



REGIONAL DISTRICT of Fraser-Fort George

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REPORT FOR CONSIDERATION

TO: Chair and Directors

FROM: Kenna Jonkman, MCIP, RPP, General Manager of Development Services

DATE: May 2, 2022

SUBJECT: Zoning Bylaw No. 2892, Amendment Bylaw No. 3244, 2021

SUMMARY: Purpose: To consider Third Reading
Location: Regional District Electoral Areas A, C, D, F, G and H
Previous Reports: Item No. 7.8, November 2021 (see Agenda for link)
Attachments:
1. Minutes of the Public Hearing held March 17 and April 21, 2022
2. Amendment Bylaw No. 3244, 2021

File No.: N/A

RECOMMENDATION(S):

1. THAT the report be received.

Declaration by the Public Hearing Chair of the minutes of the Public Hearing held March 17 and April 21, 2022 on Zoning Bylaw No. 2892, Amendment Bylaw No. 3244, 2021.

2. THAT the minutes of the Public Hearing held March 17 and April 21, 2022 on Zoning Bylaw No. 2892, Amendment Bylaw No. 3244, 2021 be received.
3. THAT Zoning Bylaw No. 2892, Amendment Bylaw No. 3244, 2021 be given third reading.

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

ISSUE(S):

At their July 2021 meeting, the Regional District Board requested Administration prepare a bylaw amendment for Board's consideration that would see the elimination of regulation regarding the minimum floor area of the first story of a dwelling unit within Zoning Bylaw No. 2892. Proposed Bylaw No. 3244, 2021 satisfies this request. A public hearing was held on March 17 and April 21. Minutes of this meeting are attached to the report for Board's consideration.

Board is being asked to consider thirds reading of Zoning Bylaw No. 2892, Amendment Bylaw No. 3244, 2021

RELEVANT POLICIES:

1. Official Community Plans:
 - Official Community Plans for the Regional District housing policies and almost all designations supports the development of Residential-Single Family uses
 - **Amendments to Official Community Plans are not required**
2. Development Applications Procedures Bylaw No. 2776:
 - details requirements for a Notification of Application Sign, alternative form of notification or waiving of notification requirements
 - delegates approval of notification requirements to the General Manager of Development Services

3. *Transportation Act Section 52:*

- proposed zoning bylaw amendments affecting land within 800 metres of a controlled access highway require approval of the Ministry of Transportation and Infrastructure

STRATEGIC ALIGNMENT:

- ☐ Climate Action ☐ Economic Health ☐ Indigenous Relations ☒ Strong Communities
- ☐ None – Statutory or Routine Business

SERVICE RELEVANCE:

Regional District Land Use 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):

N/A

DECISION OPTIONS:

- Approve recommendations.
 - Zoning Bylaw No. 2892, Amendment Bylaw No. 3244, 2021 will be given third reading and will return for consideration of adoption upon receipt of Ministry of Transportation and Infrastructure approval.

Other Options:

- Hold Amendment Bylaw No. 3244 at third reading pending the receipt of additional information:
 - the bylaw will return for consideration when the additional information requested by the Board is available
 - Board authorization may be required to hold or not hold a public hearing
- Defeat Bylaw No. 3244 at third reading:
 - bylaw cannot be considered further

COMMENTS:

Should Board proceed with the proposed bylaw, the minimum floor area of the first floor requirements for a dwelling unit would be removed from all residential, commercial, industrial and institutional zones and replaced with requirements that a dwelling unit must meet BC Building Code minimum floor area regulations.

Ministry of Transportation and Infrastructure (MoTI) approval of the zoning bylaw is required because it will affect parcels that are within 800 metres of a controlled access highway intersection. Should Bylaw No. 3244 receive third reading, it will be forwarded to MoTI for approval prior to returning for Board to consider adoption.

Respectfully submitted,

“Kenna Jonkman”

Kenna Jonkman, MCIP, RPP
General Manager of Development Services

KJ