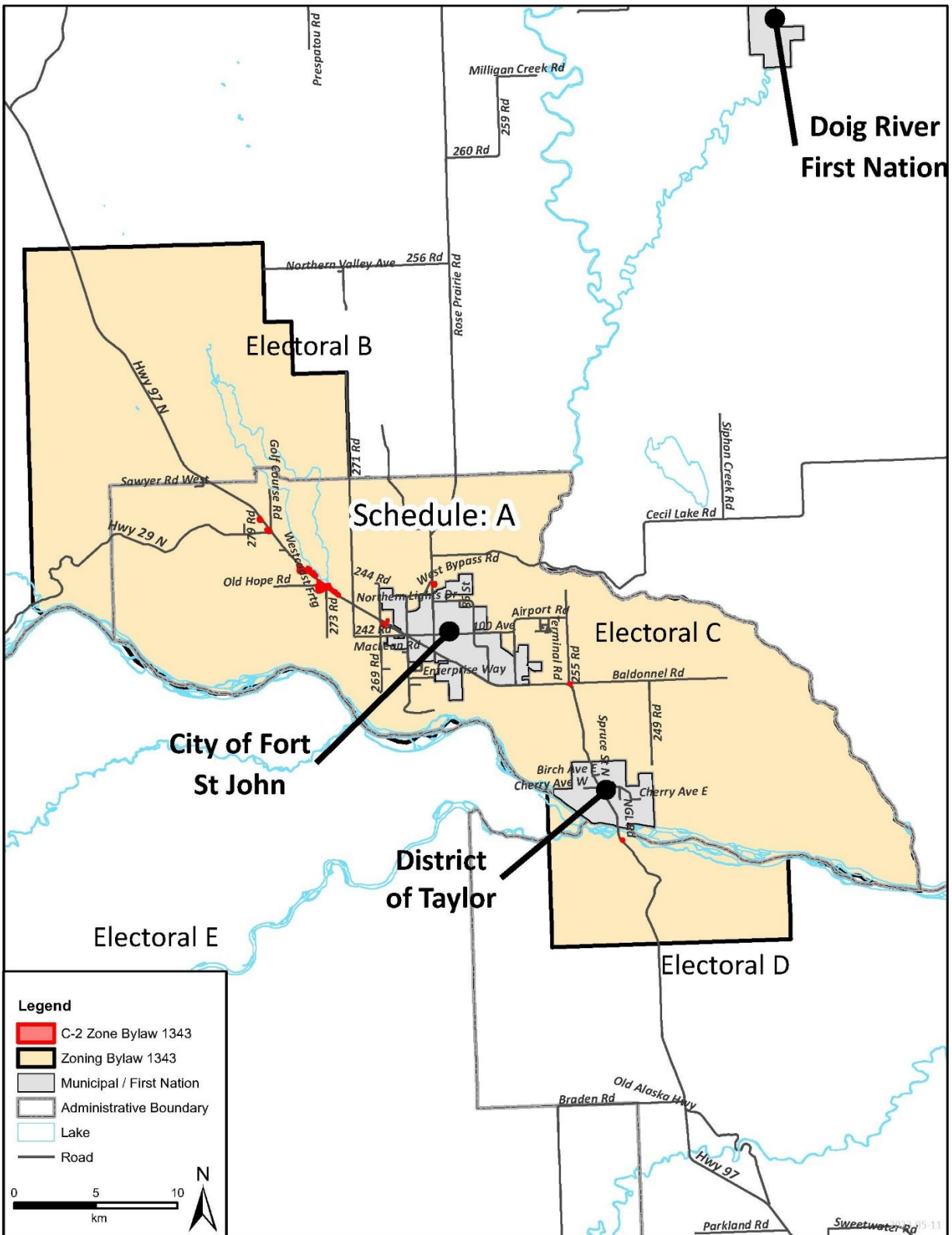
External Links:

1. Report – [Zoning Amendment Bylaw No. 2522, 2023, PRRD File No. 23-005](#) – [May 4, 2023]
2. Agenda – [Public Hearing for Zoning Amendment Bylaw No. 2522, 2023, PRRD File No. 23-005](#)
[June 8, 2023]

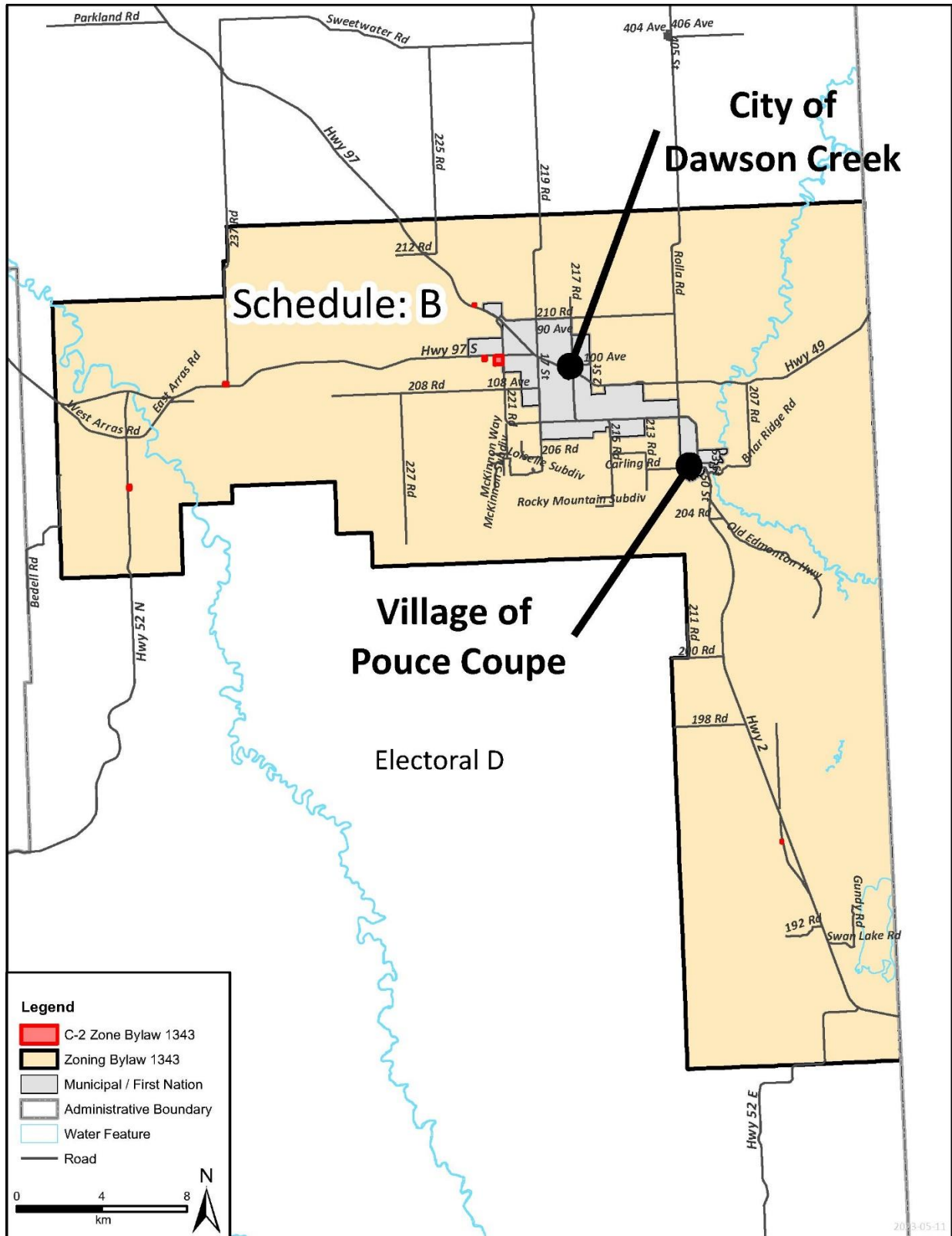
Location: PRRD Zoning Bylaw 1343, 2001



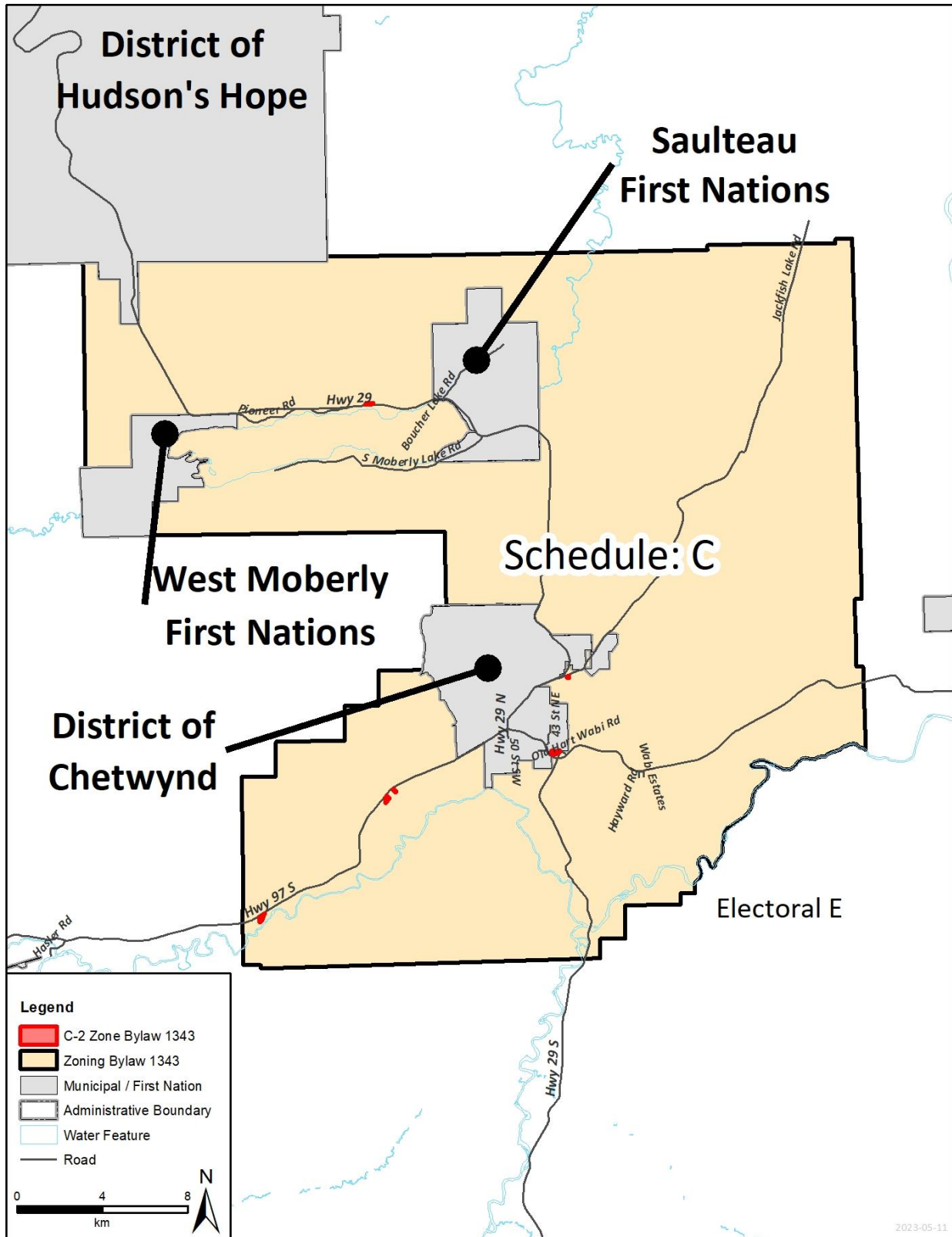
Schedule A



Schedule B



Schedule C





Notice of Public Hearing

Zoning Bylaw Amendment NO. 2522, 2023

FILE NO. 23-005

When:

Thursday, June 8, 2023
at 9:30am

Where:

Pomeroy Hotel and
Conference Centre
11308 Alaska Rd.
Fort St. John, B.C

Or by Zoom

(link on PRRD website)

For More Information:

Contact:

Development
Services

250-784-3200

Toll Free:

1-800-670-7773

Email:

planning@prrd.bc.ca

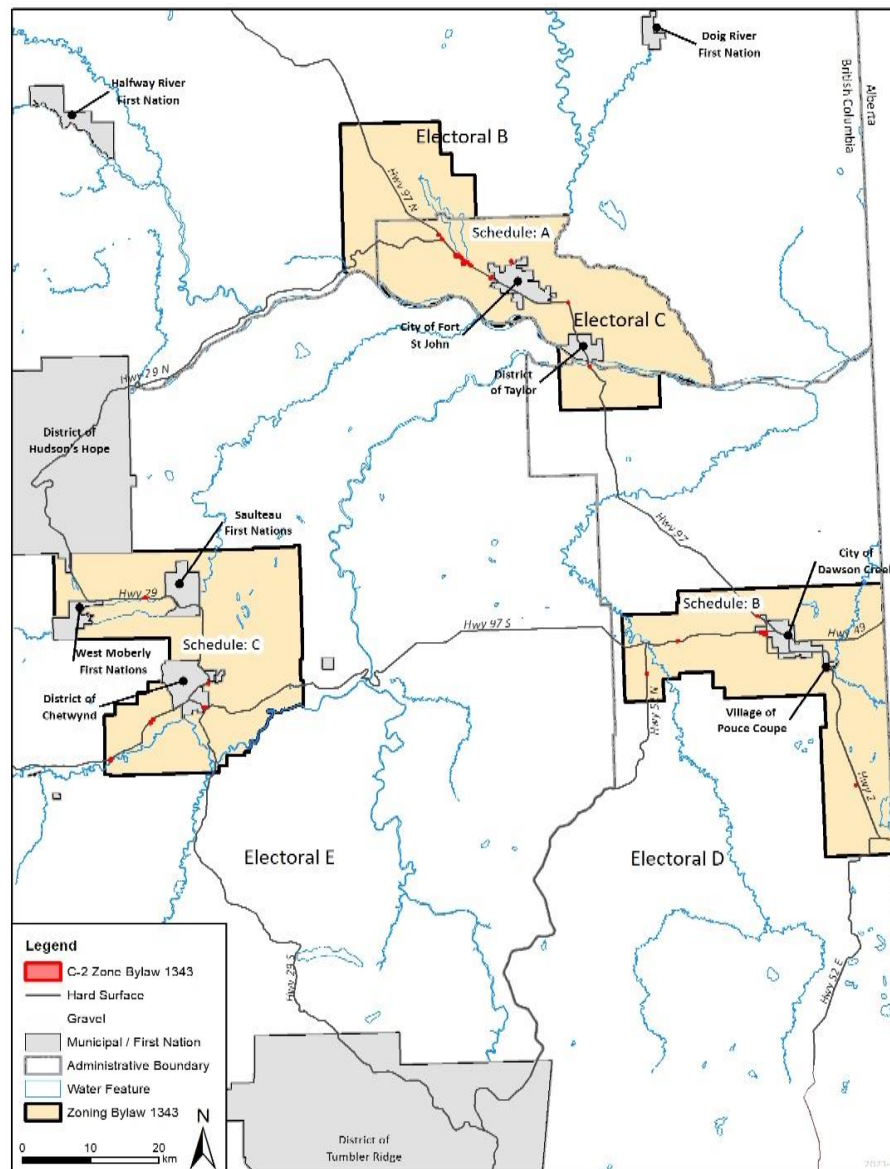
View details at:

prrd.bc.ca

**Written comments
accepted until 4:00 pm
June 7, 2023.**

C-2 Zone in Electoral Areas B, C, D, and E

The Peace River Regional District is hosting a hearing to consider an amendment to PRRD Zoning Bylaw 1343, 2001 to include "Daycare" as a permitted use within the General Commercial Zone (C-2).



**PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2522, 2023**

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 shall be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2522, 2023."
2. "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended as follows:
 - a) that the following Principal Use be added to list of Permitted Uses in Part VI Zones, Section 42 C-2 (General Commercial Zone – 1.8 ha), in alphabetical order, and all subsequent sections are renumbered accordingly:
 1. Permitted Uses
 - a) Daycare

READ A FIRST TIME THIS 4th day of May, 2023.

READ A SECOND TIME THIS 4th day of May, 2023.

Public Notice mailed on the 24th day of May, 2023.

Public Notice published on the 30th day of May, 2023.

Public Notice published on the 1st and 2nd day of June, 2023

Public Hearing held on the _____ day of _____, 2023.

Ministry of Transportation approval received this 14th day of April, 2023.

READ A THIRD TIME THIS _____ day of _____, 2023.

ADOPTED THIS _____ day of _____, 2023.

(Corporate Seal has been affixed to the original bylaw)

Leonard Hiebert, Chair

I hereby certify this to be a true and correct copy of "PRRD Zoning Amendment Bylaw No. 2522, 2023, as adopted by the Peace River Regional District Board on _____, 2023.

Tyra Henderson, Corporate Officer

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