



# REPORT

To: Chair and Directors

Report Number: DS-BRD-480

From: Development Services

Date: April 10, 2025

**Subject: Zoning Amendment Bylaw No. 2433, 2021, PRRD File No. 21-003 ZN**

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

That the Regional Board give Zoning Amendment Bylaw No. 2433, 2021 to rezone the property identified as PID 005-979-552 from R-4 (Residential-4 Zone) to C-2 (General Commercial Zone), and to add a site-specific text amendment to the C-2 Zone to permit a campground, unlimited term, for a maximum of two recreational vehicles on the subject property, third reading.

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

That the Regional Board adopt Zoning Amendment Bylaw No. 2433, 2021.

## **BACKGROUND/RATIONALE:**

### **Proposal**

To rezone the subject property from R-4 (Residential-4 Zone) to C-2 (General Commercial Zone) and to add a site-specific text amendment to the C-2 Zone to permit a campground, unlimited term on the subject property, for a maximum of two recreational vehicles for long term camping purposes.

### **Rationale**

This file was placed on hold after the Public Hearing was held, pending Ministry of Transportation and Transit (MoTT) formal approval. MoTT required that an access permit be obtained and that a covenant to restrict development on the lot to two recreational vehicles for long term camping purposes only and to restrict direct access to Highway 29N, be registered on title prior to the zoning amendment bylaw being adopted. The access permit was obtained, and the covenant has been registered on the subject property title, therefore all outstanding conditions have been met, and adoption of the bylaw is recommended.

### **File Details**

Owner: Denise Caron  
Area: Electoral Area E  
Location: Moberly Lake  
Legal: Lot 1 District Lot 486 Peace River District Plan 28431  
PID: 005-979-552  
Civic Address: 2012 Medicine Woman Lane  
Lot Size: 1.86 ha (4.59 ac)

**Site Context**

The subject property is currently vacant and is located ±300m north of Moberly Lake. The subject property lies along Highway 27N and is accessed via Medicine Woman Lane S. Surrounding parcels are zoned for residential use.

**Summary of Procedure**

Zoning Amendment Bylaw No. 2433, 2021 was granted first and second readings on March 25, 2021. The following activities have occurred since then:

May 21, 2021	Public notification mailed to landowners within notification area.
June 1 & 4, 2021	Notice of public hearing advertised in the Coffee Talk Express Newspaper.
June 7, 2021	Public Hearing held over Zoom.
February 25, 2025	Zoning Bylaw No. 2433, 2021 approved by MoTT.

**Comments Received from the Public**

A Public Hearing was held on June 7, 2021 in accordance with the *Local Government Act*. The minutes are attached to this report.

**ALTERNATIVE OPTIONS:**

1. 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. 2433, 2021
2. Agenda – Public Hearing for Zoning Amendment Bylaw No. 2433, 2021, PRRD File No. 21-003 ZN – June 7, 2021
3. Minutes – Public Hearing for Zoning Amendment Bylaw No. 2433, 2021, PRRD File No. 21-003 ZN

## External Links:

1. [Zoning Amendment Bylaw No. 2433, 2021, PRRD File No. 21-003 ZN, DS-BRD-132](#) – See Item No. 11.3 on the Regional Board Meeting Agenda dated March 25, 2021.