



REPORT

To: Chair and Directors

Report Number: DS-BRD-178

From: Kathy Suggitt, RPP, General Manager of Development Services

Date: September 9, 2021

Subject: Zoning Amendment Bylaw No. 2446, 2021; PRRD File No. 21-006 ZN

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board give Zoning Amendment Bylaw No. 2446, 2021 third reading, to rezone a 1.6 hectare (3.9 acre) portion of the property identified as PID 013-687-310 from C-2 General Commercial Zone to R-2 Residential 2 Zone in PRRD Zoning Bylaw No. 1343, 2001.

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

That the Regional Board adopt Zoning Amendment Bylaw No. 2446, 2021.

BACKGROUND/RATIONALE:

Proposal

The applicant would like to rezone a 1.6 ha (3.9 ac) portion of the subject property from C-2 General Commercial Zone to R-2 Residential 2 Zone within PRRD Zoning Bylaw 1343, 2001.

File Details

Owner: James N. Kosick and Gretchen M Letkeman
 Area: Electoral Area C
 Location: Charlie Lake
 Legal: Lot 3 Section 17 Township 84 Range 19 W6M Peace River District Plan 4750 Except Plan 6133
 PID: 013-687-310
 Civic Address: 12762 Old Hope Road
 Lot Size: 16.07 ha (39.72 ac)

Site Context

The subject property is located in the community of Charlie Lake, approximately 8 km north of the City of Fort St. John. The triangular subject property is surrounded by a mix of commercial and residential uses to the south and west and is bordered by Highway 97N to the east.

Summary of Procedure

Zoning Amendment Bylaw No. 2446, 2021 was read for a first and second time on April 29, 2021. The following activities have occurred since then:

August 24, 2021	Public notification mailed to landowners within notification area
Aug 26 & Sept 2, 2021	Notice of intent to consider advertised in the Alaska Highway News
August 19, 2021	Zoning Bylaw No. 2446, 2021 approved by MoTI

Comments Received from the Public

The requirement for a public hearing was waived as the proposal is in conformity with the Official Community Plan. Public notification was issued in accordance with the *Local Government Act*. At the time of preparing this report, no comments from the public have been received. Should any comments be submitted prior to the September 9, 2021, Board meeting, they will be reported verbally and attached as late items to the report as an addendum to the Agenda.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse to give Zoning Amendment Bylaw No. 2446, 2021, third reading to rezone a 1.6 ha (3.9 ac) portion of the subject property identified as PID 013-687-310 from C-2 General Commercial Zone to R-2 Residential 2 Zone within PRRD Zoning Bylaw 1343, 2001.
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. Public Notification for Zoning Bylaw Amendment No. 2446, 2021
2. Zoning Amendment Bylaw No. 2446, 2021

External Links:

1. [Report – Zoning Amendment Bylaw No. 2446, 2021, PRRD File No. 21-006 ZN – April 29, 2021](#)



Industry

Residential

Farm Use

Notice of Intent to Consider

ZONING AMENDMENT BYLAW NO. 2446, 2021

File No. 21-006 ZN

Peace River Regional District

How to Participate

Property Location: Lot 3 Section 17 Township 84 Range 19 W6M Peace River District Plan 4750 Except Plan 6133

12762 Old Hope Rd

Proposal: To rezone a 1.6 ha (3.95 ac) portion of the subject property from C-2 (General Commercial Zone) to R-2 (Residential 2 Zone) within PRRD Zoning Bylaw No. 1343, 2001.

1 Get More Information

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

In Person (During Office Hours)/ Mail

Dawson Creek Office

1981 Alaska Avenue/Box 810
Dawson Creek, BC V1G 4H8

Fort St. John Office

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

By Email

planning@prrd.bc.ca

By Phone

250-784-3200
Toll Free 1-800-670-777
Fax 250-784-3201

Online

View Development Applications at
prrd.bc.ca/services/development-services

2 Send in a Written Comment

Through the development services webpage, e-mail, fax, mail, or in person. Written comments will be accepted until 4:00 pm on September 08, 2021.

3 Watch the Board Meeting

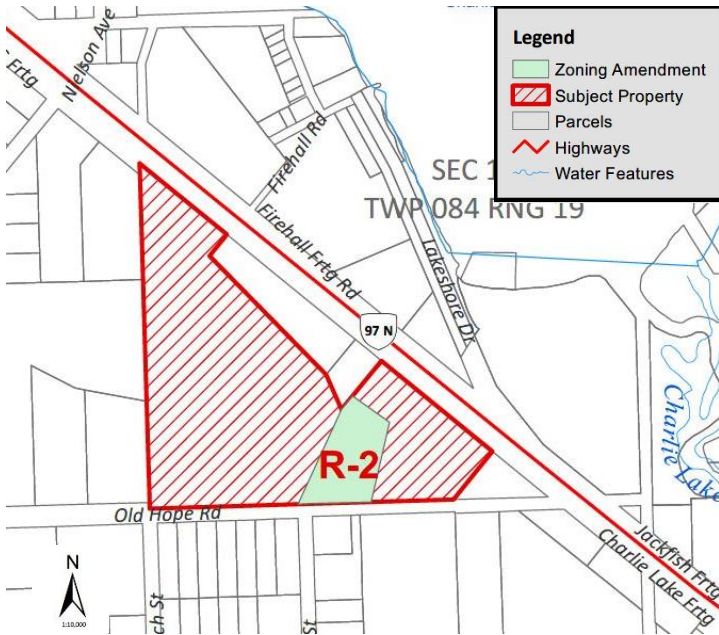
Public attendance at meetings is limited due to COVID-19. Watch the meeting livestream via the Peace River Regional District 'Official Page' on Facebook.

When:

Thursday, September 09, 2021 at 10:00 am

Where:

Peace River Regional District 'Official Page' on Facebook



PEACE RIVER REGIONAL DISTRICT

Bylaw No. 2446, 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 "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. 2446, 2021."
2. Schedule A – Map 7 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a 1.6 ha (3.9 acre) portion of Lot 3, Section 17, Township 84, Range 19, W6M, PRD, Plan 4750, except Plan 6133, from C-2 "General Commercial Zone" to R-2 "Residential 2 Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS 29th day of April , 2021.

READ A SECOND TIME THIS 29th day of April , 2021.

Public Notice mailed on the 24th day of August , 2021.

Public Notice published on the 26th day of August , 2021.

Public Notice published on the 2nd day of September , 2021.
 Ministry of Transportation
 approval received this 19th day of August , 2021.

READ A THIRD TIME THIS _____ day of _____ , 2021.

ADOPTED THIS _____ day of _____ , 2021.

Chair

(Corporate Seal has been affixed to the original bylaw)

Corporate Officer

I hereby certify this to be a true and correct copy of "PRRD Zoning Amendment Bylaw No. 2446, 2021, as adopted by the Peace River Regional District Board on _____, 20____.

Corporate Officer



Peace River Regional District
 Bylaw No. 2446, 2021
SCHEDULE "A"



Schedule A - Map 7 of "Peace River Regional District Zoning Bylaw No.1343, 2001" is hereby amended by rezoning a 1.6 ha (3.9 acres) portion of Lot 3, Section 17, Township 84, Range 19, W6M, PRD, Plan 4750, except plan 6133 **from** C-2 "General Commercial Zone" **to** R-2 "Residential 2 Zone" as shown on the drawing below:

