



REPORT

To: Chair and Directors

Report Number: DS-BRD-140

From: Kathy Suggitt, General Manager of Development Services

Date: April 15, 2021

Subject: Zoning Amendment Bylaw No. 2402, 2020, PRRD File No. 20-003 ZN

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board give Zoning Amendment Bylaw No. 2402, 2020, to rezone the property identified as PID 006-487-033 from R-6 (Residential 6 Zone) to R-4 (Residential 4 Zone), third reading.

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

That the Regional Board adopt Zoning Amendment Bylaw No. 2402, 2020.

BACKGROUND/RATIONALE:

Proposal

To amend the zoning of the subject property from R-6 (Residential 6 Zone) to R-4 (Residential 4 Zone) under *PRRD Zoning Bylaw No. 1343, 2001*, to allow the subject property to be subdivided into two lots.

File Details

Owner: Shayne McNary
Area: Electoral Area D
Location: Arras
Legal: Lot 1 of Section 14 Township 78 Range 17 W6M PRD, Plan 23079, except Plan 26098
PID: 006-487-033
Civic Address: 4642 208 Road
Lot Size: 7.8 ha (19.4 ac)

Site Context

The subject property is located within the rural community of Devereaux. The direct surrounding area consists of smaller rural residential lots and the Devereaux School that is east of the subject property. Hart Highway (97S) is directly north of the subject property.

Summary of Procedure

Zoning Amendment Bylaw No. 2402, 2020 was read for a first and second time on March 12, 2020. Due to COVID-19 public health orders, the public hearing for the proposed zoning amendment was delayed until March 2021. The following activities have occurred since the beginning of March 2021:

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	Zoning Bylaw No. 2402, 2020 approved by the Ministry of Transportation and Infrastructure (received in the form of signed Bylaw)
March 23, 2021	Public hearing was conducted virtually on Zoom

Comments Received from the Public

A public hearing was held on March 23, 2021 in accordance with the *Local Government Act*. There were no comments from those in attendance during the public hearing. One written comment was received from the public prior to the public hearing, not opposing the rezoning, but raising concerns with water flow.

The written comment from the member of public has been attached to this report along with the minutes of the public hearing held March 23, 2021.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse Zoning Amendment Bylaw No. 2402, 2020, to permit rezoning of the property identified as PID 006-487-033 under *PRRD Zoning Bylaw No. 1343, 2001*, 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. Comment Received from the Public
2. Zoning Amendment Bylaw No. 2402, 2020
3. Minutes of Public Hearing- March 23, 2021

External Links:

1. [Report –Zoning Amendment Bylaw No. 2402, 2020, PRRD File No. 20-003ZN – March 12, 2020](#)
2. [Agenda –Public Hearing for Zoning Amendment Bylaw No. 2402, 2020, PRRD File No. 20-003 ZN – \[March 23, 2021\]](#)