



**REGIONAL DISTRICT
of Fraser-Fort George**

NOTICE OF PUBLIC HEARING

August 16, 2022

Location: Via Telephone Conference Call
(see following page for conference call instructions)
and in person at:
Regional District Board Room - 2nd Floor
155 George Street
Prince George, BC

Tuesday, August 16, 2022

7:00 p.m.

Public Hearing regarding Tabor Lake-Stone Creek
Official Community Plan Bylaw No. 2157,
Amendment Bylaw No. 3254, 2022 and Zoning
Bylaw No. 2892, Amendment Bylaw No. 3255,
2022



REGIONAL DISTRICT of Fraser-Fort George

Main Office: 155 George Street, Prince George, BC V2L 1P8
Telephone: 250-960-4400 / Fax: 250-562-8676
Toll Free: 1-800-667-1959 / <http://www.rdffg.bc.ca>

NOTICE OF PUBLIC HEARING

What: Public Hearing regarding Tabor Lake-Stone Creek Official Community Plan Bylaw No. 2157, Amendment Bylaw No. 3254, 2022 and Zoning Bylaw No. 2892, Amendment Bylaw No. 3255, 2022

When and Where:

7:00 pm, Tuesday, August 16, 2022

Via telephone conference call or

In-person attendance at:

Regional District Board Room

155 George Street, Prince George BC

Telephone Conference Call Instructions:

Phone Number: 1-855-703-8985 (Canada Toll-Free)

or 1-778-907-2071 (Canada)

Meeting ID: 993 6296 2107

Passcode (may not be required): 803405

Owner: Johnna and Shyldon Somerville

Proposal: Tabor Lake-Stone Creek Official Community Plan (OCP) Bylaw No. 2157, Amendment Bylaw No. 3254, 2022 is proposed to amend Housing Policy Section 3.3 of the OCP by reducing the minimum property size required to allow consideration of an additional residence from 2.0 ha to 1.4 ha on parcels designated Rural Residential (RR). The OCP amendment will affect approximately 137 properties designated RR which are between 1.4 ha and 1.99 ha in size.

Zoning Bylaw No. 2892, Amendment Bylaw No. 3255, 2022 is proposed to rezone Lot 11 District Lot 2184 Cariboo District Plan 13575 to allow a second residential-single family dwelling with a maximum total floor area of 125m². A secondary suite use will not be permitted if a second residential-single family use is established. The zoning amendment will affect only one property which is located at 1015 Stewart Road.

How can I participate and provide comments?

Anyone who believes that their interest in land is affected by the proposed bylaws shall be afforded a reasonable opportunity to be heard at the public hearing or to present written comments prior to or at the public hearing regarding matters contained in the bylaws.

Submitting written comments: Written comments will be accepted in advance of the public hearing until 9:00 am on **August 16, 2022**, by:

Email: developmentservices@rdffg.bc.ca

Hand/Mail: 155 George Street, Prince George, BC V2L 1P8

Fax: 250-562-8676

Written comments received before 9:00 am on August 16, 2022 (the day of the public hearing) will be posted to the Regional District's website.

Written comments will be accepted after 9:00 am on August 16, 2022 (day of the public hearing) and until the close of the public hearing by **email only:** developmentservices@rdffg.bc.ca

Attending through telephone conference call: Members of the public interested in participating in the public hearing via telephone are recommended to dial into the meeting at least 5 minutes before the start of the public hearing using the phone number, Meeting ID and Passcode provided above.

The public hearing will be chaired by a delegate of the Regional District Board. Any submissions received before or at the public hearing will become public information. Attendance at public hearings must follow any provincial health orders.

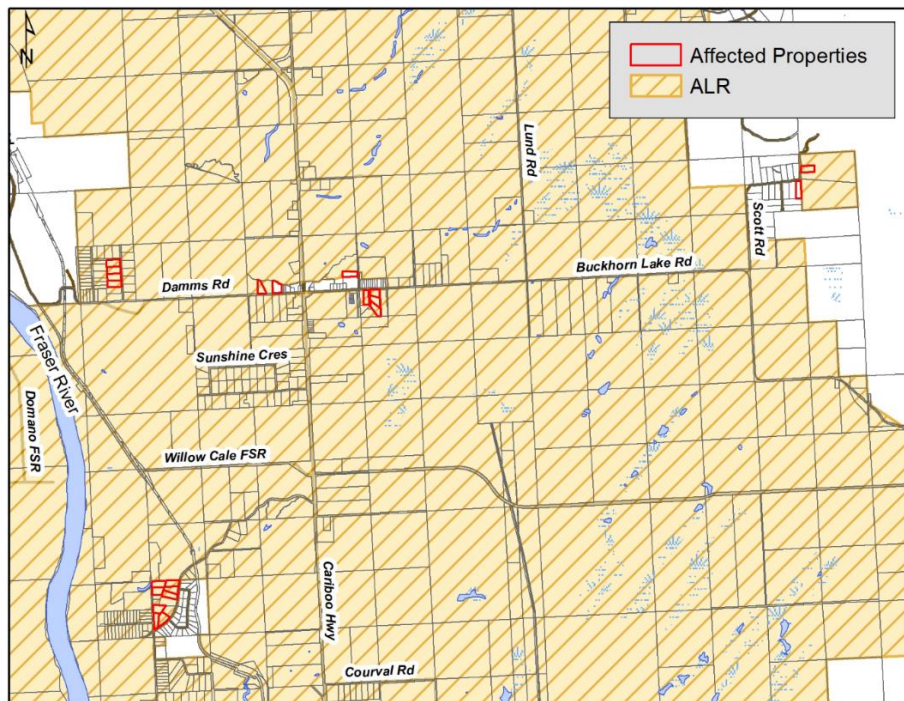
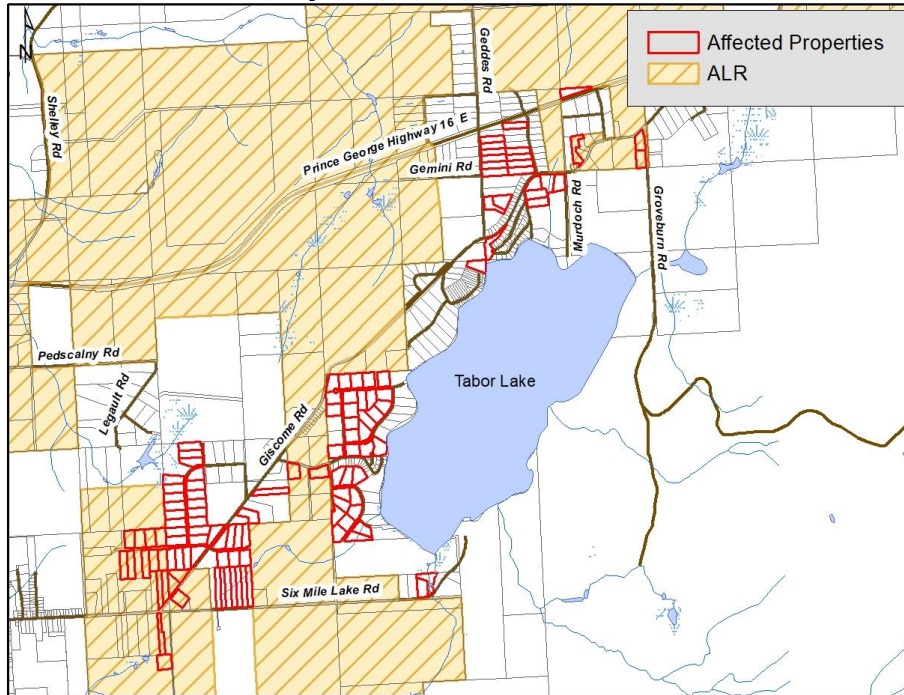
Need more info? A copy of the proposed bylaws and any relevant background materials are available for review by the public on the Regional District's website at <http://www.rdffg.bc.ca/services/development/land-use-planning/current-applications/> or at the Regional District office, Monday through Friday, 8:30 a.m. to 12:30 p.m. and 1:30 p.m. to 4:30 p.m., between July 8 and August 16, 2022. The office is closed August 1, 2022. Appointments are preferred.

Who can I speak to? Richard Buchan, Planner II, 250-960-4400

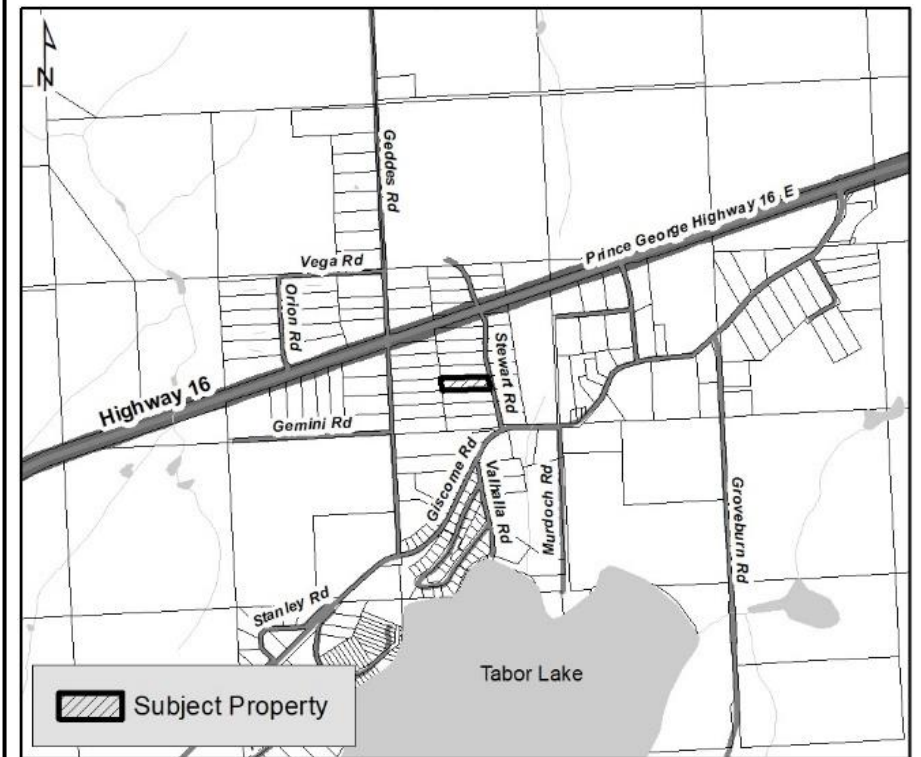
Location map on reverse.



Parcels subject to Tabor Lake-Stone Creek OCP Bylaw No. 2157, Amendment Bylaw No. 3254



Parcel subject to Zoning Bylaw No. 2892, Amendment Bylaw No. 3255: 1015 Stewart Road





PUBLIC HEARING for BYLAW 3254 and 3255 – ADDITIONAL INFORMATION

WHAT IS AN OFFICIAL COMMUNITY PLAN BYLAW?

The purpose of an Official Community Plan (OCP) is to state the general land use objectives and policies for electoral areas of the Regional District of Fraser-Fort George (RDFFG) and to provide guidance and future direction on land use decisions. An OCP bylaw has two parts. The first part is a text document with objectives and policies. The second part is a set of maps dividing land into different designations for existing and future land uses.

A proposed zoning bylaw amendment needs to be consistent with the policies in the OCP.

WHAT IS A ZONING BYLAW?

Zoning is the major tool by which the RDFFG regulates the use, size and siting of development and buildings within the electoral areas. Land use zones identified on zoning bylaw maps are more detailed than those of the Official Community Plan and are accompanied by text that establishes permitted uses, densities, size, siting and building form. The purpose of zoning is to provide for the orderly development of the community, and to avoid conflicts between incompatible uses.

WHAT IS THE OCP AMENDMENT UNDER CONSIDERATION?

Tabor Lake-Stone Creek Official Community Plan Bylaw No. 2157, Amendment Bylaw No. 3254, 2022 is proposed to amend Housing Policy Section 3.3 of the OCP by reducing the minimum property size required to allow consideration of second residences from 2 hectares to 1.4 hectares on parcels that are within the Rural Residential (RR) designation.

CURRENT Section 3.3 Housing policies

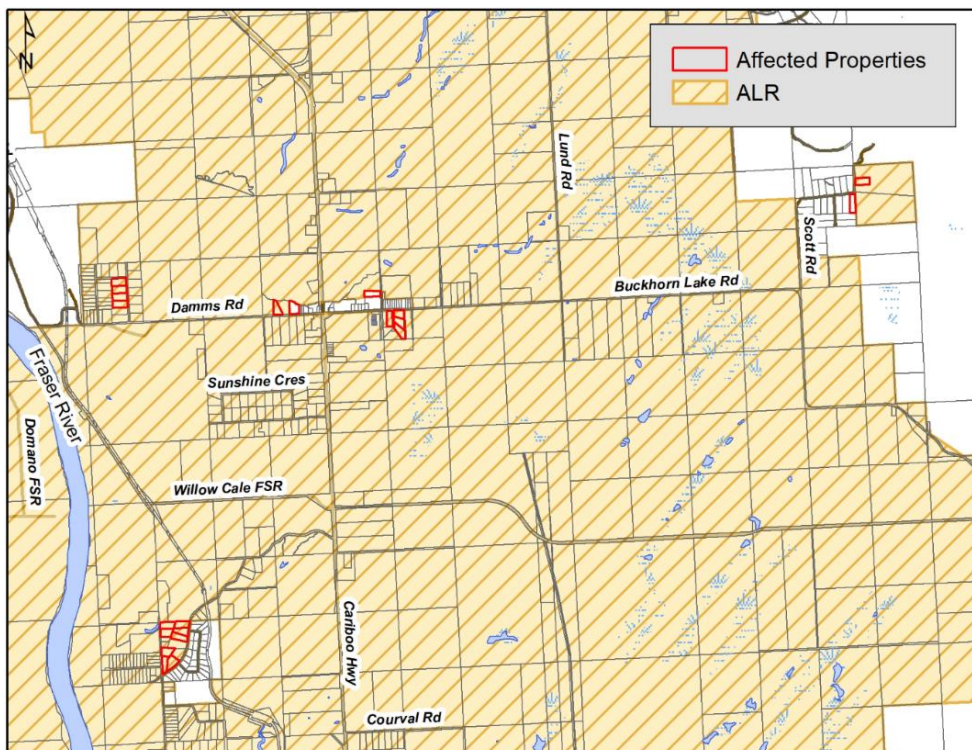
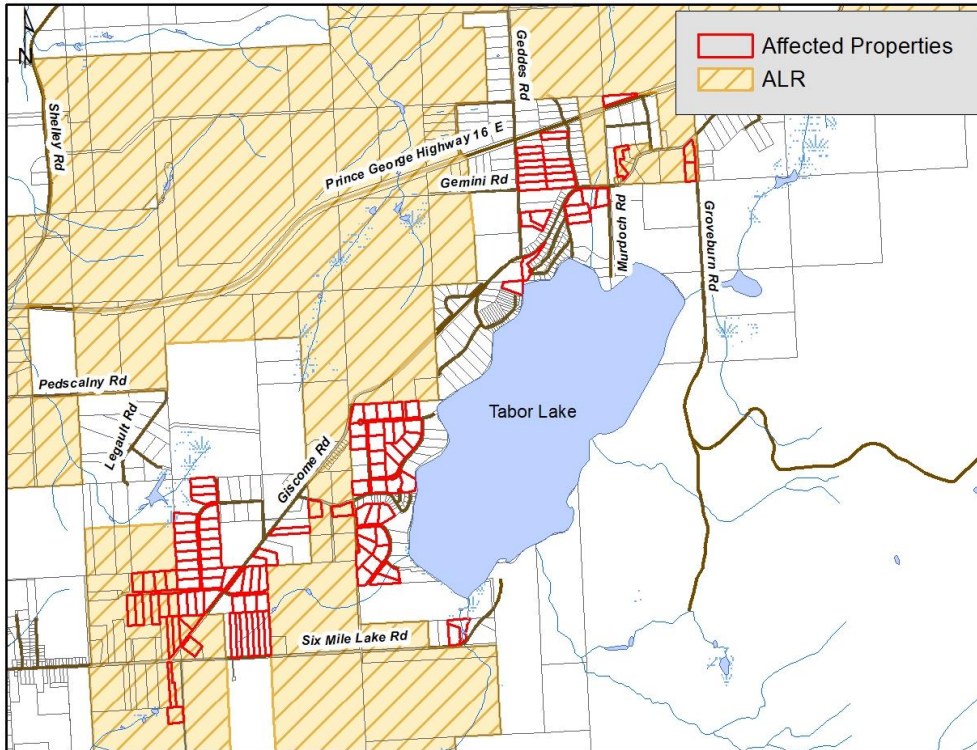
- Generally supports one residence per parcel, and also one secondary suite within that residence, for all parcel sizes and designations.
- **Supports a second residence in all designations if the parcel is 2 hectares or larger.**
- Additional residences are subject to a rezoning process where necessary, the ability to accommodate approved sewage disposal, evaluation of lakeshore properties for potential lake impacts, and Agricultural Land Reserve regulations and approvals if applicable.

PROPOSED changes to Section 3.3 Housing policies

- Continue to support one residence per parcel and one secondary suite within that residence.
- **Support a second residence in the Rural Residential (RR) designations if the parcel is 1.4 hectares or larger.**
- Continue to support a second residence in all other designations if the parcel is 2.0 hectares or larger.
- Additional residences are still subject to a rezoning process, the ability to accommodate approved sewage disposal, evaluation of lakeshore properties for potential lake impacts, and Agricultural Land Reserve regulations and approvals if applicable.

WHAT PROPERTIES WILL BE AFFECTED BY THE OCP AMENDMENT?

There are approximately 137 properties currently designated Rural Residential (RR) that are between 1.4 ha and 2.0 ha in size. If the OCP amendment is adopted, these properties will not immediately be allowed a second residence. The changes to the Housing Policies will make it possible for them to make zoning amendment applications to allow a second residence if it isn't permitted by their current zoning. The owners of 1015 Stewart Road have made an application to rezone for a second residence and this OCP amendment is necessary to allow consideration of that zoning amendment. All land use applications are evaluated individually and making an application does not guarantee it will be approved.



WHAT IS THE ZONING AMENDMENT UNDER CONSIDERATION?

Zoning Bylaw No. 2892, Amendment Bylaw No. 3255, 2022 is proposed to rezone Lot 11 District Lot 2184 Cariboo District Plan 13575 to allow for the construction of a second residential-single family dwelling with a maximum total floor area of 125m². The property is located at 1015 Stewart Road. **This is the only property affected by the proposed zoning amendment.**

CURRENT ZONING – 1015 Stewart Road:

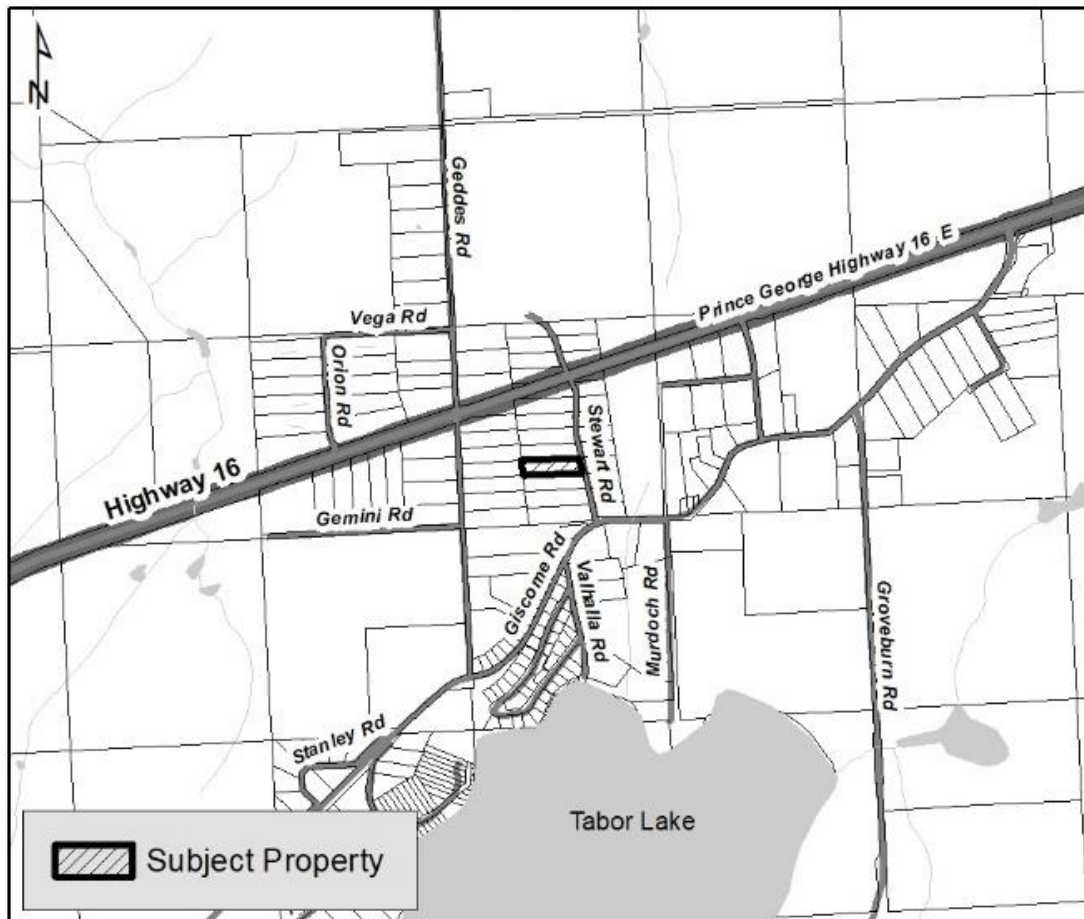
- Subject property is zoned Rural Residential 1 (RR1)
- A property that is between 8.0 and 0.8 hectares in size is permitted to have one (1) Residential Single-Family use (residence) and one (1) Secondary Suite.
- A Secondary Suite must always be located within a residence, it cannot be in a separate accessory building.
- There is no maximum floor area for a residence in the RR1 zone

PROPOSED ZONING – 1015 Stewart Road:

- The subject property will remain in the RR1 zone but will be rezoned on a site-specific basis to allow **either**:
 1. Two (2) Residential Single-Family uses (residences) and the maximum total floor area of one of those residences will be limited to 125m²

OR

 2. One (1) Residential Single-Family use and one (1) Secondary Suite (*this combination is already permitted by the current zoning*)



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