



# REPORT

To: Chair and Directors

Report Number: DS-BRD-021

From: Tyra Henderson, Corporate Officer

Date: May 15, 2020

**Subject: Zoning Amendment Bylaw No. 2406, 2020. PRRD File # 20-006 ZN**

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## **RECOMMENDATION #1: [Corporate Unweighted]**

That the Regional Board give Zoning Amendment Bylaw No. 2406, 2020, to rezone the property identified as PID 014-635-950 from RR-4 (Small Holdings) Zone to RR-1 (Rural Residential 1) Zone, third reading.

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

That the Regional Board adopt Zoning Amendment Bylaw No. 2406, 2020.

## **BACKGROUND/RATIONALE:**

At the April 23, 2020 Regional Board Meeting, the Board gave first two readings to Zoning Amendment Bylaw No. 2406, 2020, and included a request that the Ministry of Transportation and Infrastructure (MoTI) require a traffic impact study if any home-based business is proposed. This information was provided to MoTI for their consideration. The requirement for a public hearing was waived as the proposal is compliant with the Official Community Plan, and instead, public notice was issued as per the *Local Government Act*.

Details of the proposal are provided below for the Board's information.

## **Proposal**

To rezone the property from RR-4 (Small Holdings) Zone to RR-1 (Rural Residential 1) Zone under PRRD Zoning Bylaw No. 479, 1986 for the final purpose of subdividing the property into two lots.

## **File Details**

Owner: Daniel McLean  
Area: Electoral Area D  
Location: South Taylor  
Legal: Parcel A (R2285), of the Southeast ¼ of Section 5, Township 81, Range 17, W6M, PRD  
PID: 014-635-950  
Civic Address: 5420 224 Rd  
Lot Size: 10.7 ha (26.4 ac)

**Summary of Procedure**

Zoning Amendment Bylaw No. 2406, 2020 was read for a first and second time on April 23, 2020. The following activities have occurred since then:

May 15, 2020	Public notification mailed to landowners within notification area
May 14 & 21, 2020	Notice of intent to consider advertised in the Mirror
May 14, 2020	Zoning Bylaw No. 2406, 2020 approved by MoTI

At the time of preparing this report, no comments from the public had been received. Any comments received prior to the May 28 Board meeting will be reported verbally and added as late items to the report.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board respectfully refuse Zoning Bylaw Amendment No. 2406, 2020, to rezone the property identified as PID 014-635-950 from RR-4 (Small Holdings) Zone to RR-1 (Rural Residential 1) Zone, as submitted.
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 Bylaw No. 2406, 2020
2. Public Notification for Zoning Amendment Bylaw No. 2406, 2020

**External Links:**

1. [Report – Zoning Amendment Bylaw No. 2406, 2020, PRRD File No. 20-006 – April 2, 2020](#)