



REGIONAL DISTRICT of Fraser-Fort George

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REPORT FOR CONSIDERATION

TO: Chair and Directors

File No.: REZ 1563/916/14

FROM: Justin Kim, Planner I

DATE: July 2, 2025

SUBJECT Proposed Zoning Bylaw No. 2892, 2014, Amendment Bylaw 3392, 2025

SUMMARY: Purpose: Consider Application
Location: 6715 Wansa Road N – Electoral Area D
Owner: Annette Larson

Attachments:

1. Backgrounder
2. Proposed Amendment Bylaw No. 3392, 2025

Previous Reports: None

RECOMMENDATION(S):

1. THAT the report dated July 2, 2025 regarding “Proposed Zoning Bylaw No. 2892, 2014, Amendment Bylaw 3392, 2025” be received for information.
2. THAT Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3392, 2025 be now introduced and read a first time.
3. THAT Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3392, 2025 be given second and third readings.
4. THAT Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3392, 2025 be adopted.

ENTITLEMENT	HOW VOTE COUNTED
All 1 Director/1 vote	Majority
All 1 Director/1 vote	Majority
All 1 Director/1 vote	Majority
All 1 Director/1 vote	2/3 Majority

SUMMARY OF APPLICATION:

Location:	6715 Wansa Road N – Electoral Area D
Legal Description and PID:	Lot 14 District Lot 1563 Cariboo District Plan 916 – 014124173 – 2.06ha
Applicant(s):	Annette Larson
Existing Uses:	The subject property currently has a residence, garage, and lagoon system.
Proposal:	The applicant proposes to amend Zoning Bylaw No. 2892, 2014 to permit the construction of a second dwelling (Residential-Single Family use) on the subject property. The current zoning of the property does not allow a second Residential-Single Family use on lots of this size. The Site Plan is included in the Backgrounder.
Application Type:	Zoning Bylaw Amendment

Regulation Changes/ Content of Permit:	Amend Zoning Bylaw No. 2892, 2014 to permit a second Residential-Single Family dwelling on the subject property. The proposal is to rezone the property from Rural Residential 1 (RR1) to Rural Residential 9 (RR9), which would allow a second dwelling for a property of this size.
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BOARD CONSIDERATION:

The Board is being asked to consider giving first, second, and third readings, and adopting proposed Amendment Bylaw No. 3392, 2025.

Other options available to the Board as detailed in Other Options include:

1. Postponing consideration of the application for further information – Other Decision Options A;
2. Not proceeding with the application – Other Decision Options B

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

RELEVANT POLICIES:

Official Community Plan:	The proposal is <u>consistent</u> with the Pineview Official Community Plan Bylaw No. 2302, 2006 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.
Public Notice:	Public Notice Bylaw No. 3316, 2023 provides for alternative means of publishing statutory public notices using the Regional District bulletin board, website, and Facebook page. Public Notice Additional Methods of Publication Policy RD-24-23 provides supplementary notification with a newspaper advertisement.
<i>Local Government Act:</i>	<p>Outlines requirements for consideration of amendments to a Zoning Bylaw.</p> <p>Local government <u>must not</u> hold a public hearing on a proposed zoning bylaw for residential development when the proposal is supported by the Official Community Plan.</p> <p>Requires that public notice be given prior to first consideration of the amendment Bylaw.</p>

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):

Administration has completed the statutory public notice requirements. Both the Local Government Act and the Development Applications Procedures Bylaw 3268, 2022 do not permit a public hearing.

DECISION OPTIONS:

1. Approve recommendations

- Proposed Amendment Bylaw No. 3392, 2025 will be given first, second, and third reading, and be adopted.

Other Options:

DIRECTION	ACTIONS THAT WILL BE TAKEN	MOTIONS REQUIRED
A. Postpone consideration of proposed Amendment Bylaw No. 3392, 2025 pending the receipt of additional information.	The Bylaw will return for consideration when the additional information requested by the Board is available.	1. <i>THAT Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3392, 2025 be now introduced and read a first time.</i> 2. <i>THAT further consideration of Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3392, 2025 be postponed pending receipt of [insert requirement].</i>
B. Not proceed with the application which will require first reading of the proposed bylaw to be defeated.	<ul style="list-style-type: none"> Under Regional Board Procedure Bylaw No. 3267, 2022, the motion for first reading shall be decided upon without amendment or debate. The Bylaw cannot be considered further if motion to give first reading is defeated. 	The Regional District Board <u>defeats</u> the following: <i>THAT Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3392, 2025 be now introduced and read a first time.</i>

SUMMARY COMMENTS:

Section 7.0 of the Pineview Official Community Plan sets out a list of factors that is considered by the Regional District Board when evaluating a rezoning process. Information to inform consideration on each factor is obtained through the application process, including agency referral. Administration has provided a brief response to each of the factors. The evaluation factors include, but are not limited to, the following:

- i. *Consistency with the objectives, policies, and land use designations of this Plan;*
 - a. Under the “General Housing” policy of the Official Community Plan, the OCP supports an additional residence on parcels 2 hectares (ha) or larger, subject to the ability to accommodate approved sewage disposal and evaluation.
 - b. The subject property is designated Rural Residential (RR) by the OCP; the Plan recognizes that this designation will provide a major part of the residential parcel supply to meet housing needs over the short to medium term.
- ii. *Consistency with the provisions or orders of the Agricultural Land Commission for lands within the Agricultural Land Reserve;*
 - a. The property is completely within the Agricultural Land Reserve (ALR); within the ALR, there are restrictions on the size and number of residences.
 - i. Up to two residences are allowed if local government regulations permit; for properties of this size, the primary residence must have a total floor area of 500m² or less while the secondary residence must have a total floor area of 90m² or less.

- iii. *The extent of which agricultural development and potential for impact upon neighboring agricultural use;*
 - a. The property is adjacent to parcels that are also in the Agricultural Land Reserve; however, the surrounding area is primarily residential lots.
 - b. Comments from the Ministry of Agriculture and Food focused on this rezoning application potentially reducing the agricultural potential of the property.
 - i. However, the Ministry also recognizes that agricultural options are limited due to the size and location of the property.
 - ii. Full comments are attached in the Backgrounder document.
- iv. *The level of potential land use impact on the subject property and potential conflict with uses in the immediate proximity;*
 - a. No new permitted use will be introduced with the rezoning from RR1 to RR9 zones. The rezoning will increase the allowable density of Residential-Single Family dwellings from one to two. There are also two properties south of the subject property that is zoned RR9. The potential impact is low.
- v. *Public opinion as received through the public information and hearing requirements of the Local Government Act;*
 - a. The Regional District cannot hold a public hearing for residential development applications when the proposal meets all criteria of Section 464 (3) of the *Local Government Act*.
- vi. *The availability of existing services to the site, including but not limited to, fire protection, roads, potable and sufficient water supply, electricity, sewage disposal, or the ability to provide the services to the site;*
 - a. A letter of certification for a sewerage system sufficient for the second dwelling was received from Northern Health.
 - b. Referral responses from the Ministry of Transportation and Transit (MoTT), Fortis BC, BC Hydro, and Northern Health had no concerns with the proposed zoning amendment application.
- vii. *Adequate fire protection measures, including the use of fireguards around subdivisions, access roads of an appropriate width for use by emergency vehicles, and developments having multiple access roads;*
 - a. There were no concerns raised during the referral process.
- viii. *Impact on the transportation network;*
 - a. The property is currently accessed by Wansa Road N; the second residence will utilize the same driveway off Wansa Road N.
 - b. MoTT mentioned no concerns; their comments included protecting MoTT's drainage system and suggesting that if the application gets approved, the additional residence will utilize the driveway accessing Wansa Road N.
- ix. *Environmental impact and potential for hazardous conditions;*
 - a. The property is not within a mapped BC Floodplain or within the extent of any natural hazard studies commissioned by the Regional District.
- x. *Any other issue that may be relevant to a specific proposal;*
 - a. No additional issues were identified.

Further details pertaining to the application can be found in the Backgrounder attachment.

Respectfully submitted,

Justin Kim
Planner I

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