



# REPORT

To: Chair and Directors

Report Number: DS-BRD-153

From: Kathy Suggitt, General Manager of Development Services

Date: May 27, 2021

**Subject: Zoning Amendment Bylaw No. 2435, 2021 PRRD File No. 21-004 ZN**

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## **RECOMMENDATION #1: [Corporate Unweighted]**

That the Regional Board give Zoning Amendment Bylaw No. 2435, 2021, to rezone the subject property identified as PID 011-552-018 from C-2 zone to R-2 zone within PRRD Zoning Bylaw 1343, 2001, third reading.

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

That the Regional Board adopt Zoning Amendment Bylaw No. 2435, 2021.

## **BACKGROUND/RATIONALE:**

### **Proposal**

To rezone the subject property from C-2 (General Commercial Zone) to R-2 (Residential 2 Zone) within PRRD Zoning Bylaw 1343, 2001.

### **File Details**

Owner: Suzanne McKenzie and Michelle Hockney  
Area: Electoral Area C  
Location: Charlie Lake  
Legal: Lot 1 Section 8 Township 84 Range 19 W6M Peace River District Plan 17183  
PID: 011-552-018  
Civic Address: 12733 Charlie L Hall Ave  
Lot Size: 0.4 ha (0.99 ac)

### **Site Context**

The subject property is located in the community of Charlie Lake, to the west of Highway 97N. The subject property is surrounded by residential use to the south and by commercial uses in the north, west and east.

### **Summary of Procedure**

Zoning Amendment Bylaw No. 2435, 2021 was read for a first and second time on March 25, 2021. The following activities have occurred since then:

April 26, 2021	Public notification mailed to landowners within notification area.
April 29 & May 6, 2021	Notice of public hearing advertised in the Alaska Highway News.
April 29, 2021	Zoning Bylaw No. 2435, 2021 approved by MoTI.
May 10, 2021	Public hearing held via Zoom audio/video call.

**Comments Received from the Public**

A public hearing was held on May 10, 2021, in accordance with the *Local Government Act*. The Minutes are attached to this report. No comments were received from members of the public either before or during the Public Hearing.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board refuse to give Zoning Amendment Bylaw No. 2435, 2021, to rezone the subject property identified as PID 011-552-018 from C-2 zone to R-2 zone within PRRD Zoning Bylaw 1343, 2001, third reading.
2. That the Regional Board refuse to adopt Zoning Amendment Bylaw No. 2435, 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. Zoning Bylaw No. 2435, 2021
2. Minutes – Public Hearing for Zoning Amendment Bylaw No. 2435, 2021, PRRD File No. 21-004 ZN – [May 10, 2021]

**External Links:**

1. [Report – Zoning Amendment Bylaw No. 2435, 2021; PRRD File No. 21-004 ZN – \[March 25, 2021\]](#)
2. [Agenda – Public Hearing for Zoning Amendment Bylaw No. 2435, 2021; PRRD File No. 21-004 ZN – \[May 10, 2021\]](#)