



REPORT

To: Chair and Directors

Report Number: DS-BRD-167

From: Kathy Suggitt, General Manager of Development Services

Date: June 24, 2021

Subject: Zoning Amendment Bylaw No. 2443, 2021; PRRD File No. 20-014 ZN

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board give Zoning Amendment Bylaw No. 2443, 2021 third reading, to rezone the property identified as PID 024-099-660 from R-4 (Residential 4 Zone) to P-2 (Civic, Assembly & Institutional Zone).

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

That the Regional Board adopt Zoning Amendment Bylaw No. 2443, 2021.

BACKGROUND/RATIONALE:

Proposal

To rezone the subject property from R-4 (Residential 4 Zone) to P-2 (Civic, Assembly & Institutional Zone) pursuant to Peace River Regional District Zoning Bylaw No. 1343, 2001, to permit a wellness center for Nation members of the Saulteau First Nation.

File Details

Owner: Saulteau First Nations
Agent: Estelle Lavis (Director of Operations)
Area: Electoral Area E
Location: Moberly Lake
Legal: Lot 1 District Lots 1483 and 1485 Peace River District Plan PGP42212
PID: 024-099-660
Civic Address: 6340 South Moberly Lake Road
Lot Size: 23.9 ha (59.07 ac)

Site Context

The subject property is located in the Moberly Lake area and has frontage on the south portion of Moberly Lake. The subject property is approximately 17 km north of the District of Chetwynd with access to South Moberly Lake Road. The lands to the west are single detached residential. To the north and east of the subject property is Moberly Lake and to the south is un-surveyed Crown land.

Summary of Procedure

Zoning Amendment Bylaw No. 2443, 2021 was read for a first and second time on April 29, 2021. The following activities have occurred since then:

May 21, 2021	Public notification mailed to landowners within notification area
June 1 & 4, 2021	Notice of public hearing advertised in the Coffee Talk Express
June 7, 2021	Public hearing held virtually

Comments Received from the Public

A public hearing was held on June 7, 2021 in accordance with the *Local Government Act*. The Minutes are attached to this report.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse to give Zoning Amendment Bylaw No. 2443, 2021, third reading to rezone the property identified as PID 024-099-660 from R-4 (Residential 4 Zone) to P-2 (Civic, Assembly & Institutional Zone).
2. That the Regional Board refuse to adopt Zoning Amendment Bylaw No. 2443, 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. 2443, 2021
2. Minutes of Public Hearing- June 7, 2021

External Links:

1. [Report –Zoning Amendment Bylaw No. 2443, 2021, PRRD File No. 20-014ZN – April 29, 2021](#)
2. [Agenda – Public Hearing for Zoning Amendment Bylaw Nos. 2443, 2021, PRRD File No. 20-014 – June 7, 2021](#)