**COUNCIL AGENDA REPORT**

DATE:	March 11, 2019	COUNCIL MEETING DATE:	March 18, 2019
DEPARTMENT:	Administration		
SUBJECT:	Official Community Plan and Zoning Amendment Bylaws – 47th Avenue NW		

PURPOSE:

To authorize an amendment to the Official Community Plan (OCP) for the properties located at 5101, 5105, 5109, 5113 and 5117 47th Avenue NW to change the OCP land use designation from Town Centre - Commercial to Residential, and to amend the Zoning Bylaw to rezone the subject properties from Town Centre Commercial – C1 to Single Family Residential – R1.

SUMMARY/BACKGROUND:

The District of Chetwynd has received a request to rezone the property located at 5101 47th Avenue NW to Residential. That block includes properties known as 5101, 5105, 5109, 5113 and 5117 47th Avenue NW and is currently designated Town Centre - Commercial in the OCP, and zoned Town Centre Commercial – C1 in the District's Zoning Bylaw. Many years ago, District planners determined that this block on 47th Avenue NW would eventually accommodate an expanded commercial area, and so zoned the block C1 even though the existing use was and is residential. This means the homes in that area are deemed to be legal-nonconforming; while the property tax class is residential in recognition of the residential use, if any of the homes in this block were damaged in excess of 75%, or if the residential use was discontinued for six months, according to the *Local Government Act* S. 528 the C1 zone property use would then apply. This would mean that a residential home could not be rebuilt on the subject properties without rezoning to Single Family Residential – R1.

RECOMMENDATION(S):

THAT Council receive the report for information; or

- a) THAT "District of Chetwynd Official Community Plan Amendment Bylaw No. 1089, 2019" be introduced and given first and second readings; and**
- b) THAT "District of Chetwynd Zoning Amendment Bylaw No. 1090, 2019" be introduced and given first and second readings; and**
- c) THAT a Public Hearing be scheduled to obtain public input on the above bylaws on April 15, 2019 at 4:00 p.m.**

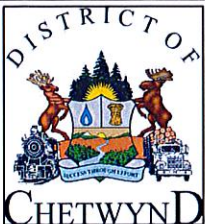
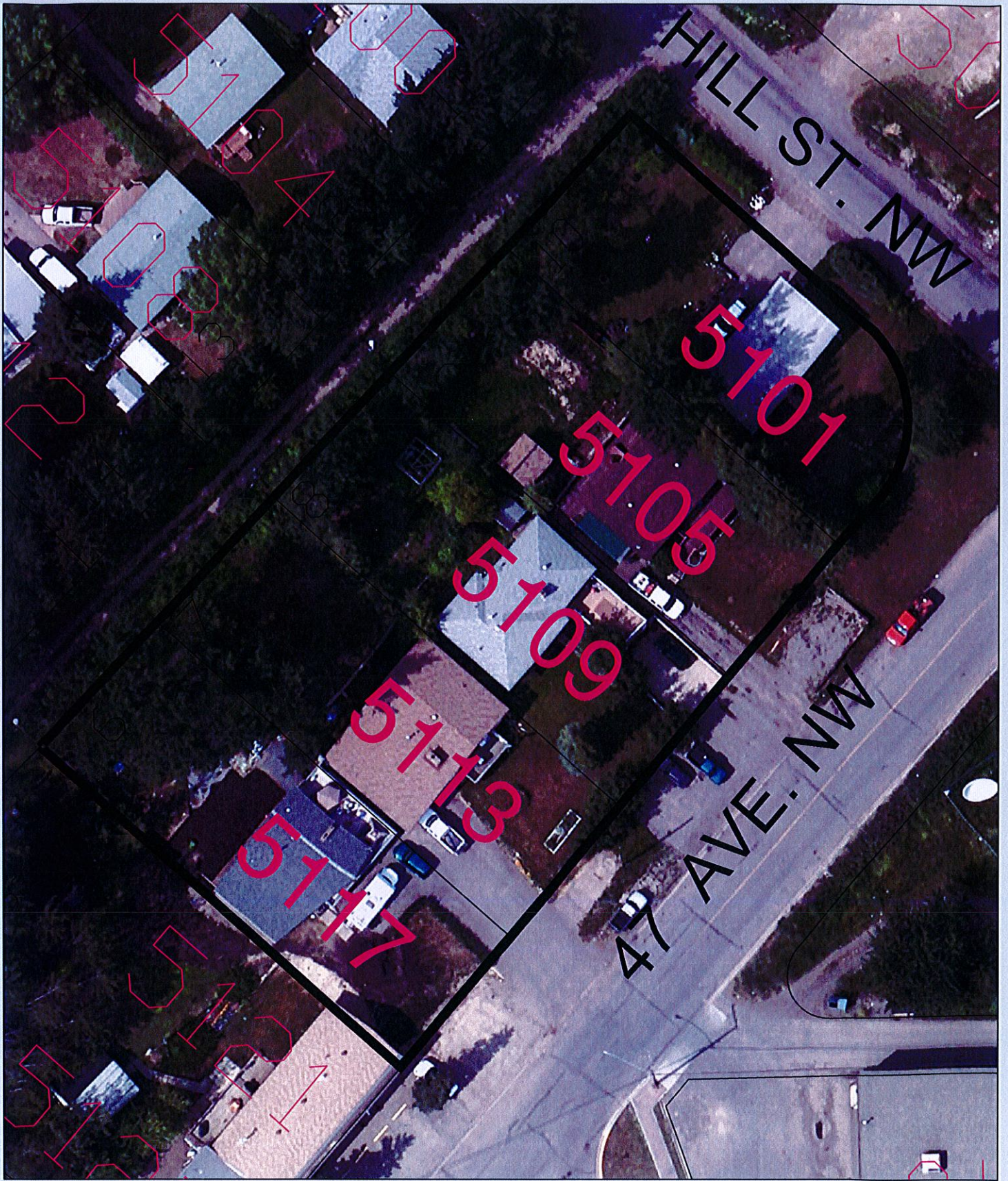
SUBMITTED BY: _____ Department Head	REVIEWED AND APPROVED FOR SUBMISSION TO COUNCIL BY:  _____ Chief Administrative Officer
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Attachments:

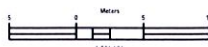
Attachment "A" - Official Community Plan Amendment Bylaw No. 1089, 2019

Attachment "B" - Zoning Amendment Bylaw No. 1090, 2019

Corporate Officer



"Schedule A"
OCP Amendment
Bylaw No. 1089, 2019
47th Avenue Northwest, Nos.:
5101, 5105, 5109, 5113, & 5117



REVISIONS

NO.	BY	DATE	DESCRIPTION

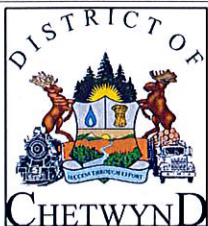
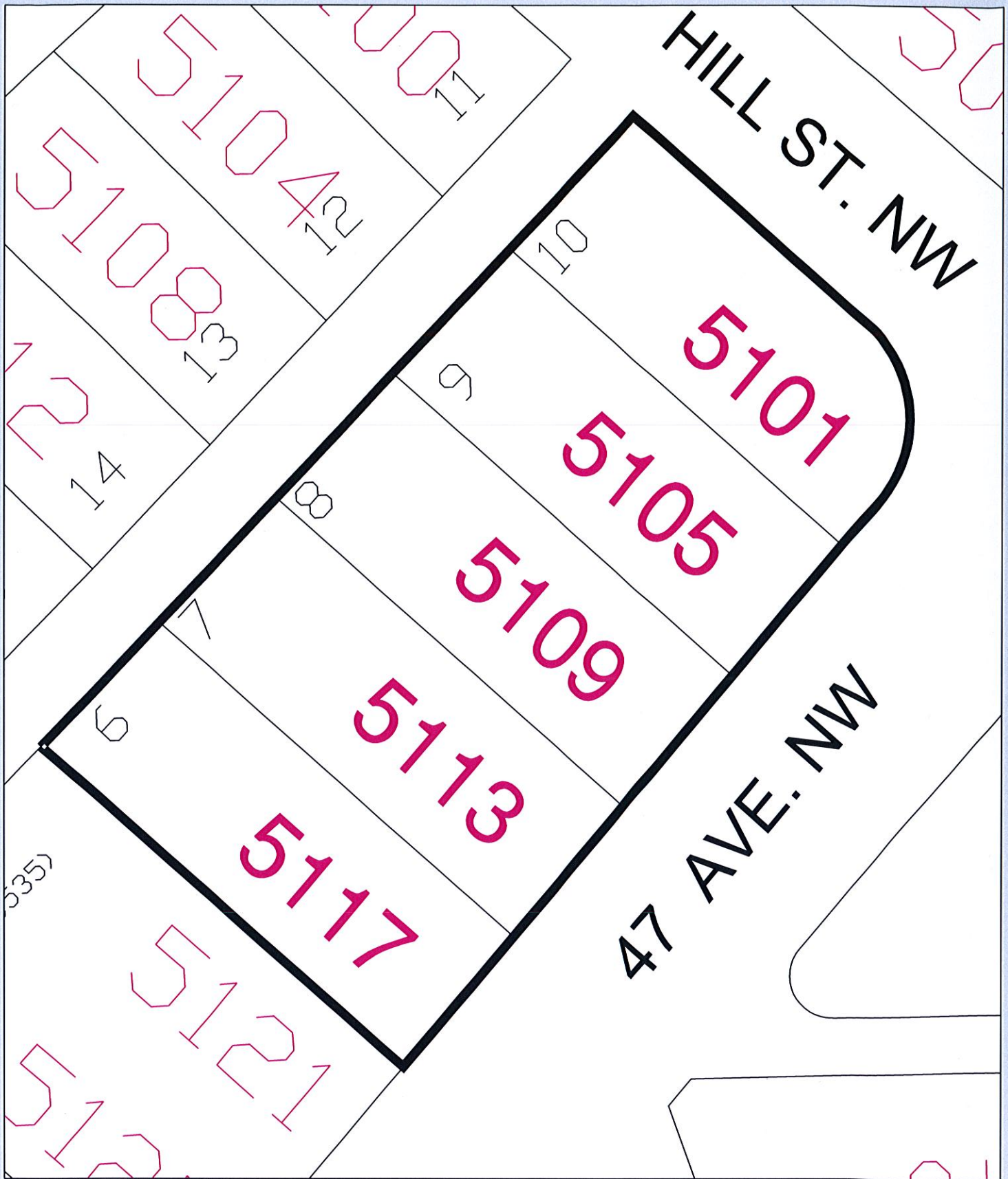
Contact: District of Chetwynd Engineering

Phone: 250-401-4100

Email: d-chet@gochetwynd.com

LEGEND

Water Service shown in Blue.
Sanitary Service shown in Green.
Storm Service shown in Magenta.
Fire Hydrants shown in Red.
All distances are shown in metres.
The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of this information to locate and establish the precise location of all existing information whether shown or not.



"Schedule A"
OCP Amendment
Bylaw No. 1089, 2019
47th Avenue Northwest, Nos.:
5101, 5105, 5109, 5113, & 5117



REVISIONS

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Attachment "B"

DISTRICT OF CHETWYND BYLAW NO. 1090, 2019

Being a Bylaw of the District of Chetwynd in the Province of British Columbia
to amend the "District of Chetwynd Zoning Bylaw No. 1035, 2016"

The Council of the District of Chetwynd, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "District of Chetwynd Zoning Amendment Bylaw No. 1090, 2019 (47 Avenue NW)."
2. District of Chetwynd Zoning Bylaw No. 1035, 2016 is hereby amended as follows:

The properties known as Lots 6, 7, 8, 9, and 10, District Lot 398, Plan 11989 (5117, 5113, 5109, 5105 and 5101 47th Avenue NW) are rezoned from Town Centre Commercial – C1 to Single Family Residential - R1;
3. A legal survey plan showing the property for rezoning is hereby attached as "Schedule A" and shall form a part of this Bylaw.
4. The plans attached to Zoning Bylaw No. 1035, 2016 shall be and are now amended to include the changes enacted in Section 2 of this Bylaw.

Read a first time this day of , 2019.
Read a second time this day of , 2019.

CERTIFIED a true and certified copy of "District of Chetwynd Zoning Amendment Bylaw No. 1090, 2019 (47 Avenue NW)" as read a second time this day of , 2019.

Corporate Officer

Ministry of Transportation and Infrastructure Approval received the day of , 2019.

PUBLIC HEARING held this day of , 2019.
Read a third time this day of , 2019.
Adopted this day of , 2019.

Corporate Officer

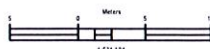
Mayor

CERTIFIED a true and correct copy of "District of Chetwynd Zoning Amendment Bylaw No. 1090, 2019 (47 Avenue NW)" as adopted this day of , 2019.

Director of Corporate Administration



"Schedule A"
Zoning Amendment
Bylaw No. 1090, 2019
47th Avenue Northwest, Nos.:
5101, 5105, 5109, 5113, & 5117



REVISIONS

NO.	BY	DATE	DESCRIPTION

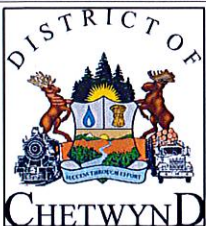
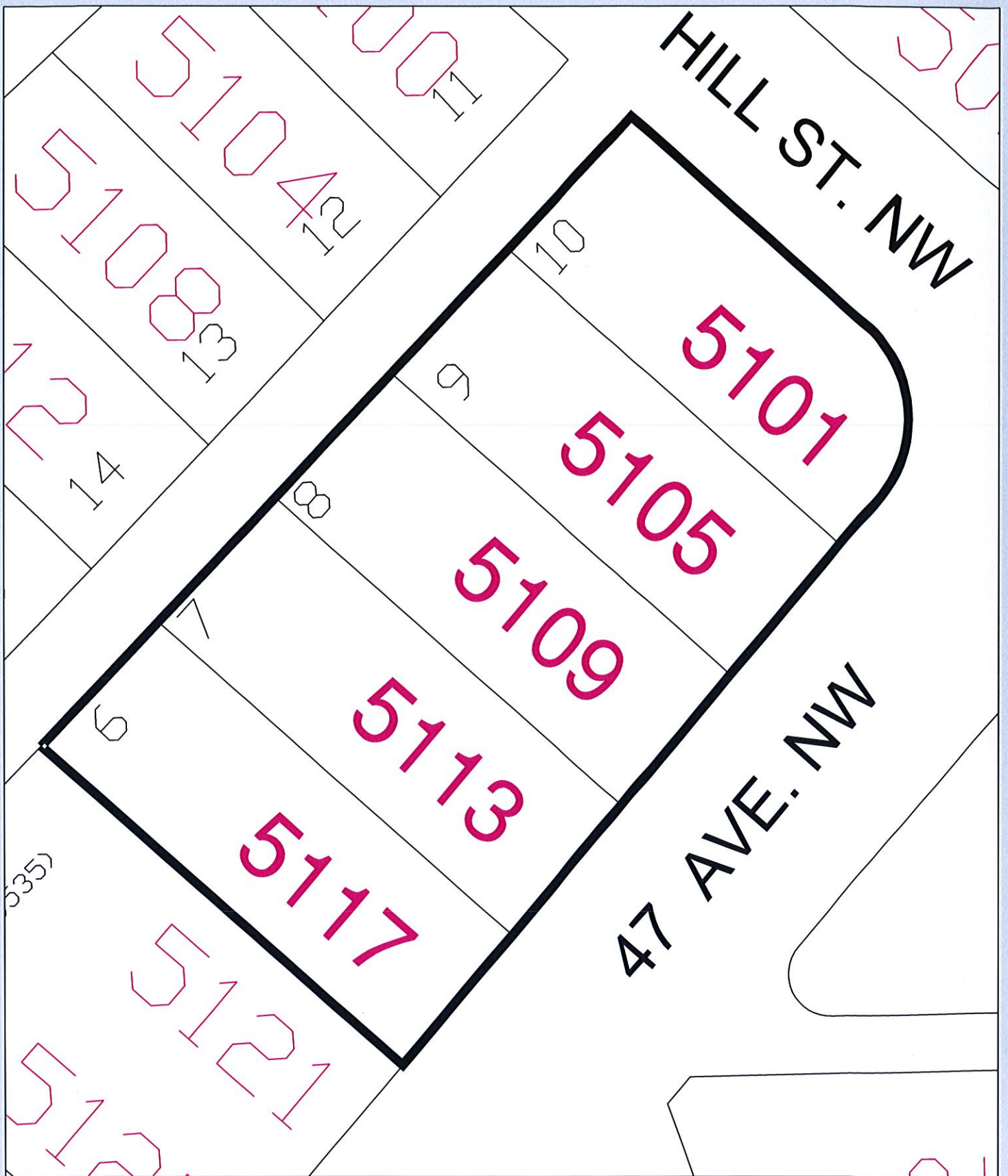
Contact: District of Chetwynd Engineering

Phone: 250-401-4100

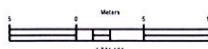
Email: d-chet@gochetwynd.com

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"Schedule A"
Zoning Amendment
Bylaw No. 1090, 2019
47th Avenue Northwest, Nos.:
5101, 5105, 5109, 5113, & 5117



REVISIONS

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