



REPORT

To: Chair and Directors

Report Number: DS-BRD-078

From: Shawn Dahlen, Chief Administrative Officer

Date: October 2, 2020

Subject: OCP and Zn Amendment Bylaw No. 2318 and 2319, 2018, PRRD File No. 17-180

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board rescind the first three readings of Official Community Plan Amendment Bylaw No. 2318, 2018, as it is no longer required due to the adoption of the West Peace Fringe Area Official Community Plan Bylaw No. 2312, 2018, which accommodates the proposed rezoning.

RECOMMENDATION #2: [Corporate Unweighted]

That the Regional Board adopt Zoning Amendment Bylaw No. 2319, 2018, to rezone the property identified as PID 024-589-543 from R-3 (Residential 3 Zone) to I-1 (Light Industrial Zone) for the development and operation of a recreational vehicle and boat storage facility.

BACKGROUND/RATIONALE:

Proposal

To rezone the subject property from R-3 (Residential 3 Zone) to I-1 (Light Industrial Zone) for the development and operation of a recreational vehicle and boat storage facility. The applicant currently has Temporary Use Permit No. 18-288 to undertake this use. This Temporary Use Permit expires on November 30, 2020, and the applicant is seeking to have the zoning amendment adopted prior to the expiration of Temporary Use Permit No. 18-288.

File Details

Owners: Pat and Sheri Borton
Area: Electoral Area E
Location: Chetwynd
Legal: Lot 1 District Lot 2097 PRD, Plan PGP43510
PID: 024-589-543
Civic Address: 4049 Norris Road
Lot Size: 1.7 ha (4.2 ac)

Summary of Procedure

The applicant had previously submitted an application to re-designate and rezone the subject property from residential to industrial for the development and operation of a recreational vehicle and boat storage facility in 2018.

Prior to adoption, the Ministry of Transportation and Infrastructure (MoTI) required the applicant to conduct a Traffic Impact Study before approving the Zoning Bylaw. The traffic study was conducted while operating under Temporary Use Permit No. 18-288, which expires on November 30, 2020. There

were no complaints from the public regarding the uses under the Temporary Use Permit, and on October 2, 2020 MoTI approved the rezoning.

During the time that the Temporary Use Permit has been in effect, the West Peace Fringe Area Official Community Plan Bylaw No. 2312, 2018 was adopted, which designated the subject property from 'Residential' to Settlement (S). The Settlement designation supports light industrial activities that are more service-oriented in nature. This has negated the need to amend the OCP in order to accommodate the zoning amendment.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse the adoption of the Zoning Amendment Bylaw No. 2319, 2018 to permit rezoning of the property identified as PID 024-589-543 under PRRD Zoning Bylaw No. 1343, 2001 as submitted.
2. That the Regional Board provides further direction.

STRATEGIC PLAN RELEVANCE:

- ☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

None at this time.

COMMUNICATIONS CONSIDERATION(S):

Not at this time.

OTHER CONSIDERATION(S):

The Regional Board's decision will be communicated to the applicant.

Attachments:

1. Official Community Plan Amendment Bylaw No. 2318, 2018
2. Zoning Bylaw Amendment No. 2319, 2018
3. West Peace Fringe Area Official Community Plan Bylaw No. 2312, 2018- Settlement Area (pages 12-14)
4. MoTI Infrastructure Referral Response - October 2, 2020

External Links:

1. [Temporary Use Permit No. 18-288, dated May 7, 2019](#)
2. [Report – OCP and Zn Amendment Bylaw No. 2318 and 2319, 2018 3rd reading](#)