



REPORT

To: Chair and Directors

Report Number: DS-BRD-116

From: Shawn Dahlen, Chief Administrative Officer

Date: February 11, 2021

Subject: Zoning Amendment Bylaw No. 2416, 2020, PRRD File No. 20-012 ZN

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board give Zoning Amendment Bylaw No. 2416, 2020 to rezone the property identified as PID 014-775-085 from A-2 (Large Agricultural Holding Zone) to R-5 (Residential 5 Zone) and R-6 (Residential 6 Zone), third reading.

RECOMMENDATION #2: [Corporate Unweighted- 2/3 Majority]

That the Regional Board adopt Zoning Amendment Bylaw No. 2416, 2020.

BACKGROUND/RATIONALE:

Proposal

To rezone the property identified as PID 014-775-085 from A-2 (Large Agricultural Holding Zone) to R-5 (Residential 5 Zone) and R-6 (Residential 6 Zone) for the final purpose of subdividing the property into two lots. Lot A of the subdivided land will have two existing mobile homes on the lots and Lot B will have an existing mobile home and an additional modular home brought onto the lot.

File Details

Owner: Joel Tierney
Agent: Tryon Surveying Limited (c/o Kathleen Lush)
Area: Electoral Area E
Location: Chetwynd
Legal: District Lot 1291 Peace River District
PID: 014-775-085
Civic Address: 4279 Asleson Road
Lot Size: 13.1 ha (32.4 ac)

Summary of Procedure

The Zoning Amendment Bylaw No. 2416, 2020 was read for a first and second time on December 11, 2020. The following activities have occurred since then:

January 18, 2021	Ministry of Transportation and Infrastructure approved the Bylaw
January 20, 2021	Public notification mailed to landowners within notification area
February 2 & 5, 2021	Notice of intent to consider advertised in Coffee Talk News

At the time of preparing this report, one letter from the public, citing concerns for the potential increase in vehicular traffic to the area and a potential negative impact to the surrounding water source, had been

received. Should any additional letters be submitted prior to the February 11, 2021 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 Amendment Bylaw No. 2416, 2020 rezone the property identified as PID 014-775-085 from A-2 (Large Agricultural Holding Zone) to R-5 (Residential 5 Zone) and R-6 (Residential 6 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. 2416, 2020
2. Public comment
3. Zoning Amendment Bylaw No. 2416, 2020

External Links:

1. [Report- Zoning Amendment Bylaw No. 2416, 2020, PRRD File No. 20-012, 2020](#)