



# REPORT

To: Chair and Directors

Report Number: DS-BRD-065

From: Shawn Dahlen, Chief Administrative Officer

Date: August 25, 2020

**Subject: Zoning Amendment Bylaw No. 2355, 2020, PRRD File No. 20-008-ZN**

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

That the Regional Board give Zoning Amendment Bylaw No. 2355, 2020, to allow the property identified as PID 014-590-689 to have a minimum parcel size of 35 ha, third reading.

## **RECOMMENDATION #2: [Corporate Unweighted, 2/3 majority required]**

That the Regional Board adopt Zoning Amendment Bylaw No. 2355, 2020.

## **BACKGROUND/RATIONALE:**

### **Proposal**

To amend Section 33.2(b) of PRRD Zoning Bylaw No. 1343, 2001 by adding the following text:

- iii. *The minimum parcel size for SE 1/4 of Section 35 Township 83 Range 19 W6M Peace River District, Except Plans B4384, M446, PGP46335 and BCP37320 is 35.0 hectares*

### **File Details**

Owner: Truman Creek Holdings Ltd.

Agent: Jim Little

Area: Electoral Area C

Location: Fort St. John, BC

Legal: SE ¼ of Section 35 Township 83 Range 19 W6M Peace River District, Except Plans B4384, M446, PGP46335 and BCP37320

PID: 014-590-689

Lot Size: 42.03 ha (103.85 ac)

### **Site Context**

The property is located on the west side of Old Fort Road, southwest of Fort St. John. The surrounding area has a mix of land uses, included commercial development within the City of Fort St. John to the north, industrial and residential uses along Old Fort Road, and agricultural and residential uses to the south and west.

**Summary of Procedure**

Zoning Amendment Bylaw No. 2355, 2020 was read for a first and second time on August 13, 2020. The following activities have occurred since then:

- July 9, 2020 Zoning Bylaw No. 2355, 2020 approved by the Ministry of Transportation and Infrastructure
- August 25, 2020 Public notification mailed to landowners within notification area
- Aug 27 & Sept 3, 2020 Notice of intent to consider advertised in the Alaska Highway News

**Comments Received from the Public**

The requirement for a public hearing was waived as the proposal is compliant with the Official Community Plan. Instead, public notification was issued in accordance with the *Local Government Act*. At the time of finalizing this report, one comment from the public had been received (attached). Should any additional comments be submitted prior to the September 10, 2020 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 Bylaw No. 2355, 2020, to allow the property identified as PID 014-590-689 to have a minimum parcel size of 35 ha, rescind first and second readings, and mark the bylaw as unused.
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. Public Notification for Zoning Bylaw No. 2355, 2020
2. Comment from the Public
3. Zoning Bylaw No. 2355, 2020

**External Links:**

1. [Report – Zoning Amendment Bylaw No. 2355, 2020, PRRD File No. 20-008-ZN – July 31, 2020](#)