



RA-3

COUNCIL AGENDA REPORT

DATE:	March 1, 2019	COUNCIL MEETING DATE:	March 18, 2019
DEPARTMENT:	Bylaw Enforcement		
SUBJECT:	Proposed Amendment to Zoning Bylaw No. 1035, 2016		

PURPOSE:

The purpose is to provide a proposed amendment to the District of Chetwynd Zoning Bylaw No. 1035, 2016 for Council's consideration.

SUMMARY/BACKGROUND:

The Official Community Plan section 2.4 Highway Commercial land use encourages redevelopment and increased density throughout Highway Commercial areas.

Zoning Bylaw No. 1035, 2016 sec 16.1 (1) states "The following uses and no others are permitted in the C2 Zone (xiii) Offices – Professional" and Offices – Professional being defined as "means and includes but is not limited to Medical, dental, chiropractic, psychiatric, accounting, optometrist, real estate, newspaper, and government." Recently the District has received several business license applications for alternative or holistic type of businesses including Intuitive Healing Practitioner, Yoga Instruction, Sound Therapy, and Guided Meditation. The Zoning Bylaw does not currently specify where these businesses would be permitted. Zoning Amendment Bylaw No. 1091, 2019 (included as Attachment "A" to this report) would permit alternative or holistic businesses in the Town Centre Commercial – C1 Zone, or in the Highway Commercial – C2 Zone as an accessory to a principle business in the Offices – Professional category.

PAST PRACTICE/PREVIOUS ACTION TAKEN:

District of Chetwynd Zoning Bylaw No. 1035, 2016 was adopted April 18, 2016 and has been amended since then as deemed appropriate by Council.

RECOMMENDATION(S):

THAT Council receive the report for information; or

THAT Zoning Amendment Bylaw No. 1091, 2019 be introduced and given first and second readings; and

THAT a Public Hearing be scheduled to obtain public input on the above bylaw on April 15, 2019 at 4:00 p.m.

SUBMITTED BY:  Bylaw Enforcement Officer	REVIEWED AND CONCUR:  Department Head	REVIEWED AND APPROVED FOR SUBMISSION TO COUNCIL BY:  for: Chief Administrative Officer
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Attachment: Attachment "A" – District of Chetwynd Zoning Amendment Bylaw No. 1091, 2019

Attachment "A"

DISTRICT OF CHETWYND

ZONING AMENDMENT BYLAW NO. 1091, 2019

Being a Bylaw of the District of Chetwynd
to amend the “District of Chetwynd Zoning Bylaw No. 1035, 2016”

WHEREAS, the District of Chetwynd has adopted Zoning Bylaw No. 1035, 2016

AND WHEREAS, the Council deems it necessary to amend District of Chetwynd Zoning Bylaw No. 1035, 2016;

NOW THEREFORE, the Council of the District of Chetwynd, in open meeting lawfully assembled, hereby enacts as follows:

1. That “District of Chetwynd Zoning Bylaw No. 1035, 2016” be amended as follows:
 - a) Section 3.1, Definitions, is hereby amended by adding the following:

“**HEALTH AND WELLNESS SERVICE** means and includes, but is not limited to Reiki Therapy, Intuitive Healing Practitioner, Yoga Instruction, Sound Therapy, Guided Meditation, and other such holistic type services.”
 - b) Town Centre Commercial (C1) Section 15.1 Permitted Uses is hereby amended to include “Health and Wellness Service.”
 - c) Highway Commercial (C2), Section 16.1 – Accessory Uses, is hereby amended to include Health and Wellness Service as an accessory use to xiii. Offices Professional.
2. This Bylaw may be cited for all purposes as “District of Chetwynd Zoning Amendment Bylaw No. 1091, 2019
3. This Bylaw shall take effect upon adoption.

Read a first time this _____ day of _____, 2019

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

CERTIFIED a true and correct copy of "District of Chetwynd Zoning Amendment Bylaw No. 1091, 2019" as read a second time this day of , 2019.

Corporate Officer

Attachment "A"

Received approval of the Ministry of Transportation pursuant to Section 52 (3) (a) of the
Transportation Act, the day of , 2019.

Public Hearing held this day of , 2019.

Read a third time this day of , 2019.

Adopted by Council this day of , 2019.

Corporate Officer

Mayor

CERTIFIED a true and correct copy of "District of Chetwynd Zoning Amendment Bylaw No. 1091,
2019" as adopted this day of , 2019.

Corporate Officer