



REPORT

To: Chair and Directors

Report Number: DS-BRD-139

From: Kathy Suggitt, General Manager of Development Services

Date: April 15, 2021

Subject: Zoning Amendment Bylaw No. 2357, 2020, PRRD File No. 19-137 ZN

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board give Zoning Amendment Bylaw No. 2357, 2020, to rezone the subject properties identified as PID 024-883-212 and PID 026-723-816 from A-2 (Large Agricultural Holdings Zone) to R-5 (Residential 5 Zone), third reading as amended by inserting an updated Schedule A.

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

That the Regional Board adopt Zoning Amendment Bylaw No. 2357, 2020.

BACKGROUND/RATIONALE:

Proposal

To amend the zoning of the subject properties from A-2 (Large Agricultural Holdings Zone) to R-5 (Residential 5 Zone) within PRRD Zoning Bylaw No. 1343, 2001. The applicant intends to subdivide the property, resulting in three lots where there are currently only two lots:

- Lot 1: 4.69 ha (11.6 ac), new lot on northern portion of property.
- Lot 2: 5.8 ha (14.3 ac), remainder of present western lot
- Lot 3: 6.0 ha (14.8 ac), remainder of present eastern lot

File Details

Owner: Kevin Aitchison
Agent: Brian Elliott, Tryon Land Surveying
Area: Electoral Area C
Location: Charlie Lake
Legal: Lot A Section 29 Township 84 Range 19 W6M Peace River Plan PGP46064, except Plan BC2745
Lot A Section 29 Township 84 Range 19 W6M Peace River Plan BCP24329
PID: 024-883-212
026-723-816
Lot Size: 7.99 ha (19.75 ac)
8.56 ha (21.15 ac)

Site Context

The subject properties are located to the east of Charlie Lake, along the waterfront, approximately 6 km north of the community of Charlie Lake, and approximately 16 km northwest of the City of Fort St. John. The southern and eastern boundaries of the properties are bordered by residential properties. The northern boundaries are bordered by Beatton Provincial Park. The western boundary of the property with PID 026-723-816 is bordered by Charlie Lake.

Summary of Procedure

Zoning Amendment Bylaw No. 2357, 2020 was read for a first and second time on March 12, 2020. Given COVID-19 restrictions, public hearings were delayed until recently when they could resume as virtual events. The following activities have occurred since then:

February 24, 2021	Public notification mailed to landowners within notification area
March 4 & 11, 2021	Notice of public hearing advertised in the Alaska Highway News
March 17, 2021	Public hearing held via Zoom audio/video call

Comments Received from the Public

A public hearing was held on March 17, 2021 in accordance with the *Local Government Act*. The Minutes are attached to this report.

ALTERNATIVE OPTIONS:

1. That the Regional Board refuse to give Zoning Amendment Bylaw No. 2357, 2020, to rezone the subject properties identified as PID 024-883-212 and PID 026-723-816 from A-2 (Large Agricultural Holdings Zone) to R-5 (Residential 5 Zone), third reading.
2. That the Regional Board refuse to adopt Zoning Amendment Bylaw No. 2357, 2020.
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 agent.

OTHER CONSIDERATION(S):

None at this time.

Attachments:

1. Zoning Amendment Bylaw No. 2357, 2020 (w. updated Schedule A)
2. Minutes of Public Hearing for Zoning Amendment Bylaw No. 2357, 2020 [March 17, 2021]

External Links:

1. [Report – Zoning Amendment Bylaw No. 2357, 2020, PRRD File No. 19-137 ZN – \[March 12, 2020\]](#)
2. [Agenda – Public Hearing for Zoning Amendment Bylaw No. 2357, 2020, PRRD File No. 19-137 ZN – \[March 17, 2021\]](#)