



DISTRICT OF CHETWYND

PUBLIC HEARING

Agenda

Date: October 19, 2020
Time: 4:00 p.m.
Location: via Electronic Zoom Meeting

Pages

1. Call to Order and Welcome
2. Adoption of Agenda
3. Explanation of Purpose of Public Hearing
4. Public Hearing Notice 1
5. Matters to be Discussed:
 - a) **Zoning Amendment Bylaw No. 1124, 2020 (5244 42 Street NE)**

Background Information

 - Council Agenda Report dated September 29, 2020 2-9
 - Relevant sections of existing Zoning Bylaw No. 1035, 2016 10-13

Correspondence Received:

 - Letter received from the Ministry of Transportation and Infrastructure dated October 14, 2020 stating that the Ministry has no objections. 14
6. Public Presentations and Question Period
7. Closing Statement
8. Adjournment



DISTRICT OF CHETWYND

Proposed Zoning Amendment Bylaw No. 1124, 2020

NOTICE OF PUBLIC HEARING

Pursuant to the *Local Government Act*, the Council of the District of Chetwynd gives notice it will hold a Public Hearing to consider the above-named bylaw:

Date: October 19, 2020
Time: 4:00 p.m.
Place: Electronic Zoom Meeting

Proposed Zoning Amendment Bylaw No. 1124, 2020 would rezone 5244 42 Street NE from Single Family Residential (R1) to Multiple Family – Low Density (RM1) to allow a duplex to be converted into a four-plex.

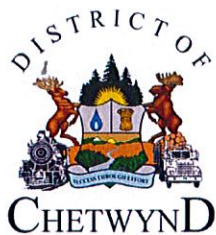
All persons who believe their interest in property may be affected by the proposed bylaws and wish to register an opinion may do so by:

1. Appearing before Council at the said Public Hearing; and/or
2. Forwarding written submissions for Council's consideration, prior to 4:00 p.m. October 19, 2020, to District of Chetwynd, P.O. Box 357, Chetwynd, BC, V0C 1J0; Fax: 250-401-4101; or Email: d-chet@gochetwynd.com

The bylaws and other written information pertaining to this matter may be viewed at www.gochetwynd.com, or at the District of Chetwynd Office located at 5400 Hospital Road, between the hours of 8:00 a.m. to 4:30 p.m., Monday to Friday inclusive, excluding statutory holidays, from October 6, 2020 to October 19, 2020.

Any inquiries should be referred to the District of Chetwynd, Telephone: 250-401-4100, Fax: 250-401-4101, Email: d-chet@gochetwynd.com or by mail to P.O. Box 357, Chetwynd, BC, V0C 1J0

Dated this 6th day of October, 2020
Carol Newsom, Corporate Officer



RA-4

COUNCIL AGENDA REPORT

DATE:	September 29, 2020	COUNCIL MEETING DATE:	October 5, 2020
DEPARTMENT:	Administration		
SUBJECT:	Zoning Amendment Bylaw – 5244 42 Street NE		

PURPOSE:

To consider an amendment to the Zoning Bylaw to rezone the subject property from Single Family Residential - R1 to Multiple Family Residential (Low Density) – RM1.


SUMMARY/BACKGROUND:

The property at 5244 42 Street NE is located in a residential area across the road from a large Peace River Regional District lot zoned Highway Commercial. This area is designated residential in the District's Official Community Plan (OCP). The applicant wishes to convert the existing duplex into a four-plex. The property and existing structure meet the Multiple Family Residential (Low Density) – RM1 zone criteria; the lot is large enough for the proposed increase in parking and is in an area that can support the extra usage of water and sewer services. This application also aligns with Council's objectives as stated in the OCP to encourage the development of affordable housing options in the community.

RECOMMENDATION(S):

THAT Council receive the report for information; or

- THAT "District of Chetwynd Zoning Amendment Bylaw No. 1124, 2020 (5244 42 Street NE)" be introduced and given first and second readings; and
- THAT a Public Hearing be scheduled to obtain public input on the above bylaw on October 19, 2020 at 4:00 p.m.

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

Attachments:

Attachment "A" – Rezoning Application
Attachment "B" - Zoning Amendment Bylaw No. 1124, 2020
Attachment "C" – Draft Public Hearing Notice

**DISTRICT OF CHETWYND
DEVELOPMENT PROCEDURES BYLAW NO. 917, 2010**

SCHEDULE "D"

APPLICATION FOR AN OCP AND/OR ZONING BYLAW AMENDMENT

I/We hereby make application to amend:

☐ Official Community Plan

☒ Zoning Bylaw

☐ Both Bylaws

1. Name of Applicant(s): Jack and Deborah Young
2. Address: _____ Folio #: _____
3. Telephone Number: Business: _____ Residence: _____
4. Name of Owner(s): _____
(If different from Applicant)
5. Address: 5244 42nd St Chetwynd, B.C.
6. Legal Description of Property: _____
Lot 1 Plan PGP34975 District Lot 1807 Land District 44
7. Street Address of Property: 5244/5246 42nd St. Chetwynd, B.C.
8. Existing Use of Subject Property: Residential
9. Existing Use of Adjacent Property: North: Residential
South: Industrial
East: Residential
West: Residential
10. Official Community Plan Map Designation: _____
11. Present Zoning: R1
12. Amendment Proposed:
☐ Official Community Plan From: _____ To: _____
☒ Zoning From: R1 To: RM1
Other Details: _____

13. Explain purpose of Application (including intended use): To allow conversion of the
property from a duplex to a 4 plex and allow construction of two additional
units in the lower level of the building.

14. Detailed Description of Application:

Attach two (2) Site Plans. Site plan should illustrate legal information, setbacks, parking, access, outer perimeter of buildings and structures, topographic features, water courses, proposed elevations, cross sections or relevant detail drawings.

15. The following items are attached:

- ☐ Application Fee of \$500.00
- ☐ Application Fee of \$850.00 for a Combined Plan/Bylaw Amendment
- ☐ Current, date stamped State of Title Certificate
- ☐ Letter of Consent from the Owner (if the Applicant is not the Owner)

I/WE HEREBY DECLARE THAT THE ABOVE STATEMENTS AND THE INFORMATION CONTAINED IN THE MATERIAL SUBMITTED IN SUPPORT OF THIS APPLICATION ARE TO THE BEST OF MY/OUR BELIEF TRUE AND CORRECT IN ALL RESPECTS.

Dated this 30th day of September, 2020

Jack Young
Print Name of Applicant


Signature of Applicant

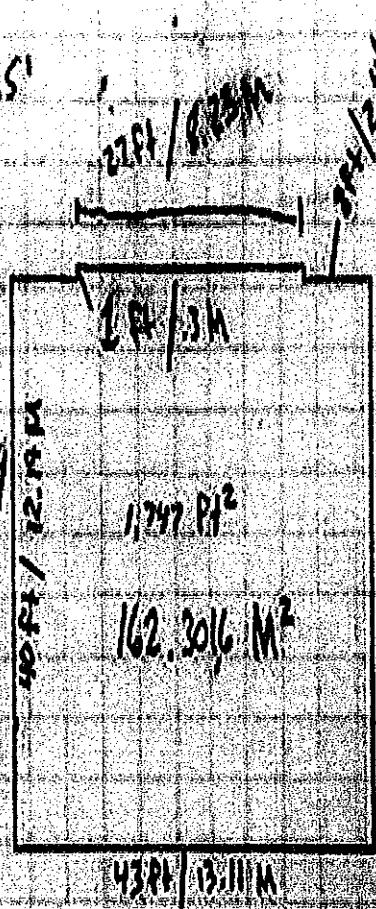
Deborah Young
Print Name of Applicant


Signature of Applicant

42nd St.

43.86 x 29.94 m = 1313.17 m²
 143.88 ft x 98.24 ft = 14134.77 ft²

- Culvert Length 24'
- Driveway total width 25'
- Driveway length from fence to pavement 47'
- Current usable driveway width 18'



- Culvert Length 30'
- Driveway total width 26'
- Driveway length from fence to pavement 47'
- Current usable driveway width 18'

S246 Driveway will be
 25' x 47' L

S244 Driveway will be
 26' x 47' L

DISTRICT OF CHETWYND BYLAW NO. 1124, 2020 (5244 42 Street NE - Young)

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. 1124, 2020 (5244 42 Street NE- Young)."
2. District of Chetwynd Zoning Bylaw No. 1035, 2016 is hereby amended as follows:

The property known as Lot 1, District Lot 1807, Plan PGP34975 is rezoned from Single Family Residential (R1) to Multiple Family Residential – Low Density (RM1).
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 , 2020.
Read a second time this day of , 2020.

CERTIFIED a true and certified copy of "District of Chetwynd Zoning Amendment Bylaw No. 1124, 2020 (5244 42 Street NE- Young)" as read a second time this day of , 2020.

Corporate Officer

Ministry of Transportation and Infrastructure Approval received the day of , 2020.

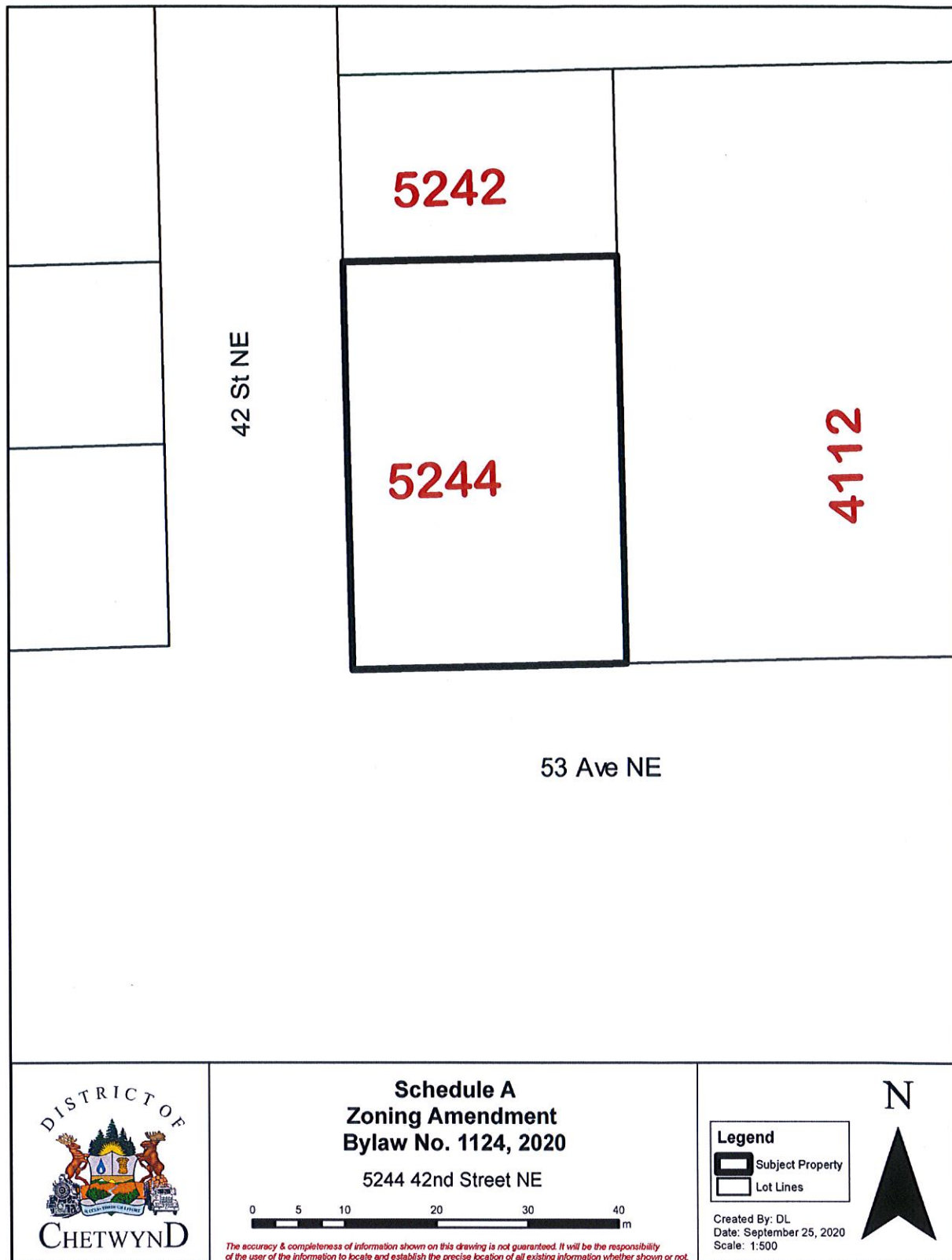
PUBLIC HEARING held this day of , 2020.
Read a third time this day of , 2020.
Adopted this day of , 2020.

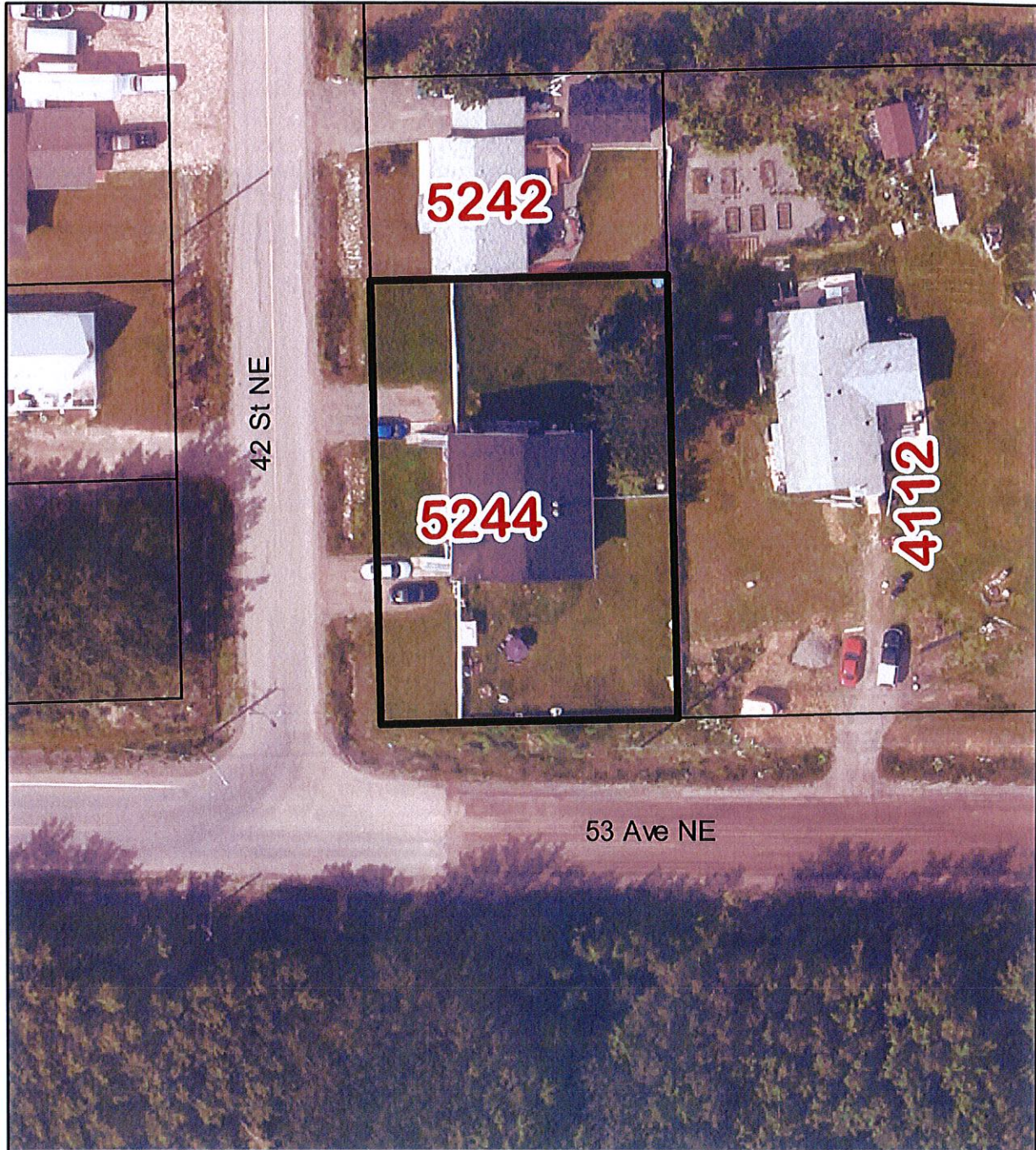
Corporate Officer





Mayor

CERTIFIED a true and correct copy of "District of Chetwynd Zoning Amendment Bylaw No. 1124, 2020 (5244 42 Street NE- Young)" as adopted this day of , 2020.

Corporate Officer





 <p>DISTRICT OF CHETWYND</p>	<p>Sche Zoning Amendment Bylaw No. 1124, 2020</p> <p>5244 42nd Street NE</p> <p>0 5 10 20 30 40 m</p> <p><small>The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information to locate and establish the precise location of all existing information whether shown or not.</small></p>	<p>Legend</p> <ul style="list-style-type: none"> Subject Property Lot Lines <p>Created By: DL Date: September 25, 2020 Scale: 1:500</p> <p>N</p> 
---	--	--



DISTRICT OF CHETWYND

Proposed Zoning Amendment Bylaw No. 1124, 2020

NOTICE OF PUBLIC HEARING

Pursuant to Section 465 of the *Local Government Act* RSBC 2015, the Council of the District of Chetwynd gives notice it will hold a Public Hearing to consider the above-named bylaw:

Date: October 19, 2020
Time: 4:00 p.m.
Place: Electronic Zoom Meeting

Proposed Zoning Amendment Bylaw No. 1124, 2020 would rezone 5244 42 Street NE (please see map below) from Single Family Residential (R1) to Multiple Family – Low Density (RM1) to allow a duplex to be converted into a four-plex.



All persons who believe their interest in property may be affected by the proposed bylaws and wish to register an opinion may do so by:

1. Appearing before Council at the said Public Hearing; and/or
2. Forwarding written submissions for Council's consideration, prior to 4:00 p.m. October 19, 2020, to District of Chetwynd, P.O. Box 357, Chetwynd, BC, V0C 1J0; Fax: 250-401-4101; or Email: d-chet@gochetwynd.com

The bylaws and other written information pertaining to this matter may be viewed at www.gochetwynd.com, or at the District of Chetwynd Office located at 5400 Hospital Road, between the hours of 8:00 a.m. to 4:30 p.m., Monday to Friday inclusive, excluding statutory holidays, from October 6, 2020 to October 19, 2020.

Any inquiries should be referred to the District of Chetwynd, Telephone: 250-401-4100, Fax: 250-401-4101, Email: d-chet@gochetwynd.com or by mail to P.O. Box 357, Chetwynd, BC, V0C 1J0

Dated this 6th day of October, 2020
 Carol Newsom, Corporate Officer

9.0 SINGLE FAMILY RESIDENTIAL (R1)

9.1 Permitted Uses

1. The following uses and no others are permitted in the R1 Zone:

Principal Uses

- i. Single family dwellings
- ii. Duplex dwellings

Accessory Uses

- i. Accessory buildings
- ii. Bed and breakfast accommodations
- iii. Day care centres
- iv. Home occupations
- v. Secondary suites

9.2 Regulations

1. On a parcel located in an area zoned R1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
.1 Maximum density <ul style="list-style-type: none"> • Single-detached dwellings • Duplex dwellings 	1 single detached dwelling per parcel 1 duplex dwelling per parcel
.2 Maximum number of accessory buildings	3 per parcel
.3 Minimum parcel size <ul style="list-style-type: none"> • Single-detached dwellings • Duplex dwellings which is situated on one parcel • Duplex dwellings which is divided into two separate parcels with a common interior wall 	464.0 m ² (4,994 ft ²) 700.0 m ² (7,535 ft ²) 350.0 m ² (3,767 ft ²) per parcel
.4 Minimum parcel width <ul style="list-style-type: none"> • Single-detached dwellings • Duplex dwellings which is situated on one parcel • Duplex dwellings which is divided into two separate parcels with a common interior wall 	15.0 m (49 ft) 18.0 m (59 ft) 9.0 m (30 ft) per parcel
.5 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel line • Exterior side parcel line • Interior side parcel line <ul style="list-style-type: none"> - Where a duplex dwelling is divided into two separate parcels, the side parcel line setback shall not apply where there is a common wall shared between the dwelling units • Rear parcel line 	7.0 m (23 ft) 3.0 m (10 ft) 1.5 m (5 ft) 0.0 m (0 ft) 9.0 m (30 ft)
.6 Minimum setback of accessory building from:	

<ul style="list-style-type: none"> • Front parcel line • Exterior side parcel line • Interior side parcel line • Rear parcel line 	no closer than rear of building envelop 3.0 m (10 ft) 1.5 m (5 ft) 1.5 m (5 ft)
.7 Minimum principal building width	7.0 m (23 ft)
.8 Maximum building and structure height <ul style="list-style-type: none"> • Principal building and structures • Accessory building 	10.0 m (32 ft) 5.0 m (16 ft)
.9 Minimum building area for: <ul style="list-style-type: none"> • Principal building 	93.0 m ² (1,001 ft ²)
.10 Maximum floor area of accessory buildings: <ul style="list-style-type: none"> • All accessory buildings combined <ul style="list-style-type: none"> - for parcels under 700 m² - for parcels over 700 m² 	70.0 m ² (753 ft ²) 90.0 m ² (970 ft ²)
.11 Maximum parcel coverage (all buildings)	35%

9.3 Other Regulations

1. All development must comply with all relevant District bylaws.

***See the General Regulations (Section 4.0) for additional regulations and exceptions. ***

11.0 MULTIPLE FAMILY RESIDENTIAL – LOW DENSITY (RM1)

11.1 Permitted Uses

- The following uses and no others are permitted in the RM1 Zone:

Principal Uses

- Multiple family dwellings

Accessory Uses

- Accessory buildings

11.2 Regulations

- On a parcel located in an area zoned RM1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
.1 Maximum density	30 dwelling units per ha
.2 Maximum number of accessory buildings	2 per parcel
.3 Minimum parcel size	1,000.0 m ² (10,764 ft ²)
.4 Minimum parcel width	30.0 m (98 ft)
.5 Minimum setback of principal building from: <ul style="list-style-type: none"> • Front parcel line • Exterior side parcel line • Interior side parcel line • Rear parcel line 	8.0 m (26 ft) 3.0 m (10 ft) 2.0 m (7 ft) 9.0 m (30 ft)
.6 Minimum setback of accessory building from: <ul style="list-style-type: none"> • Front parcel line • Exterior side parcel line • Interior side parcel line • Rear parcel line 	no closer than rear of building envelop 3.0 m (10 ft) 1.5 m (5 ft) 1.5 m (5 ft)
.7 Minimum principal building width	7.0 m (23 ft)
.8 Maximum building and structure height <ul style="list-style-type: none"> • Principal building and structures • Accessory building 	10.0 m (32 ft) 5.0 m (16 ft)
.9 Minimum building area for: <ul style="list-style-type: none"> • Principal building 	232.0 m ² (2,500 ft ²)
.10 Maximum floor area of accessory buildings: <ul style="list-style-type: none"> • All accessory buildings combined 	90.0 m ² (970 ft ²)
.11 Maximum parcel coverage (all buildings)	35%



11.3 Other Regulations

1. On each parcel, open space will be provided at a minimum of 6.0 m² (64 ft²) per dwelling unit. The maximum slope for this open space is 10%.
2. All development must comply with all relevant District bylaws.

****See the General Regulations (Section 4.0) for additional regulations and exceptions. ****



Ministry of
Transportation
and Infrastructure

Our file: 2020-04834
Your file: 5244 42 Street NE
Date: October 14, 2020

District of Chetwynd
5400 Hospital Road
Chetwynd, BC V0C 1J0

Attn: Deanne Ennis, Deputy Director of Corporate Administration,

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral dated October 14, 2020, to amend the Zoning Bylaw to rezone the subject property legally described as Lot 1 District Lot 1807 Peace River District Plan 34975 from Single Family Residential – R1 to Multiple Family Residential (Low Density) – RM1 to allow a duplex to be converted into a four-plex.

The property falls within Section 52 of the Transportation Act and will require Ministry of Transportation and Infrastructure formal approval. MoTI has no objections to the proposal as submitted and has no further comments at this time.

Thank you for the opportunity to comment. If you or the proponent have any questions, please contact Raj Chopra at (778) 787-3237.

Sincerely,

Raj Chopra
Development Officer