

District of Chetwynd Zoning Bylaw Review

Frequently Asked Questions (FAQs)

1. What is zoning?

Zoning is the process of dividing land into zones. Each zone has a set of guidelines that outline what can occur on property within the municipal boundary. In general terms, the various land uses include: residential, industrial or commercial. A zoning bylaw is an important tool used to implement policies and objectives as it relates to the preferred direction and development within a community. Zoning bylaws include maps that illustrate how the District is zoned across the District's boundary.

2. Does Chetwynd already have a Zoning Bylaw?

Yes. The current Zoning Bylaw was adopted in 2016 and has seen 11 amendments. Zoning bylaws are often updated or revised every 5-10 years. The District would like to provide greater clarity within the Zoning Bylaw, make sure the regulations reflect the recently updated Official Community Plan, reflect provincial and federal legislative changes, and set the community up for future success and prosperity.

3. Why do we need a Zoning Bylaw?

A zoning bylaw:

- implements the objectives and policies set out in the Official Community Plan; and,
- provides a legal and precise way of managing land use and future development.

In addition to the Official Community Plan, zoning bylaws protect you from conflicting and possibly dangerous land uses in your community.

4. What is the Zoning Bylaw's relationship with the Official Community Plan?

You may have been involved in the District's recent Official Community Plan update. It is common for zoning bylaws to be reviewed and updated following an Official Community Plan update. Zoning provides a regulatory framework to help local governments implement Official Community Plans.

5. What legal status does a zoning bylaw have?

All zoning bylaws are prepared under the authority of the *Local Government Act (LGA)*. Section 479 of the *LGA* gives municipal governments the authority to divide their municipality into different zones and regulate activities within each zone.

6. Who creates the Zoning Bylaw?

Our whole community does. Every person is asked to provide some input: District Council and staff, First Nations, residents, business owners, community groups, stakeholders, and government agencies. Ultimately, Council will adopt a Zoning Bylaw that they believe best represents the interests and objectives of the community as a whole.

7. How does the Zoning Bylaw affect my property?

Start with exploring our [current Zoning Bylaw](#) to get familiar with the regulations that are applicable to your property. There are several key sections:

- a. Definitions – key definitions
- b. Administration – compliance and penalties, boundaries, measurements
- c. General Regulations – what is permitted or prohibited in all zones, exceptions
- d. Zone Regulations – rules specific to each zone
- e. Parking and Loading Requirements – general parking requirements
- f. Screening and Landscaping Requirements – general screening, landscaping, and fencing requirements

8. How will the Zoning Bylaw be developed?

All the information will be gathered through a survey, a graffiti wall and conversations with the community. A draft Zoning Bylaw will be created that reflects feedback from the community, which will then be presented to Council for their feedback. Once the District's Zoning Bylaw is complete it will be adopted by Council at a public meeting.

9. Why are we updating the Zoning Bylaw?

The District's current Zoning Bylaw is 6 years old. The goals and objectives of this Zoning Bylaw review and update include the following:

1. To be modern, user-friendly, and easy to understand
2. To set the community up to respond to desirable growth
3. To be consistent with the District's Official Community Plan directives

10. How can you get involved?

Online Survey: complete the online engagement from April 1 to April 22nd, 2022 at the URL:

<https://www.surveymonkey.ca/r/chetwyndzoning>

Social Media: 'Like us' on the District of Chetwynd Facebook page

(<https://www.facebook.com/DistrictofChetwynd/>) to stay up to date on this process.

Graffiti Wall: Visit the Chetwynd Rec Centre to share your input.

Contact Us: If you have any questions or comments, please e-mail zoning@gochetwynd.com