

DISTRICT OF CHETWYND

PUBLIC HEARING

Agenda

Date: March 15, 2021

Time: 4:00 p.m.

Location: via Zoom

	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) Official Community Plan Amendment Bylaw No. 1129, 2021 (52nd Street NW) and Zoning Amendment Bylaw No. 1130, 2021 (52nd Street NW)	2-7
Background Information	
- Council Agenda Report dated February 23, 2021	8
- Relevant sections of existing Official Community Plan No. 1030, 2016 and Zoning Bylaw No. 1035, 2016	9-13
- Letter from Ministry of Transportation & Infrastructure dated March 8, 2021 stating it has no objections to the application.	14
6. Public Presentations and Question Period	
7. Closing Statement	
8. Adjournment	



DISTRICT OF CHETWYND

Proposed Official Community Plan (OCP) Amendment Bylaw No. 1129, 2021, and Proposed Zoning Amendment Bylaw No. 1130, 2021

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 bylaws:

Date: March 15, 2021
Time: 4:00 p.m.
Place: Via Zoom Electronic Platform

Join Zoom Meeting

<https://us02web.zoom.us/j/86930828229?pwd=WUZCMjJZU1J0aFIVTIY1NVN1Sy9Wdz09>

Meeting ID: 869 3082 8229

Passcode: 670308

One tap mobile

+16473744685,,86930828229#, *670308# Canada

- 1) The proposed OCP amendment bylaw will change the land use designation from Town Centre Commercial to Residential, and the proposed Zoning amendment bylaw will change the zoning from Town Centre Commercial (C1) to Single Family Residential (R1) on the subject property known as **4720 52nd Street NW** (please see map below) to permit the existing structure to be converted into a duplex.



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. March 15, 2021, 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, March 2, 2021 to March 15, 2021.

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 2nd day of March 2021
Carol Newsom, Corporate Officer

DISTRICT OF CHETWYND BYLAW NO. 1129, 2021 (52nd Street NW)

Being a Bylaw of the District of Chetwynd in the Province of British Columbia
to amend the "District of Chetwynd Official Community Plan Bylaw No. 1030, 2016".

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

1. District of Chetwynd Official Community Plan Bylaw No. 1030, 2016 is hereby amended as follows:

Land Use Map Schedule C is amended by changing the land use designation of the property known as Lot 18, DL 398, Plan 9830 (4720 52nd Street NW) from Town Centre Commercial to Residential as per Schedule A attached; and

2. This Bylaw may be cited for all purposes as "District of Chetwynd Official Community Plan Amendment Bylaw No. 1129, 2021 (52nd Street NW)."

Read a first time this 1st day of March, 2021.

Read a second time this 1st day of March, 2021.

CERTIFIED a true and certified copy of "District of Chetwynd Official Community Plan Amendment Bylaw No. 1129, 2021 (52nd Street NW)" as read a second time this 1st day of March, 2021.

Corporate Officer

PUBLIC HEARING held this	day of	,	2021.
Read a third time this	day of	,	2021.
Adopted this	day of	,	2021.

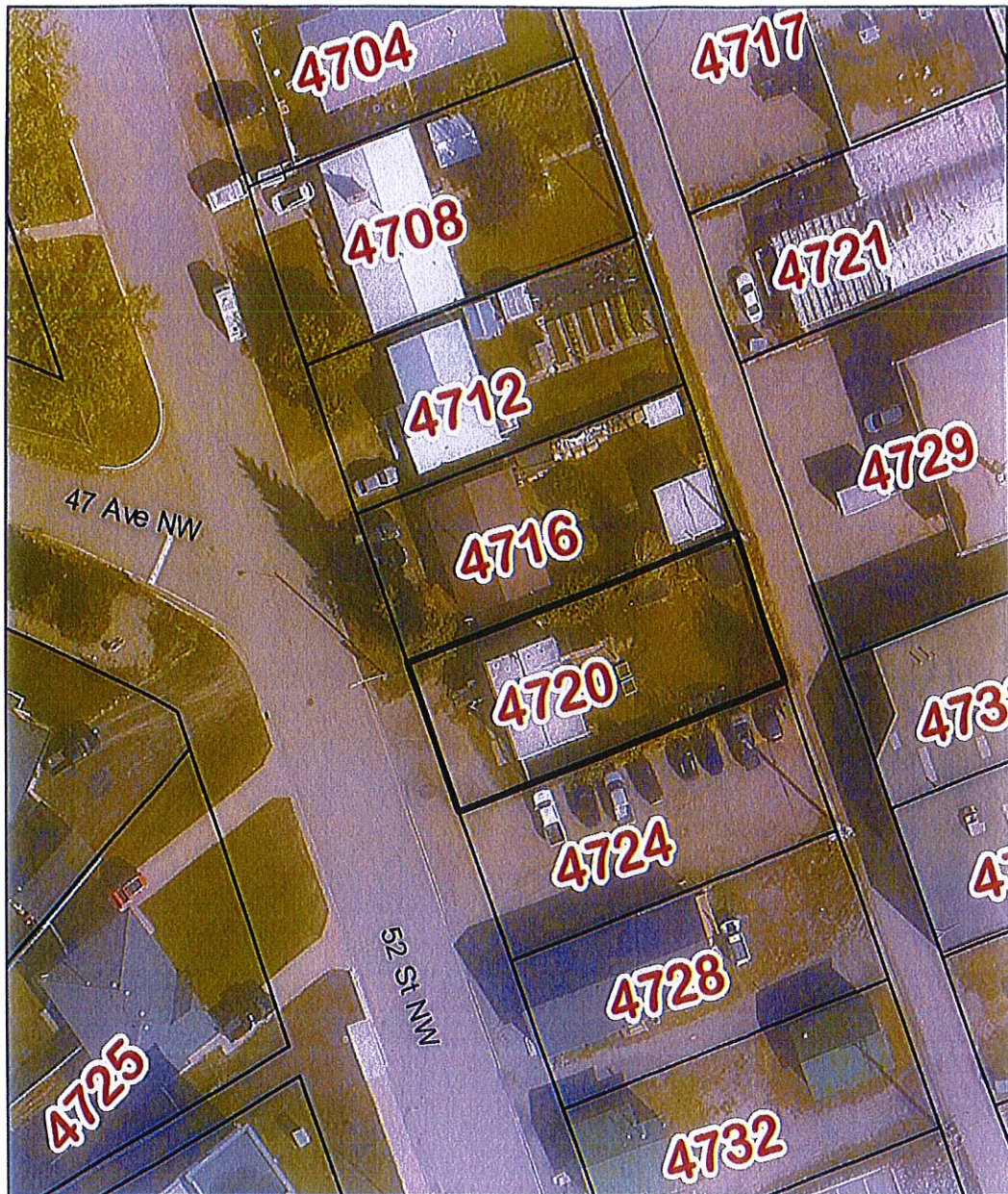
Corporate Officer





Mayor

CERTIFIED a true and correct copy of "District of Chetwynd Official Community Plan Amendment Bylaw No. 1129, 2021 (52nd Street NW)" as adopted this day of , 2021.

Corporate Officer





	<p align="center">Schedule A OCP Amendment Bylaw No. 1129, 2021</p> <p align="center">4720 52nd Street NW</p> <p align="center">0 5 10 20 30 40 m</p> <p align="center"><small>This 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> <p> Subject Property</p> <p> Lot Lines</p> <p align="right"> N  </p> <p> <small>Created By: KC Date: February 23rd 2021 Scale: 1:507</small> </p>

DISTRICT OF CHETWYND BYLAW NO. 1130, 2021 (52nd Street NW)

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. 1130, 2021 (52nd Street NW)."
2. District of Chetwynd Zoning Bylaw No. 1035, 2016 is hereby amended as follows:

The property known as Lot 18, DL 398, PRD Plan 9830 (4720 52nd Street NW) is 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 1st day of March, 2021.
Read a second time this 1st day of March, 2021.

CERTIFIED a true and certified copy of "District of Chetwynd Zoning Amendment Bylaw No. 1130, 2021 (52nd Street NW)" as read a second time this 1st day of March, 2021.

Corporate Officer

Received approval of the Ministry of Transportation pursuant to Section 52 (3) (a) of the
Transportation Act, the day of _____, 2021.

PUBLIC HEARING held this day of _____, 2021.
Read a third time this day of _____, 2021.
Adopted this day of _____, 2021.

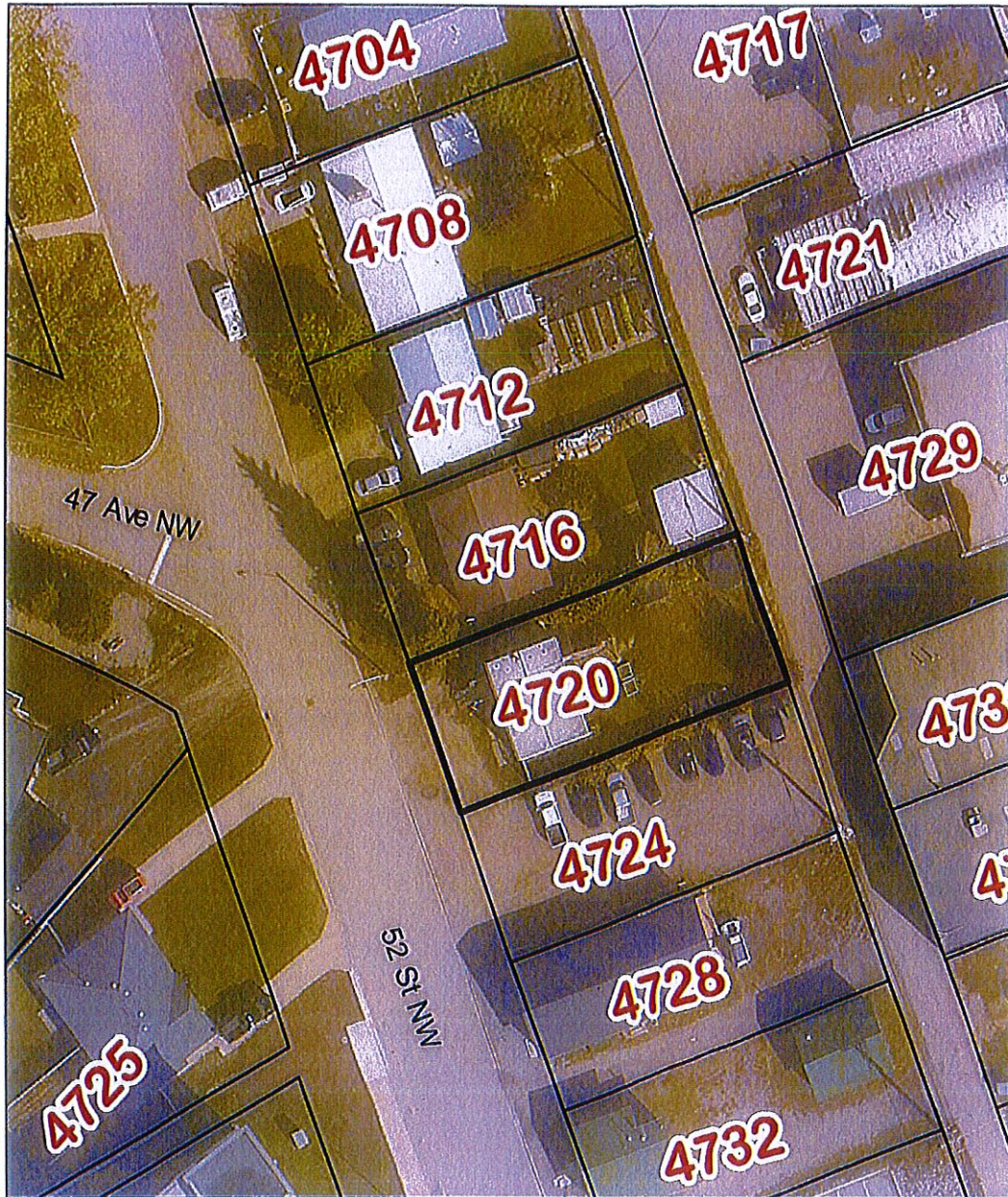
Corporate Officer





Mayor

CERTIFIED a true and correct copy of "District of Chetwynd Zoning Amendment Bylaw No. 1130, 2021 (52nd Street NW) as adopted this day of _____, 2021.

Corporate Officer





	<p align="center">Schedule A Zoning Amendment Bylaw No. 1130, 2021</p> <p align="center">4720 52nd Street NW</p> <p align="center">0 5 10 20 30 40 m</p> <p align="center"><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: KC Date: February 23rd 2021 Scale: 1:507</p> <p align="center">N </p>
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COUNCIL AGENDA REPORT

DATE:	February 23, 2021	COUNCIL MEETING DATE:	March 1, 2021
DEPARTMENT:	Administration		
SUBJECT:	Official Community Plan and Zoning Amendment Bylaws – 52 nd Street NW		

PURPOSE:

To authorize an amendment to the Official Community Plan (OCP) for the property located at 4720 52nd Street NW to change the OCP land use designation from Town Centre - Commercial to Residential, and to amend the Zoning Bylaw to rezone the subject property 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 4720 52nd Street NW. That property was formerly used as an upholstery business and as a residential dwelling, and is designated Town Centre - Commercial in the OCP, and zoned Town Centre Commercial – C1 in the District's Zoning Bylaw. The property is for sale and the owners have accepted an offer from the applicant who wishes to change the structure into a duplex; the property owner has provided a letter giving consent for the rezoning and OCP redesignation. Duplexes are a legal land use within the Single Family Residential (R1) zone.

RECOMMENDATION(S):

THAT Council receive the report for information; or

- a) **THAT "District of Chetwynd Official Community Plan Amendment Bylaw No. 1129, 2021" be introduced and given first and second readings; and**
- b) **THAT "District of Chetwynd Zoning Amendment Bylaw No. 1130, 2021" 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 March 15, 2021 at 4:00 p.m.**

APPROVED FOR AGENDA BY CAO

Attachments:

Attachment "A" - Official Community Plan Amendment Bylaw No. 1129, 2021

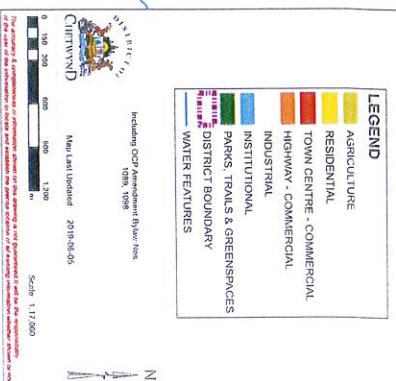
Attachment "B" - Zoning Amendment Bylaw No. 1130, 2021

DISTRICT OF CHETWYND

LAND USE MAP

SCHEDULE C

OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 1030, 20



15.0 TOWN CENTRE COMMERCIAL (C1)

15.1 Permitted Uses

1. The following uses and no others are permitted in the C1 Zone:

Principal Uses

- i. Commercial lodging
- ii. Convenience stores
- iii. Entertainment services
- iv. Financial institutions
- v. Offices – trade contractor
- vi. Offices – professional
- vii. Off-street parking
- viii. Personal service establishments
- ix. Restaurants
- x. Retail stores
- xi. Cannabis Retail
- xii. Microbrewery (Craft Brewery) and Distillery

Bylaw No.
1081, 2018

Bylaw No.
1118, 2020

Accessory Uses

- i. Accessory buildings
- ii. Dwelling units (in conjunction with a permitted principal commercial use)

15.2 Regulations

1. On a parcel located in an area zoned C1, 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	20 dwelling units per ha
.2 Maximum number of accessory buildings	2 per parcel
.3 Minimum parcel size	465.0 m ² (5,000 ft ²)
.4 Minimum parcel width	15.0 m (49 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 	0.0 m (0 ft) 0.0 m (0 ft) 0.0 m (0 ft) 0.0 m (0 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 1.5 m (5 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	
• Principal building and structures	15.0 m (49 ft)
• Accessory building	5.0 m (16 ft)
.9 Minimum building area for:	
• Principal building	232.0 m ² (2,500 ft ²)
.10 Maximum floor area of accessory buildings:	
• All accessory buildings combined	90.0 m ² (970 ft ²)
.11 Maximum parcel coverage (all buildings)	100%

15.3 Other Regulations

1. All development, including off-street parking requirements will conform to all relevant District bylaws.
2. No front yard is required except for service stations as stipulated in this Bylaw.
3. No side yard is required except that where a parcel abuts a parcel in an R or RU Zone or is separated by a street or lane therefrom, a side yard will be provided of a width of not less than the required side yard of the abutting parcel but need not exceed 3.0 m (10 ft) in width; except for service stations as stipulated in this bylaw.
4. No rear yard is required, except where a parcel abuts another parcel in an R or RU Zone; such rear yard will not be less than 6.0 m (20 ft); except for services stations as stipulated in this bylaw.
5. Where a parcel is used for combined commercial and residential use, the residential use will
 - i. be contained in the same building
 - ii. be located over or behind the other use
 - iii. have a separate entrance from outside
 - iv. not exceed a density of 20 units/ha
6. Where a residential use is in place prior to this bylaw coming into effect, the residential use shall be considered a permitted use for the purpose of this bylaw.
7. No outdoor storage of any kind is permitted where a parcel is used for a trade contractor office within the C1 zone.

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

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. ***



Ministry of
Transportation
and Infrastructure

Our file: 2021-01046
Your file: 4720 52nd Street NW
Date: March 8th, 2021

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

Attention: Deanne Ennis, District Deputy Director of Corporate Administration

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral dated February 24, 2021 to change the OCP designation from Town Centre - Commercial to Residential and to rezone from Town Centre Commercial - C1 to Single Family Residential – R1 for Lot 18 Block A District Lot 398 Peace River District Plan 9830 to allow for the structure to be used as a duplex.

The proposal falls within Section 52 of the Transportation Act and will require formal Ministry approval and signature for the zoning bylaw. The Ministry is in support of the proposal and has no objections.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at (250) 645-9575 or by email at Kelsi.Windhorst@gov.bc.ca.

Sincerely,

Kelsi Windhorst

Development Officer

Ministry of
Transportation and
Infrastructure

Peace District

District Office Address:
300-10003, 110th Avenue
Fort St John, BC V1J 6M7
Telephone: (250) 787-3237
Email: DevApps.FSJ@gov.bc.ca

Area Office Locations:
1201-103 Ave, 3rd floor
Dawson Creek, BC V1G 4J2
4744-52 Street
Chetwynd, BC V0C 1J0