



DIRECTOR REPORT

To: Chair and Directors

Report Number: DR-BRD-073

From: Brad Sperling, Director

Date: October 5, 2023

Subject: Zoning Bylaw Review – Development Variance Permits

PURPOSE/ISSUE:

To authorize the review and modernization of the Peace River Regional District (PRRD) Zoning Bylaws, including the acceptable uses within the Home-Based Business sections found within each of the zoning bylaws, to address the increase in number of Development Variance Permit requests.

RECOMMENDATION/ACTION: [Corporate Unweighted]

That the Regional Board authorize the development of a new Regional Zoning Bylaw to replace and modernize Peace River Regional District Zoning Bylaw 1343, 2001, Peace River Regional District Zoning Bylaw 1000, 1996, Dawson Creek Rural Area Zoning Bylaw 479, 1986, Chetwynd Rural Area Zoning Bylaw 506, 1986, and Zoning Bylaw 85, 1976; further, that funding be included in the 2024 Financial Plan.

BACKGROUND/RATIONALE:

The PRRD has five Zoning Bylaws which apply to different areas within the region, including:

- Peace River Regional District Zoning Bylaw 1343, 2001 (Fringe)
- Peace River Regional District Zoning Bylaw 1000, 1996 (North Peace)
- Dawson Creek Rural Area Zoning Bylaw 479, 1986 (Dawson Creek Rural)
- Chetwynd Rural Area Zoning Bylaw 506, 1986 (Chetwynd Rural)
- Zoning Bylaw 85, 1979 (Chetwynd Rural)

Having five different Zoning Bylaws within the PRRD confuses the public and creates inconsistencies between areas. Most of the PRRD Zoning bylaws are outdated and based on old standards, contributing to an increase in Development Variance Applications submitted to the Regional Board.

Over time, communities change and evolve. Population growth, economic development, shifts in demographics, affordability concerns, and shifts in societal priorities can all affect the needs of a community and influence how the land is used. Outdated or overly complex Zoning Bylaws can lead to inefficiencies in the development process, hindering growth and adding administrative burdens. By updating the Zoning Bylaws, the PRRD can ensure the bylaws remain relevant and responsive to the evolving needs and priorities of the region.

STRATEGIC PLAN RELEVANCE:

- Not Applicable to Strategic Plan