



REGIONAL DISTRICT of Fraser-Fort George

Main Office: 155 George Street, Prince George, BC V2L 1P8
Telephone: (250) 960-4400 / Fax: (250) 563-7520
Toll Free: 1-800-667-1959 / www.rdffg.ca

REPORT FOR CONSIDERATION

TO: Chair and Directors

File No.: REZ 9377

FROM: Daniel Burke, Planner III

DATE: March 7, 2025

SUBJECT Proposed Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3364, 2024

SUMMARY: Purpose: Consider Adoption
Location: 47267 and 47283 Hart Highway – Electoral Area G
Owner: Property 1 – Todd Steele
Property 2 – Cheryl Steele
Applicant: Regional District of Fraser-Fort George
Attachments:
1. Proposed Bylaw No. 3364, 2024

Previous Reports: Item No. 7.5, November 2024

RECOMMENDATION(S):

1. THAT the report dated March 7, 2025 regarding “Proposed Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3364, 2024” be received for information.
2. THAT Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3364, 2024 be adopted.

ENTITLEMENT	HOW VOTE COUNTED
All 1 Director/1 vote	Majority
All 1 Director/1 vote	Majority

SUMMARY OF APPLICATION:

Location:	47267 & 47283 Hart Highway - Electoral Area G
Legal Description and PID:	Property 1 - District Lot 9377 Cariboo District Except Plans H212, 28193, and PGP43102 – 015-536-327 – 1.43 ha. Property 2 - Lot A District Lot 9377 Cariboo District Plan PGP43102 - 024-295-078 – 0.82 ha.
Owner(s):	Property 1 – Todd Steele Property 2 – Cheryl Steele
Applicant(s):	Regional District of Fraser-Fort George
Existing Uses:	Property 1: Campground operation. Property 2: Residence and commercial kitchen under construction.
Proposal:	The Regional District proposes to rezone the subject properties from Commercial 1 (C1) to Commercial 2 (C2) within Zoning Bylaw No. 2892, 2014.
Application Type:	Zoning Bylaw Amendment
Regulation Changes:	Bylaw No. 3364, 2024 proposes to rezone the subject properties from Commercial 1 (C1) to Commercial 2 (C2).

BOARD CONSIDERATION:

The Board is being asked to consider the adoption of proposed Amendment Bylaw No. 3364, 2024.

Full options and corresponding motions are detailed under the Decision Options section of the report.

RELEVANT POLICIES:

Official Community Plan:	The proposed zoning bylaw is <u>consistent</u> with Crooked River-Parsnip Official Community Plan (OCP) Bylaw No. 2425, 2007 and an amendment is not required.
Zoning Bylaw:	The proposal is <u>inconsistent</u> with current Zoning Bylaw No. 2892, 2014 and an amendment is required.
Applications Procedures:	Development Applications Procedures Bylaw No. 3268, 2022 outlines requirements for processing zoning bylaw amendment applications.
<i>Local Government Act:</i>	Outlines requirements for consideration of amendments to a zoning bylaw.
<i>Transportation Act, Section 52:</i>	Proposed zoning bylaw amendments affecting land within 800 meters of a controlled access highway require approval from the Ministry of Transportation and Infrastructure prior to being considered for adoption.

STRATEGIC PRIORITIES ALIGNMENT:

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> Indigenous and Intergovernmental Partnerships | <input type="checkbox"/> Organizational Strength and Adaptability | <input type="checkbox"/> Quality Community Services | <input type="checkbox"/> Environmental Stewardship and Climate Action |
| <input checked="" type="checkbox"/> Awareness and Engagement | <input type="checkbox"/> Statutory or Routine Business | | |

SERVICE RELEVANCE:

Regional District Land Use Planning Services is a region wide service and fulfils the obligations of land use planning under Part 14 of the *Local Government Act*.

FINANCIAL CONSIDERATION(S):

N/A

OTHER CONSIDERATION(S):

Zoning Bylaw Amendment Process Overview:



DECISION OPTIONS:

1. Approve recommendations
 - proposed Amendment Bylaw No. 3364, 2024 will be adopted.

Other Options:

DIRECTION	ACTIONS THAT WILL BE TAKEN	MOTIONS REQUIRED
A. Postpone consideration of proposed Amendment Bylaw No. 3364, 2024 pending the receipt of additional information.	<ul style="list-style-type: none"> • the bylaw will return for consideration when the additional information requested by the Board is available. • consideration of holding another public hearing may be required. 	<i>THAT consideration of proposed Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3364, 2024 be postponed pending receipt of [insert requirement].</i>
B. Not proceed with the application which will require adoption of the proposed bylaw to be defeated.	<ul style="list-style-type: none"> • under Regional Board Procedure Bylaw No. 3267, 2022, the motion for adoption shall be decided upon without amendment. • bylaw cannot be considered further if motion to give third reading is defeated. 	<i>THAT Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3364, 2024 be adopted.</i>

SUMMARY COMMENTS:

If adopted, this proposed Zoning Bylaw amendment will rezone the property from Commercial 1 (C1) to Commercial 2 (C2). This rezoning is to correct an oversight made when the McLeod Lake-Azu Rural Land Use Bylaw was replaced with Zoning Bylaw No. 833 in 2008. In 2008, the property was rezoned to C1 which did not include Tourist Accommodation or Campground as permitted uses which were previously allowed. When Zoning Bylaw No. 833 was repealed and replaced with Zoning Bylaw No. 2892 in 2014, the C1 zone was carried over without correcting the oversight.

The Board approved the third reading of Amendment Bylaw No. 3364, 2024 at the November 2024 meeting.

Bylaw No. 3364, 2024 has received statutory approval from the Ministry of Transportation and Infrastructure and may now be considered for adoption.

Respectfully submitted,

Daniel Burke

Daniel Burke
Planner III, Community and Development Services

DB:cc