

Request for Decision



To: Regular Meeting
From: **Development, Engineering & Planning**
Date: September 16, 2019
Subject: Proposed rezoning of 7351 Hwy 3, an approximately 0.3399 Hectare or 0.84 acre parcel, from Highway Commercial to Tourist Commercial zone
Recommendation: **THAT Council gives fourth reading to Zoning Bylaw Amendment No. 2039-A8, 2019.**

Background

On August 12th, 2019 council gave 1st and 2nd readings to Zoning Bylaw No. 2039-A8, 2019 (See Appendix "A" attached). Appendix "A" also provides background information for this rezoning application.

As per subsection 464(2) of the Local Government Act council may waive the holding of a public hearing because there is an Official Community Plan (OCP) that covers the area and the proposed rezoning bylaw is consistent with the OCP.

In conformance with the statutory requirement for public hearings, notice of the public hearing was advertised in the August 21st and August 28th issues of the Grand Forks Gazette (See Appendix "B" attached). A draft copy of Bylaw 2039-A8 is attached as Appendix "C." On August 22nd, 2019 a notification letter was hand delivered to two (2) property owners/tenants within 30 meters of the property boundaries (See Appendix "D" Attached).

On September 3rd, 2019 council heard comments and concerns from the public at the public hearing held for that purpose.

On September 3rd, 2019 council gave third reading to Zoning bylaw No. 2039-A8 (See Appendix "A" attached).

The bylaw was sent to the Ministry of Transportation and Infrastructure for approval and signature on September 5th, 2019.

The rezoning application is now before council for fourth reading (adoption).

Summary

The statutory notification requirements for the public hearing respecting Zoning Bylaw No. 2039-A8 have been fulfilled. There were no comments or concerns expressed by the public at the September 3rd, 2019 public hearing, nor any written submissions. Council gave third reading to the bylaw at the September 3rd, 2019 regular council meeting.

Attachments

Appendix "A" – Background Information for the proposed Rezoning.

Appendix "B" – Copy of the Grand Forks Gazette ads.

Appendix "C" – DRAFT copy of Bylaw 2039-A8.

Appendix "D" – Notice to Property Owners.

Recommendation

THAT Council gives fourth reading to Zoning Bylaw Amendment No. 2039-A8, 2019.

Options

1. THAT Council accepts the report.
2. THAT Council does not accept the report.
3. THAT Council refers the matter back to staff for further information.

Report Approval Details

Document Title:	20190916 Bylaw 2039-A8-ZA1908-4thReading.docx
Attachments:	<ul style="list-style-type: none">- 20190916-ZA1908 Appendix A Rezone 7351 Hwy 3 FirstSecondThird - CounReports.pdf- 20190916-ZA1908 Appendix B Gazette Ads Rezoning 7351 Hwy 3.pdf- 20190916-ZA1908 Appendix C DRAFT_Bylaw_2039-A8_Rezoning.pdf- 20190916-ZA1908 Appendix D 7351 Hwy3 Notice 30m Property Owners.pdf
Final Approval Date:	Sep 6, 2019

This report and all of its attachments were approved and signed as outlined below:

Dolores Sheets - Sep 6, 2019 - 2:05 PM

Diane Heinrich - Sep 6, 2019 - 2:30 PM