



REPORT

To: Chair and Directors

Report Number: DS-BRD-019

From: Tyra Henderson, Corporate Officer

Date: May 15, 2020

Subject: Zoning Amendment Bylaw No. 2404, 2020, PRRD File No. 20-004 ZN

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board give Zoning Bylaw Amendment No. 2404, 2020, to rezone the property identified as PID 007-684-509 from A-2 (Large Agricultural Holdings) Zone to R-5 (Residential 5) Zone, third reading.

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

That the Regional Board adopt Zoning Bylaw Amendment No. 2404, 2020.

BACKGROUND/RATIONALE:

Proposal

To rezone the property from A-2 (Large Agricultural Holdings) zone to R-5 (Residential 5) zone under PRRD Zoning Bylaw No. 1343, 2001 for the stated final purpose of subdividing the property into two lots, each with a minimum parcel size of 4 ha.

File Details

Owner: Elisabeth & Leonardus Claus
Area: Electoral Area D
Location: South Dawson
Legal: Lot C Section 25 Township 77 Range 16 W6M PRD Plan 32208
PID: 007-684-509
Civic Address: 13470 227 Road
Lot Size: 16 ha (39.7 ac)

Summary of Procedure

Zoning Amendment Bylaw No. 2404, 2020 was read for a first and second time on April 9, 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 News

The requirement for a public hearing was waived as the proposal is compliant with the Official Community Plan. Alternatively, public notification was issued in accordance with *Local Government Act*. At the time of preparing this report, no comments from the public had been received. Should any be submitted prior to the May 28 Board meeting, they will be reported verbally and attached as late items to the report as an addendum to the agenda.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse Zoning Bylaw Amendment No. 2404, 2020, to rezone the property identified as PID 007-684-509 from A-2 (Large Agricultural Holdings) Zone to R-5 (Residential 5) 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 Amendment Bylaw No. 2404, 2020
2. Public Notification for Zoning Amendment Bylaw No. 2404, 2020

External Links:

1. [Report – Zoning Amendment Bylaw No. 2404, 2020, PRRD File No. 20-004 – March 23, 2020](#)