



REPORT

To: Chair and Directors

Report Number: DS-BRD-147

From: Kathy Suggitt, General Manager of Development Services

Date: April 29, 2021

Subject: Zoning Amendment Bylaw No. 2356, 2021, PRRD File No. 21-001 ZN

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board give Zoning Amendment Bylaw No. 2356, 2021, to rezone a ±6.6 ha portion of the subject property identified as PID 014-823-365 from A-2 (Large Agricultural Holdings Zone) to R-2 (Residential 2 Zone) and the remaining ±58 ha from A-2 (Large Agricultural Holdings Zone) to A-1 (Small Agricultural Holdings Zone), third reading.

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

That the Regional Board adopt Zoning Amendment Bylaw No. 2356, 2021

BACKGROUND/RATIONALE:

Proposal

The proposed rezoning would allow the applicant to pursue the subdivision of the property into two ±3.3 ha lots and one ±58 ha lot. Pursuant to ALC File No. 60653, the subject property has received conditional approval for the subdivision by the Agricultural Land Commission on July 13, 2020.

File Details

Owner: Timothy Neudorf and Lisa Neudorf
Area: Electoral Area B
Location: Prespatou
Legal: The East 1/2 of District Lot 2523 Peace River District
PID: 014-823-365
Civic Address: 13733 Cole Ave
Lot Size: 64.67 ha (159.81 ac)

Site Context

The subject property is located in the northern area of the community of Prespatou, approximately 80 km north of the City of Fort St. John. It is surrounded by agricultural lands to the north, west and south, and residential uses to the east.

Summary of Procedure

Zoning Amendment Bylaw No. 2356, 2021 was read for a first and second time on March 25, 2021. The following activities have occurred since then:

April 13, 2021	Public notification mailed to landowners within notification area
April 15 and 22, 2021	Notice of intent to consider advertised in the Alaska Highway News

Comments Received from the Public

The requirement for a public hearing was waived as the proposal is compliant with the Official Community Plan. However, public notification was issued in accordance with the *Local Government Act*. At the time of preparing this report, no comments from the public had been received. Should any additional comments be submitted prior to the April 29, 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 refuse to give Zoning Amendment Bylaw No. 2356, 2021, to rezone a ±6.6 ha portion of the subject property identified as PID 014-823-365 from A-2 (Large Agricultural Holdings Zone) to R-2 (Residential 2 Zone) and the remaining ±58 ha from A-2 (Large Agricultural Holdings Zone) to A-1 (Small Agricultural Holdings Zone), third reading.
2. That the Regional Board refuse to adopt Zoning Amendment Bylaw No. 2356, 2021.
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 applicant.

OTHER CONSIDERATION(S):

None at this time.

Attachments:

1. Public Notification for Zoning Bylaw No. 2356, 2021
2. Zoning Bylaw No. 2356, 2021

External Links:

1. [Report –Zoning Amendment Bylaw No. 2356, 2021, PRRD File No. 21-001 ZN – \[March 25, 2021\]](#)