



# 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](#)