



# PEACE RIVER REGIONAL DISTRICT

## Public Hearing Agenda

May 10, 2021, 6:00 p.m.  
Via Teleconference

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### Pages

#### 1. CALL TO ORDER

*Zoom audio/video call. Join the call by: **Dialing:**1-647-558-0588; **Meeting ID:** 928-4161-1773#; **Participant ID:** Please press #; **Password:** 509834#.*

##### 1.1. Notice of Public Hearing

- a. Zoning Amendment Bylaw No. 2435, 2021 3
- b. Zoning Amendment Bylaw No. 2436, 2021 4

#### 2. PEACE RIVER REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 2435, 2021

##### 2.1. Public Hearing Procedure

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##### 2.2. Proposed Zoning Amendment

- a. Summary of Proposed Zoning Amendment 6
- b. Peace River Regional District Zoning Amendment Bylaw No 2435, 2021 7

##### 2.3. Summary of Application Procedure

- a. Summary of Application - Timeline 9
- b. Summary of Application - Board Report(s) 10

##### 2.4. Comments from Agencies and Municipalities

- a. Agricultural Land Commission 29
- b. Charlie Lake Fire Department 31
- c. City of Fort St. John 32
- d. Ministry of Transportation and Infrastructure 33

- 2.5. Written Comments from the Public  
*None at this time.*
- 2.6. Comments from Public Hearing Attendees
- 2.7. Comments from Applicant
- 2.8. Conclude Public Hearing Re: Bylaw 2435, 2021  
*No further comments will be accepted following the conclusion of this segment of the agenda regarding Bylaw 2435.*

### **3. PEACE RIVER REGIONAL DISTRICT ZONING BYLAW NO. 2436, 2021**

- 3.1. Public Hearing Procedure
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- 3.2. Proposed Zoning Amendment
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  - b. Peace River Regional District Zoning Amendment Bylaw No. 2436, 2021 36
- 3.3. Summary of Application Procedure
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  - b. Summary of Application - Board Report(s) 39
- 3.4. Comments from Agencies and Municipalities
  - a. Agricultural Land Commission 59
  - b. Charlie Lake Fire Department 61
  - c. City of Fort St. John 62
  - d. Ministry of Transportation and Infrastructure 63
- 3.5. Written Comments from the Public  
*None at this time.*
- 3.6. Comments from Public Hearing Attendees
- 3.7. Comments from the Applicant
- 3.8. Conclude Public Hearing Re: Bylaw 2436, 2021  
*No further comments will be accepted following the conclusion of this segment of the agenda regarding Bylaw 2436.*

### **4. ADJOURN PUBLIC HEARING**



Industry

Residential

Farm Use

# Notice of Public Hearing

ZONING AMENDMENT BYLAW NO. 2435, 2021

File No. 21-004 ZN

## Peace River Regional District

## How to Participate

**Property Location:** Lot 1 Section 8 Township 84 Range 19 W6M Peace River District Plan 17183

12733 Charlie Lake Hall Ave

**Proposal:** To rezone the subject property from C-2 (General Commercial zone) to R-2 (Residential - 2 zone) within the PRRD Zoning Bylaw No. 1343, 2001.

### 1 Get More Information

Contact the Peace River Regional District to get more information about the proposal.

#### Office Locations/Mailing Address

##### Dawson Creek Office

1981 Alaska Avenue/Box 810  
Dawson Creek, BC V1G 4H8  
Tel: 250-784-3200

##### Fort St John Office

9505 100 Street  
Fort St John, BC V1 4N4  
Tel: 250-785-8084

### 2 Send in a Written Comment

Through the development services webpage, e-mail, fax, mail, or in person.

**Website:** [prrd.bc.ca/services/development-services](http://prrd.bc.ca/services/development-services)

**Email:** [planning@prrd.bc.ca](mailto:planning@prrd.bc.ca)

**Tel:** 1-800-670-7773 **Fax :** 250-784-3201

Written comments will be accepted until 4:00 pm on May 10, 2021.

### 3 Participate in the virtual Public Hearing

**When:** Monday, May 10, 2021 at 6:00 pm

**Where:** Zoom audio/video call.

Join the call by:

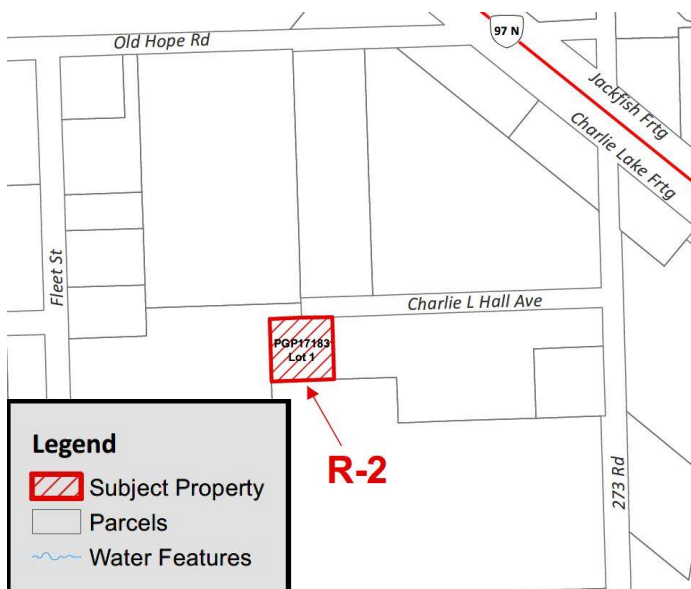
**Dialing:** 1-647-558-0588

**Meeting ID:** 928-4161-1773#

**Participant ID:** Please press #

**Password:** 509834#

Presently, public attendance at the public hearings is not permitted due to COVID-19. Please check the Peace River Regional District 'Official Page' on Facebook in advance of the public hearing to get the most up-to-date information on participating in the public hearing as per the latest public health guidelines.





Industry

Residential

Farm Use

# Notice of Public Hearing

ZONING AMENDMENT BYLAW NO. 2436, 2021

File No. 21-005 ZN

## Peace River Regional District

## How to Participate

**Property Location:** Lot 1 Section 8 Township 84 Range 19 W6M Peace River District Plan 6659

12739 Old Hope Rd

**Proposal:** To rezone the subject property from C-2 (General Commercial zone) to R-2 (Residential - 2 zone) within the PRRD Zoning Bylaw No. 1343, 2001.

### 1 Get More Information

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1981 Alaska Avenue/Box 810  
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Tel: 250-784-3200

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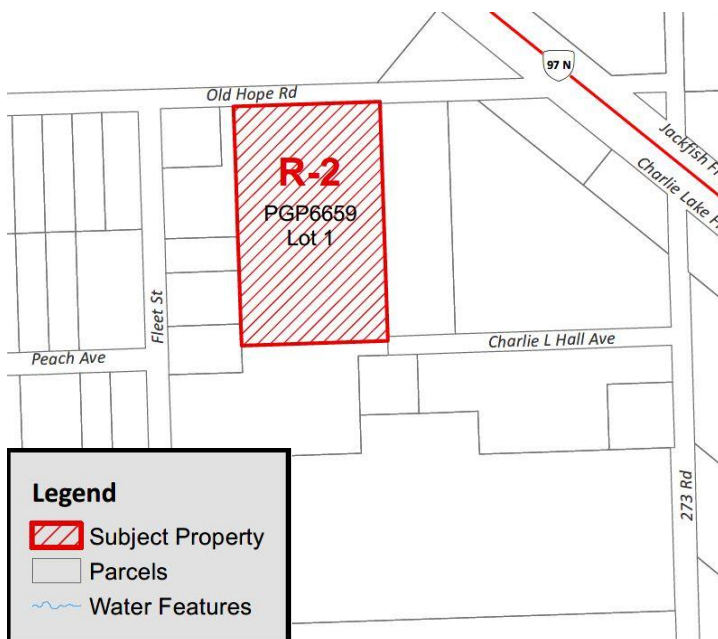
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#### Legend

- Subject Property
- Parcels
- Water Features

## STATEMENT OF PUBLIC HEARING

This public hearing is convened pursuant to Section 465 of the *Local Government Act* to allow the public to make representations to the Board regarding the following proposed zoning amendment:

Zoning Amendment Bylaw No. 2435, 2021 (PRRD File No. 21-004 ZN)

Due to COVID-19, public attendance at the hearing is not permitted. You are encouraged to participate in the public hearing via the Zoom audio call.

The notice of public hearing for the proposed bylaw was advertised in the newspaper and mailed to neighboring landowners to alert residents to the proposed change, and invite them to provide their feedback by e-mail, letter, or attendance at the public hearing today via the Zoom call.

Every one of you present via the Zoom call, who believes that your interest is affected by the proposed bylaw amendment shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaw. None of you will be discouraged or prevented from making your views known. However, it is important that you restrict your remarks to matters contained in the proposed bylaw.

When speaking, please commence your remarks by clearly stating your first and last name.

Please take turns and ensure that you do not make follow up comments until each person has had a chance to speak.

Should the need arise, the Zoom call moderator has the ability to mute every person. If this becomes necessary to preserve order, each participant will be unmuted, one at a time, and invited to speak. Thank you for your cooperation and patience with this process.

Members of the Board may, if they so wish, ask questions of you following your presentation. However, the function of the Board at this public hearing is to listen to you rather than to debate the merits of the proposed bylaw.

After this public hearing has concluded, the Board may, without further notice, give whatever effect the Board believes proper to the representations made at this hearing.

Once the hearing is concluded, no further comments will be accepted.

## **SUMMARY OF PROPOSED ZONING AMENDMENT**

**Peace River Regional District Zoning Amendment Bylaw No. 2435, 2021**

**Property Locations:** 12733 Charlie Lake Hall Ave

Lot 1 Section 8 Township 84 Range 19 W6M Peace River District Plan 17183

**Proposal:**

To rezone the subject property from C-2 (General Commercial Zone) to R-2 (Residential 2 Zone) within PRRD Zoning Bylaw 1343, 2001.

**PEACE RIVER REGIONAL DISTRICT**

**Bylaw No. 2435, 2021**

A bylaw to amend "Peace River Regional District  
Zoning Bylaw No. 1343, 2001."

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt "Peace River Regional District Zoning Bylaw No. 1343, 2001";

NOW THEREFORE the Regional Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2435, 2021."
2. Schedule A – Map 7 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 1, Section 8, Township 84, Range 19, W6M, PRD, Plan 17183, from C-2 "General Commercial Zone" to R-2 "Residential 2 Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS      25<sup>th</sup> day of      March , 2021.

READ A SECOND TIME THIS      25<sup>th</sup> day of      March , 2021.

Public Notification on the      29<sup>th</sup> day of      April , 2021.

Public Notification on the      6<sup>th</sup> day of      May , 2021.

Public Hearing held on the      \_\_\_\_\_ day of      \_\_\_\_\_ , 2021.

READ A THIRD TIME THIS      \_\_\_\_\_ day of      \_\_\_\_\_ , 2021.

Ministry of Transportation  
approval received this      29<sup>th</sup> day of      April , 2021.

ADOPTED THIS      \_\_\_\_\_ day of      \_\_\_\_\_ , 2021.

\_\_\_\_\_  
Chair

(Corporate Seal has been affixed to  
the original bylaw)

\_\_\_\_\_  
Corporate Officer

I hereby certify this to be a true and correct copy of  
"PRRD Zoning Amendment Bylaw No. 2435, 2021,  
as adopted by the Peace River Regional District  
Board on \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Corporate Officer

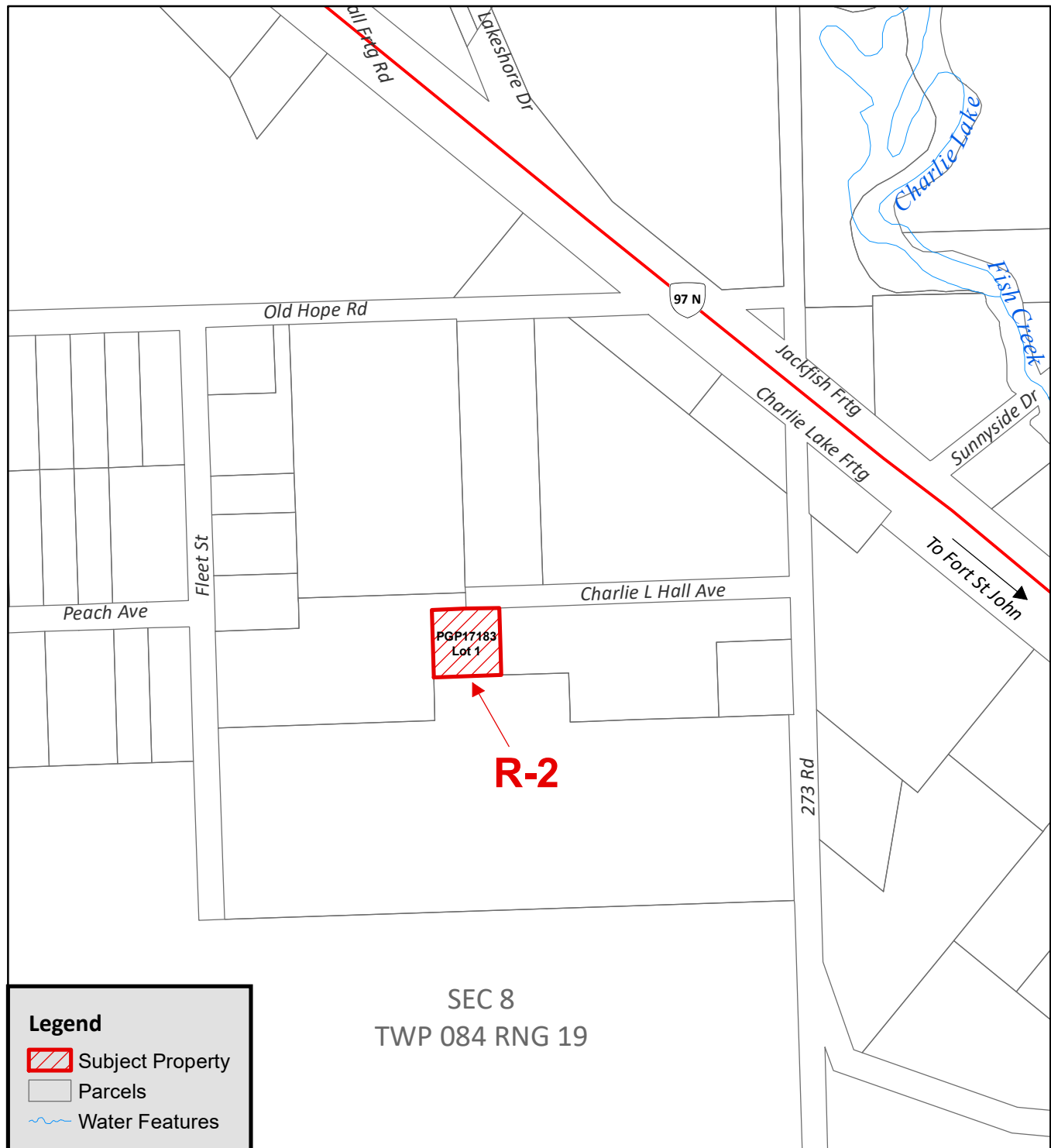


Peace River Regional District  
Bylaw No. 2435, 2021  
**SCHEDULE "A"**



1:5,500

Schedule A - Map 7 of "Peace River Regional District Zoning Bylaw No.1343, 2001" is hereby amended by rezoning Lot 1, Section 8, Township 84, Range 19, W6M, PRD, Plan 17183, **from C-2 "General Commercial Zone" to R-2 "Residential 2 Zone"** as shown on the drawing below



## SUMMARY OF APPLICATION PROCEDURE

The PRRD received the application.	February 10, 2021
The PRRD referred the application and proposed Zoning Amendment Bylaw No. 2435, 2021 to municipalities and provincial agencies.	February 25, 2021
The PRRD Board read the bylaw for the 1 <sup>st</sup> & 2 <sup>nd</sup> time and authorized the public hearing.	March 25, 2021
The PRRD mailed notification of the public hearing to landowners within the notification area.	April 26, 2021
The PRRD advertised the public notification in Alaska Highway News.	April 29 and May 6, 2021



# REPORT

To: Chair and Directors

Report Number: DS-BRD-134

From: Kathy Suggitt, General Manager of Development Services

Date: March 25, 2021

**Subject: Zoning Amendment Bylaw No. 2435, 2021 PRRD File No. 21-004 ZN**

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## **RECOMMENDATION: [Corporate Unweighted]**

That the Regional Board give Zoning Amendment Bylaw No. 2435, 2021 to rezone the subject property identified as PID 011-552-018 from C-2 (General Commercial Zone) to R-2 (Residential 2 Zone), first and second readings; further,

That a public hearing, delegated to the Electoral Area C Director, be held pursuant to the *Local Government Act* Section 464(1) and public notification be authorized pursuant to the *Local Government Act* Section 467.

## **BACKGROUND/RATIONALE:**

### **Proposal**

To rezone the subject property from C-2 (General Commercial Zone) to R-2 (Residential 2 Zone) within PRRD Zoning Bylaw 1343, 2001.

### **File Details**

Owner: Suzanne McKenzie and Michelle Hockney  
Area: Electoral Area C  
Location: Charlie Lake  
Legal: Lot 1 Section 8 Township 84 Range 19 W6M Peace River District Plan 17183  
PID: 011-552-018  
Civic Address: 12733 Charlie L Hall Ave  
Lot Size: 0.4 ha (0.99 ac)

### **Background**

An investigation into the subject property's records revealed that the existing residential use on the property, without the presence of any commercial uses, is considered existing non-conforming.

- At the time the manufactured home and the shed were put up, PRRD Zoning Bylaw No. 1000, 1996 was in effect for the subject property
- Pursuant to PRRD Zoning Bylaw No. 1000, 1996 the subject property was zoned Highway Commercial (HC).
- In the HC zone, a dwelling unit is a permitted principal use.

Therefore, the structures, currently, are not in contravention of the zoning bylaw. However, the manufactured home and shed cannot be replaced and no new residential structures can be constructed, otherwise it would be in contravention of the PRRD Zoning Bylaw No. 1343, 2001.

**Site Context**

The subject property is located in the community of Charlie Lake, to the west of Highway 97N. The subject property is surrounded by residential use in the south and commercial uses in the north, west and east.

**Site Features**Land

Based on the aerial imagery, the subject property is treed except the north-east quadrant of the lot which is cleared and has a manufactured home.

Structures

Currently, there is one residence and one temporary shed on the subject property.

Access

The subject property is accessed by Charlie L. Hall Ave.

**Comments & Observations**Applicant

The subject property has always been used for residential purposes. The applicants now intend to sell the subject property, however, the purchaser is unable to obtain proper financing because the property is zoned commercial. Hence, the applicants would like to rezone the subject property to recognize the existing residential use of the property.

Agricultural Land Reserve (ALR)

The subject property is outside the Agricultural Land Reserve.

Official Community Plan (OCP)

Pursuant to the North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, the subject property is designated Settlement Centre (SC). Section 5 Policy 1 states that residential use is one of the principal uses of land within this designation, subject to residential land use designations specified in Section 4 of the OCP.

Therefore, the proposal is consistent with the Official Community Plan.

Land Use Zoning

Pursuant to Zoning Bylaw No. 1343, 2001, the subject property is zoned C-2 (General Commercial Zone). Section 42 states residential land use is not a permitted principal use within this zone.

Therefore, a zoning amendment to R-2 (Residential 2 Zone) is required for the subject property.

Fire Protection Area

The subject property is within the Charlie Lake Fire Protection Area.

Mandatory Building Permit Area

The subject property is within the Mandatory Building Permit Area.

**Development Permit Area**

The subject property is within the Commercial Development Permit Area No. 1 pursuant to the North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009. A Development Permit will be required prior to building construction.

**Development Cost Charge Area**

The subject property is within the Development Cost Charge Area. However, the charge is not applicable at this time because no subdivision or building construction is proposed.

**School District 60 School Site Acquisition Charge Area**

The subject property is within the School District 60 School Site Acquisition Charge Area. However, the charge is not applicable at this time because no new subdivision or residential development is proposed.

**Impact Analysis****Context**

The proposed R-2 (Residential 2 Zone) is consistent with the surrounding context as the area is a mix of commercial and residential zones. There are many residential lots to the west of the subject property. The rezoning is required to recognize the existing residential use.

**Population & Traffic**

No change in population or traffic is expected.

**Sewage & Water**

The subject property is currently connected to the Charlie Lake Sewer System, which will be the source of sewage disposal in future too. The subject property currently has a cistern where the water is hauled-in and will remain the same for future water supply to the subject property.

**Comments Received from Municipalities & Provincial Agencies****Ministry of Transportation and Infrastructure**

In support of the proposal. If the proposed rezoning is not successful, the owner is required to apply online for a commercial access permit.

**Agricultural Land Commission**

No objections.

**Charlie Lake Fire Department**

Interests unaffected.

**City of Fort St. John**

No concerns.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board give Zoning Amendment Bylaw No. 2435, 2021, to rezone the subject property identified as PID 011-552-018 from C-2 (General Commercial Zone) to R-2 (Residential 2 Zone), first and second readings; further,

That a public hearing be waived pursuant to the *Local Government Act* Section 464(2) and public notification be authorized pursuant to the *Local Government Act* Section 467.

2. That the Regional Board refuse to give Zoning Amendment Bylaw No. 2435, 2021, to rezone the subject property identified as PID 011-552-018 from C-2 (General Commercial Zone) to R-2 (Residential 2 Zone), first and second readings.
3. That the Regional Board provide further direction.

**STRATEGIC PLAN RELEVANCE:**

- ☒ Not Applicable to Strategic Plan.

**FINANCIAL CONSIDERATION(S):**

None at this time.

**COMMUNICATIONS CONSIDERATION(S):**

The Regional Board's decision will be communicated to the applicant.

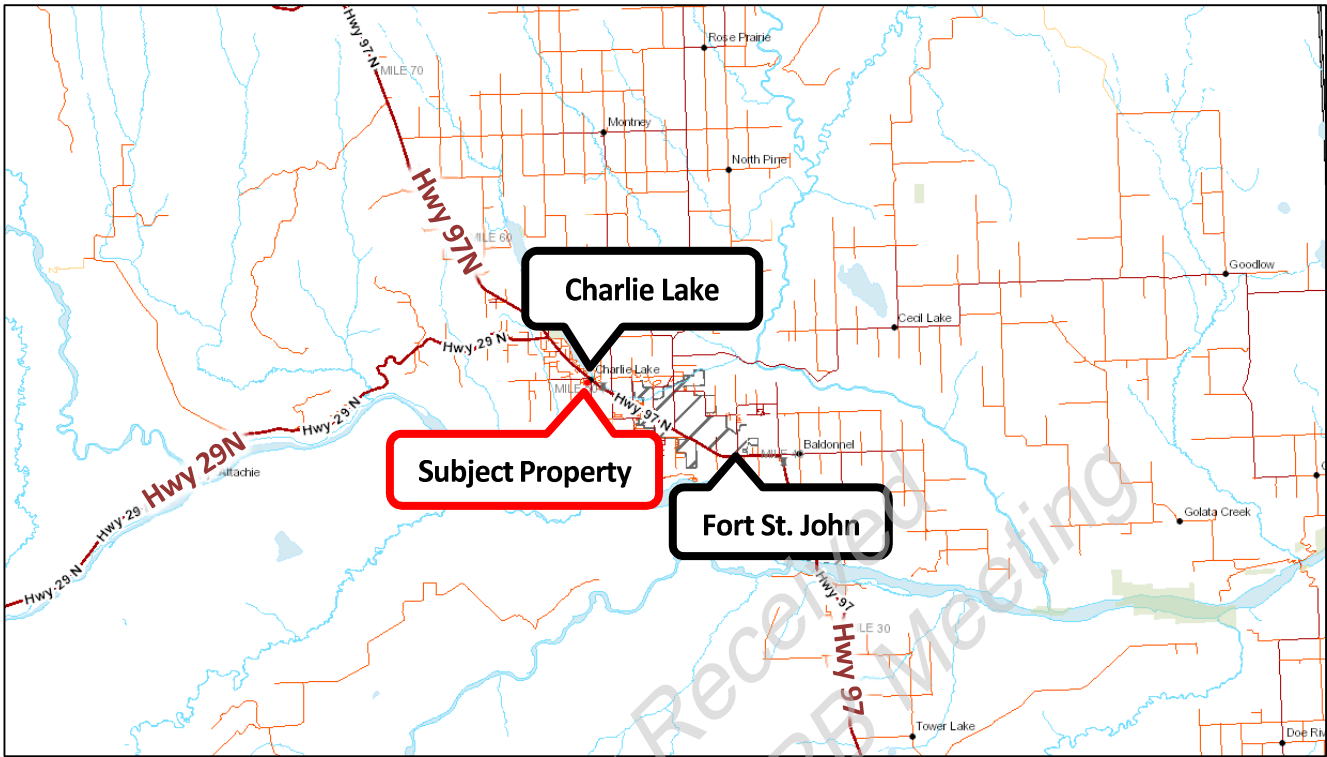
**OTHER CONSIDERATION(S):**

None at this time.

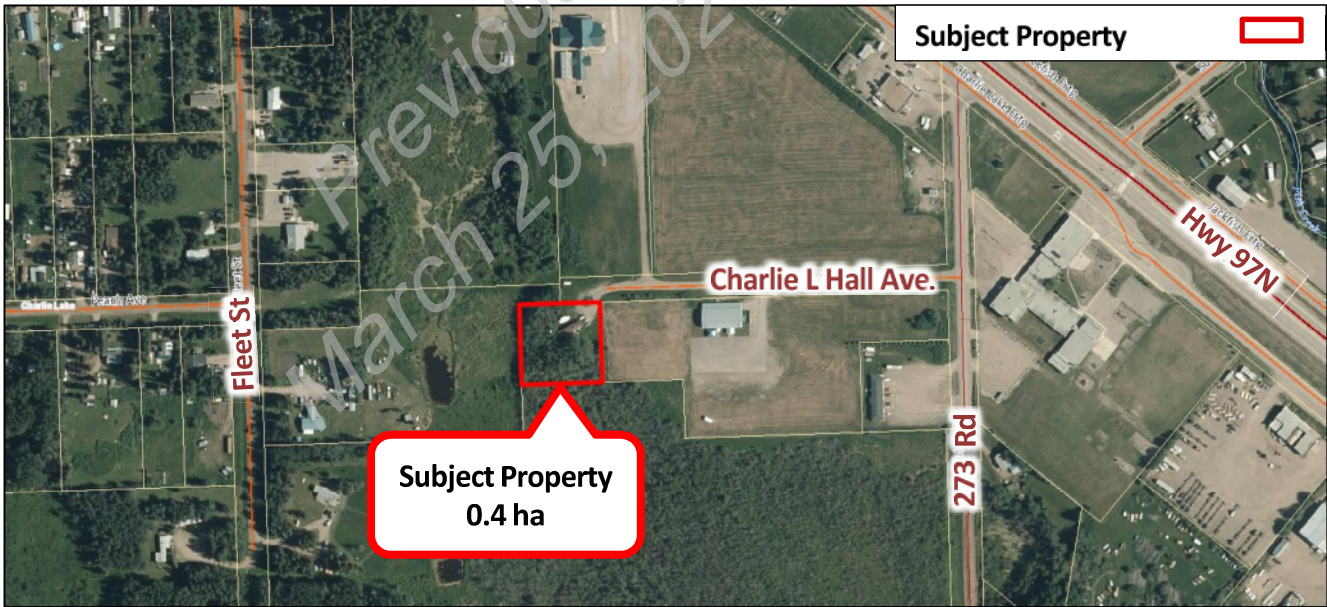
**Attachments:**

1. Maps
2. Application
3. Comments Received from Municipalities & Provincial Agencies
4. Comments Received from Electoral Area Director
5. Section 35 of PRRD Zoning Bylaw No. 1343, 2001
6. Draft Zoning Bylaw No. 2435, 2021

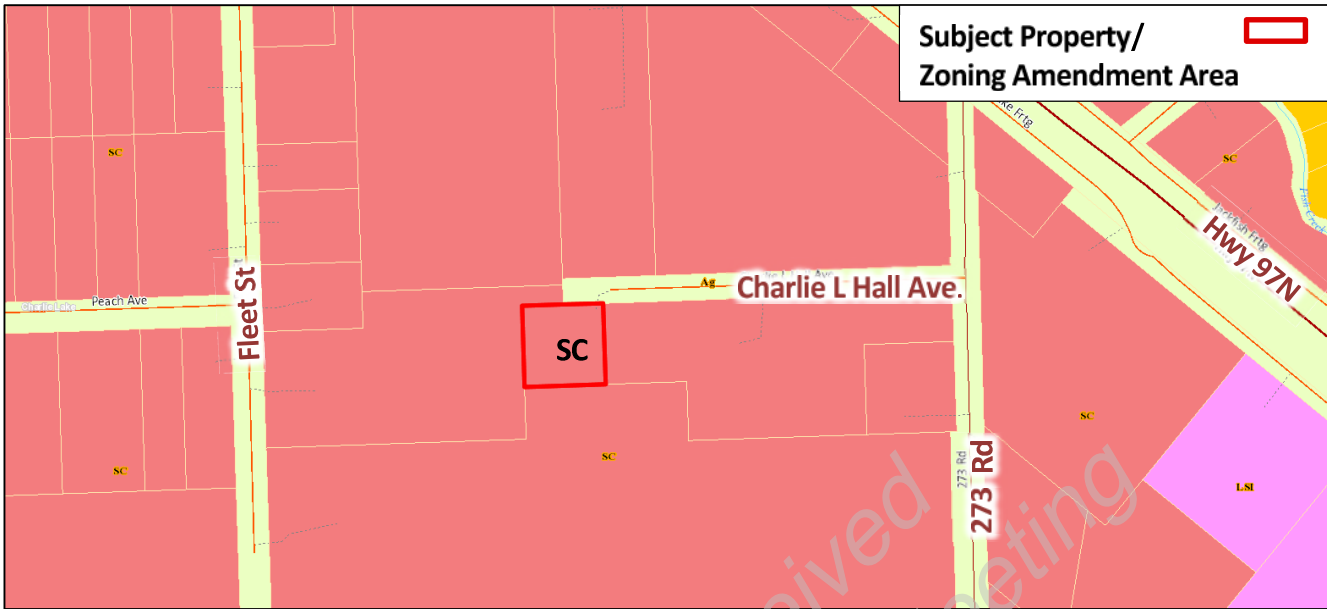
Location: Charlie Lake



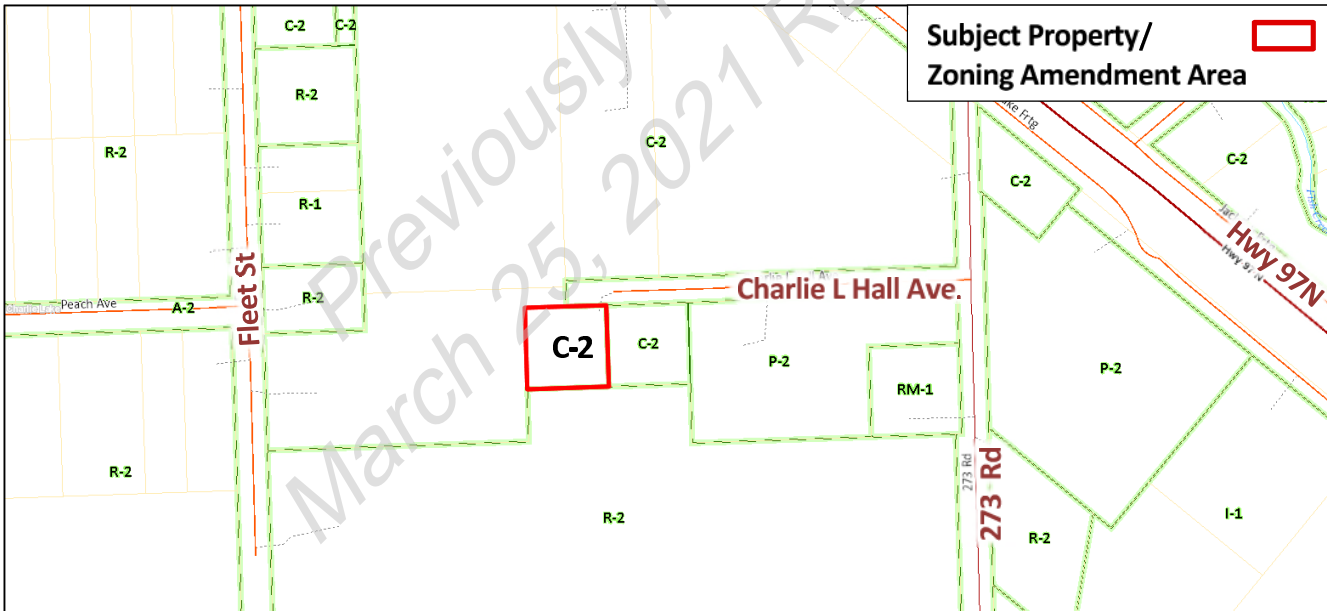
Aerial imagery



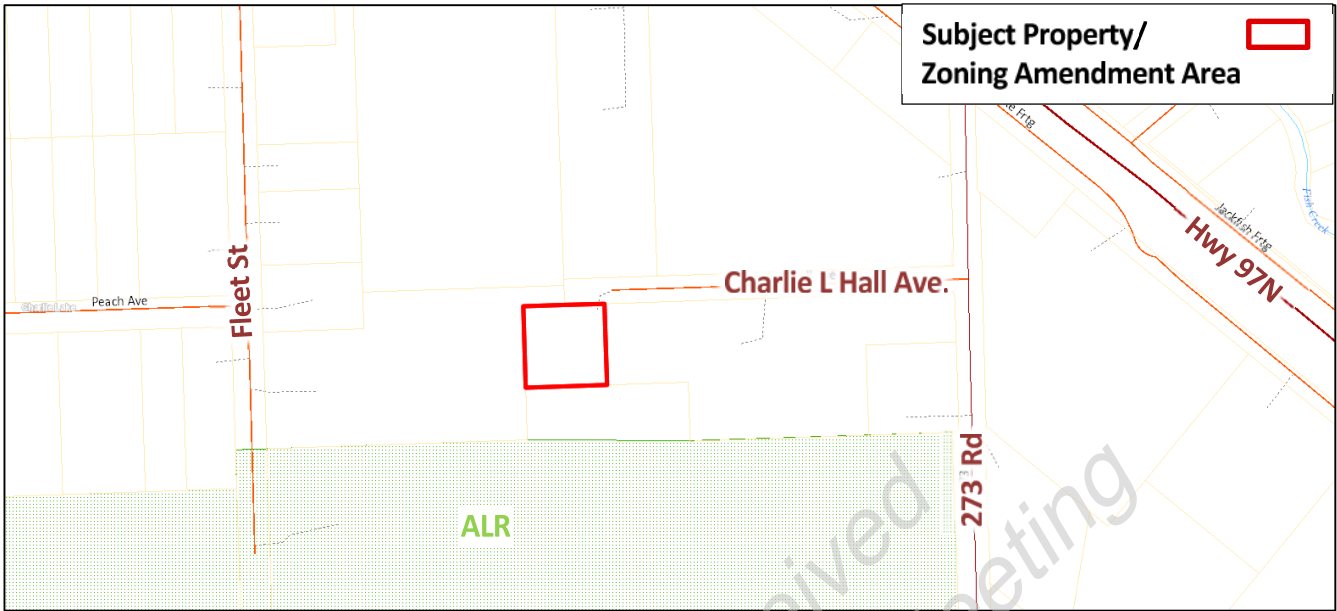
**PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009: Settlement Centre (SC)**



**PRRD Zoning Bylaw No. 1343, 2001: General Commercial Zone (C-2)**



Agricultural Land Reserve (ALR): Outside





# PEACE RIVER REGIONAL DISTRICT

**DAWSON CREEK** 1981 Alaska Avenue (Box 810), Dawson Creek, BC (T) 250-784-3200..(F) 250-784-3201  
**FORT ST. JOHN** 9505 100<sup>TH</sup> Street, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125  
 [Toll Free: 1-800-670-7773]

Receipt # 8199

## Application for Development

### 1. TYPE OF APPLICATION

	<b>FEE</b>
<input type="checkbox"/> Official Community Plan Bylaw Amendment	\$ 1,000.00
<input checked="" type="checkbox"/> Zoning Bylaw Amendment	650.00
<input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined	1,050.00
<input type="checkbox"/> Temporary Use Permit	350.00
<input type="checkbox"/> Development Permit	165.00
<input type="checkbox"/> Development Variance Permit	165.00
<input checked="" type="checkbox"/> Sign requirement	150.00

In regard to applications for:

- i) an official community plan and/or zoning bylaw amendment;
- ii) temporary use permit;

Sign provided by the PRRD and sign posted pursuant to Section 8 of Bylaw No. 2165, 2016, **attached**.

### 2. PLEASE PRINT

Property Owner's Name Estate of Barbara Danuta Hockney Address of Owner	Authorized Agent of Owner (if applicable)
C/O Suzanne McKenzie [REDACTED] and Michelle Hockney [REDACTED]	Address of Agent
City/Town/Village [REDACTED]	City/Town/Village
Postal Code [REDACTED]	Postal Code
Telephone Number: [REDACTED]	Telephone Number:
Fax Number:	Fax Number:
E-mail: [REDACTED]	E-mail:

### 3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
Lot 1 Plan PGP 17183, Section 8, Township 84, Range 19, Meridian W6	.4 ha/ .99 acre ha./acres
	ha./acres
	ha./acres
	<b>TOTAL AREA</b> ha./acres

#### Notice of collection of personal information:

Personal information on this form is collected for the purpose of processing this application. The personal information is collected under the authority of the *Local Government Act* and the bylaws of the PRRD. Documentation/Information submitted in support of this application can be made available for public inspection pursuant to the *Freedom of Information and Protection of Privacy Act*.

4. Civic Address or location of property: 12733 Charlie L Hall Ave

**5. PARTICULARS OF PROPOSED AMENDMENT**

Please check the box(es) that apply to your proposal:

- ☐ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: \_\_\_\_\_

Proposed OCP designation: \_\_\_\_\_

Text amendment: \_\_\_\_\_

- ☒ Zoning Bylaw amendment:

Existing zone: 1343, 2001 Section 42 C-2 General Commercial Zone

Proposed zone: Section 35 R-2 Residential 2 Zone

Text amendment: \_\_\_\_\_

- ☐ Development Variance Permit – describe proposed variance request:

\_\_\_\_\_

\_\_\_\_\_

- ☐ Temporary Use Permit – describe proposed use:

\_\_\_\_\_

\_\_\_\_\_

- ☐ Development Permit: Bylaw No. \_\_\_\_\_ Section No. \_\_\_\_\_

6. Describe the existing use and buildings on the subject property:

Manufactured Home used for Residential property

\_\_\_\_\_

\_\_\_\_\_

7. Describe the existing land use and buildings on all lots adjacent to and surrounding the subject property:

(a) North Residential C2

(b) East Charlie Lake Church C2

(c) South Charlie Lake Community Hall C2

(d) West Residential C2

8. Describe the proposed development of the subject property. Attach a separate sheet if necessary:

Residential property - no development plans.

\_\_\_\_\_

\_\_\_\_\_

9. Reasons and comments in support of the application. Attach a separate sheet if necessary:

We would like to sell this property out of the estate but the purchaser can't get financing due to the zoning of commercial. This property has only ever been used for residential use.

\_\_\_\_\_

10. Describe the means of sewage disposal for the development:

Charlie Lake Sewer System

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11. Describe the means of water supply for the development:

Cistern - Water Hauled in

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**THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY YOUR APPLICATION.**

12. Proof of ownership of the subject property or properties. (For example: Certificate of State of Title, BC Land Title Office Property Title Search or recent Property Tax Notice.)
13. A Sketch Plan of the subject property or properties, showing:
- (a) the legal boundaries and dimensions of the subject property;
  - (b) boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
  - (c) the location of existing buildings and structures on the subject property, with distances to property lines;
  - (d) the location of any proposed buildings, structures, or additions thereto, with distances to property lines;
  - (e) the location of any existing sewage disposal systems;
  - (f) the location of any existing or proposed water source.

**ADDITIONAL OR MORE DETAILED INFORMATION MAY BE REQUESTED BY THE PEACE RIVER REGIONAL DISTRICT FOLLOWING REVIEW OF YOUR APPLICATION.**

**If it is necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a British Columbia Land Surveyor may be required.**

15. I / We the undersigned hereby declare that the information provided in this application is complete and is, to the best of my / our knowledge, a true statement of the facts related to this application.

\_\_\_\_\_  
Signature of Owner

Feb 9/21  
Date signed

\_\_\_\_\_  
Signature of Owner

Feb 09/21  
Date signed

16. **AGENT'S AUTHORIZATION**

If you have an agent act on your behalf in submission of this application, the following authorization **MUST** be signed by **ALL** property owners.

I / We	and	hereby
authorize		
(name)		to act on my/our behalf regarding this
application.		
Agent address:		
Telephone:	Fax:	Email:
Signature of Owner:		Date:
Signature of Owner:		Date:



## CONTAMINATED SITE DECLARATION FORM

I, Suzanne Marie McKenzie and Michelle Dawn Hockney, Executors for the Estate of Barbara Hockney, hereby acknowledge that the *Environmental Management Act*, 2003, as amended, is effective as of February 1, 2021.

### Legal Description(s):

LOT 1, PLAN PGP17183, SECTION 8, TOWNSHIP 84, RANGE 19, MERIDIAN W6, PEACE RIVER LAND DISTRICT

☒ I have read [Schedule 2](#) and based on my personal knowledge of the property in question, I do not believe that it is or has been used for any of the industrial or commercial purposes and activities specified in [Schedule 2](#) of the regulations. Accordingly, I elect not to complete and submit a 'site disclosure statement', as outlined in Section 40.(1) of the Act.

☐ I have read [Schedule 2](#) and one or more of the identified purposes or activities is or has occurred on the land(s) legally described above.

\*Please contact staff to submit a "site disclosure statement" at [planning@prrd.bc.ca](mailto:planning@prrd.bc.ca)

I further acknowledge that this declaration does not remove any liability, which may otherwise be applicable under the legislation.

Owner/Agent

10 / 02 / 2021 /  
dd mm yyyy

Owner/Agent

10 / 02 / 2021 /  
dd mm yyyy

For more information, please visit the ministry's Identification of Contaminated Sites webpage or e-mail [SiteID@gov.bc.ca](mailto:SiteID@gov.bc.ca)





# PEACE RIVER REGIONAL DISTRICT

## Memorandum

TO: Brad Sperling, Director of Electoral Area C  
FROM: Nikita Kheterpal, North Peace Land Use Planner  
DATE: February 25, 2021  
RE: **Zoning Amendment Bylaw No. 2435, 2021**  
**PRRD File No. 21-004-ZN**

Pursuant to the following resolution:

RD/15/04/26 (23)

That a two-week period be added to the development application review process to allow time for the appropriate Electoral Area Director to review applications prior to them going to the Regional Board for consideration.

The application and report are provided for your review. As instructed at the November 21, 2019 EADC meeting, referrals to Directors will be done earlier in the application review process, at the same time as external agency referrals. As a result, this referral does not include external agency comments or a staff report.

If you have any comments, please submit them by March 11, 2021.

Ok to proceed.

Director Brad Sperling

Date

February 25, 2021

diverse. vast. abundant.

### PLEASE REPLY TO:

☐ Box 810, 1981 Alaska Ave, Dawson Creek, BC V1G 4H8 Tel: (250) 784-3200 or (800) 670-7773 Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca  
☒ 9505 100 St, Fort St. John, BC V1J 4N4 Tel: (250) 785-8084 Fax: (250) 785-1133 Email: prrd.fsj@prrd.bc.ca



**PEACE RIVER REGIONAL DISTRICT**  
**Zoning Bylaw No. 1343, 2001**

**SECTION 35 R-2 (Residential 2 Zone - 0.4ha / 1.8 ha)**

**1. Permitted Uses**

The following PRINCIPAL USES and no others are permitted in a R-2 zone subject to Part IV of this bylaw and subject to Sub-Section 2 of this Section 35;

- a) DWELLING UNIT;
- b) Market garden;
- c) AGRICULTURE;

The following ACCESSORY uses and no others are permitted in a R-2 zone, subject to Part IV of this bylaw and Sub-Section 2 of this Section 35:

- d) ACCESSORY buildings and ACCESSORY structure; (See Section 13)
- e) AGRICULTURE-DOMESTIC;
- f) BED AND BREAKFAST accommodation; (See Section 16)
- g) HOME BASED BUSINESS; (See Section 19)
- h) SECONDARY SUITE; (See Section 25)
- i) TEMPORARY ADDITIONAL DWELLING. (See Section 29)

**2. Regulations**

Minimum Parcel Size

- (a) The minimum parcel size is 1.8 hectares (4.5 acres) where there is no COMMUNITY SEWAGE SYSTEM (Electoral Areas B, D and E only); [Bylaw No. 2249, 2016]
- (aa) The minimum parcel size is 1.8 hectares (4.5 acres) where there is no COMMUNITY SEWER (Electoral Area C only); [Bylaw No. 2249, 2016]
- (b) The minimum parcel size is 0.4 hectare (1 acre) when the parcel or parcels are connected to a COMMUNITY SEWAGE SYSTEM (Electoral Areas B, D and E only) [Bylaw No. 2249, 2016]
- (bb) The minimum parcel size is 0.4 hectare (1 acre) when the parcel or parcels are connected to a COMMUNITY SEWER (Electoral Area C only); [Bylaw No. 2249, 2016]

Except for:

- i) Lot 3 Section 17 Township 84 Range 19 W6M Peace River District Plan EPP47785, for which the minimum parcel size shall not be less than 0.22 ha (0.563 acres); [Bylaw No. 2088, 2013]
- (ii) a 0.84 ha. portion of District Lot 553, PRD except Plan 17999 and 21352, for which the minimum parcel size shall not be less than 0.84 ha (2.08 acres) where there is no COMMUNITY SEWAGE SYSTEM and has a sewage system approved by the agency having jurisdiction regarding sewage disposal. [Bylaw No. 2321, 2018]



**PEACE RIVER REGIONAL DISTRICT**  
**Zoning Bylaw No. 1343, 2001**

**SECTION 35 R-2 (Residential 2 Zone - 0.4ha / 1.8 ha) continued**

Number and type of DWELLING UNIT(S)

- (c) One SINGLE FAMILY DWELLING is permitted on a parcel;
- (d) One TEMPORARY ADDITIONAL DWELLING, is permitted on a parcel 0.9 hectares (2.2 acres) and larger where there is no COMMUNITY SEWAGE SYSTEM (Electoral areas B, D and E only); [Bylaw No. 2249, 2016]
- (dd) One TEMPORARY ADDITIONAL DWELLING, is permitted on a parcel 0.9 hectares (2.2 acres) and larger where there is no COMMUNITY SEWER (Electoral area C only); [Bylaw No. 2249, 2016]
- (e) One TEMPORARY ADDITIONAL DWELLING, is permitted on a parcel 0.4 hectares (1 acre) and larger when the parcel is connected to a COMMUNITY SEWAGE SYSTEM (Electoral Areas B, D and E only); [Bylaw No. 2249, 2016]
- (ee) One TEMPORARY ADDITIONAL DWELLING, is permitted on a parcel 0.4 hectares (1 acre) and larger when the parcel is connected to a COMMUNITY SEWER (Electoral Area C only); [Bylaw No. 2249, 2016]

Height

- (f) No building or structure shall exceed 10 metres (32.8 ft.) in HEIGHT.

Setbacks

- (g) Except as otherwise permitted in this bylaw, no PRINCIPAL building or structure shall be located within:
  - (i) 7 metres (23 ft.) of a FRONT PARCEL LINE;
  - (ii) 3 metres (10 ft.) of an INTERIOR SIDE PARCEL LINE;
  - (iii) 5 metres (17 ft.) of an EXTERIOR SIDE PARCEL LINE;
  - (iv) 5 metres (17 ft.) of a REAR PARCEL LINE.
- (h) Except as otherwise specifically permitted in this bylaw, no ACCESSORY building or ACCESSORY structure shall be located within:
  - (i) 7 metres (23 ft.) of a FRONT PARCEL LINE;
  - (ii) 1.5 metres (5 ft.) of an INTERIOR SIDE PARCEL LINE;
  - (iii) 5 metres (17 ft.) of an EXTERIOR SIDE PARCEL LINE;
  - (iv) 3 metres (10 ft.) of a REAR PARCEL LINE.

Agriculture

- (i) AGRICULTURE, use is permitted on parcels 4 hectares (10 acres) and larger;
- (j) AGRICULTURE DOMESTIC, is permitted on parcels 0.4 hectares (1 acre) and larger;



**PEACE RIVER REGIONAL DISTRICT**  
**Zoning Bylaw No. 1343, 2001**

**SECTION 35 R-2 (Residential 2 Zone - 0.4ha / 1.8 ha) continued**

Where AGRICULTURE or AGRICULTURE-DOMESTIC are permitted the following regulations shall apply;

- (k) Maximum LOT COVERAGE for each commodity group is limited to the following:

COMMODITY GROUPS			
Apiculture (bees)	Greenhouse, Nursery, Speciality wood & Turf Crops	Livestock,* Poultry, Game and Fur	Mushroom growing facility
20%	Greenhouse: 75% Nurseries, Speciality Wood Crops & Turf Farms: 35%	35%	35%

\*CONFINED LIVESTOCK AREAS, are included in the LOT COVERAGE restriction.

The following structures do not fall under the LOT COVERAGE restrictions:

- detention ponds
- support structures used for shading, frost and wind protection of plants and animals.

**PEACE RIVER REGIONAL DISTRICT**  
**Bylaw No. 2435, 2021**

A bylaw to amend "Peace River Regional District  
Zoning Bylaw No. 1343, 2001."

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt "Peace River Regional District Zoning Bylaw No. 1343, 2001";

NOW THEREFORE the Regional Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2435, 2021."
2. Schedule A – Map 7 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 1, Section 8, Township 84, Range 19, W6M, PRD, Plan 17183, from C-2 "General Commercial Zone" to R-2 "Residential 2 Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS \_\_\_\_\_ day of \_\_\_\_\_, 2021.

READ A SECOND TIME THIS \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Public Notification on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Public Hearing held on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

READ A THIRD TIME THIS \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Ministry of Transportation  
approval received this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Chair

(Corporate Seal has been affixed to  
the original bylaw)

\_\_\_\_\_  
Corporate Officer

I hereby certify this to be a true and correct copy of  
"PRRD Zoning Amendment Bylaw No. 2435, 2021,  
as adopted by the Peace River Regional District  
Board on \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Corporate Officer

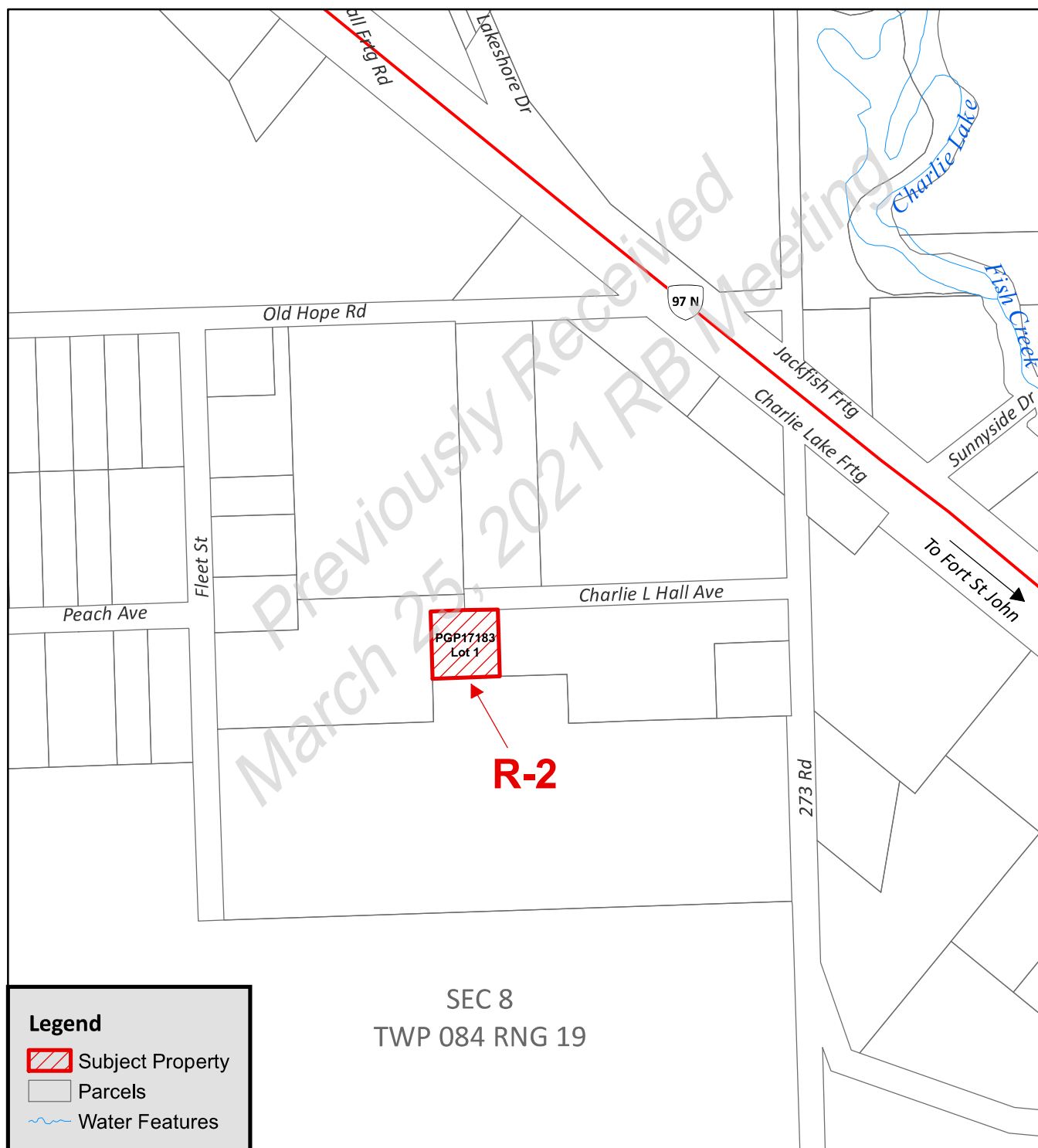


Peace River Regional District  
Bylaw No. 2435, 2021  
**SCHEDULE "A"**



1:5,500

Schedule A - Map 7 of "Peace River Regional District Zoning Bylaw No.1343, 2001" is hereby amended by rezoning Lot 1, Section 8, Township 84, Range 19, W6M, PRD, Plan 17183, **from C-2 "General Commercial Zone" to R-2 "Residential 2 Zone"** as shown on the drawing below





**Agricultural Land Commission**

201 – 4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000 | Fax: 604 660-7033  
[www.alc.gov.bc.ca](http://www.alc.gov.bc.ca)

March 9, 2021

Reply to the attention of Sara Huber  
ALC Issue: 52117  
Local Government File: 21-004-ZN

Nikita Kheterpal  
North Peace Land Use Planner, PRRD  
[Nikita.Kheterpal@prrd.bc.ca](mailto:Nikita.Kheterpal@prrd.bc.ca)

**Re: Peace River Regional District Zoning Amendment Bylaw No. 2435, 2021**

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Zoning Amendment Bylaw No. 2435, 2021 (the “Amendment Bylaw”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Amendment Bylaw is consistent with the purposes of the *ALC Act*, the Agricultural Land Reserve (ALR) General Regulation, the ALR Use Regulation, and any decisions of the ALC.

The Amendment Bylaw proposes to rezone the property identified as 12733 Charlie Lake Hall Avenue; PID: 011-552-018 (the “Property”) from C-2 (General Commercial Zone) to R-2 (Residential 2 Zone). There is no development proposed, but the Property is used for residential purposes.

The Property is not within the ALR, nor is adjacent to the ALR. For this reason, ALC staff has no objection to the Amendment Bylaw.

\*\*\*\*\*

The ALC strives to provide a detailed response to all referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the *ALCA*, the Regulations, or any decisions of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 236-468-3258 or by e-mail ([Sara.Huber@gov.bc.ca](mailto:Sara.Huber@gov.bc.ca)).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Sara Huber, Regional Planner

Enclosure: Referral of PRRD 21-004-ZN

CC: Ministry of Agriculture – Attention: Lori Vickers ([Lori.Vickers@gov.bc.ca](mailto:Lori.Vickers@gov.bc.ca))

52117m1



## PEACE RIVER REGIONAL DISTRICT

CHARLIE LAKE FIRE DEPARTMENT  
13065 FIRE HALL ROAD  
BOX 250, CHARLIE LAKE, BC, V0C-1H0  
250-785-1424



**From:** Office of the Fire Chief, Charlie Lake Fire Department

**Date:** February 25, 2021

**Re:** Zoning Amendment Bylaw No. 2435, 2021. PRRD File No. 21-004 ZN  
PID 011-552-018 (13759 Hwy 97)

To whom it concerns,

Charlie Lake Fire Department interests are unaffected by Bylaw, Permit #21-004 ZN.

Charlie Lake Fire Department (CLFD) has no concerns with the proposed application NO.21-004 ZN, proposal rezone of subject property from C-2 (General Commercial Zone) to R-2 (Residential 2 Zone)

Regards,

Fire Chief Edward Albury  
Charlie Lake Fire Department

## Jacqueline Burton

---

**From:** Charlene Jackson <CJackson@fortstjohn.ca>  
**Sent:** Monday, March 1, 2021 3:35 PM  
**To:** Planning Department  
**Cc:** Renée Jamurat  
**Subject:** External Referral: 21-004 ZN

**CAUTION:** This email originated from outside of the organization.

Good Afternoon Nikita,

The City does not have any concerns regarding the referral for Zoning Amendment Bylaw No. 2435, 2021, PRRD File No. 21-004\_ZN.

Kind regards,

**Charlene Jackson**  
*Planning Technologist*

Direct 250 787 8188

Beaton Building | 10003 110 Avenue | Fort St. John, BC | V1J 6M7



**CONFIDENTIALITY DISCLAIMER:** This message is intended only for the use of the individual or entity named above, and may contain information that is privileged, confidential or exempt from disclosure under applicable law. If you are not the intended recipient or their employee or agent responsible for receiving the message on their behalf, your receipt of this message is in error and not meant to waive privilege in this message. Please notify us immediately, and delete the message and any attachments without reading the attachments. Any dissemination, distribution or copying of this communication by anyone other than the intended recipient is unauthorized and may be illegal. Thank you.



Peace River Regional District  
PO Box 810  
1981 Alaska Avenue  
Dawson Creek, BC V1G 4H8

Attention: Planning Services, PRRD

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral dated February 25, 2021 to rezone the subject property from C-2 (General Commercial Zone) to R-2 (Residential 2 Zone) within PRRD Zoning Bylaw 1343, 2001. The proposal falls within Section 52 of the Transportation Act and will require formal Ministry approval and signature. The Ministry is in support of the proposal and has the following comments:

If the proposed rezoning is not successful, the owner is required to apply online for a commercial access permit here: [Highway Use Permits - Province of British Columbia \(gov.bc.ca\)](https://www2.gov.bc.ca/gov/content/transport/infrastructure/highways/permits/)

If the application is successful, an access permit from MoTI is not required.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at (250) 787-3279 or by email at [Kelsi.Windorst@gov.bc.ca](mailto:Kelsi.Windorst@gov.bc.ca)

Sincerely,

Kelsi Windhorst

Development Officer

## STATEMENT OF PUBLIC HEARING

This public hearing is convened pursuant to Section 465 of the *Local Government Act* to allow the public to make representations to the Board regarding the following proposed zoning amendment:

Zoning Amendment Bylaw No. 2436, 2021 (PRRD File No. 21-005 ZN)

Due to COVID-19, public attendance at the hearing is not permitted. You are encouraged to participate in the public hearing via the Zoom audio call.

The notice of public hearing for the proposed bylaw was advertised in the newspaper and mailed to neighboring landowners to alert residents to the proposed change, and invite them to provide their feedback by e-mail, letter, or attendance at the public hearing today via the Zoom call.

Every one of you present via the Zoom call, who believes that your interest is affected by the proposed bylaw amendment shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaw. None of you will be discouraged or prevented from making your views known. However, it is important that you restrict your remarks to matters contained in the proposed bylaw.

When speaking, please commence your remarks by clearly stating your first and last name.

Please take turns and ensure that you do not make follow up comments until each person has had a chance to speak.

Should the need arise, the Zoom call moderator has the ability to mute every person. If this becomes necessary to preserve order, each participant will be unmuted, one at a time, and invited to speak. Thank you for your cooperation and patience with this process.

Members of the Board may, if they so wish, ask questions of you following your presentation. However, the function of the Board at this public hearing is to listen to you rather than to debate the merits of the proposed bylaw.

After this public hearing has concluded, the Board may, without further notice, give whatever effect the Board believes proper to the representations made at this hearing.

Once the hearing is concluded, no further comments will be accepted.

## **SUMMARY OF PROPOSED ZONING AMENDMENT**

**Peace River Regional District Zoning Amendment Bylaw No. 2436, 2021**

**Property Locations:** 12739 Old Hope Rd

Lot 1, Section 8, Township 84, Range 19, W6M, Peace River District, Plan 6659

**Proposal:**

To rezone the subject property from C-2 (General Commercial Zone) to R-2 (Residential 2 Zone) within PRRD Zoning Bylaw 1343, 2001.

**PEACE RIVER REGIONAL DISTRICT**  
**Bylaw No. 2436, 2021**

A bylaw to amend "Peace River Regional District Zoning  
Bylaw No. 1343, 2001."

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt "Peace River Regional District Zoning Bylaw No. 1343, 2001";

NOW THEREFORE the Regional Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2436, 2021."
2. Schedule A – Map 7 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 1, Section 8, Township 84, Range 19, W6M, PRD, Plan 6659, from C-2 "General Commercial Zone" to R-2 "Residential 2 Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	<u>15<sup>th</sup></u> day of	<u>April</u> , 2021.
READ A SECOND TIME THIS	<u>15<sup>th</sup></u> day of	<u>April</u> , 2021.
Public Notification on the	<u>29<sup>th</sup></u> day of	<u>April</u> , 2021.
Public Notification on the	<u>6<sup>th</sup></u> day of	<u>May</u> , 2021.
Public Hearing held on the	<u>          </u> day of	<u>                                </u> , 2021.
READ A THIRD TIME THIS	<u>          </u> day of	<u>                                </u> , 2021.
Ministry of Transportation approval received this	<u>29<sup>th</sup></u> day of	<u>April</u> , 2021.
ADOPTED THIS	<u>          </u> day of	<u>                                </u> , 2021.

\_\_\_\_\_  
Chair

(Corporate Seal has been affixed to  
the original bylaw)

\_\_\_\_\_  
Corporate Officer

I hereby certify this to be a true and correct copy of  
"PRRD Zoning Amendment Bylaw No. 2436, 2021,  
as adopted by the Peace River Regional District  
Board on \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Corporate Officer

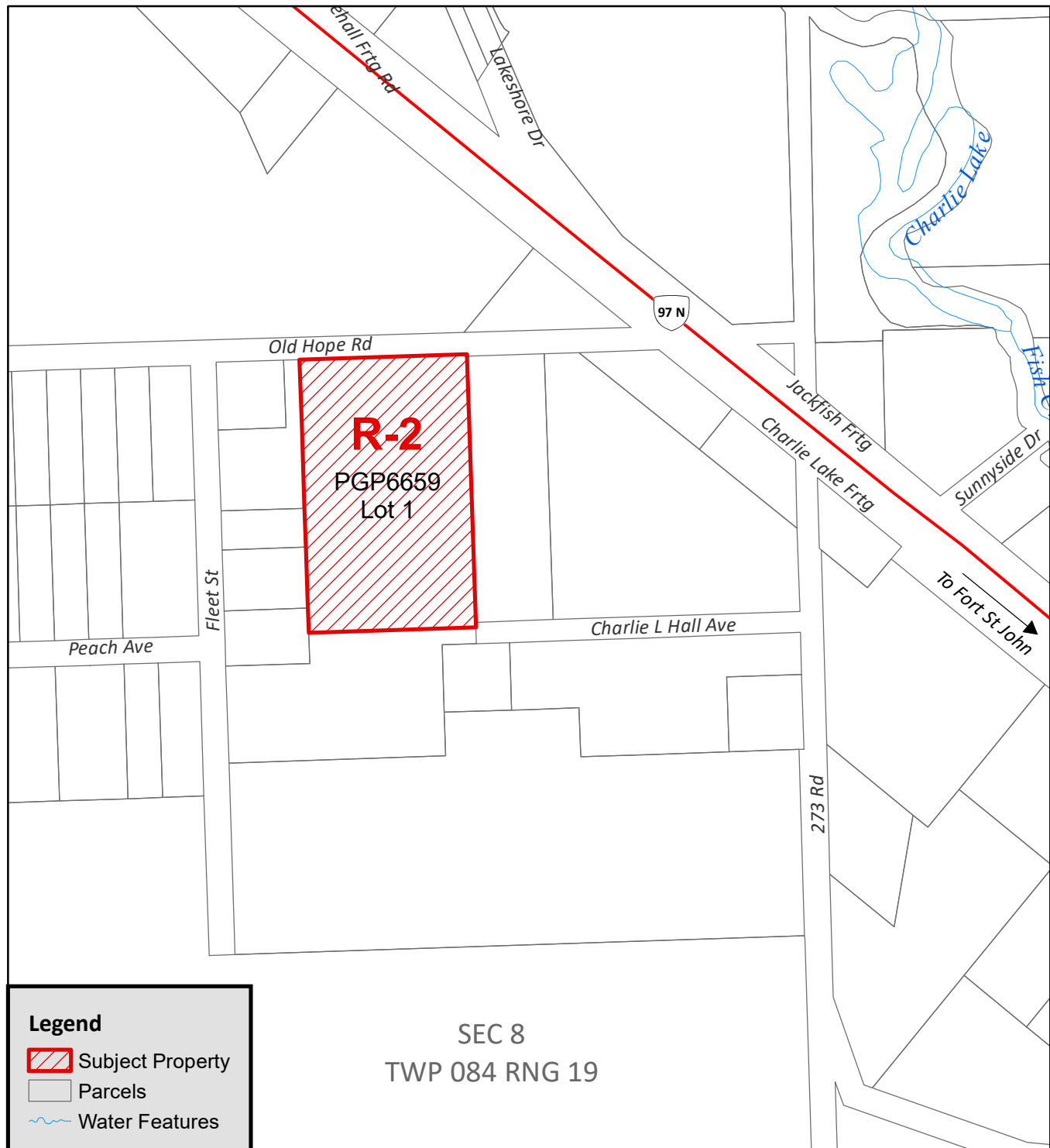


Peace River Regional District  
Bylaw No. 2436, 2021  
**SCHEDULE "A"**



1:5,500

Schedule A - Map 7 of "Peace River Regional District Zoning Bylaw No.1343, 2001" is hereby amended by rezoning Lot 1, Section 8, Township 84, Range 19, W6M, PRD, Plan 6659, **from C-2 "General Commercial Zone" to R-2 "Residential 2 Zone"** as shown on the drawing below



## SUMMARY OF APPLICATION PROCEDURE

The PRRD received the application.	February 10, 2021
The PRRD referred the application and proposed Zoning Amendment Bylaw No. 2436, 2021 to municipalities and provincial agencies.	February 26, 2021
The PRRD Board read the bylaw for the 1 <sup>st</sup> & 2 <sup>nd</sup> time and authorized the public hearing.	April 15, 2021
The PRRD mailed notification of the public hearing to landowners within the notification area.	April 26, 2021
The PRRD advertised the public notification in Alaska Highway News.	April 29 and May 6, 2021



# REPORT

To: Chair and Directors

Report Number: DS-BRD-141

From: Kathy Suggitt, General Manager of Development Services

Date: April 15, 2021

**Subject: Zoning Amendment Bylaw No. 2436, 2021, PRRD File No. 21-005 ZN**

---

**RECOMMENDATION: [Corporate Unweighted]**

That the Regional Board give Zoning Amendment Bylaw No. 2436, 2021, to rezone the subject property identified as PID 013-516-523 from C-2 zone to R-2 zone within PRRD Zoning Bylaw 1343, 2001, first and second readings; further,

That a public hearing be held pursuant to *Local Government Act* Section 464 (1), delegated to the Director of Electoral Area C and public notification be authorized pursuant to *Local Government Act* Section 466.

**BACKGROUND/RATIONALE:****Proposal**

To rezone the subject property from C-2 (General Commercial Zone) to R-2 (Residential 2 Zone) within PRRD Zoning Bylaw 1343, 2001 as the applicants wish to continue using the property for residential use.

**File Details**

Owner: Suzanne Marie McKenzie and Shawn D'Arcy McKenzie  
Area: Electoral Area C  
Location: Charlie Lake  
Legal: Lot 1, Section 8, Township 84, Range 19, W6M, Peace River District, Plan 6659  
PID: 013-516-523  
Civic Address: 12739 Old Hope Rd  
Lot Size: 4.04 ha (9.99 ac)

**Background**

An investigation into the subject property's records revealed that the existing residential use on the property, without the presence of any commercial uses, is considered existing non-conforming.

- The structures were built in 2000, at which time, PRRD Zoning Bylaw No. 1000, 1996 was in effect for the subject property
- Pursuant to PRRD Zoning Bylaw No. 1000, 1996 the subject property was zoned Highway Commercial (HC)
- In the HC zone, a dwelling unit is a permitted principal use.
- PRRD Zoning Bylaw No. 1343, 2001 replaced portions of Bylaw 1000, and the property in question is now in the area covered by Bylaw 1343, 2001 and zoned C-2. In Bylaw 1343, a dwelling is not a permitted principal use in the C-2 zone.

Therefore, the structures are currently not in contravention of the zoning bylaw as they are “grandfathered” or considered legal non-conforming. However, if the owner wished to build a new residential structure, or replace the existing manufactured home, construction or replacement would not be permissible as residential is not a permitted principal use, and would be in contravention of the C-2 zone within PRRD Zoning Bylaw No. 1343, 2001.

### **Site Context**

The subject property is located in the community of Charlie Lake, to the west of Highway 97N, approximately 8 km north of the City of Fort St John. The property is surrounded by commercial uses to the north, south and east and residential uses to the west.

### **Site Features**

#### Land

Based on the aerial imagery, most of the property is treed except for the north east portion which is cleared and developed.

#### Structures

There is an existing manufactured home, two garages, a greenhouse and four sheds on the subject property.

#### Access

The subject property is accessed via Old Hope Rd.

### **Comments & Observations**

#### Applicant

The subject property was passed on to the applicants from their family as a residential property. Upon realizing that the subject property is zoned commercial, the applicants applied for the rezoning as they would like to continue the residential use and have no plans for a business.

#### Agricultural Land Reserve (ALR)

The subject property is outside the Agricultural Land Reserve.

#### Official Community Plan (OCP)

Pursuant to the North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, the subject property is designated Settlement Centre (SC). Section 5 Policy 1 states that residential use is one of the principal uses of land within this designation, subject to residential land use designations specified in Section 4 of the OCP. The proposed zoning is consistent with residential land use designations specified in Section 4 of the OCP.

Therefore, the proposal is consistent with the Official Community Plan.

#### Land Use Zoning

Pursuant to the now in effect Zoning Bylaw No. 1343, 2001, the subject property is zoned C-2 (General Commercial Zone). According to Section 42, residential land use is not a permitted principal use within this zone.

Therefore, a zoning amendment is required for the subject property. In the R-2 (Residential 2 Zone), a dwelling unit is a permitted use and the minimum parcel size is 0.4 ha when the parcel is connected to a community sewage system. Accessory buildings and accessory structures are permitted accessory uses within this zone. Section 13 states that for a parcel size of 4 ha, the floor area of accessory buildings should not exceed 300 m<sup>2</sup>. If the rezoning to R-2 zone is approved, the two garages, the greenhouse and four sheds will be considered as accessory structures to the principal home on the subject property. Based on the submission of a legal survey, it has been determined that the combined floor area of all accessory structures measures less than 300 m<sup>2</sup> and are compliant with the zoning bylaw.

Therefore, the proposal is consistent with the proposed zone.

#### Fire Protection Area

The subject property is within the Charlie Lake Fire Protection Area.

#### Mandatory Building Permit Area

The subject property is within the Mandatory Building Permit Area.

#### Development Permit Area

The subject property is within the Commercial Development Permit Area pursuant to the North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009. A Development Permit is not required for the construction, addition, or alteration of a single family dwelling and any residential accessory uses. Interior alterations are also exempt.

#### Development Cost Charge Area

The subject property is within the Development Cost Charge Area. However, the charge is not applicable at this time because no subdivision or building construction is proposed.

#### School District 60 School Site Acquisition Charge Area

The subject property is within the School District 60 School Site Acquisition Charge Area. However, the charge is not applicable at this time because no new residential lots are proposed.

### **Impact Analysis**

#### Context

The proposed zoning will be consistent with the surrounding uses as there are multiple other residential properties to the west of the subject property.

#### Population & Traffic

No change in population or traffic is anticipated.

#### Sewage & Water

The subject property is connected to the Charlie Lake sewer system. Water is delivered to the property.

**Comments Received from Municipalities & Provincial Agencies**Ministry of Transportation and Infrastructure

In support of the proposal. If the proposed rezoning is not successful, the owner is required to apply online for a commercial access permit.

Agricultural Land Commission

No objections.

Charlie Lake Fire Department

No concerns.

City of Fort St. John

No concerns.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board give Zoning Amendment Bylaw No. 2436, 2021, to rezone the subject property identified as PID 013-516-523 from C-2 zone to R-2 zone within PRRD Zoning Bylaw 1343, 2001, first and second readings; further,

That a public hearing be waived pursuant to *Local Government Act* Section 464 (2) and public notification be authorized pursuant to *Local Government Act* Section 467.

2. That the Regional Board refuse Zoning Amendment Bylaw No. 2436, 2021, to rezone the subject property identified as PID 013-516-523 from C-2 zone to R-2 zone within PRRD Zoning Bylaw 1343, 2001.
3. That the Regional Board provide further direction.

**STRATEGIC PLAN RELEVANCE:**

- ☒ Not Applicable to Strategic Plan.

**FINANCIAL CONSIDERATION(S):**

None at this time.

**COMMUNICATIONS CONSIDERATION(S):**

The Regional Board's decision will be communicated to the applicant.

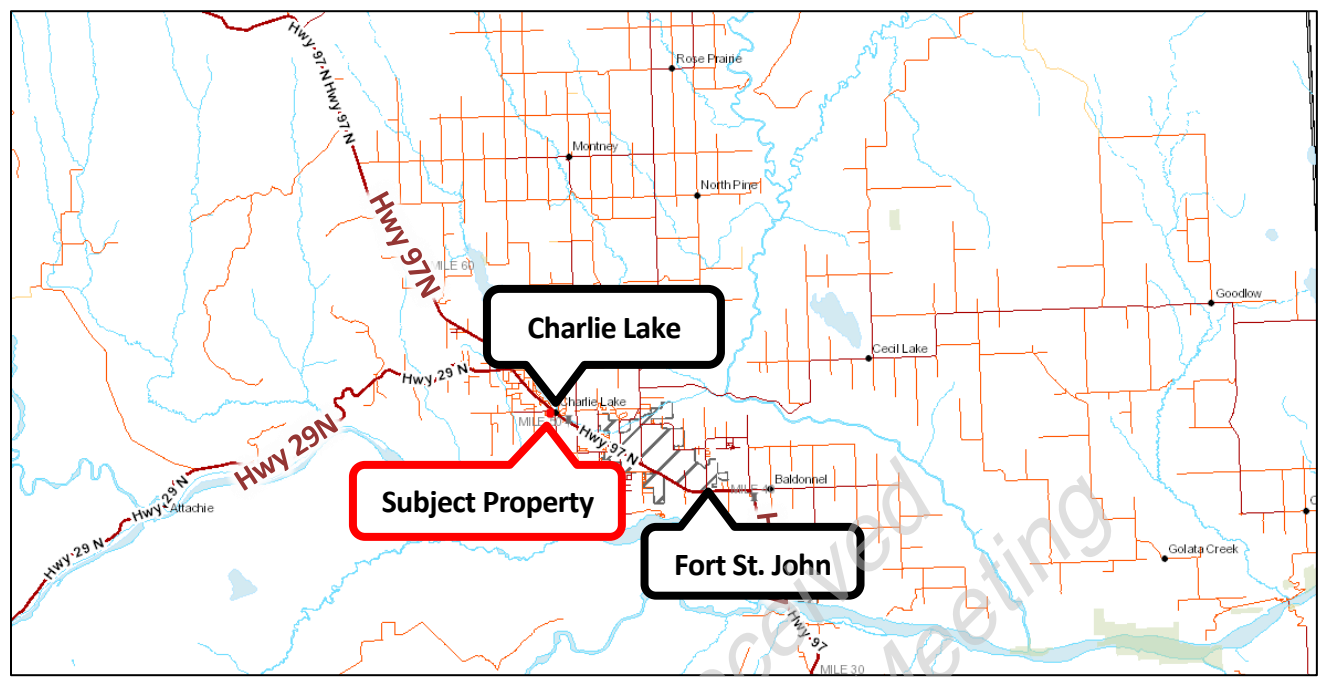
**OTHER CONSIDERATION(S):**

None at this time.

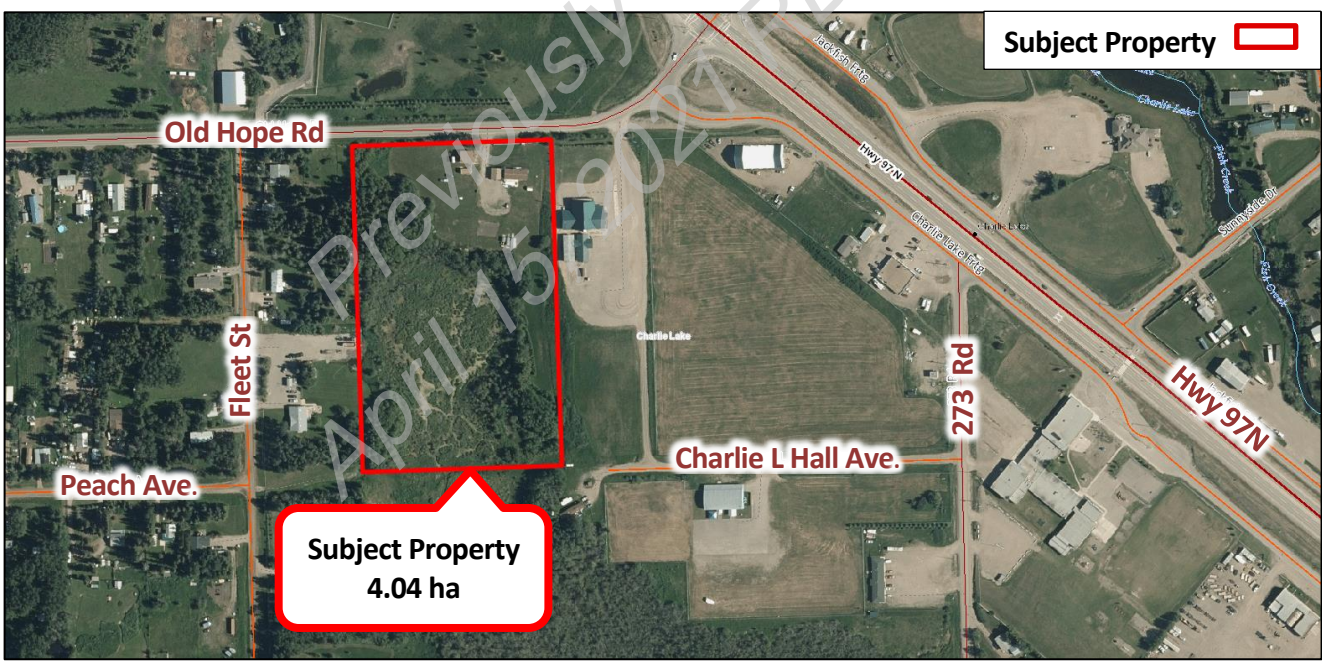
**Attachments:**

1. Maps
2. Application
3. Comments Received from Municipalities & Provincial Agencies
4. Comments Received from Electoral Area Director
5. Section 35 of PRRD Zoning Bylaw No. 1343, 2001
6. Draft Zoning Bylaw No. 2436, 2021

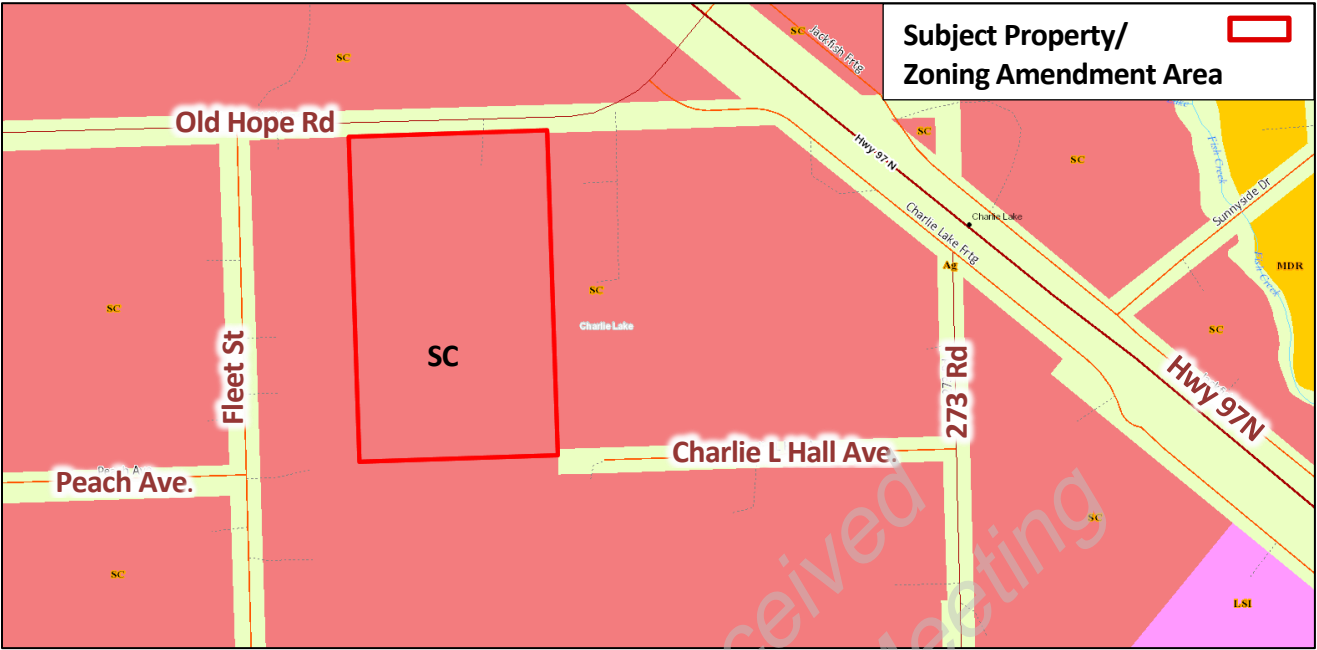
**Location:** Charlie Lake



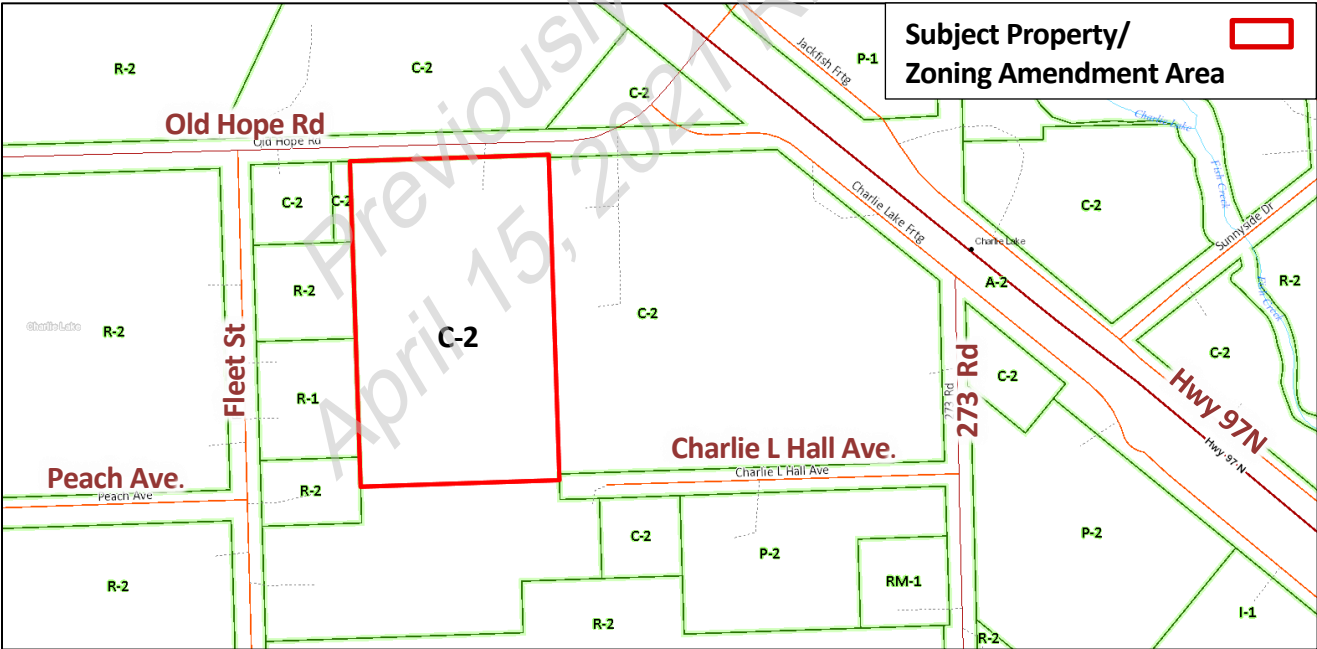
**Aerial imagery**



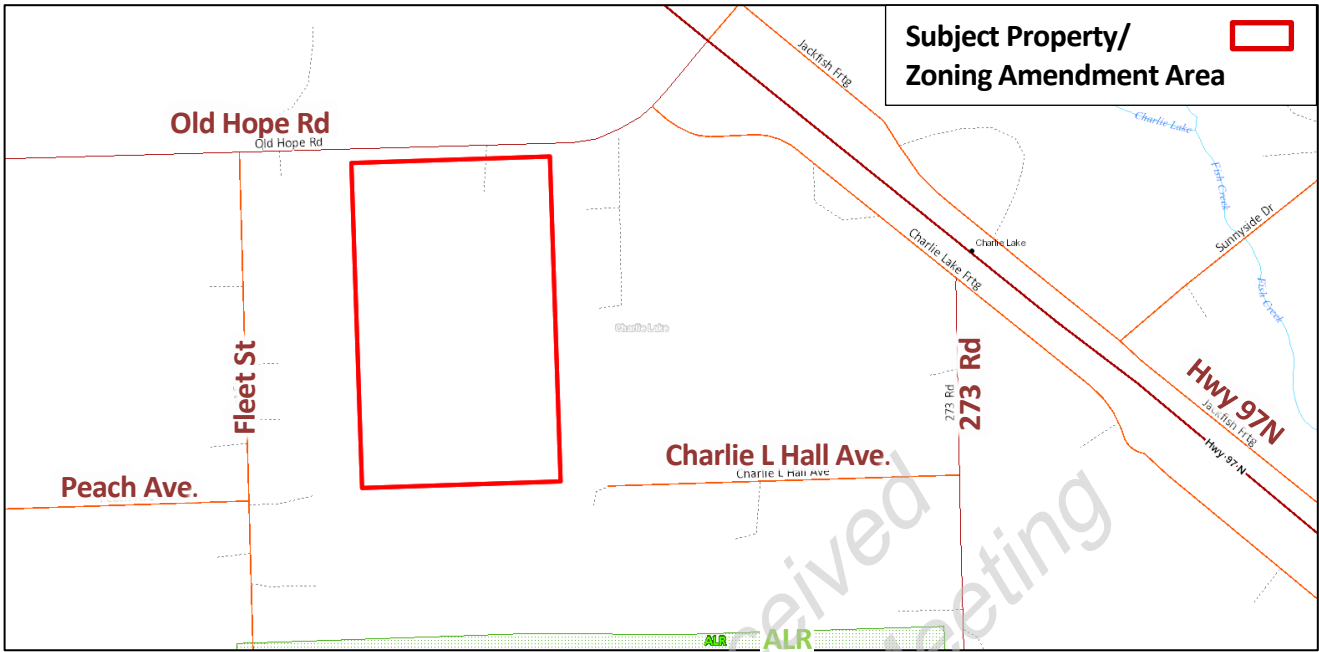
PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009: Settlement Centre (SC)



PRRD Zoning Bylaw No. 1343, 2001: General Commercial Zone (C-2)



Agricultural Land Reserve (ALR): Outside



Previously Received  
April 15, 2021 RB Meeting



# PEACE RIVER REGIONAL DISTRICT

**DAWSON CREEK** 1981 Alaska Avenue (Box 810), Dawson Creek, BC (T) 250-784-3200..(F) 250-784-3201  
**FORT ST. JOHN** 9505 100<sup>TH</sup> Street, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125  
 [Toll Free: 1-800-670-7773]

Receipt # \_\_\_\_\_

## Application for Development

### 1. TYPE OF APPLICATION

	<b>FEE</b>
<input type="checkbox"/> Official Community Plan Bylaw Amendment	\$ 1,000.00
<input checked="" type="checkbox"/> Zoning Bylaw Amendment	650.00
<input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined	1,050.00
<input type="checkbox"/> Temporary Use Permit	350.00
<input type="checkbox"/> Development Permit	165.00
<input type="checkbox"/> Development Variance Permit	165.00
<input checked="" type="checkbox"/> Sign requirement	150.00

In regard to applications for:

- i) an official community plan and/or zoning bylaw amendment;
- ii) temporary use permit;

Sign provided by the PRRD and sign posted pursuant to Section 8 of Bylaw No. 2165, 2016, **attached**.

### 2. PLEASE PRINT

Property Owner's Name Suzanne Marie McKenzie, Shawn D'Arcy McKenzie	Authorized Agent of Owner (if applicable)
Address of Owner [REDACTED]	Address of Agent
City/Town/Village [REDACTED]	City/Town/Village
Postal Code [REDACTED]	Postal Code
Telephone Number: [REDACTED]	Telephone Number:
Fax Number: [REDACTED]	Fax Number:
E-mail: [REDACTED]	E-mail:

### 3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
Lot 1, PLAN P6659, PART NE1/4, SECTION 8, TOWNSHIP 84, RANGE 19, MERIDIAN W6, PEACE RIVER LAND DISTRICT PID: 013-516-523	4.04 ha / 9.99 acres ha./acres
	ha./acres
	ha./acres
	TOTAL AREA 4.04 ha./acres 9.99

#### Notice of collection of personal information:

Personal information on this form is collected for the purpose of processing this application. The personal information is collected under the authority of the *Local Government Act* and the bylaws of the PRRD. Documentation/Information submitted in support of this application can be made available for public inspection pursuant to the *Freedom of Information and Protection of Privacy Act*.

4. Civic Address or location of property: 12739 Old Hope Rd

**5. PARTICULARS OF PROPOSED AMENDMENT**

Please check the box(es) that apply to your proposal:

☐ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: \_\_\_\_\_

Proposed OCP designation: \_\_\_\_\_

Text amendment: \_\_\_\_\_

☒ Zoning Bylaw amendment: 1343, 2001

Existing zone: Section 42 C-2 General Commercial Zone

Proposed zone: Section 35 - R-2 Residential 2 Zone

Text amendment: \_\_\_\_\_

☐ Development Variance Permit – describe proposed variance request:

\_\_\_\_\_  
\_\_\_\_\_

☐ Temporary Use Permit – describe proposed use:

\_\_\_\_\_  
\_\_\_\_\_

☐ Development Permit: Bylaw No. \_\_\_\_\_ Section No. \_\_\_\_\_

6. Describe the existing use and buildings on the subject property:

Residential property.

\_\_\_\_\_  
\_\_\_\_\_

7. Describe the existing land use and buildings on all lots adjacent to and surrounding the subject property:

(a) North Residential - C2

(b) East Charlie Lake Church - C2

(c) South Residential - C2

(d) West Residential - R2, R1, R2, C2

8. Describe the proposed development of the subject property. Attach a separate sheet if necessary:

We would like in the near future to sell the existing modular and either build or put a new modular on the property for residential use.

\_\_\_\_\_  
\_\_\_\_\_

9. Reasons and comments in support of the application. Attach a separate sheet if necessary:

This property was passed on from my Mother to my husband and I. The property is used for residential at this time and we have no current plans for a business.

\_\_\_\_\_  
\_\_\_\_\_

10. Describe the means of sewage disposal for the development:

Charlie Lake Sewer System

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11. Describe the means of water supply for the development:

5600 gallon Cistern - water delivered

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**THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY YOUR APPLICATION.**

12. Proof of ownership of the subject property or properties. (For example: Certificate of State of Title, BC Land Title Office Property Title Search or recent Property Tax Notice.)
13. A Sketch Plan of the subject property or properties, showing:
- (a) the legal boundaries and dimensions of the subject property;
  - (b) boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
  - (c) the location of existing buildings and structures on the subject property, with distances to property lines;
  - (d) the location of any proposed buildings, structures, or additions thereto, with distances to property lines;
  - (e) the location of any existing sewage disposal systems;
  - (f) the location of any existing or proposed water source.

**ADDITIONAL OR MORE DETAILED INFORMATION MAY BE REQUESTED BY THE PEACE RIVER REGIONAL DISTRICT FOLLOWING REVIEW OF YOUR APPLICATION.**

**If it is necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a British Columbia Land Surveyor may be required.**

15. I / We the undersigned hereby declare that the information provided in this application is complete and is, to the best of my / our knowledge, a true statement of the facts related to this application.

[Redacted Signature]

Signature of Owner

[Redacted Signature]

Signature of Owner

Feb 9/21

Date signed

Feb 9/21

Date signed

16. **AGENT'S AUTHORIZATION**

If you have an agent act on your behalf in submission of this application, the following authorization **MUST** be signed by **ALL** property owners.

I / We	and	hereby
authorize		
(name)		to act on my/our behalf regarding this
application.		
Agent address:		
Telephone:	Fax:	Email:
Signature of Owner:		Date:
Signature of Owner:		Date:



12739

Charlie Lake

Previously Received  
April 15, 2021 RB Meeting

K

Peace River Regional District

0 10 20m

1:5000



## CONTAMINATED SITE DECLARATION FORM

I, Shawn D'Arcy McKenzie and Suzanne Marie McKenzie, hereby acknowledge that the *Environmental Management Act*, 2003, as amended, is effective as of February 1, 2021.

### Legal Description(s):

Lot 1, PLAN P6659, PART NE1/4, SECTION 8, TOWNSHIP 84, RANGE 19, MERIDIAN W6, PEACE RIVER LAND DISTRICT

☒ I have read [Schedule 2](#) and based on my personal knowledge of the property in question, I do not believe that it is or has been used for any of the industrial or commercial purposes and activities specified in [Schedule 2](#) of the regulations. Accordingly, I elect not to complete and submit a 'site disclosure statement', as outlined in Section 40.(1) of the Act.

☐ I have read [Schedule 2](#) and one or more of the identified purposes or activities is or has occurred on the land(s) legally described above.

\*Please contact staff to submit a "site disclosure statement" at [planning@prrd.bc.ca](mailto:planning@prrd.bc.ca)

I further acknowledge that this declaration does not remove any liability, which may otherwise be applicable under the legislation.

  
Owner/Agent

10 / 02 / 2021 /  
dd mm yyyy

  
Owner/Agent

10 / 02 / 2021 /  
dd mm yyyy

For more information, please visit the ministry's Identification of Contaminated Sites webpage or e-mail [SiteID@gov.bc.ca](mailto:SiteID@gov.bc.ca)



**PEACE RIVER REGIONAL DISTRICT**  
**Zoning Bylaw No. 1343, 2001**

**SECTION 35 R-2 (Residential 2 Zone - 0.4ha / 1.8 ha)**

**1. Permitted Uses**

The following PRINCIPAL USES and no others are permitted in a R-2 zone subject to Part IV of this bylaw and subject to Sub-Section 2 of this Section 35;

- a) DWELLING UNIT;
- b) Market garden;
- c) AGRICULTURE;

The following ACCESSORY uses and no others are permitted in a R-2 zone, subject to Part IV of this bylaw and Sub-Section 2 of this Section 35:

- d) ACCESSORY buildings and ACCESSORY structure; (See Section 13)
- e) AGRICULTURE-DOMESTIC;
- f) BED AND BREAKFAST accommodation; (See Section 16)
- g) HOME BASED BUSINESS; (See Section 19)
- h) SECONDARY SUITE; (See Section 25)
- i) TEMPORARY ADDITIONAL DWELLING. (See Section 29)

**2. Regulations**

Minimum Parcel Size

- (a) The minimum parcel size is 1.8 hectares (4.5 acres) where there is no COMMUNITY SEWAGE SYSTEM (Electoral Areas B, D and E only); [Bylaw No. 2249, 2016]
- (aa) The minimum parcel size is 1.8 hectares (4.5 acres) where there is no COMMUNITY SEWER (Electoral Area C only); [Bylaw No. 2249, 2016]
- (b) The minimum parcel size is 0.4 hectare (1 acre) when the parcel or parcels are connected to a COMMUNITY SEWAGE SYSTEM (Electoral Areas B, D and E only) [Bylaw No. 2249, 2016]
- (bb) The minimum parcel size is 0.4 hectare (1 acre) when the parcel or parcels are connected to a COMMUNITY SEWER (Electoral Area C only); [Bylaw No. 2249, 2016]

Except for:

- i) Lot 3 Section 17 Township 84 Range 19 W6M Peace River District Plan EPP47785, for which the minimum parcel size shall not be less than 0.22 ha (0.563 acres); [Bylaw No. 2088, 2013]
- (ii) a 0.84 ha. portion of District Lot 553, PRD except Plan 17999 and 21352, for which the minimum parcel size shall not be less than 0.84 ha (2.08 acres) where there is no COMMUNITY SEWAGE SYSTEM and has a sewage system approved by the agency having jurisdiction regarding sewage disposal. [Bylaw No. 2321, 2018]



**PEACE RIVER REGIONAL DISTRICT**  
**Zoning Bylaw No. 1343, 2001**

**SECTION 35 R-2 (Residential 2 Zone - 0.4ha / 1.8 ha) continued**

Number and type of DWELLING UNIT(S)

- (c) One SINGLE FAMILY DWELLING is permitted on a parcel;
- (d) One TEMPORARY ADDITIONAL DWELLING, is permitted on a parcel 0.9 hectares (2.2 acres) and larger where there is no COMMUNITY SEWAGE SYSTEM (Electoral areas B, D and E only); [Bylaw No. 2249, 2016]
- (dd) One TEMPORARY ADDITIONAL DWELLING, is permitted on a parcel 0.9 hectares (2.2 acres) and larger where there is no COMMUNITY SEWER (Electoral area C only); [Bylaw No. 2249, 2016]
- (e) One TEMPORARY ADDITIONAL DWELLING, is permitted on a parcel 0.4 hectares (1 acre) and larger when the parcel is connected to a COMMUNITY SEWAGE SYSTEM (Electoral Areas B, D and E only); [Bylaw No. 2249, 2016]
- (ee) One TEMPORARY ADDITIONAL DWELLING, is permitted on a parcel 0.4 hectares (1 acre) and larger when the parcel is connected to a COMMUNITY SEWER (Electoral Area C only); [Bylaw No. 2249, 2016]

Height

- (f) No building or structure shall exceed 10 metres (32.8 ft.) in HEIGHT.

Setbacks

- (g) Except as otherwise permitted in this bylaw, no PRINCIPAL building or structure shall be located within:
  - (i) 7 metres (23 ft.) of a FRONT PARCEL LINE;
  - (ii) 3 metres (10 ft.) of an INTERIOR SIDE PARCEL LINE;
  - (iii) 5 metres (17 ft.) of an EXTERIOR SIDE PARCEL LINE;
  - (iv) 5 metres (17 ft.) of a REAR PARCEL LINE.
- (h) Except as otherwise specifically permitted in this bylaw, no ACCESSORY building or ACCESSORY structure shall be located within:
  - (i) 7 metres (23 ft.) of a FRONT PARCEL LINE;
  - (ii) 1.5 metres (5 ft.) of an INTERIOR SIDE PARCEL LINE;
  - (iii) 5 metres (17 ft.) of an EXTERIOR SIDE PARCEL LINE;
  - (iv) 3 metres (10 ft.) of a REAR PARCEL LINE.

Agriculture

- (i) AGRICULTURE, use is permitted on parcels 4 hectares (10 acres) and larger;
- (j) AGRICULTURE DOMESTIC, is permitted on parcels 0.4 hectares (1 acre) and larger;



**PEACE RIVER REGIONAL DISTRICT**  
**Zoning Bylaw No. 1343, 2001**

**SECTION 35 R-2 (Residential 2 Zone - 0.4ha / 1.8 ha) continued**

Where AGRICULTURE or AGRICULTURE-DOMESTIC are permitted the following regulations shall apply;

- (k) Maximum LOT COVERAGE for each commodity group is limited to the following:

COMMODITY GROUPS			
Apiculture (bees)	Greenhouse, Nursery, Speciality wood & Turf Crops	Livestock,* Poultry, Game and Fur	Mushroom growing facility
20%	Greenhouse: 75% Nurseries, Speciality Wood Crops & Turf Farms: 35%	35%	35%

\*CONFINED LIVESTOCK AREAS, are included in the LOT COVERAGE restriction.

The following structures do not fall under the LOT COVERAGE restrictions:

- detention ponds
- support structures used for shading, frost and wind protection of plants and animals.



**PEACE RIVER REGIONAL DISTRICT**  
**Zoning Bylaw No. 1343, 2001**

**PART IV GENERAL REGULATIONS**

**SECTION 12 APPLICATION OF GENERAL REGULATIONS**

1. Except as otherwise provided, Sections 12 to 29 apply to all zones established under this bylaw.

**SECTION 13 ACCESSORY BUILDING FLOOR AREA**

1. This section shall apply only to the following zones of this bylaw:
  - (a) Section 32 A-1 "Small Holding zone", when parcels are 8 ha or less
  - (b) Section 33 A-2 "Large Holding zone", when parcels are 8 ha or less
  - (c) Section 34 R-1 "Residential 1 zone"
  - (d) Section 35 R-2 "Residential 2 zone"
  - (e) Section 36 R-3 "Residential 3 zone"
  - (f) Section 37 R-4 "Residential 4 zone"
  - (g) Section 38 R-5 "Residential 5 zone"
  - (h) Section 39 R-6 "Residential 6 zone"
2. The aggregate FLOOR AREA of all ACCESSORY buildings must not exceed the FLOOR AREA set out in the following table in which Column I sets out Parcel Size and Column II sets out the Maximum ACCESSORY building FLOOR AREA:

[Bylaw No. 1739, 2007]

Column I	Column II
Parcel Size	Maximum Accessory Building Floor Area
less than or equal to <b>0.2 ha</b> (½ acre)	<b>100 sq. meters</b> (±1076 sq. ft.)
greater than <b>0.2 ha</b> (½ acres) but ≤ to <b>1.8 ha</b> (4.5 acres)	<b>187 sq. meters</b> (± 2016 sq. ft.)
greater than <b>1.8 ha</b> (4.5 acres) but ≤ to <b>4 ha</b> (10 acres)	<b>232 sq. meters</b> (± 2496 sq. ft.)
greater than <b>4 ha</b> (10 acres)	<b>300 sq. meters</b> (± 3200 sq. ft.)

3. Despite Section 13.2 the following are excluded from the calculation of aggregate FLOOR AREA of all ACCESSORY buildings;
  - (a) FARM BUILDINGS on land within the Agricultural Land Reserve;
  - (b) Buildings less than 11 sq. metres (118 sq. ft.) in FLOOR AREA;
  - (c) One garden shed, tool shed or greenhouse having a FLOOR AREA not exceeding 20 sq. metres (215 sq. ft.);



# PEACE RIVER REGIONAL DISTRICT

## Memorandum

TO: Brad Sperling, Director of Electoral Area C  
FROM: Nikita Kheterpal, North Peace Land Use Planner  
DATE: February 26, 2021  
RE: **Zoning Amendment Bylaw No. 2436, 2021**  
**PRRD File No. 21-005-ZN**

Pursuant to the following resolution:

RD/15/04/26 (23)

That a two-week period be added to the development application review process to allow time for the appropriate Electoral Area Director to review applications prior to them going to the Regional Board for consideration.

The application and report are provided for your review. As instructed at the November 21, 2019 EADC meeting, referrals to Directors will be done earlier in the application review process, at the same time as external agency referrals. As a result, this referral does not include external agency comments or a staff report.

If you have any comments, please submit them by March 12, 2021.

Please proceed.

Director Brad Sperling

Date

February 26, 2021

diverse. vast. abundant.

### PLEASE REPLY TO:

☐ Box 810, 1981 Alaska Ave, Dawson Creek, BC V1G 4H8 Tel: (250) 784-3200 or (800) 670-7773 Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca  
☒ 9505 100 St, Fort St. John, BC V1J 4N4 Tel: (250) 785-8084 Fax: (250) 785-1133 Email: prrd.fsj@prrd.bc.ca

**PEACE RIVER REGIONAL DISTRICT**  
**Bylaw No. 2436, 2021**

A bylaw to amend "Peace River Regional District Zoning  
Bylaw No. 1343, 2001."

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt "Peace River Regional District Zoning Bylaw No. 1343, 2001";

NOW THEREFORE the Regional Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2436, 2021."
2. Schedule A – Map 7 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 1, Section 8, Township 84, Range 19, W6M, PRD, Plan 6659, from C-2 "General Commercial Zone" to R-2 "Residential 2 Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	_____	day of _____	, 2021.
READ A SECOND TIME THIS	_____	day of _____	, 2021.
Notification mailed on the	_____	day of _____	, 2021.
Notification published on the	_____	day of _____	, 2021.
Ministry of Transportation approval	_____		
received this	_____	day of _____	, 2021.
ADOPTED THIS	_____	day of _____	, 2021.

(Corporate Seal has been  
affixed to the original bylaw)

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Corporate Officer

I hereby certify this to be a true and correct copy of  
"PRRD Zoning Amendment Bylaw No. 2436, 2021,  
as adopted by the Peace River Regional District  
Board on \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Corporate Officer

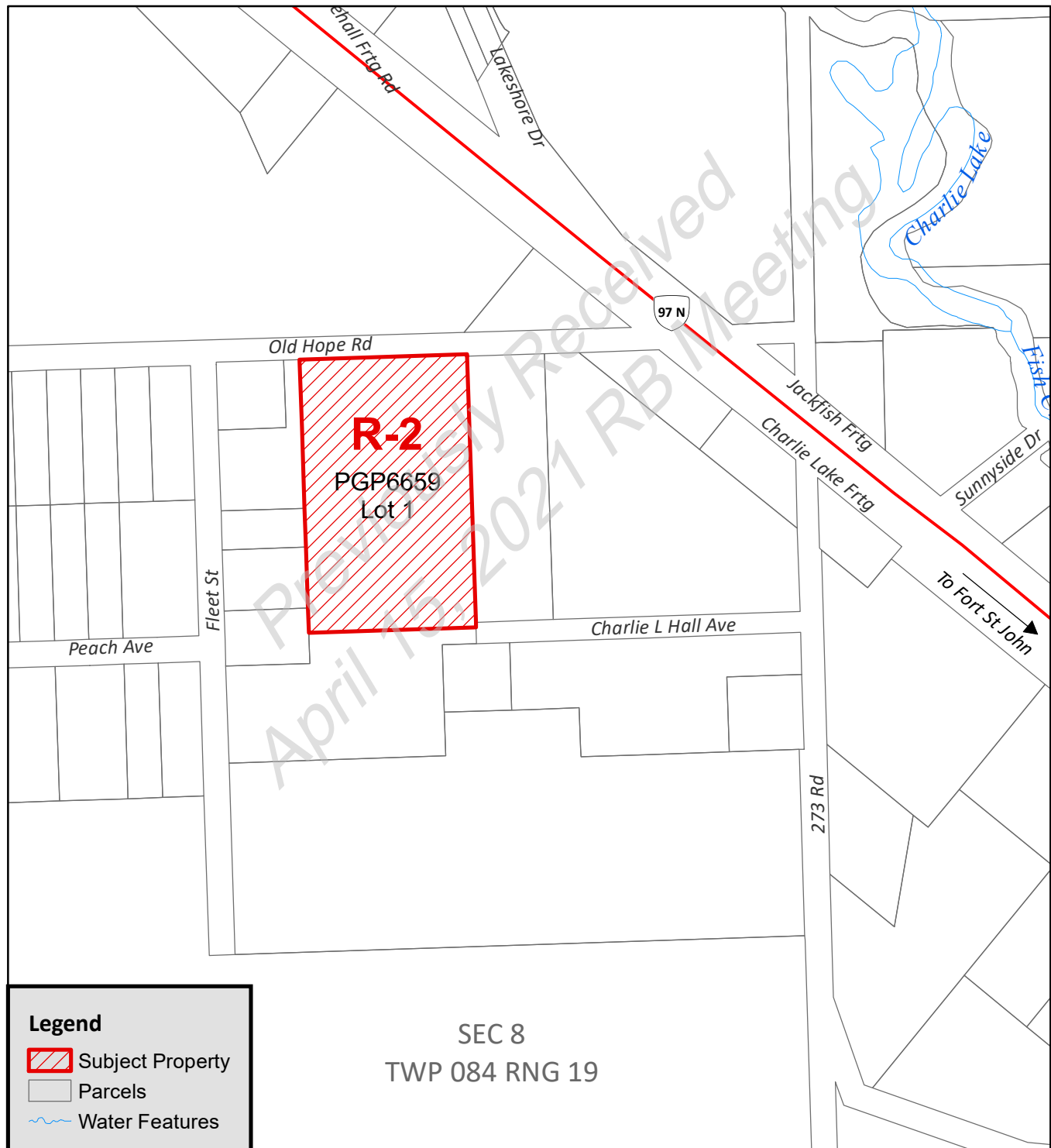


Peace River Regional District  
Bylaw No. 2436, 2021  
**SCHEDULE "A"**



1:5,500

Schedule A - Map 7 of "Peace River Regional District Zoning Bylaw No.1343, 2001" is hereby amended by rezoning Lot 1, Section 8, Township 84, Range 19, W6M, PRD, Plan 6659, **from C-2 "General Commercial Zone" to R-2 "Residential 2 Zone"** as shown on the drawing below





**Agricultural Land Commission**

201 – 4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000 | Fax: 604 660-7033  
[www.alc.gov.bc.ca](http://www.alc.gov.bc.ca)

March 9, 2021

Reply to the attention of Sara Huber  
ALC Issue: 52116  
Local Government File: 21-005-ZN

Nikita Kheterpal  
North Peace Land Use Planner, PRRD  
[Nikita.Kheterpal@prrd.bc.ca](mailto:Nikita.Kheterpal@prrd.bc.ca)

**Re: Peace River Regional District Zoning Amendment Bylaw No. 2436, 2021**

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Zoning Amendment Bylaw No. 2436, 2021 (the “Amendment Bylaw”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Amendment Bylaw is consistent with the purposes of the *ALC Act*, the Agricultural Land Reserve (ALR) General Regulation, the ALR Use Regulation, and any decisions of the ALC.

The Amendment Bylaw proposes to rezone the property identified as 12739 Old Hope Road, Charlie Lake; PID: 013-516-523 (the “Property”) from C-2 (General Commercial Zone) to R-2 (Residential 2 Zone). The landowner would like to replace the existing modular home with a new home for residential use.

The Property is not within the ALR, nor is adjacent to the ALR. For this reason, ALC staff has no objection to the Amendment Bylaw.

\*\*\*\*\*

The ALC strives to provide a detailed response to all referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any decisions of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 236-468-3258 or by e-mail ([Sara.Huber@gov.bc.ca](mailto:Sara.Huber@gov.bc.ca)).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Sara Huber, Regional Planner

Enclosure: Referral of PRRD 21-005-ZN

CC: Ministry of Agriculture – Attention: Lori Vickers ([Lori.Vickers@gov.bc.ca](mailto:Lori.Vickers@gov.bc.ca))

52116m1



## PEACE RIVER REGIONAL DISTRICT

CHARLIE LAKE FIRE DEPARTMENT  
13065 FIRE HALL ROAD  
BOX 250, CHARLIE LAKE, BC, V0C-1H0  
250-785-1424



**From:** Office of the Fire Chief, Charlie Lake Fire Department

**Date:** March 3, 2021

**Re:** Zoning Amendment Bylaw No. 2436, 2021. PRRD File No. 21-005 ZN  
PID 013-516-523 (12739 Old Hope Rd.)

To whom it concerns,

Charlie Lake Fire Department interests are unaffected by File #21-005 ZN.

Charlie Lake Fire Department (CLFD) has no concerns with the proposed application NO.21-005 ZN, proposal rezone of subject property from C-2 (General Commercial Zone) to R-2 (Residential 2 Zone).

Regards,

Fire Chief Edward Albury  
Charlie Lake Fire Department

## Jacqueline Burton

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**From:** Charlene Jackson <CJackson@fortstjohn.ca>  
**Sent:** Monday, March 1, 2021 3:36 PM  
**To:** Planning Department  
**Cc:** Renée Jamurat  
**Subject:** External Referral: 21-005 ZN

**CAUTION:** This email originated from outside of the organization.

Good Afternoon Nikita,

The City does not have any concerns regarding the referral for Zoning Amendment Bylaw No. 2436, 2021, PRRD File No. 21-005\_ZN.

Kind regards,

**Charlene Jackson**  
*Planning Technologist*

Direct 250 787 8188

Beaton Building | 10003 110 Avenue | Fort St. John, BC | V1J 6M7



**CONFIDENTIALITY DISCLAIMER:** This message is intended only for the use of the individual or entity named above, and may contain information that is privileged, confidential or exempt from disclosure under applicable law. If you are not the intended recipient or their employee or agent responsible for receiving the message on their behalf, your receipt of this message is in error and not meant to waive privilege in this message. Please notify us immediately, and delete the message and any attachments without reading the attachments. Any dissemination, distribution or copying of this communication by anyone other than the intended recipient is unauthorized and may be illegal. Thank you.



Ministry of  
Transportation  
and Infrastructure

Our file: 2021-01102

Your file: 21-005 ZN

Date: March 4, 2021

Peace River Regional District  
PO Box 810  
1981 Alaska Avenue  
Dawson Creek, BC V1G 4H8

Attention: Planning Services, PRRD

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral dated February 26, 2021 to rezone the subject property from C-2 (General Commercial Zone) to R-2 (Residential 2 Zone) within PRRD Zoning Bylaw No. 1343, 2001. The proposal falls within Section 52 of the Transportation Act and will require formal Ministry approval and signature. The Ministry is in support of the proposal and has the following comments:

Provincial records indicate that development associated with this application may conflict with archaeological sites protected under the Heritage Conservation Act. It should be noted there is a site identified as Borden Number: HbRf-6 on or near the proposed development.

If the proposed rezoning is not successful, the owner is required to apply online for a commercial access permit here: [Highway Use Permits - Province of British Columbia \(gov.bc.ca\)](https://www2.gov.bc.ca/gov/content/transport/infrastructure/highways/permits/)  
If the application is successful, an access permit from MoTI is not required.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at (250) 787-3279 or by email at [Kelsi.Windhorst@gov.bc.ca](mailto:Kelsi.Windhorst@gov.bc.ca).

Sincerely,

Kelsi Windhorst

Development Officer