

DISTRICT OF CHETWYND

PUBLIC HEARING

Agenda

Date: February 22, 2022
Time: 4:00 p.m.
Location: Council Chambers and 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. 1144, 2022 (52 Street NW) and Zoning Amendment Bylaw No. 1145, 2022 (52 Street NW)	2-7
Background Information	
- Council Agenda Report dated February 7, 2022	8
- Relevant sections of Zoning Bylaw No. 1035, 2016	9-12
Correspondence Received:	
- Ministry of Transportation and Infrastructure stating it has no objections	13
6. Public Presentations and Question Period	
7. Closing Statement	
8. Adjournment	



DISTRICT OF CHETWYND

Proposed Official Community Plan (OCP) Amendment Bylaw No. 1144, 2022, and Proposed Zoning Amendment Bylaw No. 1145, 2022

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: February 22, 2022
Time: 4:00 p.m.
Place: Via Zoom Electronic Platform

Join Zoom Meeting

<https://us02web.zoom.us/j/83438690730?pwd=LzQrbU0xM1F1Y1A5bWw0dWpUNTZ3QT09>

Meeting ID: 834 3869 0730

Passcode: 353467

One tap mobile

+12042727920,,83438690730#,,,,*353467# Canada

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 4700 and 4704 52nd Street NW (please see map below) to permit the existing residential use on the subject properties.



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. February 22, 2022, 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, February 8, 2022 to February 22, 2022.

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 8th day of February, 2022
Carol Newsom, Corporate Officer

**DISTRICT OF CHETWYND BYLAW NO. 1144, 2022
(52 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 Lots 13 and 14, District Lot 398, Peace River District Plan No. 9830 (4700 and 4704 52 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. 1144, 2022 (52 Street NW)."

Read a first time this	7 th day of February,	2022.
Read a second time this	7 th day of February,	2022.

CERTIFIED a true and certified copy of "District of Chetwynd Official Community Plan Amendment Bylaw No. 1144, 2022 (52 Street NW)" as read a second time this day of , 2022.

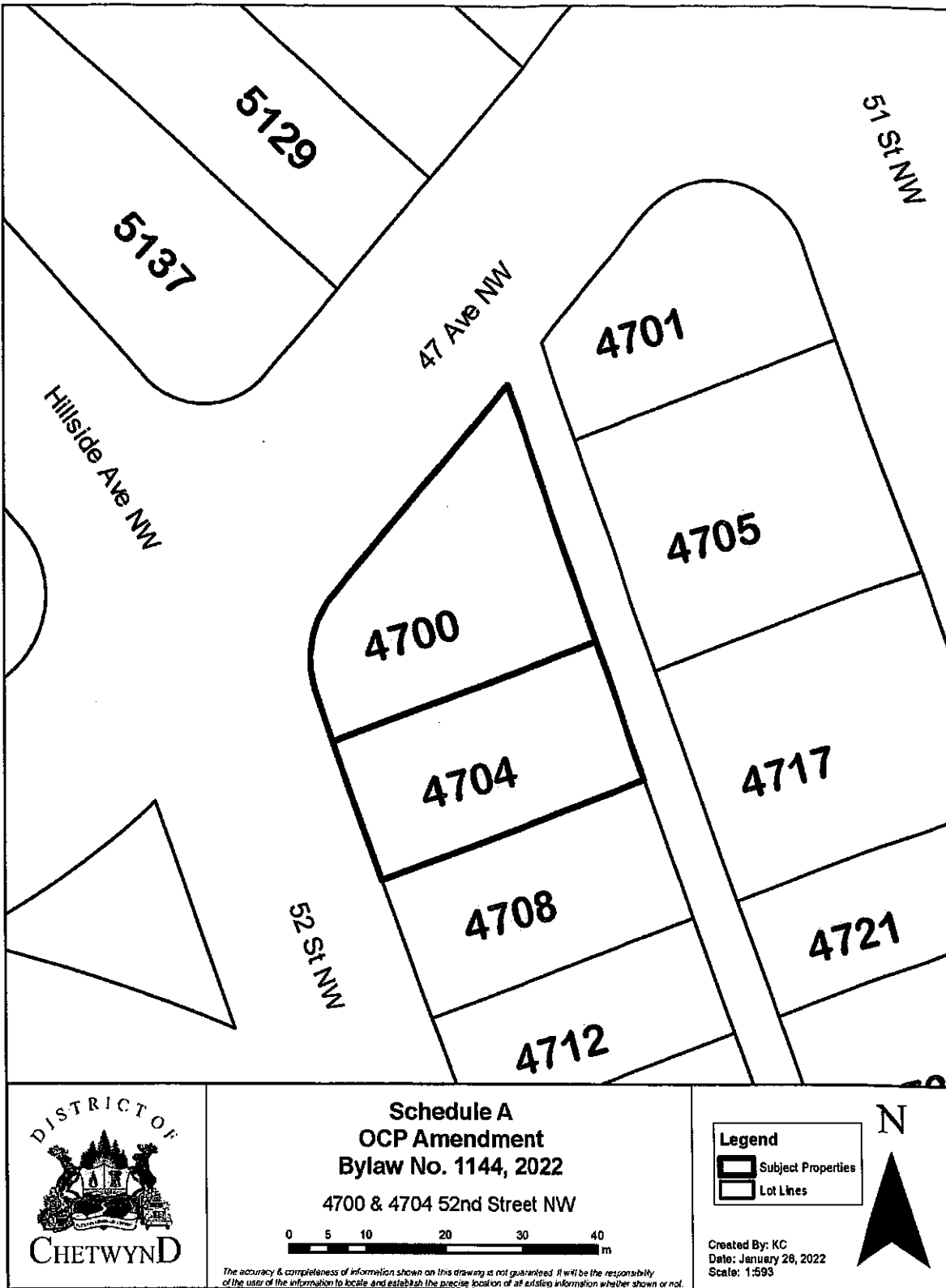
Corporate Officer

PUBLIC HEARING held this	day of	, 2022.
Read a third time this	day of	, 2022.
Adopted this	day of	, 2022.





Corporate Officer

Mayor

CERTIFIED a true and correct copy of "District of Chetwynd Official Community Plan Amendment Bylaw No. 1144, 2022 (52 Street NW)" as adopted this day of , 2022.





 <p>DISTRICT OF CHETWYND</p>	<p align="center">Schedule A OCP Amendment Bylaw No. 1144, 2022</p> <p align="center">4700 & 4704 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 Properties  Lot Lines <p>Created By: KC Date: January 26, 2022 Scale: 1:593</p> <p align="center">N </p>
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DISTRICT OF CHETWYND BYLAW NO. 1145, 2022

**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. 1145, 2022 (52 Street NW).”

2. District of Chetwynd Zoning Bylaw No. 1035, 2016 is hereby amended as follows:

The property known as Lots 13 and 14, District Lot 398, Peace River District Plan No. 9830 (4700 and 4704 52 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 7th day of February, 2022.
Read a second time this 7th day of February, 2022.

CERTIFIED a true and certified copy of "District of Chetwynd Zoning Amendment Bylaw No. 1145, 2022 (52 Street NW)" as read a second time this day of , 2022.

Corporate Officer

Ministry of Transportation and Infrastructure Approval received the _____ day of _____, 2022.

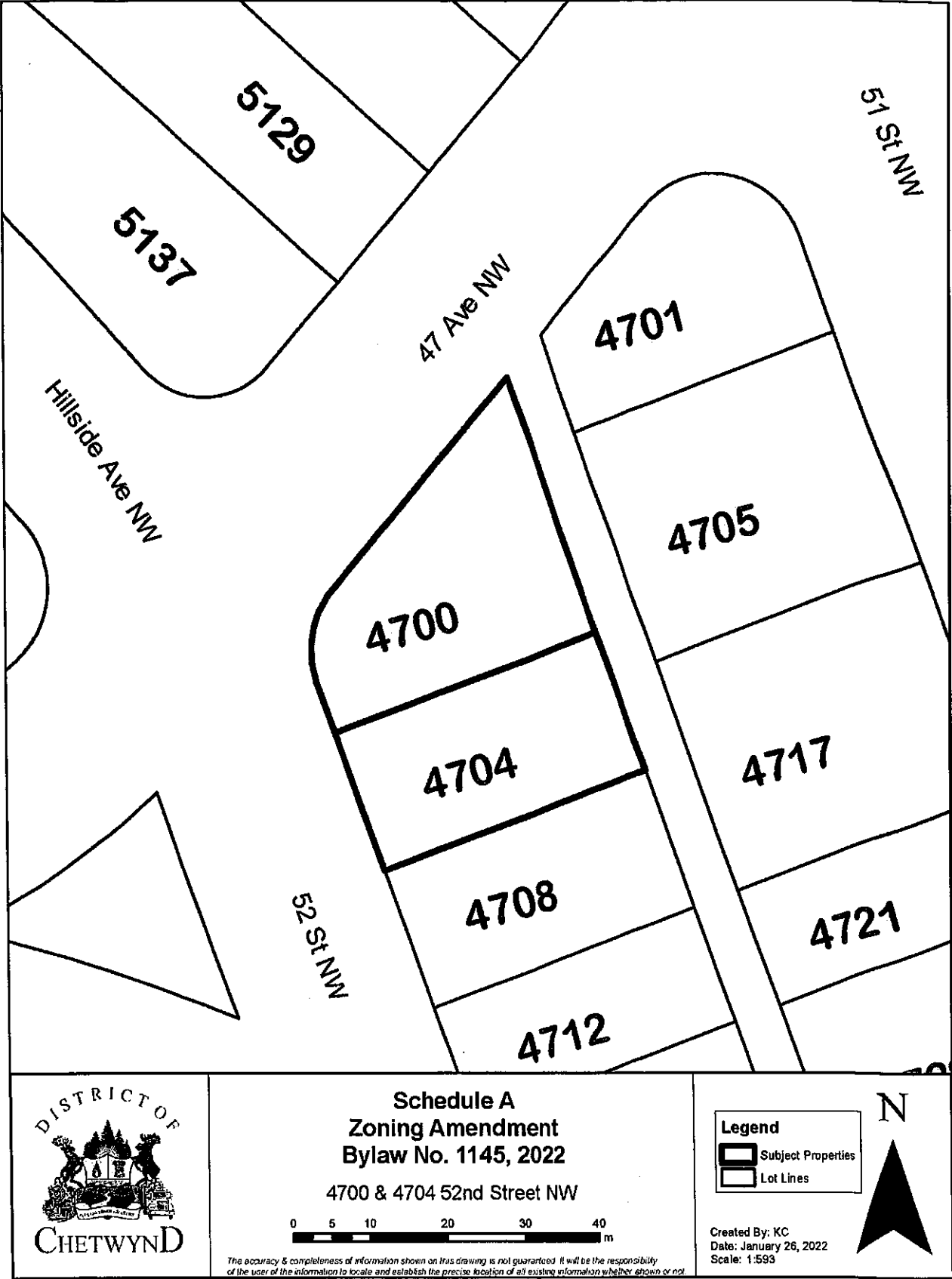
PUBLIC HEARING held this day of , 2022.
Read a third time this day of , 2022.
Adopted this day of , 2022.

Corporate Officer

Mayor

CERTIFIED a true and correct copy of "District of Chetwynd Zoning Amendment Bylaw No. 1145, 2022 (52 Street NW) as adopted this day of , 2022.

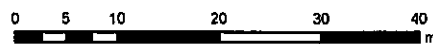
Corporate Officer







**Schedule A
Zoning Amendment
Bylaw No. 1145, 2022**

4700 & 4704 52nd Street NW



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.

Legend

-  Subject Properties
-  Lot Lines

Created By: KC
Date: January 26, 2022
Scale: 1:593



**COUNCIL AGENDA REPORT**

DATE:	January 25, 2022	COUNCIL MEETING DATE:	February 7, 2022
DEPARTMENT:	Administration		
SUBJECT:	Zoning Amendment – 4700 and 4704 52 Street NW		

PURPOSE:

The District of Chetwynd has received a request to change the land use designation on Lots 13 and 14, District Lot 398, PRD Plan 9830 (4700 and 4704 52nd Street NW) from Town Centre - Commercial in the Official Community Plan (OCP) to Residential, and from Town Centre Commercial (C1) to Single Family Residential (R1) in the Zoning Bylaw.

SUMMARY/BACKGROUND:

The subject properties are located in a residential area near Cenotaph Park. A duplex constructed in 1956 is located on each of the subject properties. At some point in the past, several of the residences in this neighbourhood were zoned Town Centre Commercial (C1) even though the use continued to be mainly single family residential. The applicant wishes to change the land use designation in the OCP and Zoning Bylaw to reflect the existing residential use.

PAST PRACTICE/PREVIOUS ACTION TAKEN:

Council has approved OCP and Zoning Bylaw amendments on a case by case basis where the intended use fits in well with the surrounding land usages.

RECOMMENDATION(S):

THAT Council receive the report for information; or

THAT Official Community Plan Amendment Bylaw No. 1144, 2022 and Zoning Amendment Bylaw No. 1145, 2022 (4700 and 4704 52nd Street NW) be introduced and given first and second readings; and

THAT a Public Hearing be scheduled to obtain public input on Official Community Plan Amendment Bylaw No. 1144, 2022 and Zoning Amendment Bylaw No. 1145, 2022 on February 22, 2022 at 4:00 p.m.

APPROVED FOR AGENDA BY CAO

Attachments:

Attachment "A" - Bylaw No. 1144, 2022

Attachment "B" - Bylaw No. 1145, 2022



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- 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. ***



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 <ul style="list-style-type: none">• Principal building and structures• Accessory building	15.0 m (49 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)	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. ***



Ministry of
Transportation
and Infrastructure

Our file: 2022-00509
Your file: Not Provided
Date: February 17, 2022

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

Attention: Deanne Ennis, Deputy Director of Corporate Administration

The Ministry of Transportation and Infrastructure (MoTI) has received your referral of January 31, 2022 to change the land use designation on Lots 13 and 14, District Lot 398, PRD Plan 9830 (4700 and 4704 52nd Street NW) from Town Centre – Commercial in the Official Community Plan (OCP) to Residential, and from Town Centre Commercial (C1) to Single Family Residential (R1) in the Zoning Bylaw.

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 (778) 576-1184 or by email at Erlina.pieper@gov.bc.ca.

Sincerely,

Erlina Pieper, 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