



REPORT

To: Chair and Directors

Report Number: DS-BRD-138

From: Kathy Suggitt, General Manager of Development Services

Date: April 15, 2021

Subject: Zoning Amendment Bylaw No. 2397, 2020, PRRD File No. 19-210 ZN

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board give Zoning Amendment Bylaw No. 2397, 2020, to rezone the property identified as PID 014-330-342 from R-6 (Residential 6 Zone) to R-5 (Residential 5 Zone) under PRRD Zoning Bylaw No. 1343, 2001, third reading.

RECOMMENDATION #2: [Corporate Unweighted, 2/3 majority required]

That the Regional Board adopt Zoning Amendment Bylaw No. 2397, 2020.

BACKGROUND/RATIONALE:

Proposal

To amend the zoning of the subject property from R-6 (Residential 6 Zone) to R-5 (Residential 5 Zone) under PRRD Zoning Bylaw No. 1343, 2001, to allow for future subdivision of the property for residential development.

File Details

Owner: Viktor Kisser
Area: Electoral Area D
Location: Arras
Legal: Parcel A (95167M) of the South West ¼ of Section 18 Township 78 Range 16 W6M PRD
PID: 014-330-342
Civic Address: 10244 237 Road
Lot Size: 9.81 ha (24.3 ac)

Site Context

The subject property is located approximately 3.5 km northeast of the community of Arras. The north and east portions of the subject property are bordered by parcels used for residential purposes. The south portion of the subject property is bordered by the Highway 97 South right-of-way, with agricultural activity on the south side of the highway. The west portion of the subject property is bordered by a property used for commercial purposes.

Summary of Procedure

Zoning Amendment Bylaw No. 2397, 2020 was read for a first and second time on January 29, 2020. Given COVID-19 restrictions, public hearing events were postponed and only resumed recently as virtual events. The following activities have occurred since then:

January 16, 2020	Zoning Bylaw No. 2397, 2020 conditionally approved by MoTI
March 8, 2021	Public notification mailed to landowners within notification area
March 11 & 18, 2021	Notice of public hearing advertised in the Dawson Creek Mirror
March 18, 2021	MoTI approval required under Section 52 of the <i>Transportation Act</i> received
March 23, 2021	Virtual Public hearing

Comments Received from the Public

A public hearing was held on March 23, 2021 in accordance with the *Local Government Act*. The Minutes are attached to this report.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse Zoning Amendment Bylaw No. 2397, 2020, to permit rezoning of the property identified as PID 014-330-342, from R-6 (Residential 6 Zone) to R-5 (Residential 5 Zone), rescind first and second readings, and mark the bylaw as unused.
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 Amendment Bylaw No. 2397, 2020
2. Minutes of Public Hearing – March 23, 2021

External Links:

1. [Report – Zoning Amendment Bylaw No. 2397, 2020, PRRD File No. 19-210 – February 13, 2020](#)
2. [Agenda – Public Hearing for Zoning Amendment Bylaw No. 2397, 2020, PRRD File No. 19-210 – March 23, 2021](#)



**PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES**

- Proposed Zoning Amendment Bylaw No. 2397, 2020;
March 23, 2021 @ 6:00 p.m.
Via Zoom Audio/Video call

ATTENDANCE:

Peace River Regional District: Leonard Hiebert, Director of Electoral Area D (Chair)
Jack Irving-Peckham, South Peace Land Use Planner (Recorder)
Anmol Anand, Junior Planner (Moderator)
Kathy Suggitt, General Manager of Development Services

Proposed Zoning Amendment Bylaw No. 2397, 2020

Public: 2 members of the public

1. CALL TO ORDER

The South Peace Planner called the Public Hearing to order on behalf of the Chair at 6:05 pm for proposed Zoning Amendment Bylaw No. 2397, 2020, OCP Amendment Bylaw No. 2400, 2020 and Proposed Zoning Amendment Bylaw No. 2401, 2020, and proposed Zoning Amendment Bylaw No. 2402, 2020.

The proceedings for proposed Zoning Amendment Bylaw No. 2397, 2020 began at 6:05pm.

2. STATEMENT OF PUBLIC HEARING

The Chair stated the procedural rules in place to govern the conduct of the public hearing for proposed Zoning Amendment Bylaw No. 2397, 2020 as written in the agenda.

3. PEACE RIVER REGIONAL DISTRICT PROPOSED ZONING AMENDMENT BYLAW NO. 2397, 2020

3.1. PROPOSED ZONING AMENDMENT

Staff provided those in attendance with a summary of proposed Zoning Amendment Bylaw No. 2397, 2020 for the property legally described as Parcel A (95167M) of the Southwest ¼, Section 18, Township 78, Range 16, W6M, PRD.

Staff summarized the proposal to rezone the property from R-6 (Residential 6 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 23, 2021 the Peace River Regional District had received no written comments from the public regarding proposed Zoning Amendment Bylaw No. 2397, 2020.

3.5. COMMENTS FROM THE APPLICANT

The Chair invited the applicant to make any comments in support of the application. None were offered.

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. None were offered.

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. None were offered.

3.8. CONCLUDE PUBLIC HEARING RE: BYLAW 2397, 2020

4. ADJOURN PUBLIC HEARING

The Chair concluded the Public Hearing at 6:15 pm for proposed Zoning Amendment Bylaw No. 2397, 2020.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed Zoning Amendment Bylaw No. 2397, 2020, held on Tuesday, March 23, 2021.

Original copy signed by:

X Director Hiebert

Director Leonard Hiebert, Chair

X Jack Irving-Peckham

Jack Irving-Peckham, Recorder

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2397, 2020

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. 2397, 2020."
2. Schedule B – Map 7 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Parcel A(95167M) of the Southwest ¼, Section 18, Township 78, Range 16, W6M, PRD, from R-6 "Residential 6 Zone" to R-5 "Residential 5 Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	<u>13th</u>	day of	<u>February</u>	, 2020.
READ A SECOND TIME THIS	<u>13th</u>	day of	<u>February</u>	, 2020.
Notification mailed on the	<u>8th</u>	day of	<u>March</u>	, 2021.
Notification published on the	<u>11th and 18th</u>	day of	<u>March</u>	, 2021.
Public Hearing held on the	<u>18th</u>	day of	<u>March</u>	, 2021.
Ministry of Transportation approval received this	_____	day of	_____	, 2021.
READ A THIRD TIME THIS	_____	day of	_____	, 2021.
ADOPTED THIS	_____	day of	_____	, 2021.

(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. 2397, 2020, as adopted by the Peace River Regional District Board on _____, 20__.

Corporate Officer

**PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2397, 2020**

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Peace River Regional District
Bylaw No. 2397, 2020
SCHEDULE "A"



Schedule B - Map 7 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Parcel A(95167M) of the Southwest 1/4 Section 18, Township 78, Range 16, W6M, PRD, **from** R-6 "Residential 6 Zone" **to** R-5 "Residential 5 Zone" as shown shaded on the drawing below:

