



REPORT

To: Chair and Directors

Report Number: DS-BRD-119

From: Shawn Dahlen, Chief Administrative Officer

Date: February 25, 2021

Subject: Zoning Amendment Bylaw No. 2368, 2021, PRRD File No. 20-016 ZN

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board give Zoning Bylaw Amendment No. 2368, 2021 to rezone the property identified as PID 027-088-821 from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone) in PRRD Zoning Bylaw No. 1343, 2001, third reading.

BACKGROUND/RATIONALE:

Proposal

To rezone the subject property from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone) in the PRRD Zoning Bylaw No. 1343, 2001, with the intent to subdivide the subject property into three ± 2.1 ha lots. Two of the proposed lots will be sold, while the third will continue to be owned by the applicant and remain their principal residence.

Pursuant to the Agricultural Land Commission (ALC) File 60796, the subject property has received approval to subdivide in the Agricultural Land Reserve (ALR) on October 7, 2020.

File Details

Owner: Darlene & William Smith
Area: Electoral Area D
Location: Briar
Legal: Lot 2 of Section 14, Township 78, Range 14, W6M, PRD, Plan BCP30281
PID: 027-088-821
Civic Address: 181 East Pouce Road
Lot Size: 6.3 ha (15.7 ac)

Summary of Procedure

Zoning Amendment Bylaw No. 2368, 2021 was read for a first and second time on January 14, 2021. The following activities have occurred since then.

February 10, 2021	Public notification mailed to landowners within the notification area
February 19, 2021	Notice of intent to consider advertised in the Northern Horizon
February 11 & 18, 2021	Notice of intent to consider advertised in the Dawson Creek Mirror

At the time of preparing the report, no comments from the public had been received. Should any be submitted prior to the February 25, 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 Bylaw Amendment No. 2368, 2021 to rezone the property identified as PID 027-088-821 from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone) in the PRRD Zoning Bylaw No. 1343, 2001, 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):

At this time, the applicant is just finalizing their covenant with the Ministry of Transportation and Infrastructure. Once that covenant is finalized and signed, the Ministry will also sign off on Zoning Amendment Bylaw No. 2368, 2021. Once those elements are complete, this file will come forward again to the Regional Board for consideration for adoption.

Attachments:

1. Public Notification for Zoning Amendment Bylaw No. 2368, 2021
2. Zoning Amendment Bylaw No. 2368, 2021

External Links

1. [Report- Zoning Amendment Bylaw No. 2368, 2021, PRRD File No. 20-016 ZN](#)