



# REPORT

To: Chair and Directors

Date: March 17, 2020

From: Tyra Henderson, Corporate Officer

**Subject: Report - Zoning Amendment Bylaw No. 2391, 2020, PRRD File No. 18-269**

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

That the Regional Board give Zoning Amendment Bylaw No. 2391, 2020, to rezone the property identified as PID 004-212-860 from A-2 (Large Agricultural Holding Zone) to RR-4 (Small Holdings Zone), third reading.

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

That the Regional Board adopt Zoning Amendment Bylaw No. 2391, 2020.

## **BACKGROUND/RATIONALE:**

### **Proposal**

To amend the zoning of the subject property from A-2 (Large Agricultural Holdings Zone) to RR-4 (Small Holdings Zone) under Chetwynd Rural Area Zoning Bylaw No. 506, 1986, to allow for future subdivision of the property for residential development.

### **File Details**

Owners: Trisha and Stuart MacTavish  
Area: Electoral Area E  
Location: Sukunka Valley  
Legal: Lot 2 District Lots 2250 & 2713 Peace River Plan 31544  
PID: 004-212-860  
Civic Address: 8119 Highway 29 South  
Lot Size: 26.5 ha (65.5 ac)

### **Site Context**

The subject property is approximately 13.0 km south of the District of Chetwynd, bordering Highway 29 South to the east, and on the east side of the Sukunka River. The property is surrounded by cleared and treed areas, rural residential properties, and a commercial property.

### **Summary of Procedure**

Zoning Amendment Bylaw No. 2391, 2020 was read for a first and second time on February 13, 2020, and the public hearing was waived. The following activities have occurred since then:

March 10, 2020 Notice of intent\* to consider mailed to landowners within notification area.  
March 17, 2020 Ministry of Transportation approval received  
March 20 & 23, 2020 Notice of intent\* to consider advertised in Coffee Talk

\*The March 20 advertisement could not be amended to reflect the change in meeting location from Tumbler Ridge to Dawson Creek; however the second advertisement in the coffee talk news (March 23) was amended to advise that the Board would be considering this zoning amendment on March 26<sup>th</sup> in **Dawson Creek**. Staff also sent corrected notices to those within the notification area on March 19 to ensure that interested members of the public did not travel to Tumbler Ridge to hear the Board discussion of this file. The amended notices were issued outside of the required notice period (10 days prior), however, as the meeting location is provided as a convenience and is not required content in the notification, the required notification process has still been followed.

**Comments from the Public**

No comments were received upon finalization of this report. Any comments received after report finalization, but before the Regional Board considers the application, will be reported verbally.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board respectfully refuse Zoning Amendment Bylaw No. 2391, 2020, to rezone the property identified as PID 004-212-860 from A-2 (Large Agricultural Holding Zone) to RR-4 (Small Holdings 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. Public Notification for Zoning Amendment Bylaw No. 2391, 2020 (original version)
2. Amended Public Notification issued March 19<sup>th</sup> (meeting change location)
3. Zoning Amendment Bylaw No. 2391, 2020

**External Link:**

1. [February 3, 2020 Staff Report for Zoning Amendment Bylaw No. 2391, 2020](#)



PEACE RIVER REGIONAL DISTRICT

# Notice of Intent to Consider

ZONING AMENDMENT BYLAW NO. 2391, 2020

## When:

MARCH 26 | 10:00 am

## Where:

TREND MOUNTAIN HOTEL  
& CONFERENCE CENTRE

375 SOUTHGATE STREET,  
TUMBLER RIDGE, BC

## For More Information:

### Contact:

Development Services

Tel: 250-784-3200

Toll Free: 1-800-670-7773

Email: [prrd.dc@prrd.bc.ca](mailto:prrd.dc@prrd.bc.ca)



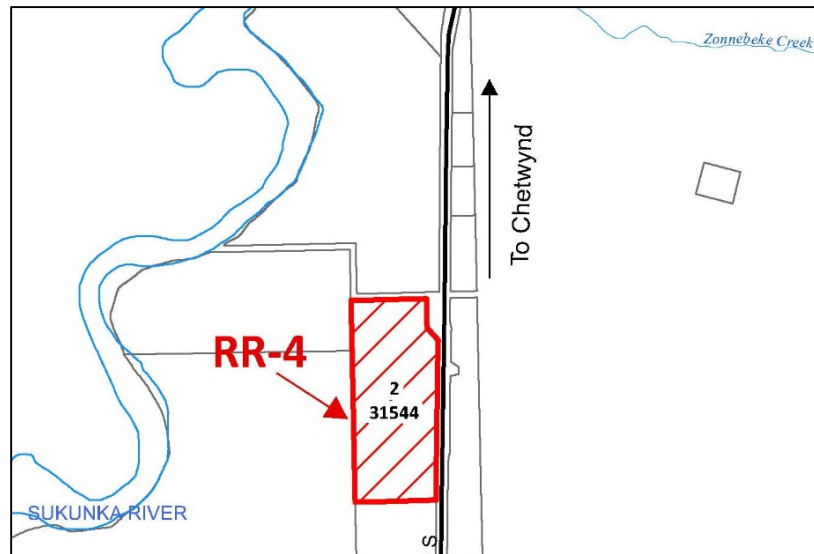
[prrd.bc.ca](http://prrd.bc.ca) | [f](https://www.facebook.com/prrd.bc.ca)

## Sukunka Valley Area

Lot 2 District Lots 2250 & 2713 Peace River Plan 31544

The Peace River Regional District is hosting a meeting to discuss the proposed Zoning Amendment.

**Proposal:** To rezone the subject property from A-2 (Large Agricultural Holdings Zone) to RR-4 (Small Holdings Zone)



This notice is in general form only. Relevant background documents are available online at [prrd.bc.ca](http://prrd.bc.ca) on Engage! or may be inspected from Monday through Friday, excluding holidays, between the hours of 8:30am – 4:30pm at the PRRD Dawson Creek office (1981 Alaska Avenue, Dawson Creek, BC) or 8:30am – Noon and 1:00pm – 4:30pm at the PRRD Fort St. John office (9505-100<sup>th</sup> Street, Fort St. John, BC).

Written comments or concerns accepted.

Shawn Dahlen, Chief Administrative Officer

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PEACE RIVER REGIONAL DISTRICT

# Notice of Intent to Consider

ZONING AMENDMENT BYLAW NO. 2391, 2020

## When:

MARCH 26 | 10:00 am

## Where:

1981 ALASKA AVENUE  
DAWSON CREEK, BC

## For More Information:

### Contact:

Development Services

Tel: 250-784-3200

Toll Free: 1-800-670-7773

Email: [prrd.dc@prrd.bc.ca](mailto:prrd.dc@prrd.bc.ca)



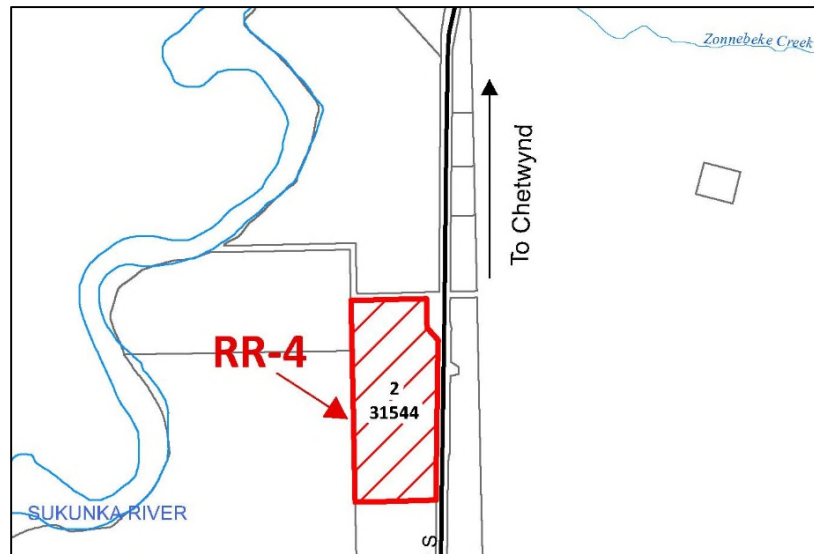
[prrd.bc.ca](http://prrd.bc.ca) | 

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**PEACE RIVER REGIONAL DISTRICT**  
**Bylaw No. 2391, 2020**

A bylaw to amend "Chetwynd Rural Area Zoning  
Bylaw No. 506, 1986."

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt "Chetwynd Rural Area Zoning Bylaw No. 506, 1986";

NOW THEREFORE the Regional Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2391, 2020."
2. Schedule B – Map 1 of "Chetwynd Rural Area Zoning Bylaw No. 506, 1986" is hereby amended by rezoning Lot 2, District Lots 2250 and 2713, PRD Plan 31544 from A-2 "Large Agricultural Holdings Zone" to RR-4 "Small Holdings Zone", as shown shaded on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	<u>13<sup>th</sup></u>	day of	<u>February</u>	, 2020.
READ A SECOND TIME THIS	<u>13<sup>th</sup></u>	day of	<u>February</u>	, 2020.
Public Notification published on	<u>20<sup>th</sup> and 23<sup>rd</sup></u>	day of	<u>March</u>	, 2020.
Notification mailed on the	<u>10<sup>th</sup></u>	day of	<u>March</u>	, 2020.
Ministry of Transportation				
approval received this	<u>17<sup>th</sup></u>	day of	<u>March</u>	, 2020.
READ A THIRD TIME THIS		day of		, 2020.
ADOPTED THIS		day of		, 2020.

(Corporate Seal has been  
affixed to the original bylaw)

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Corporate Officer

I hereby certify this to be a true and correct copy of "PRRD  
Zoning Amendment Bylaw No. 2391, 2020,  
as adopted by the Peace River Regional District  
Board on \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Corporate Officer



Peace River Regional District  
Bylaw No. 2391, 2020  
**SCHEDULE "A"**



1:28,000

Schedule B - Map 1 of "Chetwynd Rural Area Zoning Bylaw No. 506, 1986" is hereby amended by rezoning Lot 2, District Lots 2250 and 2717, PRD, Plan 31544 **from** A-2 "Large Agricultural Holdings Zone" **to** RR-4 "Small Holdings Zone" as shown shaded on the drawing below:

