



REPORT

To: Chair and Directors

Report Number: DS-BRD-159

From: Kathy Suggitt, General Manager of Development Services

Date: June 10, 2021

Subject: Zoning Amendment Bylaw No. 2434, 2021; PRRD File No. 21-002-ZN

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board give Zoning Amendment Bylaw No. 2434, 2021 third reading, to rezone a ± 0.06 hectare portion of the property identified as PID 004-384-105 from R-1 (Residential 1 Zone) to M-1 (Service Industrial Zone).

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

That the Regional Board adopt Zoning Amendment Bylaw No. 2434, 2021.

BACKGROUND/RATIONALE:

Proposal

To rezone a ± 0.06 ha portion of the subject property from R-1 (Residential 1 Zone) to M-1 (Service Industrial Zone). The applicant intends to build a machine shop, and will be acquiring a building permit.

File Details

Owner: Kane Clay
Agent: Ryan Neilson
Area: Electoral Area D
Location: Rolla
Legal: Parcel B (T18682) Block 1 Section 32 Township 79 Range 14 West of the 6th Meridian
Peace River District Plan 10648
PID: 004-384-105
Civic Address: 5209 Rolla Road
Lot Size: 0.12 ha (0.30 ac)

Site Context

The subject property is located in the Rolla community and has direct access to Rolla Road. It is surrounded by residential land uses to the north and west, service industrial in the south, and agricultural in the east.

Summary of Procedure

Zoning Amendment Bylaw No. 2434, 2021 was read for a first and second time on March 25, 2021. The following activities have occurred since then:

| | |
|------------------|---|
| May 4, 2021 | Public notification mailed to landowners within notification area |
| May 6 & 13, 2021 | Notice of Public Hearing advertised in the Dawson Creek Mirror |
| May 18, 2021 | Virtual Public Hearing held |

Comments Received from the Public

A public hearing was held on May 18, 2021, in accordance with the *Local Government Act*. The Minutes are attached to this report. There were no comments received from the public either before or during the Public Hearing.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse to give Zoning Amendment Bylaw No. 2434, 2021, third reading to rezone a ±0.06 hectare portion of the property identified as PID 004-384-105 from R-1 (Residential 1 Zone) to M-1 (Service Industrial Zone) in the PRRD Zoning Bylaw No. 479, 1986.
2. That the Regional Board refuse to adopt Zoning Amendment Bylaw No. 2434, 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 Amendment Bylaw No. 2434, 2021
2. Minutes of Public Hearing – May 18, 2021

External Links:

1. [Report – Zoning Amendment Bylaw No. 2434, 2021, PRRD File No. 21-002ZN – March 25, 2021](#)
2. [Agenda – Public Hearing for Zoning Amendment Bylaw No. 2434, 2021, PRRD File No. 21-002ZN – May 18, 2021](#)