



REPORT

To: Chair and Directors

Report Number: DS-BRD-103

From: Shawn Dahlen, Chief Administrative Officer

Date: January 14, 2021

Subject: Zoning Amendment (Housekeeping) Bylaw No. 2415, 2020

RECOMMENDATION 1: [Corporate Unweighted]

That the Regional Board rescind second reading of Peace River Regional District Zoning Amendment (Housekeeping) Bylaw No. 2415, 2020, given December 11, 2020.

RECOMMENDATION 2: [Corporate Unweighted]

That the Regional Board give Peace River Regional District Zoning Amendment (Housekeeping) Bylaw No. 2415, 2020, which introduces minor amendments to PRRD Zoning Bylaw No. 1343, 2001, second reading **as amended** to incorporate an amendment for Section 27 (a) to reinstate the prohibited use of salvage yard in all zones; further,

That the public hearing be waived pursuant to *Local Government Act* Section 464(2) and that public notification be authorized pursuant to *Local Government Act* Section 467.

BACKGROUND/RATIONALE:

Proposal

When this Bylaw was given first and second readings on December 11, 2020, amendments were proposed to six sections of PRRD Zoning Bylaw No. 1343, 2001 as they required updating due to changes in the legislation, legal land descriptions, and bylaw section numbers. There is now the addition of a seventh amendment which addresses the rewording of Section 27 to its previous version prior to the adoption of Bylaw No. 2377 (Cannabis), 2020. This is the only change since the bylaw was considered on December 11, 2020. Zoning Amendment Bylaw No. 2415, 2020 is also attached, with the section that has been altered since the December 11th readings shown highlighted in bold.

Minimum Parcel Size, Subdivision for a Relative on non ALR Lands

No change since December 11th readings.

Setback Area Exemptions

No change since December 11th readings.

***Additional Change* Uses Prohibited in All Zones**

Section 27 of the Bylaw (the housekeeping bylaw) summarizes uses that are prohibited in all zones. When Zoning Bylaw No. 2377 (Cannabis), 2020 was read for a third time and adopted on December 11, 2020, Section 27 (a) was unintentionally reworded. The prohibition of cannabis contained in Section 27(b) was removed purposefully, however, the prohibition of salvage yards specified in Section 27(a) was also deleted in error. This amendment proposes that Section 27 **(a)** be replaced with the regulation the way it was

previously worded, to “put back” the prohibition of salvage yards in all zones. This section is relied upon by bylaw enforcement to prevent accumulation of rubbish and materials on properties in areas of the Regional District that do not have ‘unsightly premises’ bylaws in place.

Minimum Parcel size for Remainders post Subdivision, Large Ag Zone

No change since December 11th readings.

Land Description Update

No change since December 11th readings.

Outdated references to Official Community Plan

No change since December 11th readings.

Boundary Amendment Updates

No change since December 11th readings.

Adoption procedure

Zoning Amendment Bylaw No. 2415, 2020 was read for a first and second time on December 11, 2020. In order to correct Section 27 of Zoning Bylaw 1343, 2001, the list of proposed housekeeping amendments is being amended from six to seven, which means second reading must be rescinded and the Bylaw must be re-read as amended.

If the PRRD Board proceeds with the recommendations of this report, the next steps will be:

- Issuance of public notification
- Consideration of third reading and adoption following the close of the comment period.

ALTERNATIVE OPTIONS:

1. That the Regional Board refuse Zoning Amendment Bylaw No. 2415, 2020, which introduces minor amendments to Zoning Bylaw No. 1343, 2001, second reading as amended.
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):

Notification of the proposed changes, inviting comment from the public, will be published as required by the *Local Government Act*. Any comments submitted will be provided to the Board prior to their consideration of third reading and adoption at a future meeting.

OTHER CONSIDERATION(S):

None at this time.

Attachments:

1. Additional Amendment to PRRD Zoning Bylaw No. 1343, 2001
2. Zoning Amendment Bylaw No. 2415, 2020

External Links:

1. [Report – Zoning Amendment Bylaw No. 2415, 2020 – December 11, 2020](#)