



PEACE RIVER REGIONAL DISTRICT

Public Hearing Agenda

March 23, 2021, 6:00 p.m.
Via Teleconference

Pages

1. CALL TO ORDER

*Zoom audio/video call. Join the call by: **Dialing:**1-647-558-0588; **Meeting ID:** 945 5847 7058#; **Participant ID:** Please press #; **Password:** 607913#.*

1.1. Notice of Public Hearing

- a. Zoning Amendment Bylaw No. 2397, 2020. 4
- b. Official Community Plan Amendment Bylaw No. 2400, 2020 and Zoning Amendment Bylaw No. 2401, 2020. 5
- c. Zoning Amendment Bylaw No. 2402, 2020. 6

2. PUBLIC HEARING PROCEDURE

- 2.1. Statement of Public Hearing 7

3. PEACE RIVER REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 2397, 2020

3.1. Proposed Zoning Amendment

- a. Summary of Proposed Zoning Amendment 8
- b. Peace River Regional District Zoning Amendment Bylaw No. 2397, 2020 9

3.2. Summary of Application Procedure

- a. Summary of Application - Timeline 11
- b. Summary of Application - Board Report(s) 12

3.3. Comments from Agencies and Municipalities

- a. Ministry of Transportation and Infrastructure 45
- b. Agricultural Land Commission 46
- c. City of Fort St. John 51

- 3.4. Written Comments from the Public
- 3.5. Comments from Public Hearing Attendees
- 3.6. Comments from Applicant
- 3.7. Conclude Public Hearing Re: Bylaw 2397, 2020
No further comments will be accepted following the conclusion of this segment of the agenda regarding Bylaw 2397.

4. PEACE RIVER REGIONAL DISTRICT OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 2400, 2020 AND ZONING AMENDMENT BYLAW 2401, 2020

- 4.1. Proposed Official Community Plan and Zoning Amendment
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 - b. Peace River Regional District Official Community Plan Amendment Bylaw No. 2400, 2020 54
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- 4.2. Summary of Application Procedure
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 - b. Summary of Application - Board Report(s) 59
- 4.3. Comments from Agencies and Municipalities
 - a. Ministry of Transportation and Infrastructure 64
- 4.4. Written Comments from the Public
- 4.5. Comments from Public Hearing Attendees
- 4.6. Comments from Applicant
- 4.7. Conclude Public Hearing Re: Bylaws 2400, 2020 and 2401, 2020
No further comments will be accepted following the conclusion of this segment of the agenda regarding Bylaws 2400 and 2401.

5. PEACE RIVER REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 2402, 2020

- 5.1. Proposed Zoning Amendment
 - a. Summary of Proposed Zoning Amendment 65
 - b. Peace River Regional District Zoning Amendment Bylaw No. 2402, 2020 66

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5.4.	Written Comments from the Public	
a.	Public Comments	92
5.5.	Comments from Public Hearing Attendees	
5.6.	Comments from the Applicant	
5.7.	Conclude Public Hearing Re: Bylaw 2402, 2020	
	<i>No further comments will be accepted following the conclusion of this segment of the agenda regarding Bylaw 2402.</i>	

6. ADJOURN PUBLIC HEARING



Residential

Industry

Farm Use

Notice of Public Hearing

ZONING AMENDMENT BYLAW NO. 2397, 2020

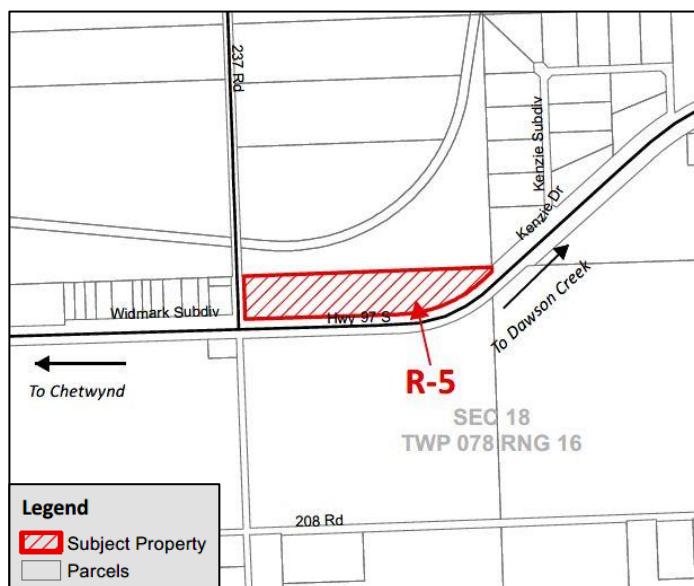
File No. 19-210 ZN

Peace River Regional District

How to Participate

Property Location: Parcel A (95167M) of the South West ¼ of Section 18 Township 78 Range 16 W6M PRD
10244 237 Road

Proposal: To rezone the subject property from R-6 (Residential 6 Zone) to R-5 (Residential 5 Zone)



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 planning webpage, e-mail, fax, mail, or in person.

Website: prrd.bc.ca/services/planning

Email: planning@prrd.bc.ca

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

Written comments will be accepted until 4:00 pm on March 22, 2021.

3 Participate in the virtual Public Hearing

When: Tuesday, March 23, 2021 at 06:00 pm

Where: Zoom audio/video call.

Join the call by:

Dialing: 1-647-558-0588

Meeting ID: 945 5847 7058#

Participant ID: Please Press #

Password: 607913#

Presently, public attendance at 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.



Residential

Industry

Farm Use

Notice of Public Hearing

OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 2400, 2020

File No. 19-236 OCP ZN

ZONING BYLAW AMENDMENT BYLAW NO. 2401, 2020

Peace River Regional District

How to Participate

Property Location: Lot 1 Block 1 of Section 28 Township 78 Range 15 W6M Peace River District Plan 12614 8249 219 Road

Proposal: To redesignate a 0.21 ha portion of lands from Civic, Assembly and Institutional (CIVIC) to Light Industrial (LI) and to rezone the same portion of land from P-2 "Civic, Assembly and Institutional" to I-1 "Light Industrial Zone".

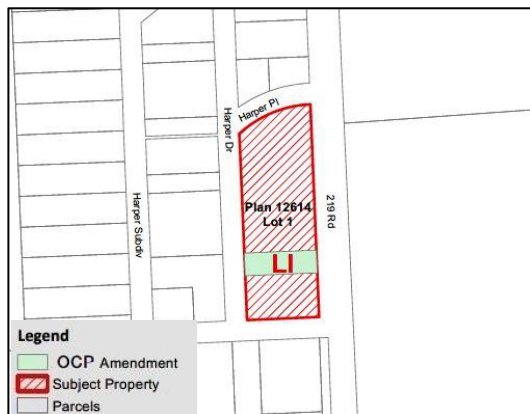


Image 1. Proposed amendment to South Peace Fringe Area Official Community Plan No. 2048, 2012



Image 1. Proposed amendment to Peace River Regional District Zoning Bylaw No. 1343, 2001.

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Industry

Residential

Farm Use

Notice of Public Hearing

ZONING AMENDMENT BYLAW NO. 2402, 2020

File No. 20-003 ZN

Peace River Regional District

How to Participate

Property Location: Lot 1 of Section 14 Township 78 Range 17 W6M PRD, Plan 23079, except Plan 26098
4642 208 Road

Proposal: To rezone the subject property from R-6 (Residential 6 Zone) to R-4 (Residential 4 Zone), to subdivide the subject property into two (2) lots.

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
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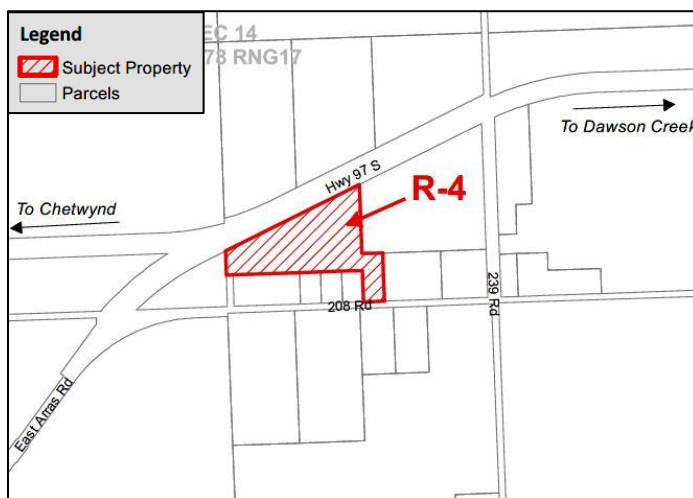
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STATEMENT OF PUBLIC HEARING

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 two proposed zoning amendments:

1. Zoning Amendment Bylaw No. 2397, 2020 (PRRD File No. 19-210 ZN)
2. Zoning and Official Community Plan Amendment Bylaw Nos. 2400 & 2401 (PRRD File No. 19-236)
3. Zoning Amendment Bylaw No. 2402, 2020 (PRRD File No. 20-003 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 or video call.

Two separate zoning amendment bylaws and one official community plan and zoning bylaw amendment will be considered at today's hearing. First, the hearing for Zoning Amendment Bylaw No. 2397, 2020 will be conducted and concluded, then Zoning and Official Community Plan Amendment Bylaw Nos. 2400 & 2401, followed by the hearing for Zoning Amendment Bylaw No. 2402, 2020

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

Every one of you present via the Zoom call, who believes that your interest is affected by the proposed bylaw amendments shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaws. 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 bylaws.

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 audio 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 bylaws.

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. 2397, 2020

Property Locations: Approximately 3.5 km north of the community of Arras.

Parcel A (95167M) of the South West ¼ of Section 18 Township 78 Range 16 W6M PRD
10244 237 Road

Proposal:

To amend the zoning of the subject property from R-6 (Residential 6 Zone) to R-5 (Residential 5 Zone) under *PRRD Zoning Bylaw No. 1343, 2001*, to allow for future subdivision of the property for residential development.

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2397, 2020

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. 2397, 2020."
2. Schedule B – Map 7 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Parcel A(95167M) of the Southwest ¼, Section 18, Township 78, Range 16, W6M, PRD, from R-6 "Residential 6 Zone" to R-5 "Residential 5 Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	<u>13th</u>	day of	<u>February</u>	, 2020.
READ A SECOND TIME THIS	<u>13th</u>	day of	<u>February</u>	, 2020.
Notification mailed on the	<u>8th</u>	day of	<u>March</u>	, 2021.
Notification published on the	<u>11th and 18th</u>	day of	<u>March</u>	, 2021.
Public Hearing held on the	<u> </u>	day of	<u> </u>	, 2021.
Ministry of Transportation approval received this	<u> </u>	day of	<u> </u>	, 2021.
READ A THIRD TIME THIS	<u> </u>	day of	<u> </u>	, 2021.
ADOPTED THIS	<u> </u>	day of	<u> </u>	, 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. 2397, 2020,
as adopted by the Peace River Regional District
Board on _____, 20____.

Corporate Officer

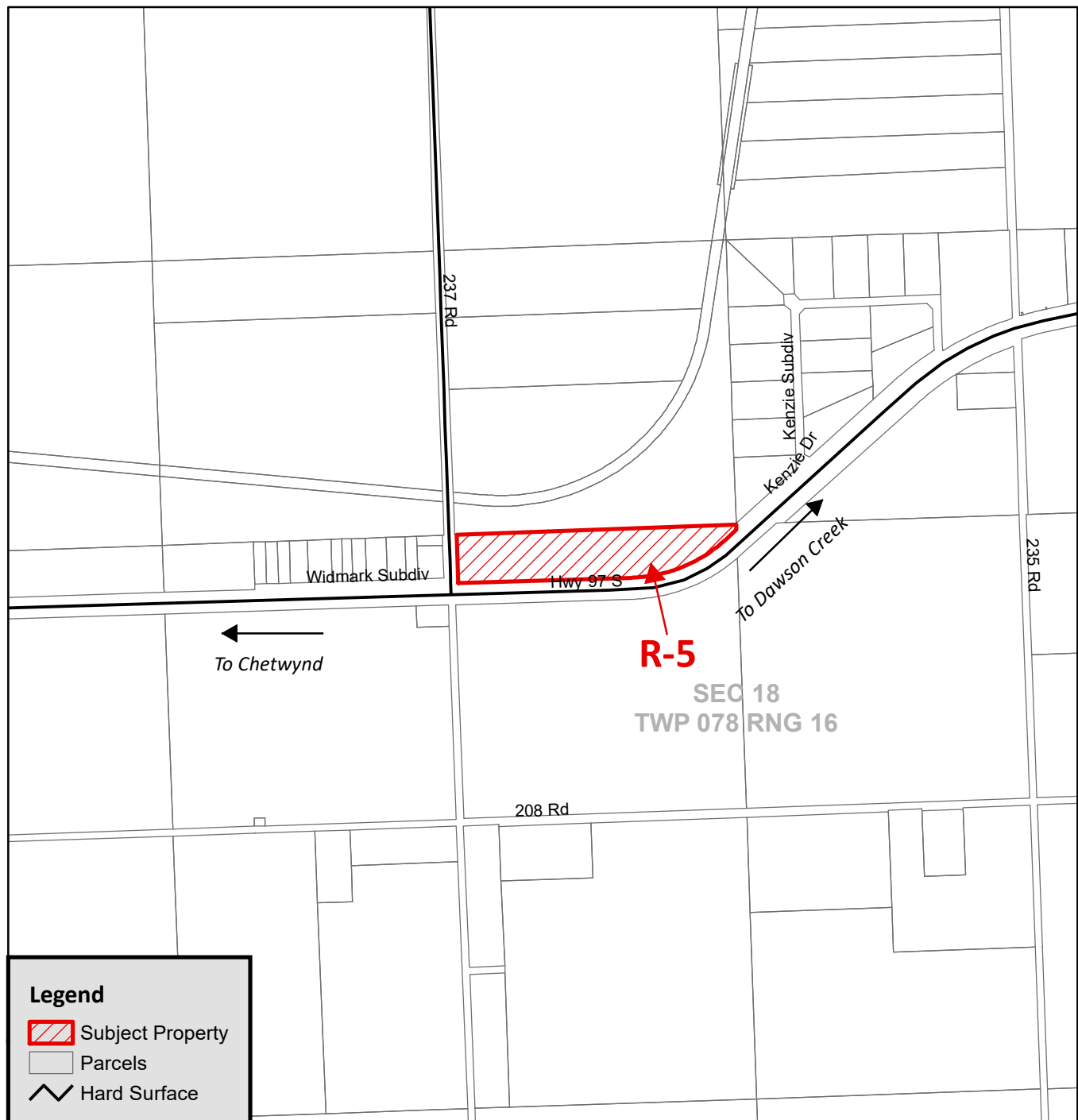


Peace River Regional District
Bylaw No. 2397, 2020
SCHEDULE "A"



1:17,000

Schedule B - Map 7 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Parcel A(95167M) of the Southwest 1/4 Section 18, Township 78, Range 16, W6M, PRD, **from** R-6 "Residential 6 Zone" **to** R-5 "Residential 5 Zone" as shown shaded on the drawing below:



SUMMARY OF APPLICATION PROCEDURE

The PRRD received the application.	November 18, 2019
The PRRD referred the application and proposed Zoning Amendment Bylaw No. 2397, 2020 to municipalities and provincial agencies.	January 13, 2020
The PRRD Board read the bylaw for the 1 st & 2 nd time and authorized the public hearing.	February 13, 2020
COVID -19 Public Health Orders re: public hearings and gatherings delayed public hearing.	March 2020 – December 2020
The PRRD mailed notification of the public hearing to landowners within the notification area.	March 8, 2021
The PRRD advertised the public notification in Alaska Highway News.	March 11 & 18, 2021



REPORT

To: Chair and Directors

Date: January 29, 2020

From: Kevan Sumner, General Manager of Development Services

Subject: Report – Zoning Amendment Bylaw No. 2397, 2020, PRRD File No. 19-210

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board give Zoning Bylaw Amendment No. 2397, 2020, to rezone the property identified as PID 014-330-342 from R-6 (Residential 6 Zone) to R-5 (Residential 5 Zone) under *PRRD Zoning Bylaw No. 1343, 2001*, first and second readings; further

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

BACKGROUND/RATIONALE:

Proposal

To amend the zoning of the subject property from R-6 (Residential 6 Zone) to R-5 (Residential 5 Zone) under *PRRD Zoning Bylaw No. 1343, 2001*, to allow for future subdivision of the property for residential development.

File Details

Owners: Viktor Kisser
 Area: Electoral Area D
 Location: Arras
 Legal: Parcel A (95167M) of the South West ¼ of Section 18 Township 78 Range 16 W6M PRD
 PID: 014-330-342
 Civic Address: 10244 237 Road
 Lot Size: 9.81 ha (24.3 ac)

Site Context

The subject property is located approximately 3.5 km northeast of the community of Arras. The north and east portions of the subject property are bordered by parcels used for residential purposes. The south portion of the subject property is bordered by the Highway 29 South right-of-way, with agricultural activity on the south side of the highway. The west portion of the subject property is bordered by a property used for commercial purposes.

Site Features

Land

Based on aerial photos and the applicant's site plan, most of the subject property is tree-covered. The west portion of the subject property is cleared of trees, with a residential yard site.

Structures

There is a dwelling on the subject property.

Staff Initials: JR

Dept. Head: KS

CAO: [Signature]

Page 1 of 3

Access

The subject property is accessed via 200 Road.

CLI Soil Rating

Soil on the property is rated 5_C. Class 5 soils have very severe limitations restricting capability in producing perennial forage crops, and improvement practices are feasible. Subclass C denotes adverse climate.

Comments & Observations

Applicant

The subject property is occupied and used for residential purposes. The applicant intends to subdivide 4 ha (10 ac) of the property for future residential use.

Agricultural Land Reserve (ALR)

The subject property is within the ALR and is therefore subject to the provisions of the *Agriculture Land Commission Act*. The Agricultural Land Commission has approved the subdivision of the property.

Official Community Plan

Pursuant to *PRRD South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012*, the subject property is designated Low Density Residential (LDR). Section 6.6.1 Policy a states residential uses are a principal land use within the LDR designation. Section 6.6.1 Policy b states “parcels within the LDR designation should have a minimum parcel size of 4 ha (10 acres).”

Therefore, the proposed use and size of the subject property is consistent with the OCP.

Land Use Zoning

Pursuant to *PRRD Zoning Bylaw No. 1343, 2001*, the subject property is zoned R-6 (Residential 6 Zone). Development of residential lots smaller than 8 ha (20 ac) is not permitted in the R-6 zone. The applicant is applying to amend the bylaw to rezone the subject property to R-5 (Residential 5 Zone), which has a 4 ha (10 ac) minimum parcel size. The proposed subdivision of a 4 ha (10 ac) lot would be permitted in the R-5 zone.

Fire Protection Area

The subject property is within the Arras Fire Protection Area.

Mandatory Building Permit Area

The subject property is outside the Mandatory Building Permit Area.

Development Permit Area

The subject property is outside all Development Permit Areas.

Development Cost Charge Area

The subject property is outside the Development Cost Charge Area.

Impact Analysis

Context

The proposed rezoning and related subdivision would result in one new residential parcel. The proposed land use and parcel sizes are consistent with those parcels surrounding the subject property.

Population & Traffic

No significant changes in traffic are anticipated should the proposed rezoning amendment be approved.

Sewage & Water

The applicant uses an existing lagoon for sewage disposal. A 4 ha subdivision would require a new lagoon upon development. The applicant uses a cistern for water supply.

Comments Received from Municipalities & Provincial AgenciesFort St. John

Interests unaffected.

MoTI

The proposed subdivision will require Ministry approval. The Ministry supports the proposal but has conditions that must be satisfied prior to final approval (Attachment 3, attached).

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse Zoning Amendment Bylaw No. 2397, 2020, to permit rezoning of the property identified as PID 014-330-342 under *PRRD Zoning Bylaw No. 1343, 2001* as submitted.
2. That the Regional Board give Zoning Amendment Bylaw No. 2397, 2020, to rezone the property identified as PID 014-330-342 from R-6 (Residential 6 Zone) to R-5 (Residential 5 Zone) under *PRRD Zoning Bylaw No. 1343, 2001*, first and second readings; further,

That a Public Hearing be held pursuant to the *Local Government Act* Section 464(1), and that public notification be authorized pursuant to the *Local Government Act* Section 466; further, that the public hearing be delegated to the Director of Electoral Area “D”.

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.

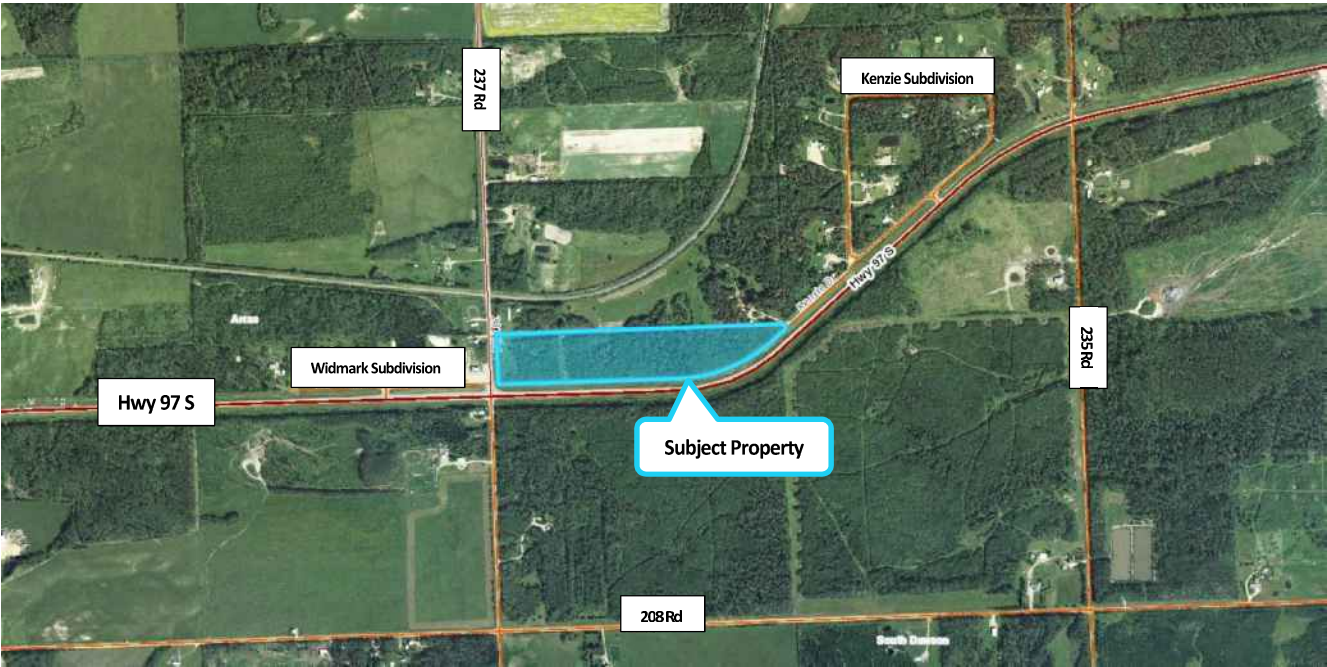
OTHER CONSIDERATION(S):

None.

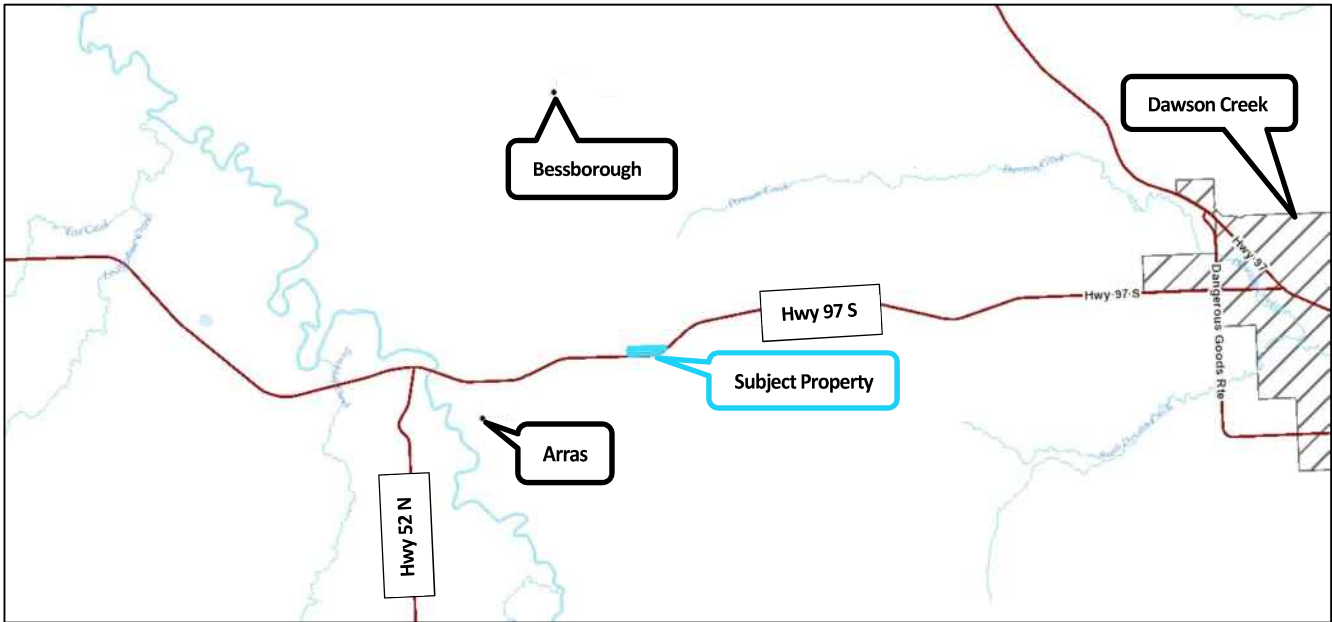
Attachments:

1. Maps
2. Application
3. Referral responses from agencies
4. Referral from Electoral Area Director
5. Section 38 of *PRRD Zoning Bylaw No. 1343, 2001*
6. Draft Bylaw No 2397, 2020

Subject Property



Location: Arras



Aerial Imagery



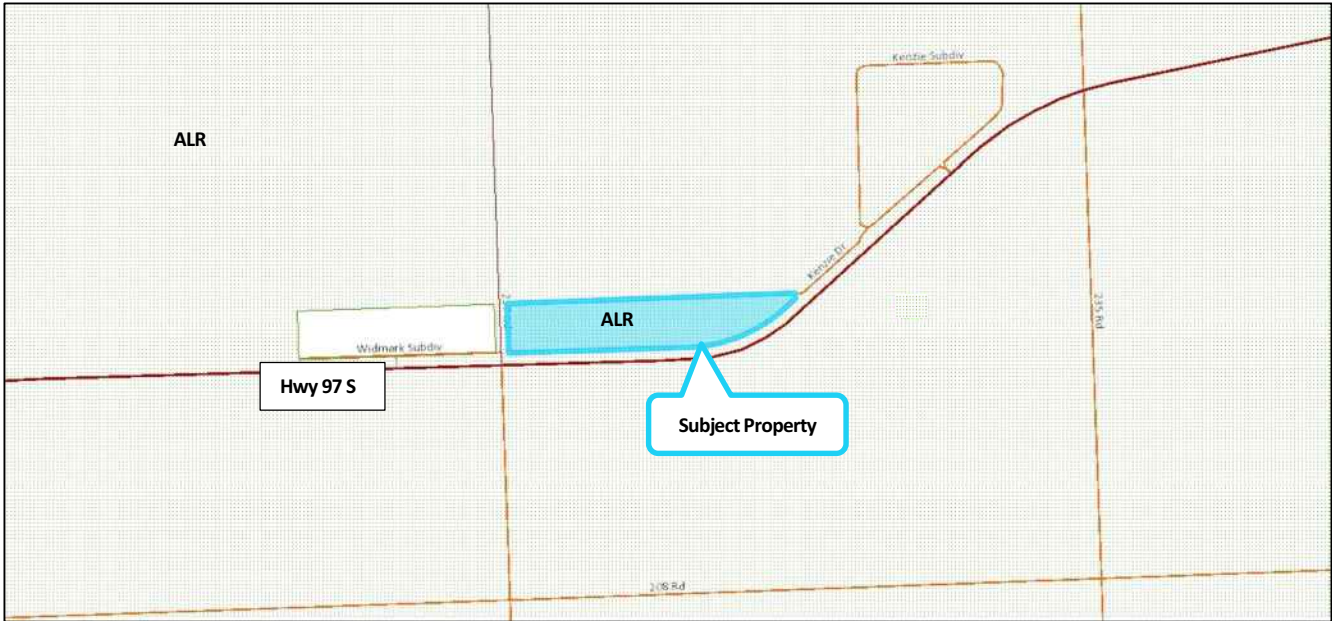
PRRD South Peace Fringe Area OCP Bylaw No. 2048, 2012: Low Density Residential (LDR)



PRRD Zoning Bylaw No. 1343, 2001: R-6 (Residential 6 Zone)



Agricultural Land Reserve: Within



CLI Soil Classification: 5c





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 100TH 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

	FEE
<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 Viktor Kisser	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:	Fax Number:
E-mail: [REDACTED]	E-mail:

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
PARCEL A (95167 M) OF THE SOUTH WEST 1/4 OF	14 ha /acres
SECTION 18 TOWNSHIP 78 RANGE 16 WEST OF THE	10 ha /acres
6TH MERIDIAN PEACE RIVER DISTRICT	ha /acres
10244-237 ROAD	TOTAL AREA 24 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: 10244 - 237 ROAD

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: R6

Proposed zone: R4

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
1 House with double garage
1 Power Shed

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

(a) North Residential

(b) East Residential

(c) South Agriculture across the Highway

(d) West Commercial (Road House)

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

No further development planned

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

Subdivide 10 acres for future residential use.

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

Current, existing lagoon
→ 10 acre subdivision will require new lagoon upon development

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

Cistern

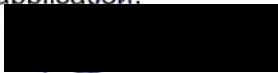
THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY YOUR APPLICATION.

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

16. Nov 2019

Date signed



Signature of Owner

16. Nov 2019

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

From: Kole Casey <Kole.Casey@prrd.bc.ca>
Sent: Friday, December 20, 2019 15:54
To: Viktor Kisser [REDACTED]
Cc: PRRD_Internal <prrd.internal@prrd.bc.ca>
Subject: RE: OCP & zoning designation concerning Minimal lot size

No just needed confirmation. Thank you Viktor

From: Viktor Kisser [REDACTED]
Sent: Friday, December 20, 2019 3:15 PM
To: Kole Casey <Kole.Casey@prrd.bc.ca>
Subject: Re: OCP & zoning designation concerning Minimal lot size

CAUTION: This email originated from outside of the organization.

Sorry,

I mean to go with the R-5.

Minimum parcel size of 4 hectares

Viktor

On Friday, December 20, 2019, Kole Casey <Kole.Casey@prrd.bc.ca> wrote:

Hello Viktor

In addition to my last email it appears that I have missed a slight error in your application.

Your application states that you wish to rezone this property to R-4 which has a minimal lot size of 1.8 hectares. This is fine however the Official Community Plan designation for your parcel states that the minimal lot size should be 4 hectares which would make your present proposal non-conforming. There are two options you can do to solve this:

Come in and apply for an OCP amendment from a Low Density Residential to a Medium Density Residential that allows a minimal parcel size of 1.6 hectares OR

Change the request that you have in your application to change the zoning from a R-4 designation that allows a minimal parcel size of 1.8 hectares to a R-5 designation which allows a minimal parcel size of 4 hectares.

In either case let me know what you wish to do here shortly so I can move this application forward.

All the best,



Kole Casey | South Peace Land Use Planner
PEACE RIVER REGIONAL DISTRICT | Direct: **250-784-3205** |

kole.casey@prrd.bc.ca | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



[Report as Spam](#)
[Report as Phish/Fraud](#)

**PRELIMINARY LAYOUT
REVIEW STATUS**Viktor & Jeanette Kisser
[REDACTED]
[REDACTED]
[REDACTED]

Your File #: 21-W-86-20605

eDAS File #: 2019-03852

Date: Oct/03/2019

Attention: Viktor & Jeanette Kisser

Re: Proposed Subdivision of:**PID: 014-330-342****Legal: Pcl A, SW Quarter, Sec 18, Twp 78, Rge 16, W6M, Peace River, Plan 95167M**

Your proposal for a 2 lot Conventional subdivision is in the review process however additional information is required before the preliminary review can be completed. The following items require additional information:

- a. The Ministry has not received written confirmation from the Peace River Regional District of compliance with all their applicable policies and regulations.

Further review of your application will not occur until we receive the above noted information. If the requested information is not received within one year, a new application and new fees may be required.

We are able to provide the following conditions based on the information we have received. Please note these preliminary conditions are for guidance only and may be amended or expanded upon, depending on the additional information received and further review of the application. **It is recommended that you do not invest in satisfying these conditions at this time:**

1. The owner shall provide a 25m wide road dedication along the entire north boundary of proposed lot 2. The 25m wide road shall be outlined in bold and marked as road on the final survey plan as shown on the attached Schedule A.
2. Kenzie Drive Cul-de-sac to be established with a minimum 18m radius.

Local District Address

Peace District
300-10003 110th Avenue
Fort St John, BC V1J 6M7
Canada

Phone: (250) 787-3237 Fax: (250) 787-3279

3. Provision of a suitably worded covenant to restrict direct access to John Hart Hwy 97S and restrict further subdivision of both proposed lots until Kenzie Drive is constructed to Ministry standard, registerable under Section 219 of the Land Title Act in favour of Her Majesty The Queen in right of the Province of British Columbia as represented by the Minister of Transportation and Infrastructure, Parliament Buildings, Victoria, BC, V8V 1X4, Canada. Covenant to be registered with priority over any financial charges.
4. Compliance with Agricultural Land Commission Resolution No. 20605.
5. Written confirmation from BC Rail of all that may be deemed necessary.

If a subdivision plan is tendered for examination and approval 3 months after the date the survey is completed, the surveyor who carried out the survey is required to inspect the survey and write on the plan "inspected under the Land Title Act", with the date of the inspection and the surveyor's signature.

If a subdivision plan is tendered for examination and approval after the Provincial Approving Officer's signature has expired on the Application to Deposit, final fees will be charged in the amount of \$50 for the plan examination and \$100 per lot created, including a remainder parcel.

If the property contains a watercourse, the surveyor is required to locate the watercourse(s) which may be required to be returned to the crown, and return the bed(s) to crown in conjunction with subdivision.

Provincial records indicate the proposed development is located within an area with potential to contain archaeological sites protected by the Heritage Conservation Act.

However, the applicant should be aware that there is still a chance that the lot may contain previously unrecorded archaeological material that is protected under the Heritage Conservation Act. This would most likely be indicated by the presence of areas of dark-stained soils containing conspicuous amounts of fire-stained or fire-broken rock, artifacts such as arrowheads and other stone tools, or even buried human remains. If such material is encountered during demolition or construction, a Heritage Conservation Act Permit may be needed before further development is undertaken. This may involve the need to hire a qualified archaeologist to monitor the work.

Please contact the Archaeology Branch immediately at (250) 953-3334 if archaeological site deposits are encountered on the subject property.

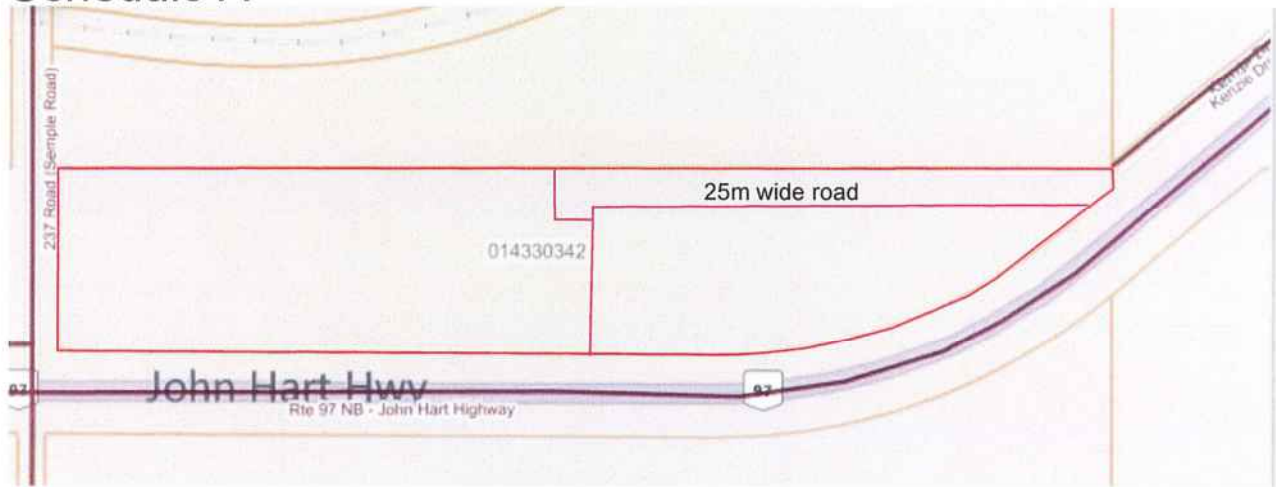
If you have any questions please do not hesitate to call Beth Bahm. Please quote file number 2019-03852 when contacting this office.

Signed on behalf of Provincial Approving Officer by



Beth Bahm
Development Officer

Schedule A



British Columbia
Agricultural
Land Commission

Telephone: [REDACTED]

10 February 1987

Reply to the attention of
Shirley Brightman

Frederick Stewart Pipe
General Delivery
[REDACTED]

Dear Mr. Pipe:

Re: Application 21-W-86-20605

This is to advise that the Provincial Agricultural Land Commission has considered your application regarding land described as Parcel A (95167M) Part of the S.W. 1/4 of Section 18, Township 78, Range 16, W6M lying north of the Hart Highway No. 97.

Pursuant to Section 20(1) of the Agricultural Land Commission Act, the Commission, by Resolution No. 122/87 allowed your application to subdivide the 9.69 hectares described above into one parcel of 2.71 hectares (6.7 acres) and three parcels of 1.82 hectares (4.49 acres each) as shown on the attached sketch plan. The Commission's approval of the subdivision does not extend to or include any approval for the commercial use of the proposed 2.71 hectare parcel.

The Commission wishes to point out that the agricultural capability rating for your property was upgraded to Class 3^T_C from Class 5C as a result of the Soils Branch onsite inspection report. The Arras-Devereaux area was part of a much larger area which had been the subject of a climate study. The new agricultural capability rating reflects both the new climate information and the characteristics of the soil. Normally the Commission would be very reluctant to allow such good capability land to be subdivided. However, the Commission recognizes that yours is a long narrow parcel which comes to a point at its easterly end. The John Hart Highway borders the property on its south side and Road No. 237 borders it on the westerly end. A row of small lots border it to the west (beyond Road No. 237) and the Kenzie rural residential subdivision lies to the northeast of the subject property. In examining this proposal the Commission concluded that the proposed subdivision would likely not create any major impact on the agricultural community.

....2/

H-363

Page 2

The land referred to in the application will continue to be subject to the provisions of the Agricultural Land Commission Act and regulations except as provided by this approval.

This approval in no way relieves the owner or occupier of the responsibility of adhering to all other legislation, including zoning, subdivision and other land use bylaws of a municipality or regional district and decisions of responsible authorities which may apply to the land.

Before your subdivision can proceed, other requirements such as public road dedications, highway access permits, sewage disposal permits, etc. may be necessary and we urge you to check with the responsible authorities.

Where the land is located in a municipality, please contact the Approving Officer of the municipality. For other areas, contact the District Office of the Ministry of Transportation and Highways.

Please obtain the confirmation of the Commission, if, in the process of approval by the Approving Officer, any substantial changes are required to the subdivision proposal as approved by this office.

When the final survey plans or documents as required for Land Title purposes have been prepared, please send two paper prints to this office prior to registration. The Commission will then authorize the Registrar of Land Titles to accept the application for deposit of the subdivision plan.

Please quote Application No. 21-W-86-20605 in any future correspondence.

Yours truly,

AGRICULTURAL LAND COMMISSION

ORIGINAL SIGNED BY
R. P. MURDOCH

per: R. P. Murdoch, General Manager

cc: -Peace River Liard Regional District (File No. 86-17(S))
-Approving Officer, Hwys.-Dawson Creek
-B.C. Assessment Authority-Dawson Creek
-Ministry of Agriculture and Fisheries-Brian Harper,
District Agriculturist, Dawson Creek

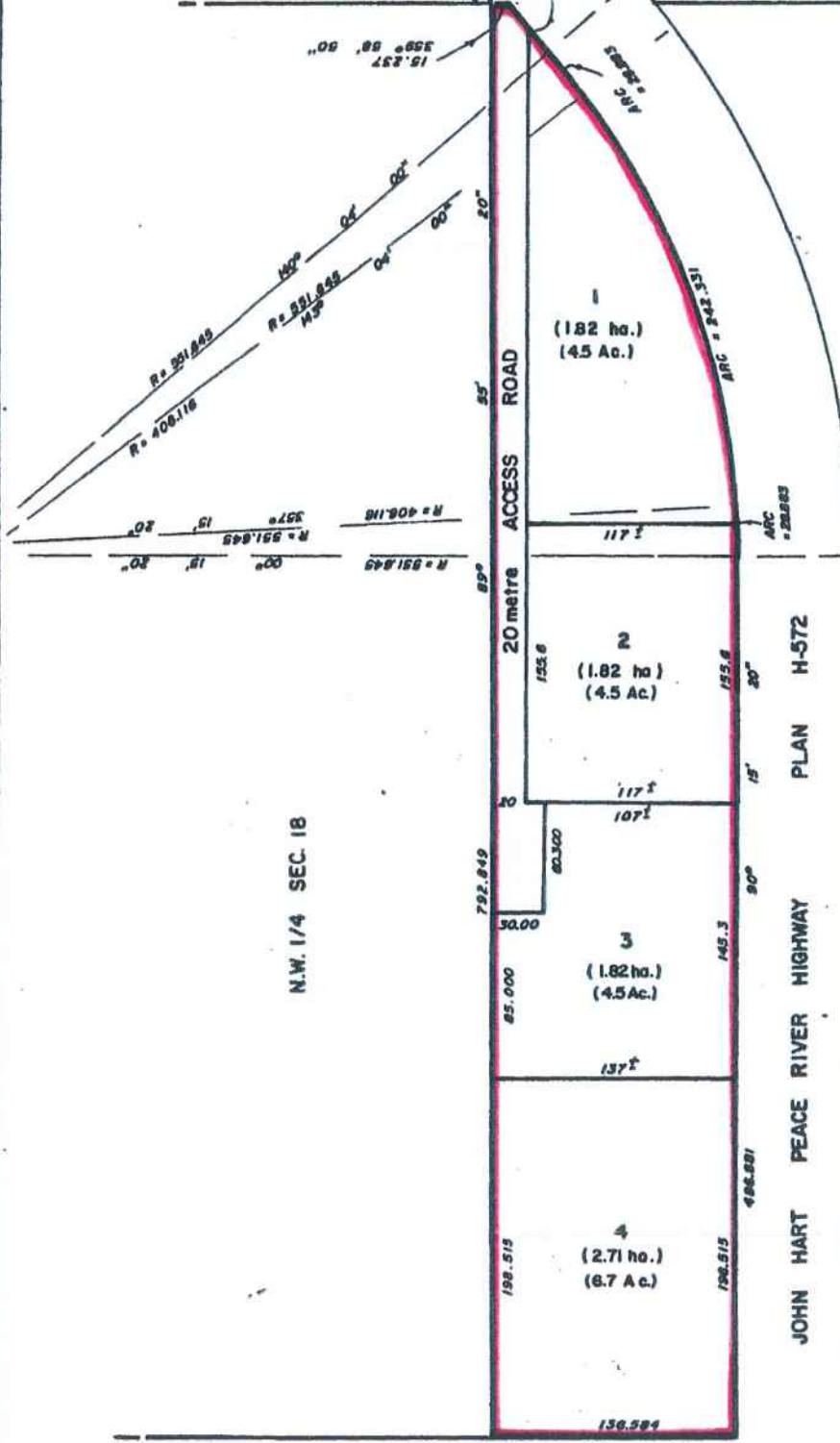
SB/lm
Encl.

**PROPOSED SUBDIVISION OF THAT PART OF
S.W. 1/4 SECTION 18, TOWNSHIP 78, RANGE 16, W6M
LYING NORTH OF PLAN H-572
PEACE RIVER DISTRICT**

SCALE 1:3000 Metres

13
PLAN 20797

R 3



BRITISH COLUMBIA
AGRICULTURAL
LAND COMMISSION
OCT 06 1986
RECEIVED
BURNABY, B.C.

REM. SW. 1/4 SEC. 18

TENTATIVELY APPROVED THIS _____ DAY OF _____ 19____

860925

Approving Officer, Ministry Of Transportation And Highways

C.N. Stables & Associates
B.C. Land Surveyors
Dawson Creek, B.C.
File No. 86-140
PNG Map. 93-P/16-D

February 10, 2020

PALC
REVISED
LAYOUT

SCALE 1:5000 Metres

15.257 559° 00' 50"

RECEIVED
BRITISH LEGATION
APR 08 1957
R 3

RECEIVED
BIBLIOTHEQUE B.C.

REM. SW. 1/4 SEC. 18

JOHN HART PEACE RIVER HIGHWAY PLAN H-572

N.W. 1/4 SEC. 18

40.234 ROAD

20.117 ROAD

TENTATIVELY APPROVED THIS _____ DAY OF _____ 19____

860925

Page 31 of 92

C.N. Stables & Associates
B.C. Land Surveyors
Dawson Creek, B.C.
File No 86-140
ENCLOSURE 25 0/12 0



PEACE RIVER REGIONAL DISTRICT

Development Approvals Technician
300-10003 110th Avenue
Fort St John, BC V1J 6M7

PRRD File No. 19-174
MoTI File No. 2019-03852
October 17, 2019

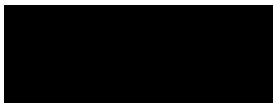
Re: Referral for a proposed 2 lot subdivision for the property legally described as Parcel A (95167M) of the South West 1/4 of Section 18 Township 78 Range 16 W6M PRD (PID 014-330-342)

In response to this referral for the proposed subdivision in the South Dawson area, please note the following:

1. The property is within the Agricultural Land Reserve and is subject to the provisions of the *Agriculture Land Commission Act*. In discussions with the ALC, the proposal to subdivide the property was approved back in 1987 for a subdivision into 4 parcels under Application 21-W-86-20605 (see attached). An application to subdivide into 2 parcels is therefore not required, as the current subdivision proposal boundary fits with the original decision.
2. Pursuant to *PRRD South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012*, the property is designated Low Density Residential (LDR). Principal land uses within this designation should be residential in nature. The minimum parcel size is 4 ha (10 ac). This proposal is consistent with the OCP.
3. The property is zoned R-6 (Residential 6 Zone) within *PRRD Zoning Bylaw No. 1343, 2001*. The intent of this zone is residential land use. The minimum parcel size is 8 ha (20 ac). Therefore a zoning amendment would be required.
4. The property is outside the Mandatory Building Permit area.
5. The property is outside all Development Permit Areas

If you have any questions regarding the above, please contact me.

Sincerely,



Kole Casey, South Peace Land Use Planner

cc: Leonard Hiebert, Director of Electoral Area "D"

diverse. vast. abundant.

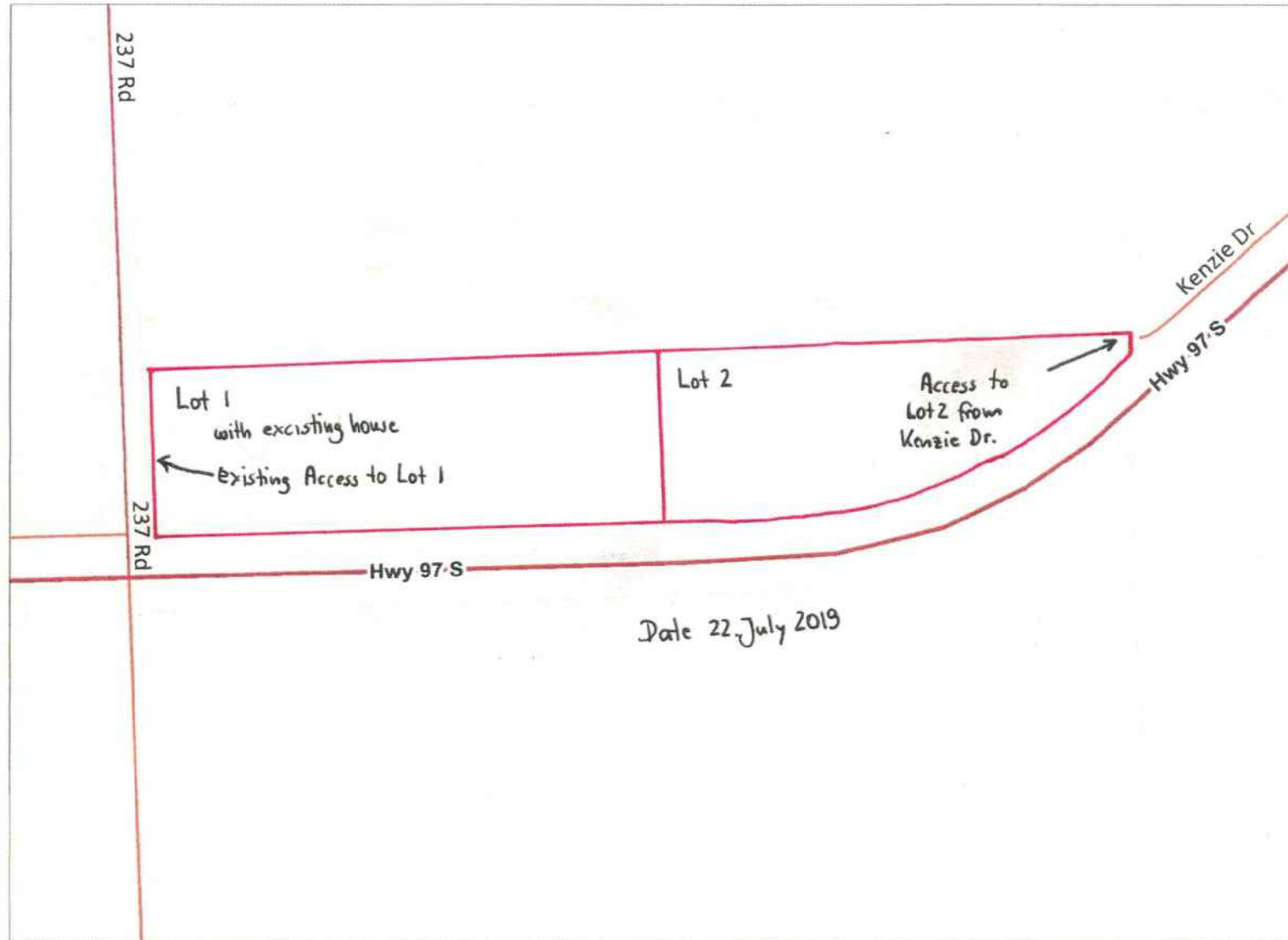
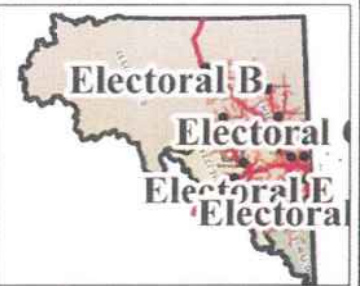
PLEASE REPLY TO:



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) 785-1125 Email: prrd.fs@prrd.bc.ca



Peace River Regional District



Legend

- Parcels
- Highway
- Municipal Road
 - Hard Surface
 - Gravel
- Rural Road >1:250k
 - Hard Surface
 - Gravel
 - Seasonal
- Streams/Rivers

1: 4,923



NAD_1983_UTM_Zone_10N
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



Peace River Regional District

10-Jul-2019

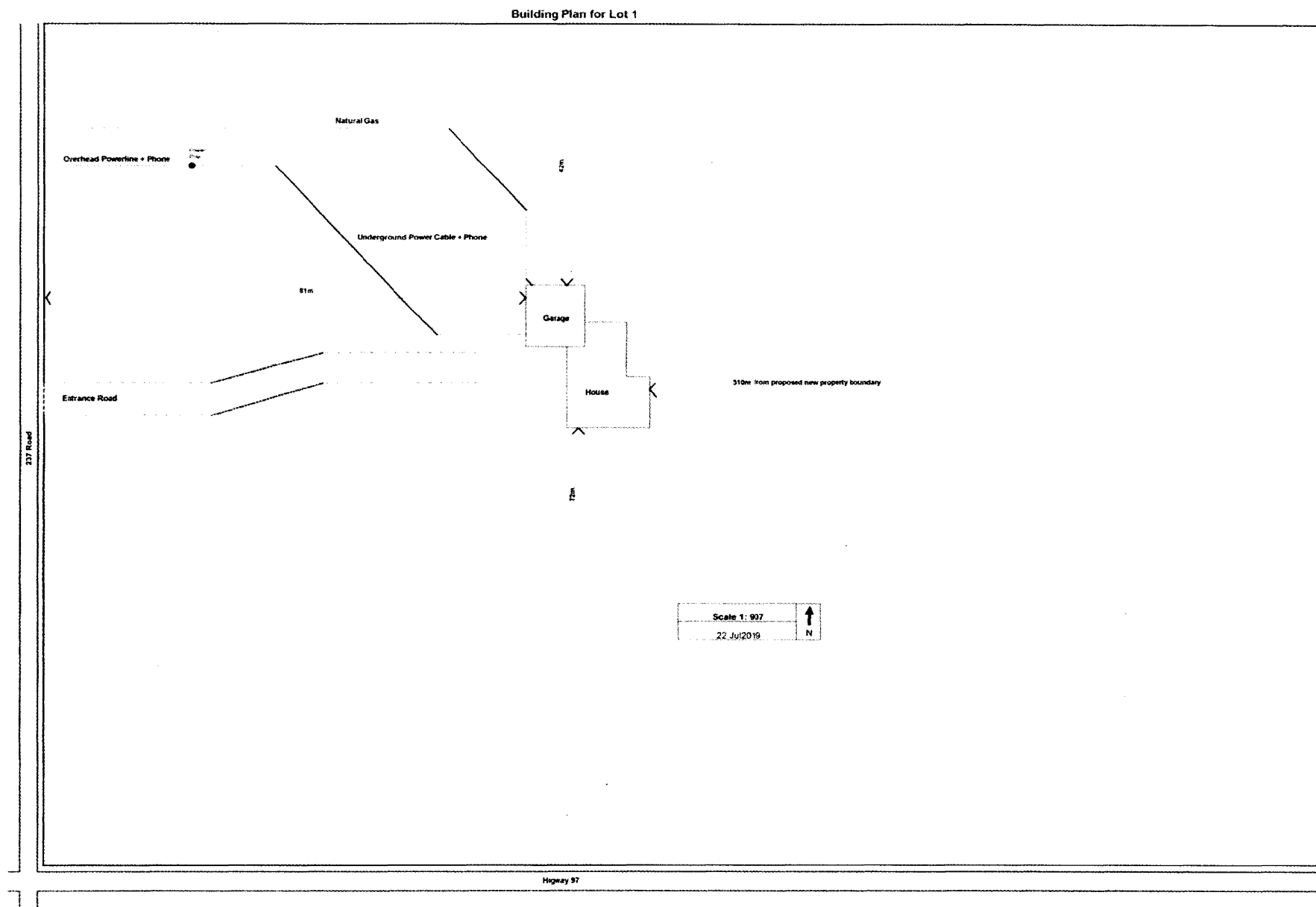
PID: 014-330-342
 Roll Number: 759-004999.000
 Legal Description: PCL A (95167M) OF THE SW 1/4 OF SEC 18 TP 78 R 16 W6M PEACE RIVER

Parcel Size

9.82 Hectares 24.26 Acres

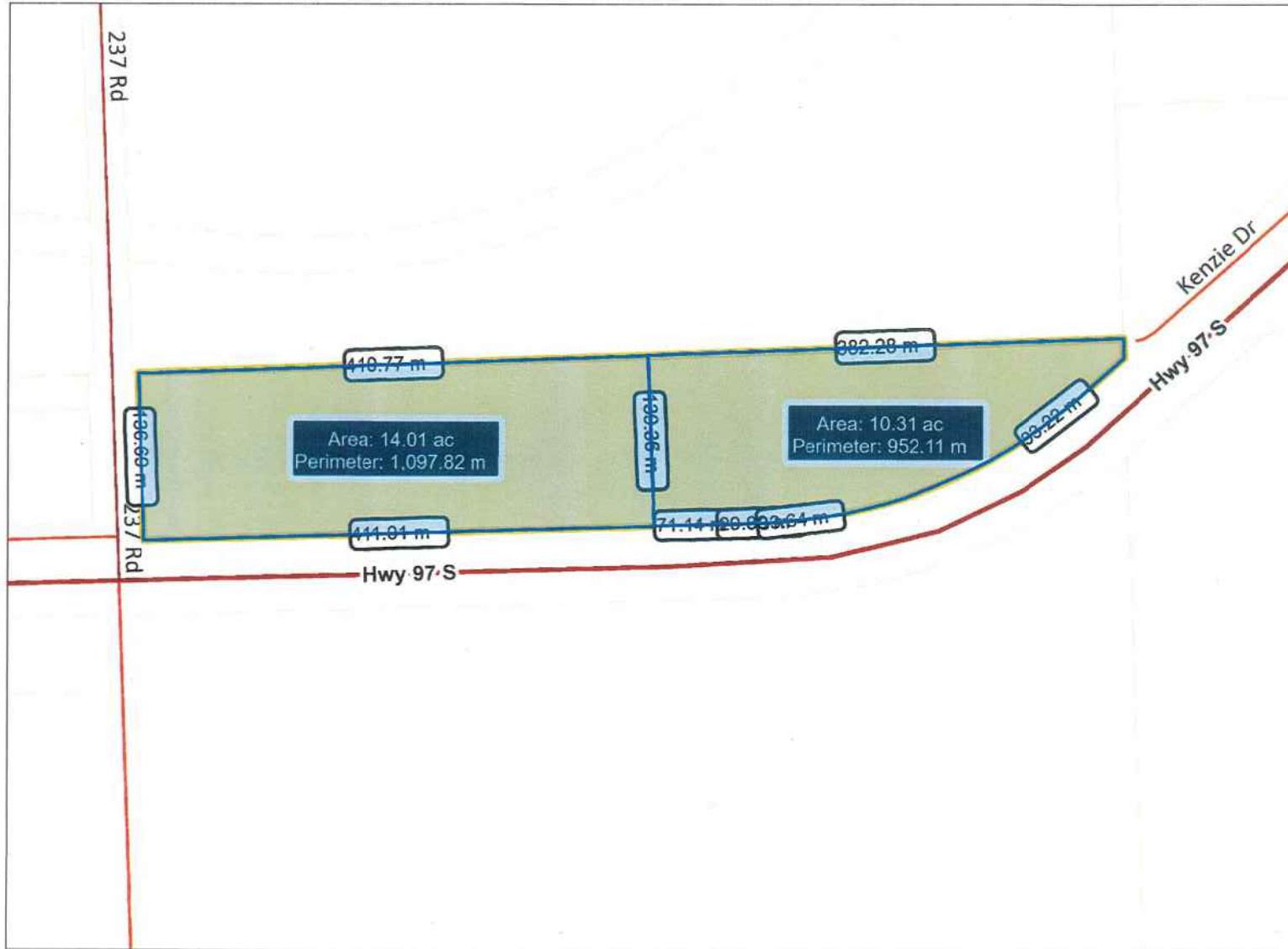


This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Peace River Regional District should be contacted for information regarding other conditions such as easements, rights-of-way or covenants.





Peace River Regional District



Legend

- Parcels
- Highway
- Municipal Road
 - Hard Surface
 - Gravel
- Rural Road >1:250k
 - Hard Surface
 - Gravel
 - Seasonal
- Streams/Rivers

1:4,923



250.1 0 125.05 250.1 Meters

NAD_1983_UTM_Zone_10N
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION


Notes



BYLAW AMENDMENT
REFERRAL FORM

Peace River Regional District
Box 810, 1981 Alaska Avenue,
Dawson Creek, B.C. V1G 4H8
Telephone: (250) 784-3200
Fax: (250) 784-3201

B-3 a)

Peace River Regional District	Zoning Bylaw No. 2397, 2020	Date: January 13, 2020
You are requested to comment on the attached zoning bylaw amendment for potential effect on your agency's interests. We would appreciate your response within 21 days (February 3, 2020). If no response is received within that time, it will be assumed that your agency's interests are unaffected.		
PURPOSE OF AMENDMENTS: To rezone the subject property from R-6 (Residential 6 Zone) to R-5 (Residential 5 Zone)		
GENERAL LOCATION: Arras, BC		
LEGAL DESCRIPTION: Parcel A (95167M) of the South West ¼ of Section 18 Township 78 Range 16 W6M Peace River District		
AREA OF PROPERTY 9.81 ha (24.0 acres)	ALR STATUS: Within	OCP DESIGNATION: Low Density Residential (LDR)
Land Owners: Viktor Kisser		
Please fill out the Response Summary on the back of this Form. If your agency's interests are unaffected, no further information is required. In all other cases, we would appreciate receiving additional information to substantiate your position and, if applicable, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.		
 Jessica Russell		Title: <u>Junior Planner</u>
This referral has also been forwarded to the following agencies: <ul style="list-style-type: none">✓ Agricultural Land Commission✓ CN Rail✓ Ministry of Transportation & Infrastructure via eDAS✓ Ministry of Forests, Lands and Natural Resource Operations and Rural Development✓ Northern Health Authority		
Other: <ul style="list-style-type: none">✓ District of Chetwynd✓ District of Hudson's Hope✓ District of Taylor✓ City of Dawson Creek✓ Village of Pouce Coupe✓ District of Tumbler Ridge✓ City of Fort St. John✓ Arras Fire Dept.✓ School District #59		
(As per the Management of Development Function)		

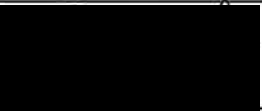


BYLAW AMENDMENT
REFERRAL FORM

Peace River Regional District
Box 810, 1981 Alaska Avenue,
Dawson Creek, B.C. V1G 4H8
Telephone: (250) 784-3200
Fax: (250) 784-3201

	RESPONSE SUMMARY	Zoning Bylaw No. 2397, 2020
<input type="checkbox"/> Approval recommended for reasons outlined below	<input checked="" type="checkbox"/> Interests unaffected by bylaw	
<input type="checkbox"/> Approval recommended subject to conditions below	<input type="checkbox"/> Approval NOT recommended due to reasons outlined below	

None.

Signed: 	Title: Planning Manager
Date: Jan. 16, 2020	Agency: City of Fort St. John



Ministry of
Transportation
and Infrastructure

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

Attention: Jessica Russell, Junior Planner

The Ministry of Transportation and Infrastructure (Ministry) has received and reviewed your referral dated January 13, 2020 to rezone the subject property from R-6 (Residential 6 Zone) to R-5 (Residential 5 Zone). 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 however we have the following conditions that must be satisfied prior to final approval and signature:

1. The subject lot fronts on a Controlled Access (CA) Highway. For protection of the Highway corridor and the safety of the travelling public, private accesses are permitted only at the discretion of the Ministry. The future goal may be to have access to the subject lot via a backage road providing access to all lots fronting the CA Highway in the area. Direct access from the subject lot will be permitted to the backage road only at that time.
2. No direct access to the John Hart Highway 97S is permitted. All access is to be via the side road network 237 Road (Semple Road) and/or Kenzie Drive.

The ministry has received a conventional subdivision application from the owner to subdivide the subject lot as shown in this referral package. The proposed subdivision lot layout as submitted is not guaranteed as it is dependent on review and approval by the Provincial Approving Officer – conditions of subdivision have not been determined.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at (250) 787-3237.

Sincerely,



District Development Technician- Peace District

Ministry of
Transportation and
Infrastructure

Peace District

Mailing Address:
District Office Address:
 #300, 10003 - 110th Avenue
 Fort St John, BC V1J 6M7
 Telephone: (250) 787-3237
 Facsimile: (250) 787-3279

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



PEACE RIVER REGIONAL DISTRICT

Memorandum

TO: Leonard Hiebert, Director of Electoral Area D
 FROM: Development Services Department
 DATE: January 13, 2020
 RE: **Application for Zoning Bylaw Amendment (PRRD File 19-210)**

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 bylaw 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.

COMMENTS

Response requested by January 27, 2020

No comment ☐

Hello,

I support the rezone application from R-6 to R-5.

Leonard Hiebert

Director/Municipality

February 4, 2020

Date

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) 785-1922 Email: prrd.fsj@prrd.bc.ca

February 10, 2020



PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

SECTION 38 R-5 (Residential 5 Zone - 4 ha)

1. Permitted Uses

The following PRINCIPAL USES and no others are permitted in a R-5 zone subject to Part IV of this bylaw and subject to Sub-Section 2 of this Section 38;

- (a) DWELLING UNIT(S);
- (b) Market garden;
- (c) AGRICULTURE;
- (d) KENNEL;
- (e) EQUESTRIAN FACILITY;

The following ACCESSORY uses and no others are permitted in a R-5 zone, subject to Part IV of this bylaw and Sub-Section 2 of this Section 38:

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

2. Regulations

Minimum Parcel Size

- (a) The minimum parcel size is 4.0 hectares (10 acres).

Number and type of DWELLING UNIT(S)

- (b) One SINGLE FAMILY DWELLING is permitted on a parcel less than 3.6 hectares (9 acres) in size;
- (c) Two SINGLE FAMILY DWELLINGS or a TWO FAMILY DWELLING is permitted on a parcel 3.6 hectares (9 acres) or larger, but not both;
- (d) One TEMPORARY ADDITIONAL DWELLING, is permitted on a parcel 0.9 hectares (2.2 acres) and larger.

Height

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

Setbacks

- (f) Except as otherwise permitted in this bylaw, no 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.



PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

SECTION 38 R-5 (Residential 5 Zone - 4 ha) continued

Agriculture

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

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

- (i) 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. 2397, 2020

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. 2397, 2020."
2. Schedule B – Map 7 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Parcel A(95167M) of the Southwest ¼, Section 18, Township 78, Range 16, W6M, PRD, from R-6 "Residential 6 Zone" to R-5 "Residential 5 Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	_____	day of _____, 2020.
READ A SECOND TIME THIS	_____	day of _____, 2020.
Public Notification mailed on the	_____	day of _____, 2020.
Public Notification published on the	_____	day of _____, 2020.
Ministry of Transportation approval received this	_____	day of _____, 2020.
READ A THIRD TIME THIS	_____	day of _____, 2020.
ADOPTED THIS	_____	day of _____, 2020.

(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. 2397, 2020,
as adopted by the Peace River Regional District
Board on _____, 20____.

Corporate Officer

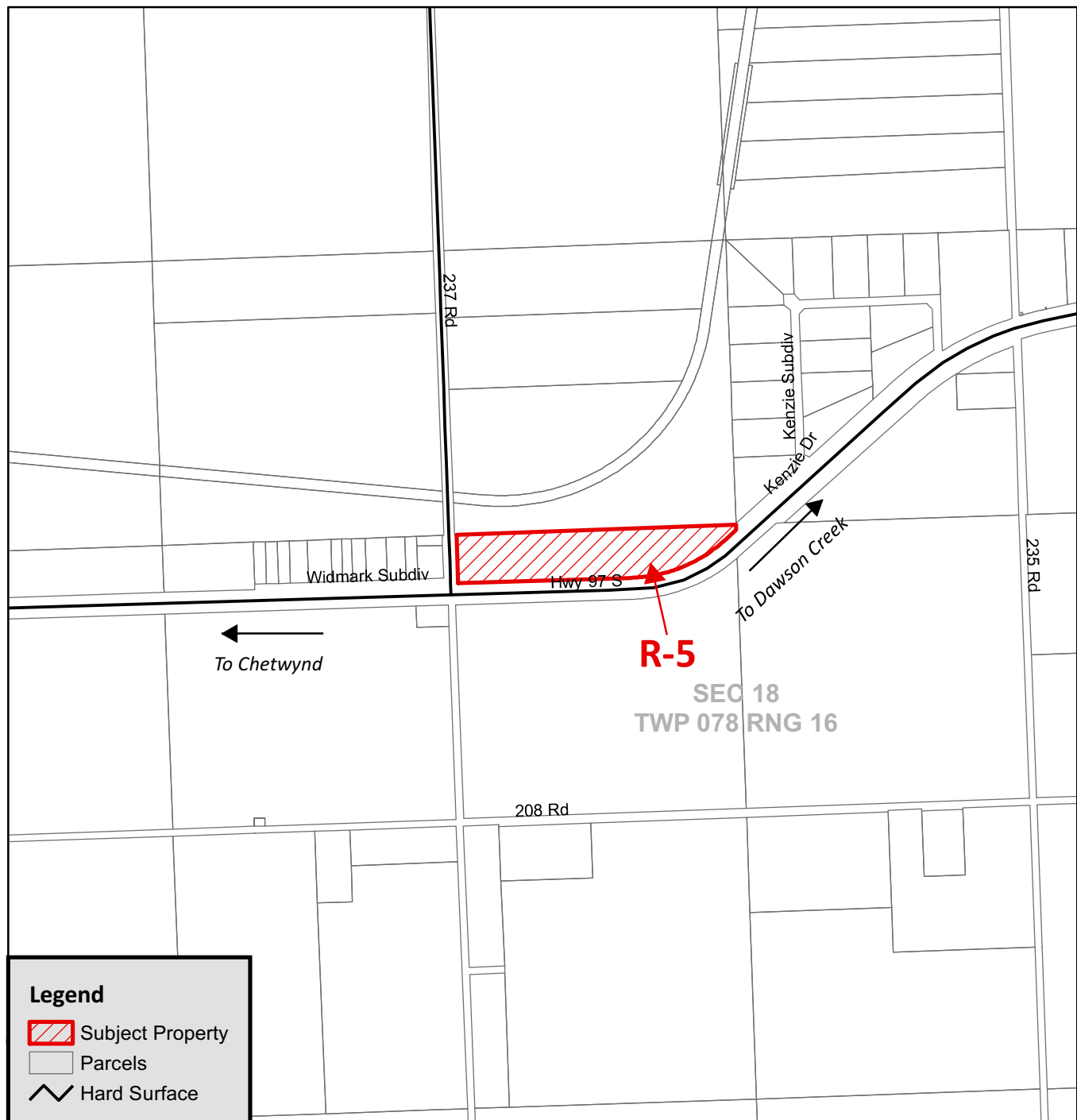


Peace River Regional District
Bylaw No. 2397, 2020
SCHEDULE "A"



1:17,000

Schedule B - Map 7 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Parcel A(95167M) of the Southwest 1/4 Section 18, Township 78, Range 16, W6M, PRD, **from** R-6 "Residential 6 Zone" **to** R-5 "Residential 5 Zone" as shown shaded on the drawing below:





Ministry of
Transportation
and Infrastructure

Our file: 2020-00178
Your file: PRRD File #19-210
Date: January 16, 2020

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

Attention: Jessica Russell, Junior Planner

The Ministry of Transportation and Infrastructure (Ministry) has received and reviewed your referral dated January 13, 2020 to rezone the subject property from R-6 (Residential 6 Zone) to R-5 (Residential 5 Zone). 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 however we have the following conditions that must be satisfied prior to final approval and signature:

1. The subject lot fronts on a Controlled Access (CA) Highway. For protection of the Highway corridor and the safety of the travelling public, private accesses are permitted only at the discretion of the Ministry. The future goal may be to have access to the subject lot via a backage road providing access to all lots fronting the CA Highway in the area. Direct access from the subject lot will be permitted to the backage road only at that time.
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The ministry has received a conventional subdivision application from the owner to subdivide the subject lot as shown in this referral package. The proposed subdivision lot layout as submitted is not guaranteed as it is dependent on review and approval by the Provincial Approving Officer – conditions of subdivision have not been determined.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at (250) 787-3237.

Sincerely,



District Development Technician- Peace District

Ministry of
Transportation and
Infrastructure

Peace District

Mailing Address:
District Office Address:
#300, 10003 - 110th Avenue
Fort St John, BC V1J 6M7
Telephone: (250) 787-3237
Facsimile: (250) 787-3279

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



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

February 6, 2020

Reply to the attention of Sara Huber
ALC Issue: 51674
Local Government File: 19-210

Planning Services
Peace River Regional District
planning@prrd.bc.ca

Delivered Electronically

Re: Peace River Regional District Zoning Amendment Bylaw No. 2397

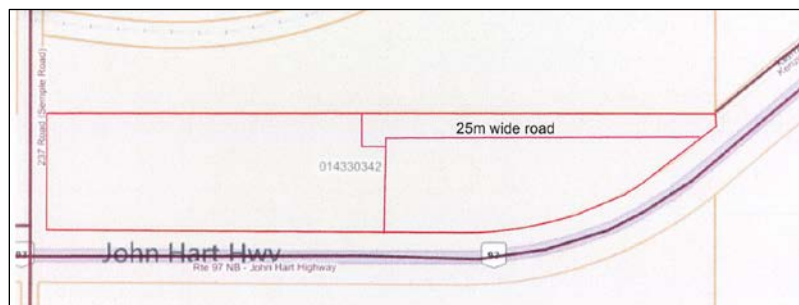
Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Zoning Amendment Bylaw No. 2397 (the “Bylaw”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Bylaw is consistent with the purposes of the Agricultural Land Commission Act (ALCA), the Agricultural Land Reserve General Regulation, (the “General Regulation”), the Agricultural Land Reserve Use Regulation (the “Use Regulation”), and any decisions of the ALC.

The Bylaw proposes to rezone the property identified as 10244 237 Road; PID: 014-330-342 (the “Property”) from R-6 (Residential 6 Zone) to R-5 (Residential 5 Zone) in order to subdivide 4 ha for future residential use.

In 1987, the Commission approved the proposal to subdivide the Property into one 2.7 ha parcel, and three 1.8 ha parcels (Application 20605; Resolution #122/1987). The Commission recognized that the Property is long and narrow, is bordered by the Highway, and is within the vicinity of other subdivisions.

Given the Commission’s previous approval, ALC staff has no objection to the proposed Bylaw. However, ALC staff also note that the Ministry of Transportation and Infrastructure (MoTI) is requiring through its Preliminary Layout Review Status (PLRS), a 25 metre wide road dedication along the entire northern Property boundary of Proposed Lot 2 and that the Kenzie Drive cul-de-sac be a minimum 18 metre radius. Given the use of the proposed road for access to one lot, ALC staff considers the width of 25 metres to be substantial. In order to minimize the impact on the Property, ALC staff recommends reconsidering such width, or that additional rationale be provided to the ALC to support the requirement for such width.

Figure 1: Proposed Subdivision Layout



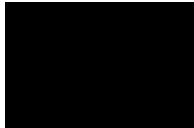
The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the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

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: Referral of PRRD Zoning Amendment Bylaw No. 2397

CC: Ministry of Agriculture – Attention: Lori Vickers

51674m1



BYLAW AMENDMENT
REFERRAL FORM

Peace River Regional District
Box 810, 1981 Alaska Avenue,
Dawson Creek, B.C. V1G 4H8
Telephone: (250) 784-3200
Fax: (250) 784-3201

Peace River Regional District	Zoning Bylaw No. 2397, 2020	Date: January 13, 2020									
<p>You are requested to comment on the attached zoning bylaw amendment for potential effect on your agency's interests. We would appreciate your response within 21 days (February 3, 2020). If no response is received within that time, it will be assumed that your agency's interests are unaffected.</p>											
<p>PURPOSE OF AMENDMENTS: To rezone the subject property from R-6 (Residential 6 Zone) to R-5 (Residential 5 Zone)</p>											
<p>GENERAL LOCATION: Arras, BC</p>											
<p>LEGAL DESCRIPTION: Parcel A (95167M) of the South West ¼ of Section 18 Township 78 Range 16 W6M Peace River District</p>											
AREA OF PROPERTY 9.81 ha (24.0 acres)	ALR STATUS: Within	OCP DESIGNATION: Low Density Residential (LDR)									
<p>Land Owners: Viktor Kisser</p>											
<p>Please fill out the Response Summary on the back of this Form. If your agency's interests are unaffected, no further information is required. In all other cases, we would appreciate receiving additional information to substantiate your position and, if applicable, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.</p>											
<p><u>Jessica Russell</u> Jessica Russell</p>		<p>Title: <u>Junior Planner</u></p>									
<p>This referral has also been forwarded to the following agencies:</p> <ul style="list-style-type: none">✓ Agricultural Land Commission✓ CN Rail✓ Ministry of Transportation & Infrastructure via eDAS✓ Ministry of Forests, Lands and Natural Resource Operations and Rural Development✓ Northern Health Authority											
<p>Other:</p> <table border="0"><tr><td>✓ District of Chetwynd</td><td>✓ District of Hudson's Hope</td><td>✓ District of Taylor</td></tr><tr><td>✓ City of Dawson Creek</td><td>✓ Village of Pouce Coupe</td><td>✓ District of Tumbler Ridge</td></tr><tr><td>✓ City of Fort St. John</td><td>✓ Arras Fire Dept.</td><td>✓ School District #59</td></tr></table>			✓ District of Chetwynd	✓ District of Hudson's Hope	✓ District of Taylor	✓ City of Dawson Creek	✓ Village of Pouce Coupe	✓ District of Tumbler Ridge	✓ City of Fort St. John	✓ Arras Fire Dept.	✓ School District #59
✓ District of Chetwynd	✓ District of Hudson's Hope	✓ District of Taylor									
✓ City of Dawson Creek	✓ Village of Pouce Coupe	✓ District of Tumbler Ridge									
✓ City of Fort St. John	✓ Arras Fire Dept.	✓ School District #59									
<p>(As per the Management of Development Function)</p>											




BYLAW AMENDMENT
REFERRAL FORM

Peace River Regional District
Box 810, 1981 Alaska Avenue,
Dawson Creek, B.C. V1G 4H8
Telephone: (250) 784-3200
Fax: (250) 784-3201

RESPONSE SUMMARY		Zoning Bylaw No. 2397, 2020
<input type="checkbox"/> Approval recommended for reasons outlined below	<input checked="" type="checkbox"/> Interests unaffected by bylaw	
<input type="checkbox"/> Approval recommended subject to conditions below	<input type="checkbox"/> Approval NOT recommended due to reasons outlined below	

None.

Signed: 	Title: <i>Planning Manager</i>
Date: <i>Jan. 16, 2020</i>	Agency: <i>City of Fort St. John</i>



Ministry of
Transportation
and Infrastructure

Our file: 2020-00178
Your file: PRRD File #19-210
Date: January 16, 2020

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

Attention: Jessica Russell, Junior Planner

The Ministry of Transportation and Infrastructure (Ministry) has received and reviewed your referral dated January 13, 2020 to rezone the subject property from R-6 (Residential 6 Zone) to R-5 (Residential 5 Zone). 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 however we have the following conditions that must be satisfied prior to final approval and signature:

1. The subject lot fronts on a Controlled Access (CA) Highway. For protection of the Highway corridor and the safety of the travelling public, private accesses are permitted only at the discretion of the Ministry. The future goal may be to have access to the subject lot via a backage road providing access to all lots fronting the CA Highway in the area. Direct access from the subject lot will be permitted to the backage road only at that time.
2. No direct access to the John Hart Highway 97S is permitted. All access is to be via the side road network 237 Road (Semple Road) and/or Kenzie Drive.

The ministry has received a conventional subdivision application from the owner to subdivide the subject lot as shown in this referral package. The proposed subdivision lot layout as submitted is not guaranteed as it is dependent on review and approval by the Provincial Approving Officer – conditions of subdivision have not been determined.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at (250) 787-3237.

Sincerely,



District Development Technician- Peace District

Ministry of
Transportation and
Infrastructure

Peace District


Mailing Address:
District Office Address:
#300, 10003 - 110th Avenue
Fort St John, BC V1J 6M7
Telephone: (250) 787-3237
Facsimile: (250) 787-3279

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



BYLAW AMENDMENT
REFERRAL FORM

Peace River Regional District
Box 810, 1981 Alaska Avenue,
Dawson Creek, B.C. V1G 4H8
Telephone: (250) 784-3200
Fax: (250) 784-3201

Peace River Regional District	Zoning Bylaw No. 2397, 2020	Date: January 13, 2020
You are requested to comment on the attached zoning bylaw amendment for potential effect on your agency's interests. We would appreciate your response within 21 days (February 3, 2020). If no response is received within that time, it will be assumed that your agency's interests are unaffected.		
PURPOSE OF AMENDMENTS: To rezone the subject property from R-6 (Residential 6 Zone) to R-5 (Residential 5 Zone)		
GENERAL LOCATION: Arras, BC		
LEGAL DESCRIPTION: Parcel A (95167M) of the South West ¼ of Section 18 Township 78 Range 16 W6M Peace River District		
AREA OF PROPERTY 9.81 ha (24.0 acres)	ALR STATUS: Within	OCP DESIGNATION: Low Density Residential (LDR)
Land Owners: Viktor Kisser		
Please fill out the Response Summary on the back of this Form. If your agency's interests are unaffected, no further information is required. In all other cases, we would appreciate receiving additional information to substantiate your position and, if applicable, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.		
 Jessica Russell		Title: <u>Junior Planner</u>
This referral has also been forwarded to the following agencies: <ul style="list-style-type: none">✓ Agricultural Land Commission✓ CN Rail✓ Ministry of Transportation & Infrastructure via eDAS✓ Ministry of Forests, Lands and Natural Resource Operations and Rural Development✓ Northern Health Authority		
Other: <ul style="list-style-type: none">✓ District of Chetwynd✓ District of Hudson's Hope✓ District of Taylor✓ City of Dawson Creek✓ Village of Pouce Coupe✓ District of Tumbler Ridge✓ City of Fort St. John✓ Arras Fire Dept.✓ School District #59		
(As per the Management of Development Function)		

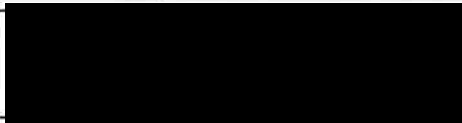


BYLAW AMENDMENT
REFERRAL FORM

Peace River Regional District
Box 810, 1981 Alaska Avenue,
Dawson Creek, B.C. V1G 4H8
Telephone: (250) 784-3200
Fax: (250) 784-3201

RESPONSE SUMMARY		Zoning Bylaw No. 2397, 2020
<input type="checkbox"/> Approval recommended for reasons outlined below	<input checked="" type="checkbox"/> Interests unaffected by bylaw	
<input type="checkbox"/> Approval recommended subject to conditions below	<input type="checkbox"/> Approval NOT recommended due to reasons outlined below	

None.

	Title: <i>Planning Manager</i>
Date: <i>Jan. 16, 2020</i>	Agency: <i>City of Fort St. John</i>

SUMMARY OF PROPOSED ZONING AMENDMENT

Peace River Regional District Official Community Plan and Zoning Amendment Bylaw Nos. 2400 & 2401, 2020

Property Location: North of the City of Dawson Creek in the Harper Subdivision.

Lot 1 Block 1 of Section 28 Township 15 W6M Peace River District Plan 12614

8219, 8249, and 8265 219 Road.

Proposal:

To redesignate a 0.21 ha portion of lands from Civic, Assembly and Institutional (CIVIC) to Light Industrial (LI) and to rezone the same portion of land from P-2 “Civic, Assembly and Institutional” to I-1 “Light Industrial Zone”.

PEACE RIVER REGIONAL DISTRICT

Bylaw No. 2400, 2020

A bylaw to amend the "South Peace Fringe Area Official
Community Plan Bylaw No. 2048, 2012"

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt the "South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012";

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 "South Peace Fringe Area Official Community Plan Amendment Bylaw No. 2400, 2020."
2. Schedule B – Maps 2 and 3 of "South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012" is hereby amended by redesignating a ± 0.21 ha (0.52 ac) portion of Lot 1, Block 1, Section 28, Township 78, Range 15, W6M, PRD, Plan 12614, from "Civic, Assembly and Institutional" (CIVIC) to "Light Industrial" (LI), as shown on Schedule "A" which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	<u>13th</u>	day of	<u>August</u>	, 2020.
READ A SECOND TIME THIS	<u>13th</u>	day of	<u>August</u>	, 2020.
Notification mailed on the	<u>8th</u>	day of	<u>March</u>	, 2021.
Notification published on the	<u>11th and 18th</u>	day of	<u>March</u>	, 2021.
Public Hearing held on the	<u>23rd</u>	day of	<u>March</u>	, 2021.
READ A THIRD TIME 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
"South Peace Fringe Area Official Community Plan
Amendment Bylaw No. 2400, 2020", as adopted by the
Peace River Regional District Board
on _____, 20__.

Corporate Officer

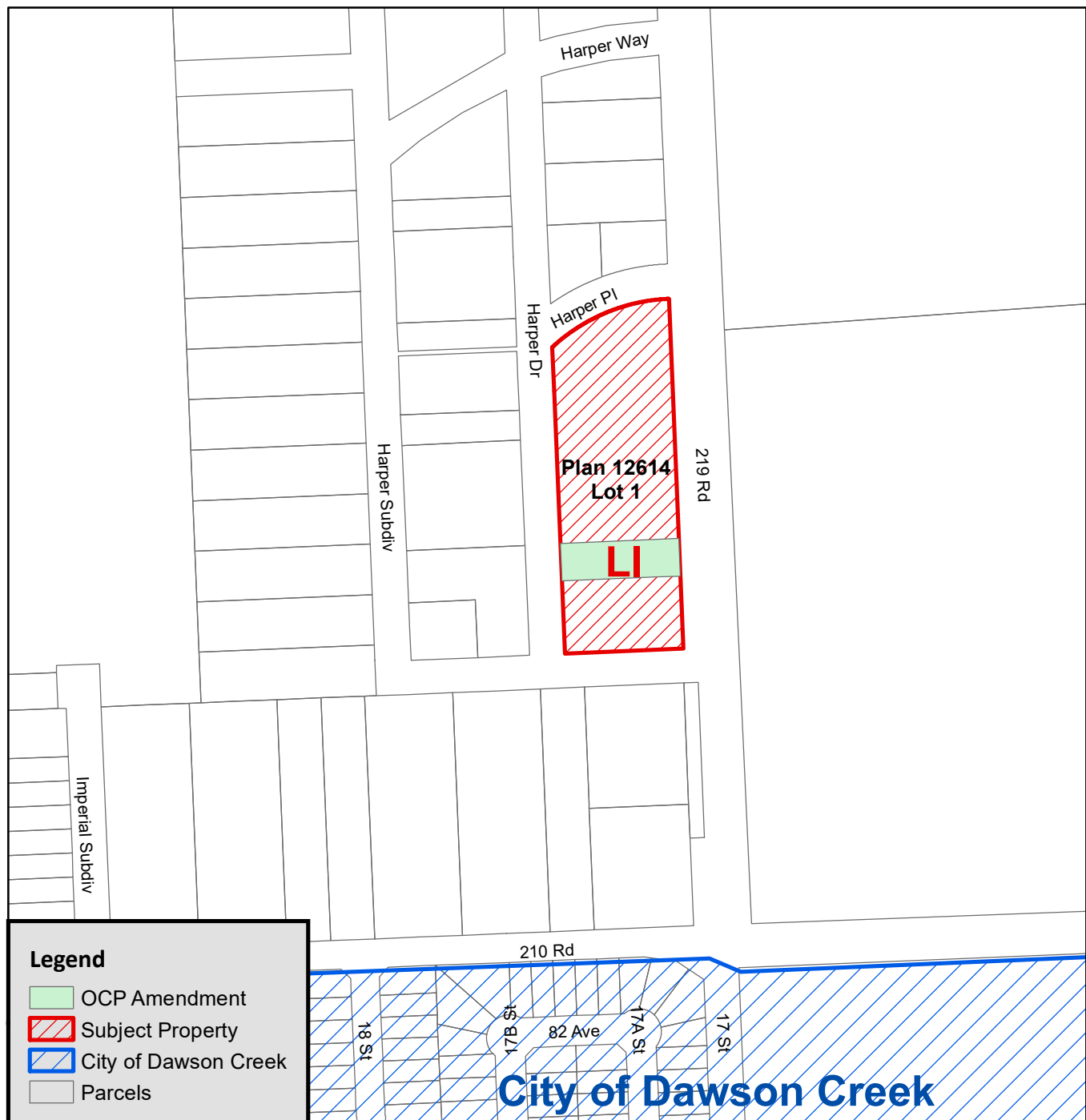


Peace River Regional District
Bylaw No. 2400, 2020
SCHEDULE "A"



1:4,200

Schedule B - Maps 2 and 3 of "South Peace Fringe Area Official Community Plan Bylaw 2048, 2012" is hereby amended by redesignating a +/- 0.21 ha (0.52 acre) portion of Lot 1, Block 1, Section 28, Township 78, Range 15, W6M, PRD, Plan 12614 **from** Civic, Assembly and Institutional (CIVIC) **to** Light Industrial (LI) as shown on the drawing below:



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**PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2401, 2020**

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. 2401, 2020."
2. Schedule B – Map 3 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a ± 0.21 ha (0.52 ac) portion of Lot 1, Block 1, Section 28, Township 78, Range 15, W6M, PRD, Plan 12614, from P-2 "Civic, Assembly and Institutional" to I-1 "Light Industrial Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.
3. "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by adding the following text amendment to Part VI Zones, Section 45 I-1 (Light Industrial Zone) 2. Regulations Minimum Parcel Size:

Exceptions to the minimum parcel size as follows:

- (cc) Lot 1, Block 1, Section 28, Township 78, Range 15, W6M PRD Plan 12614, for which the minimum parcel size shall be 0.6 ha (1.48 acres)"

READ A FIRST TIME THIS	<u>13th</u>	day of	<u>August</u>	, 2020.
READ A SECOND TIME THIS	<u>13th</u>	day of	<u>August</u>	, 2020.
Notification mailed on the	<u>8th</u>	day of	<u>March</u>	, 2021.
Notification published on the	<u>11th and 18th</u>	day of	<u>March</u>	, 2021.
Public Hearing held on the	<u>23rd</u>	day of	<u>March</u>	, 2021.
READ A THIRD TIME THIS	<u> </u>	day of	<u> </u>	, 2021.
ADOPTED THIS	<u> </u>	day of	<u> </u>	, 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. 2401, 2020",
as adopted by the Peace River Regional District Board on
_____, 20__.

Tyra Henderson - Corporate Officer

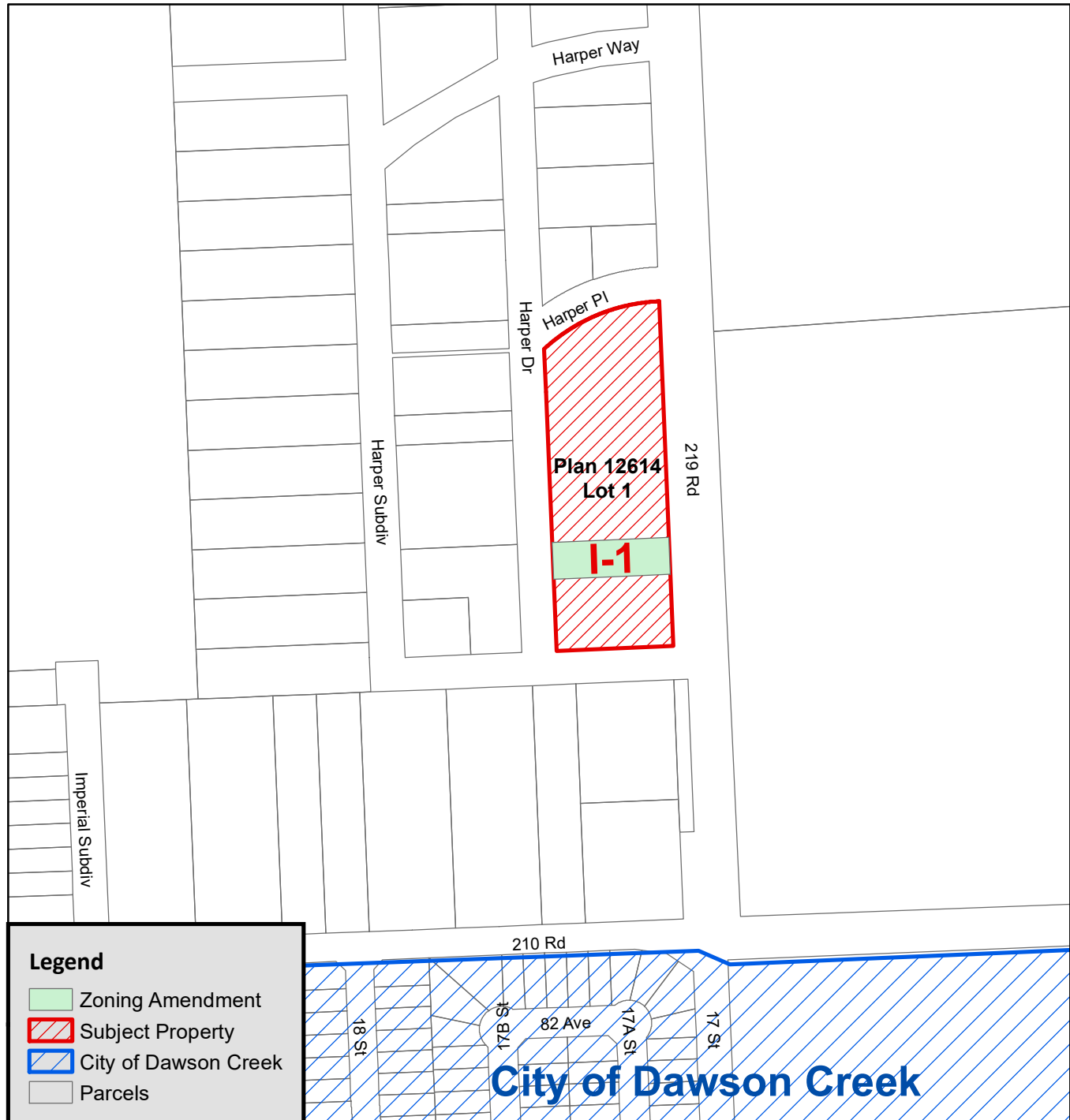


Peace River Regional District
Bylaw No. 2401, 2020
SCHEDULE "A"



1:4,200

Schedule B - Map 3 of "Peace River Regional District Zoning Bylaw 1343, 2001" is hereby amended by rezoning a +/- 0.21 ha (0.52 acre) portion of Lot 1, Block 1, Section 28, Township 78, Range 15, W6M, PRD, Plan 12614 **from** P-2 "Civic, Assembly and Institutional" **to** I-1 "Light Industrial Zone" as shown on the drawing below:



G:\Development_Services\BYLAWS\Bylaw_2401 - Zoning - PENDING.mxd

SUMMARY OF APPLICATION PROCEDURE

The PRRD received the application.	December 16, 2019
The PRRD referred the application and proposed OCP and Zoning Amendment Bylaw Nos. 2400 & 2401, 2020 to municipalities and provincial agencies.	July 15, 2020
The PRRD Board read the bylaw for the 1 st & 2 nd time and authorized the public hearing.	August 5, 2020
COVID -19 Public Health Orders re: public hearings and gatherings delayed public hearing.	March 2020 – December 2020
The PRRD mailed notification of the public hearing to landowners within the notification area.	March 8, 2021 2021
The PRRD advertised the public notification in Dawson Creek Mirror.	March 11 & 18, 2021



REPORT

To: Chair and Directors

Report Number: DS-BRD-044

From: Tyra Henderson, Corporate Officer

Date: August 5, 2020

Subject: OCP and Zoning Amendment Bylaw No. 2400 and 2401, 2020, PRRD File No. 19-236

RECOMMENDATION #1: [Corporate Unweighted]

Whereas the Regional Board has considered the requirements of s. 475 of the *Local Government Act* and provided opportunity for early and ongoing consultation with those persons, organizations and authorities the Board considers will be affected as summarized in this report,

That Official Community Plan Amendment Bylaw No. 2400, 2020, to amend the designation of a ± 0.21 ha portion of the property identified as 012-325-767 from Civic, Assembly and Institutional (CIVIC) to Light Industrial (LI), be read a first and second time.

RECOMMENDATION #2: [Corporate Unweighted]

That Zoning Amendment Bylaw No. 2401, 2020 to amend the rezoning of a ± 0.21 ha portion of the property identified as 012-325-767 from Civic, Assembly, and Institutional Zone (P-2) to Light Industrial Zone (I-1), and to add a site specific text amendment to the I-1 (Light Industrial Zone) to allow a minimum parcel size of 0.6 ha for the subject property to facilitate its subdivision into two I-1 (Light Industrial) lots sized 0.9 ha and 0.6 ha, be read a first and second time; further, that a public hearing, delegated to the Director of Electoral Area D, be scheduled.

BACKGROUND/RATIONALE:

Proposal:

The property is currently one parcel, and is split zoned – the northern most portion (approx. 2/3) of the property is zoned for industrial use, and the southern 1/3 is zoned for civic use. The applicant wishes to subdivide the subject property into three lots, and has requested that a small portion of the proposed middle lot be rezoned from civic to institutional. The proposed lots will then align with the OCP and zoning designations, with no more split zoning across parcels, and the current and proposed uses will conform to the zoning regulations. Proposed Lots 1 & 2 (the northern lots) would be used for the expansion of warehousing services and Lot 3 would continue to be used as for civic use.

The text amendment is included to exempt the proposed Lot 1 and Lot 2 from the current minimum lot size of 1.8ha specified in the I-1 (Light Industrial) zone. The proposed industrial lots are .9 and .6 hectares. PRRD Zoning Amendment Bylaw 2249, 2016 amended the minimum parcel size in instances when a parcel is connected to a community sewage system in the portion of Area D covered by North Peace OCP Bylaw 820, 1993, which repealed in its entirety in 2011, therefore, the change to the minimum parcel size had no effect. The text amendment for the exemption to the minimum parcel size would still be required for the .6 ha parcel proposed by the applicant even if the 2016 exemption legally existed.

The applicant applied for subdivision with the Ministry of Transportation and Infrastructure (MoTI) in January 2020.

File Details

Owner: Rudy Vanspronsen
Agent: Tyron Land Surveying
Area: Electoral Area D
Location: Kilkerran
Legal: Lot 1 Block 1 of Section 28 Township 78 Range 15 W6M Peace River District Plan 12614
Civic Address: 8219, 8249, and 8265 219 Road
PID: 012-325-767
Lot Size: 1.92 ha (4.75 ac)

Site Context

The subject property is located north of the City of Dawson Creek and 210 Road. Nearby properties to the north, west, are similar in size and designation to the subject property. To the east are two large agricultural parcels that are within the ALR.

Site Features

Land

Looking at the updated aerial imagery, the property is generally cleared of trees. The northern portion of the property is covered by a gravel yard. The middle portion of the property contains a residential dwelling and is surrounded by vegetation.

Structures

There are three buildings on the subject property. There is a residential dwelling towards the centre of the property. There is a civic use building on the south portion of the subject property. Finally, there is a building used for storage and office space on the south portion of the property, between the residential dwelling and the civic use building.

Access

The subject property currently has multiple access points via 219 Road, Harper Drive, Harper Place, and Harper Subdivision. It is anticipated that the access points will continue to be used for any future development on the subject property.

CLI Soil Rating

The soil on the property is rated 2c. Class 2 soils have moderate limitations restricting crop range or required moderate conservation practices. Subclass C denotes adverse climate (excluding precipitation).

Comments & Observations

Applicant

The subject property is currently occupied by the owners and some of the current land uses do not conform to current zoning regulations (the storage/office building in the middle that is located on the portion of the parcel that is currently zoned for civic use). The property owners intend to expand their

warehousing services on proposed Lot 1, and a new warehouse and storage facility are proposed. There are no new developments for proposed Lot 2 and Lot 3.

Agricultural Land Reserve (ALR)

The subject property is outside the ALR.

Official Community Plan (OCP)

Pursuant to *PRRD South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012*, the property is designated Light Industrial (LI) and Civic, Assembly and Institutional (CIVIC). Section 8.2.1(a) states industrial uses including warehousing establishments are principal uses within the LI designation. Section 8.2.1(c) states the minimum parcel size within the LI designation is 0.4 ha when connected to a community sewage system.

Section 9.1.2(a) states community halls are a principal use within the CIVIC designation. Section 9.1.2(c) states the minimum parcel size within the CIVIC designation is 0.2 ha when connected to a community sewage system.

Therefore, the sizes of all three proposed lots are consistent with the OCP, however, an OCP amendment is required to align the OCP boundary with the proposed lot lines to facilitate subdivision.

Land Use Zoning

Pursuant to *PRRD Zoning Bylaw No. 1343, 2001*, the subject property is split-zoned as both I-1 (Light Industrial Zone) and P-2 (Civic, Assembly and Institutional Zone). Section 45.1 states that in the I-1 zone warehousing facilities and mini storage are permitted principal uses and dwelling units are an accessory use. Section 45.2 (ii) states the minimum parcel size within the I-1 zone is 1.8 ha.

Section 52.1 states a community hall as a permitted principal use within the P-2 zone. Section 52.2 states the minimum parcel size 0.1 ha (0.25 ac) when a parcel is connected to a community sewer system.

Therefore, the proposed amendment is required to align the zoning boundary with the proposed lot lines and to allow a minimum parcel size of 0.6 ha (1.5 ac) in the L-1 (Light Industrial Zone) for the subject property to facilitate the proposed subdivision.

Fire Protection Area

The subject area is within the Dawson Creek Rural Fire Protection Area.

Mandatory Building Permit Area

The subject property is within the Mandatory Building Permit Area.

Development Cost Charge Area

The subject property is outside the Development Cost Charge Area.

Impact Analysis

Context

Light Industrial and Civic activities currently practiced on the subject property would remain the same if future development occurs.

Population and Traffic

No significant changes in traffic are anticipated for proposed Lot 2 and Lot 3 should the proposed rezoning be approved. Proposed Lot 3 may have increased vehicle traffic due to the establishment of warehousing facilities.

Sewage & Water

The current buildings on the subject property are connected to the community sewage system. Proposed Lot 1 has access to service at the property line if future development occurs. The applicant uses a cistern for water supply for the current buildings. Proposed Lot 1 would require installation of a cistern if future development occurs.

Comments Received from Municipalities & Provincial Agencies

Ministry of Transportation and Infrastructure

MoTI has no objections to the text amendment and the bylaw does not require MoTI formal approval.

City of Fort St. John

No comments received.

City of Dawson Creek

No comments received.

Northern Health

No comments received.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse application PRRD 19-236 and decline Official Community Plan Amendment Bylaw No. 2400, 2020, to amend the designation of a ± 0.21 ha portion of the property identified as PID 012-325-767 from Civic, Assembly and Institutional (CIVIC) to Light Industrial (LI), and Zoning Amendment Bylaw No. 2401, 2020 to amend the rezoning of the same property identified from Civic, Assembly, and Institutional Zone (P-2) to Light Industrial Zone (I-1), and add a site-specific text amendment to the I-1 (Light Industrial Zone) to allow a minimum parcel size of 0.6 ha for the subject property to facilitate its subdivision into two I-1 (Light Industrial) lots sized 0.9 ha and 0.6 ha, as submitted.
2. 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 agent.

OTHER CONSIDERATION(S):

The Regional Board does not have the option to waive the public hearing on this application. Current direction from the Province under Division 5 of Ministerial Order [M192](#) and subsequently, Bill 19, allows for local governments to conduct public hearings by electronic or other communication facilities, or to hold public hearings electronically, in person, or a combination of both.

To date, Electoral Area Directors have requested the scheduling of public hearings be deferred until in person public hearings are permitted. In person meetings of up to fifty people are permitted, if proper physical distancing and other safety protocols are in place, however, the public cannot be denied entry to a public hearing and there are few venues available that will accommodate fifty people properly physically distanced. Residents would be encouraged to submit comments in writing, and asked to register in advance to attend a public hearing, to allow for advance planning for the anticipated number of guests. (Attendance at public hearings cannot be staggered in the same way that staff have been managing public attendance at Board meetings as the intent of a public hearing is to allow all attendees a chance to be heard, and to hear submissions from others.) This file would be on hold until either a safety plan allowing an in person or hybrid (ie: livestreamed to allow participation in the entire hearing by any interested member of the public, with provision for either audio or video participation electronically) public hearing could be implemented. There is currently one file in Area C and two files in Area D on hold pending a public hearing.

Attachments:

1. Maps
2. Application
3. Referral responses from agencies
4. Director comments
5. Section 8.2.1 - 9.1.2(c) of PRRD South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012
6. Section 45.1 – 45.2 (i), and 52.1 – 52.2(b) of PRRD Zoning Bylaw No. 1343, 2001
7. Draft Official Community Plan Amendment Bylaw No. 2400, 2020
8. Draft Zoning Amendment Bylaw No. 2401, 2020



Ministry of
Transportation
and Infrastructure

Our file: 2020-03391

Your file: 19-236

Date: July 22, 2020

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

Attn: Michael Blatz

The Ministry of Transportation and Infrastructure (Ministry) has received and reviewed your referral of July 16, 2020 to amend the designation of a \pm 0.21 ha (0.52 ac) portion of the subject property (Proposed Lot 2) from Civic, Assembly and Institutional (CIVIC) to Light Industrial (LI) within PRRD South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012 and rezone the same portion of the subject property from P-2 (Civic, Assembly and Institutional Zone) to I-1 (Light Industrial Zone) within PRRD Zoning Bylaw No. 1343, 2001.

The property does not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Infrastructure formal approval.

The Ministry has no objections to the text amendment.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact Kristy Prothman at 250-787-3859.

Sincerely,



Kristy Prothman,
Senior Development Services Officer

Ministry of
Transportation and
Infrastructure

Peace District

Mailing Address:
District Office Address:
#300, 10003 - 110th Avenue
Fort St John, BC V1J 6M7
Telephone: (250) 787-3237
Facsimile: (250) 787-3279

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

INTRODUCTION TO PROPOSAL

Bylaw No.: Zoning Amendment Bylaw No. 2402, 2020

Property Location: Lot 1 of Section 14 Township 78 Range 17 W6M PRD, Plan 23079, except Plan 26098

4642 208 Road

Proposal:

To amend the zoning of the subject property from R-6 (Residential 6 Zone) to R-4 (Residential 4 Zone) under PRRD Zoning Bylaw No. 1343, 2001, to allow the subject property to be subdivided into two lots.

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2402, 2020

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. 2402, 2020."
2. Schedule B – Map 6 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 1, Section 14, Township 78, Range 17, W6M, PRD, Plan 23079, except Plan 26098, from R-6 "Residential 6 Zone" to R-4 "Residential 4 Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	<u>12th</u>	day of	<u>March</u>	, 2020.
READ A SECOND TIME THIS	<u>12th</u>	day of	<u>March</u>	, 2020.
Notification mailed on the	<u>8th</u>	day of	<u>March</u>	, 2021.
Notification published on the	<u>11th and 18th</u>	day of	<u>March</u>	, 2021.
Public Hearing held on the	<u> </u>	day of	<u> </u>	, 2021.
Ministry of Transportation approval received this	<u> </u>	day of	<u> </u>	, 2021.
READ A THIRD TIME THIS	<u> </u>	day of	<u> </u>	, 2021.
ADOPTED THIS	<u> </u>	day of	<u> </u>	, 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. 2402, 2020,
as adopted by the Peace River Regional District
Board on _____, 20____.

Corporate Officer

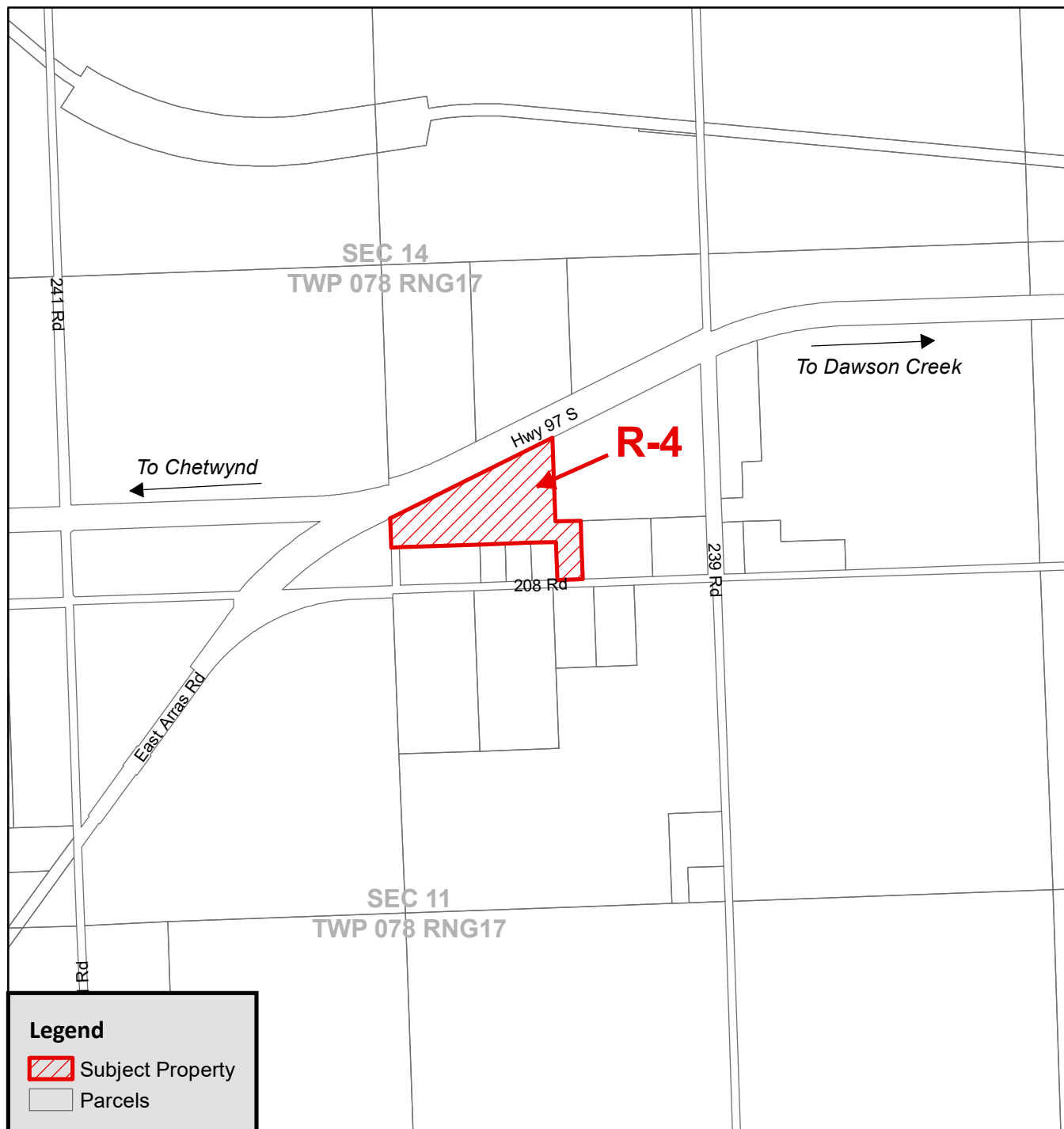


Peace River Regional District
Bylaw No. 2402, 2020
SCHEDULE "A"



1:15,000

Schedule B - Map 6 of "Peace River Regional District Zoning Bylaw 1343, 2001" is hereby amended by rezoning Lot 1, Section 14, Township 78, Range 17, W6M, PRD, Plan 23079, except Plan 26098, **from R-6 "Residential 6 Zone" to R-4 "Residential 4 Zone"** as shown on the drawing below:



SUMMARY OF APPLICATION PROCEDURE

The PRRD received the application.	December 16, 2019
The PRRD referred the application and proposed Zoning Amendment Bylaw No. 2402, 2020 to municipalities and provincial agencies.	January 29, 2020
The PRRD Board read the bylaw for the 1 st & 2 nd time and authorized the public hearing.	February 26, 2020
COVID -19 Public Health Orders re: public hearings and gatherings delayed public hearing.	March 2020 – December 2020
The PRRD mailed notification of the public hearing to landowners within the notification area.	March 8, 2021 2021
The PRRD advertised the public notification in Dawson Creek Mirror.	March 11 & 18, 2021



REPORT

To: Chair and Directors

Date: February 26, 2020

From: Tyra Henderson, Corporate Officer

Subject: Zoning Amendment Bylaw No. 2402, 2020, PRRD File No. 20-003 ZN

RECOMMENDATION: [All Directors - Unweighted]

That the Regional Board give Zoning Amendment Bylaw No. 2402, 2020, to rezone the property identified as PID 006-487-033 from R-6 (Residential 6 Zone) to R-4 (Residential 4 Zone), first and second readings; further,

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

BACKGROUND/RATIONALE:**Proposal**

To amend the zoning of the subject property from R-6 (Residential 6 Zone) to R-4 (Residential 4 Zone) under *PRRD Zoning Bylaw No. 1343, 2001*, to allow the subject property to be subdivided into two lots.

File Details

Owners: Shayne McNary
Area: Electoral Area D
Location: Arras
Legal: Lot 1 of Section 14 Township 78 Range 17 W6M PRD, Plan 23079, except Plan 26098
PID: 006-487-033
Civic Address: 4642 208 Road
Lot Size: 7.8 ha (19.4 ac)

Site Context

The subject property is located within the rural community of Devereaux. The direct surrounding area consists of smaller rural residential lots and the Devereaux School that is east of the subject property. Hart Highway (97S) is directly north of the subject property.

Site FeaturesLand

Based on aerial photos, it appears that a large portion of the subject property is tree-covered. The southeast portion of the subject property is developed for residential use.

Structures

There is a dwelling and a shop on the subject property.

Access

The subject property is accessed via 208 Road (Old Hart Highway).

Staff Initials: KC

Dept. Head:

CAO: 

Page 1 of 3

CLI Soil Rating

Soil on the property is rated 3⁶x4⁴. Class 3 soils have moderately severe limitations that restrict the range of crops or require special conservation practices. Class 4 have severe limitations that restrict the range of crops or require special conservation practices. Subclass t denotes topography. Subclass X comprises of soils having a limitation resulting from the cumulative effect of two or more adverse characteristics.

Comments & Observations**Applicant**

The subject property is used for residential purposes. The applicant intends to subdivide the property into two lots.

Agricultural Land Reserve (ALR)

The subject property is within the ALR and is therefore subject to the provisions of the *Agriculture Land Commission Act*. The applicant has received conditional approval from the ALC (Resolution # 152/2019).

Official Community Plan

Pursuant to *PRRD South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012*, the subject property is designated Rural Community (RC). Section 6.2.2 Policy a states that the principal uses of land be limited to residential, agriculture, commercial, light industrial, civic, assembly and institutional. Parcels within this designation should have a minimal parcel size of 1.6 ha (4 acres), unless the lands are connected to a sewer system which then could be smaller.

Therefore, the proposed use and size of the subject property is consistent with the OCP.

Land Use Zoning

Pursuant to *PRRD Zoning Bylaw No. 1343, 2001*, the subject property is zoned R-6 (Residential 6 Zone). Development of residential lots smaller than 8 ha is not permitted in the R-6 zone. The applicant is applying to rezone the subject property to R-4 (Residential 4 Zone), which has a 1.7 ha (4.5 ac) minimum parcel size. The proposed subdivision is for residential lots and would be permitted in the R-4 zone.

Fire Protection Area

The subject property is within the Arras Fire Protection Area.

Mandatory Building Permit Area

The subject property is outside the Mandatory Building Permit Area.

Development Cost Charge Area

The subject property is outside the Development Cost Charge Area.

Impact Analysis**Context**

The proposed rezoning and subdivision would result in one new residential parcel. The proposed land use and parcel sizes are consistent with those parcels surrounding the subject property.

Population & Traffic

There may be a slight increase of traffic and population should the proposed rezoning amendment be approved and the proposed second lot is developed for residential use.

Sewage & Water

The applicant presently uses a lagoon for the residential use. Any new residential development would be serviced by a lagoon or a mound system. The applicant uses a cistern for water supply.

Comments Received from Municipalities & Provincial AgenciesFort St. John

Interests unaffected.

MoTI

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, with a condition that there be no direct access to the John Hart Highway 97S and all access is to be via 208 Road (Old Hart Highway).

The Ministry has not received a conventional subdivision application from the owner to subdivide the subject lot as shown in this referral package. The proposed subdivision lot layout as submitted is not guaranteed as it is dependent on review and approval by the Provincial Approving Officer – conditions of subdivision have not been determined.

Comments Received from Public

One email from the public was received on February 24, 2020, expressing concern that subdivision might affect drainage on neighbouring properties (see attached email).

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse Zoning Amendment Bylaw No. 2402, 2020, to permit rezoning of the property identified as PID 006-487-033 as submitted.
2. That the Regional Board give Zoning Amendment Bylaw No. 2402, 2020, to rezone the property identified as PID 006-487-033 from R-6 (Residential 6 Zone) to R-4 (Residential 2 Zone) first and second readings; further, that a Public Hearing, delegated to the Area D Director be held pursuant to the *Local Government Act* Section 464(1) and public notification be issued pursuant to the *Local Government Act* Section 466.
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):

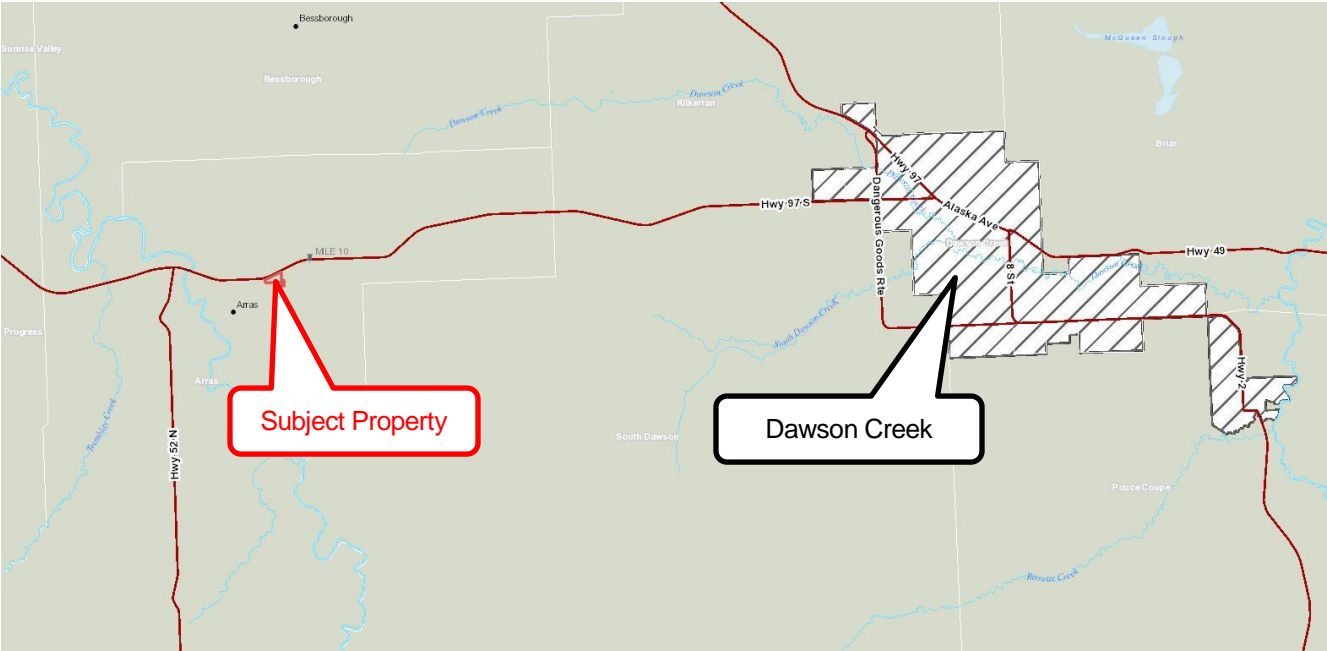
The Regional Board's decision will be communicated to the applicant.

OTHER CONSIDERATION(S):

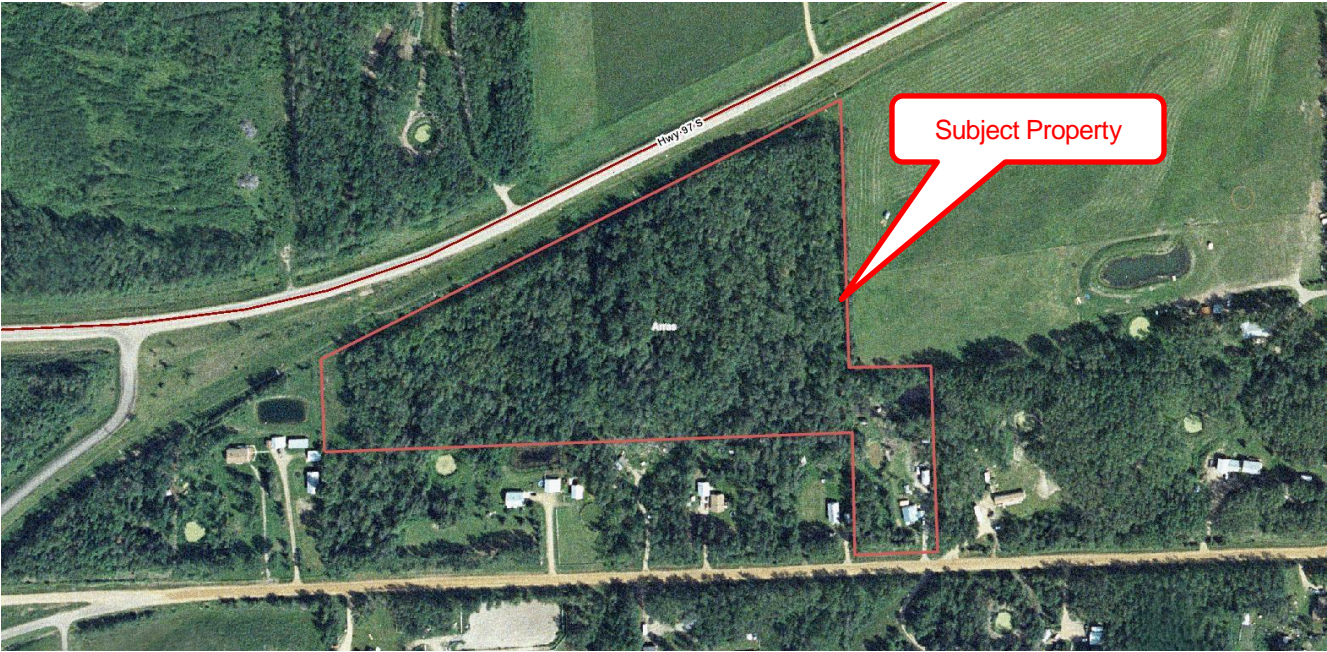
Attachments:

1. Maps
2. Application
3. Referral responses from agencies and Electoral Area D Director,
4. Comment received from Public
5. Section 37 of *PRRD Zoning Bylaw No. 1343, 2001*
6. Draft Bylaw No 2402, 2020

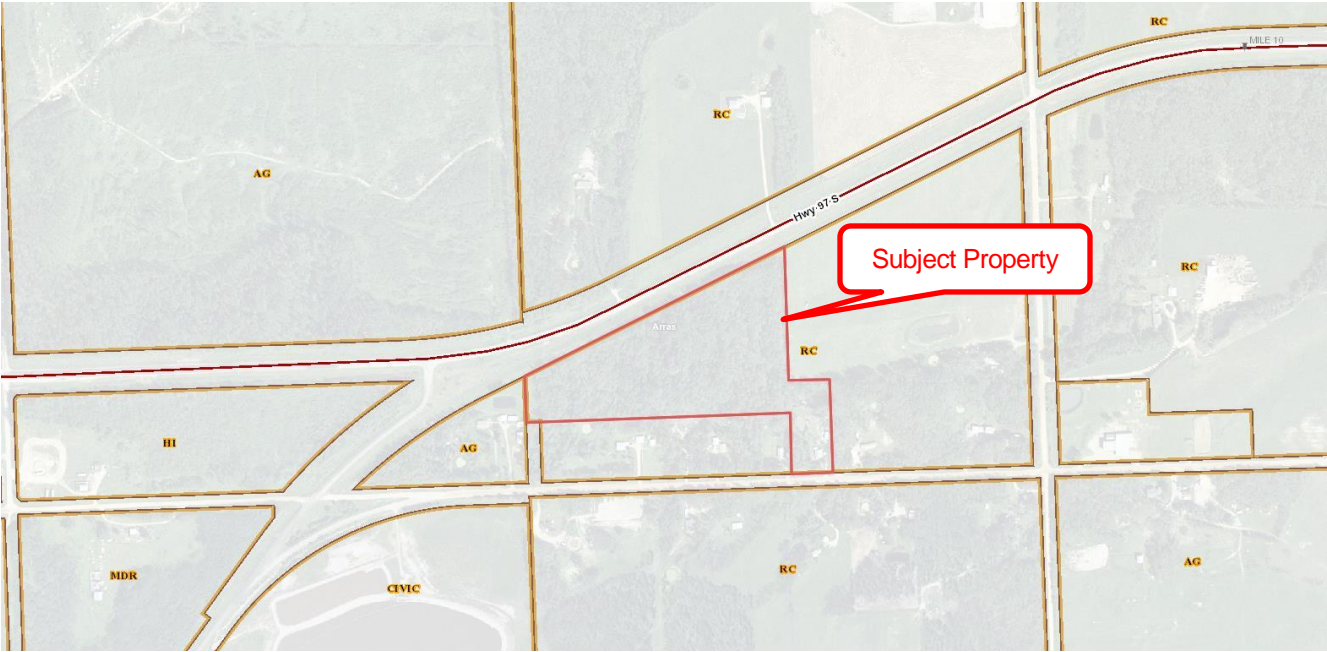
Context Photo



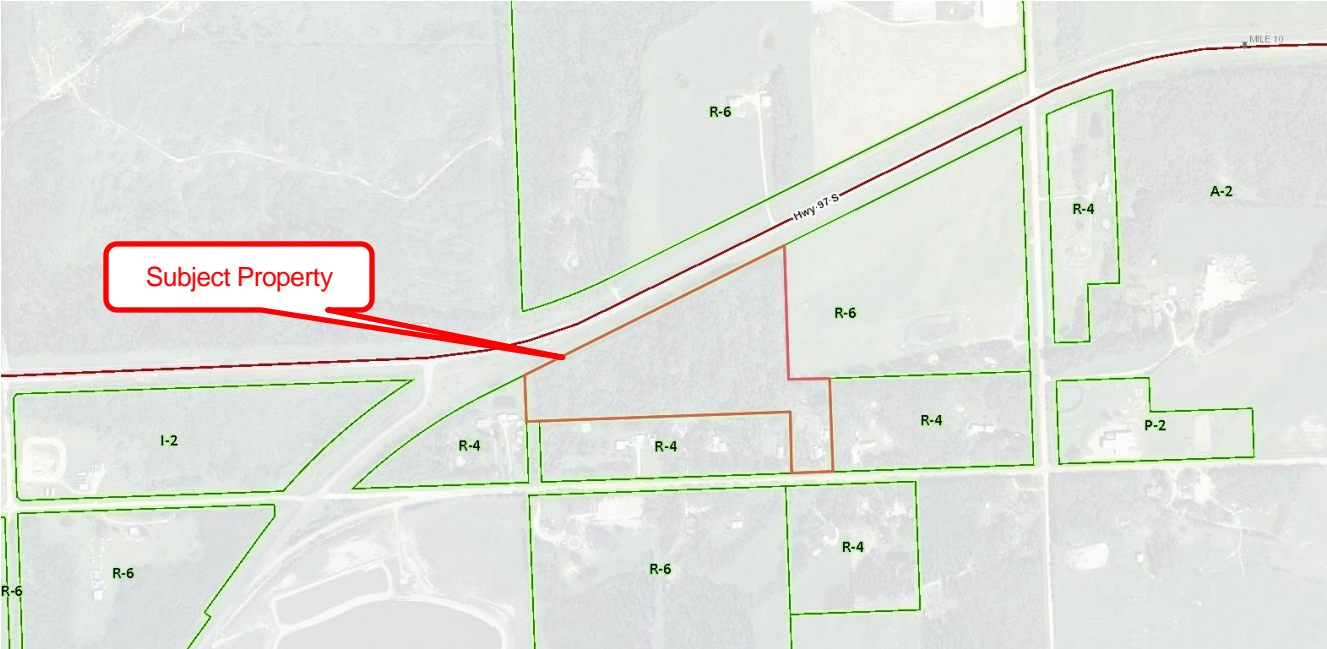
Air Photo:



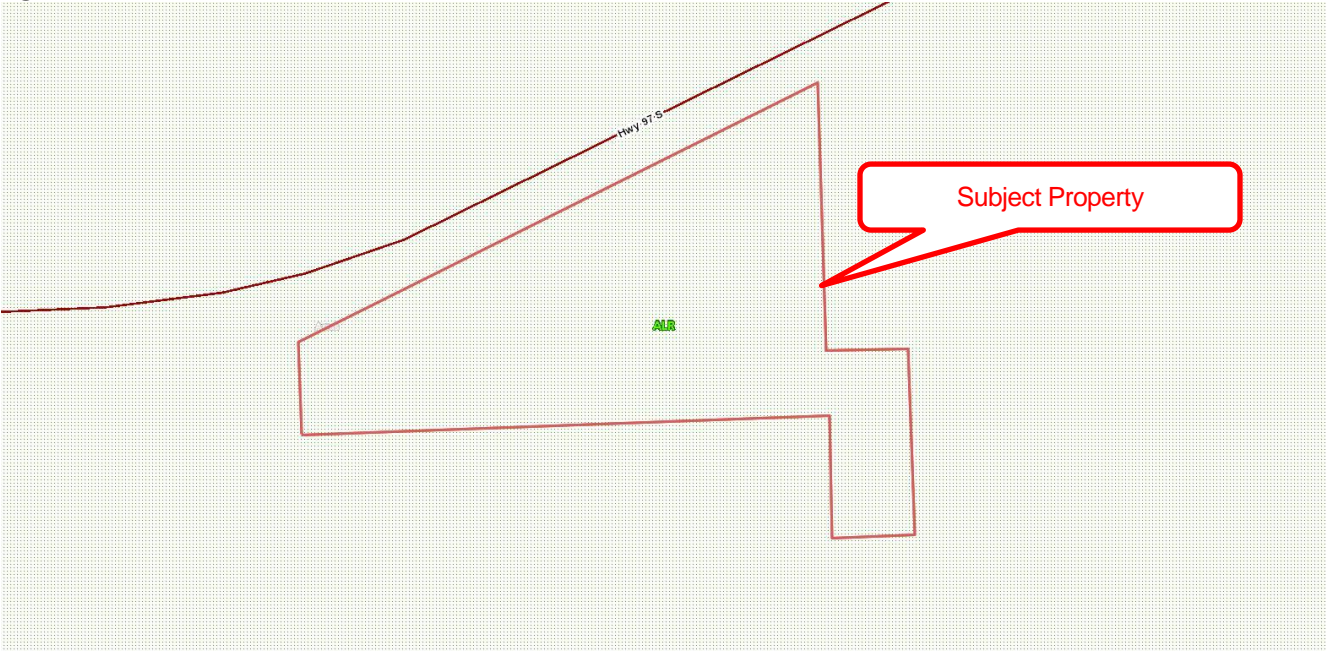
Peace River Regional District South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012 (Rural Community)



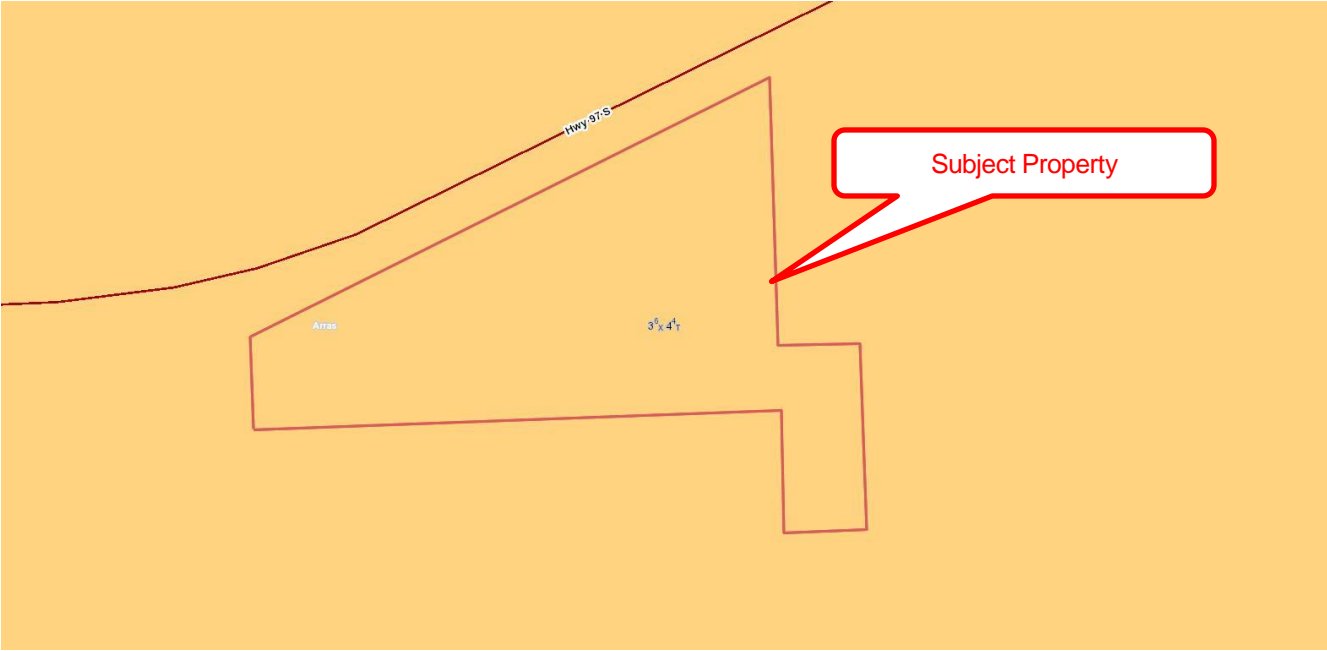
Peace River Regional District Zoning Bylaw No. 1343, 2001 R-6 (Residential 6 Zone)



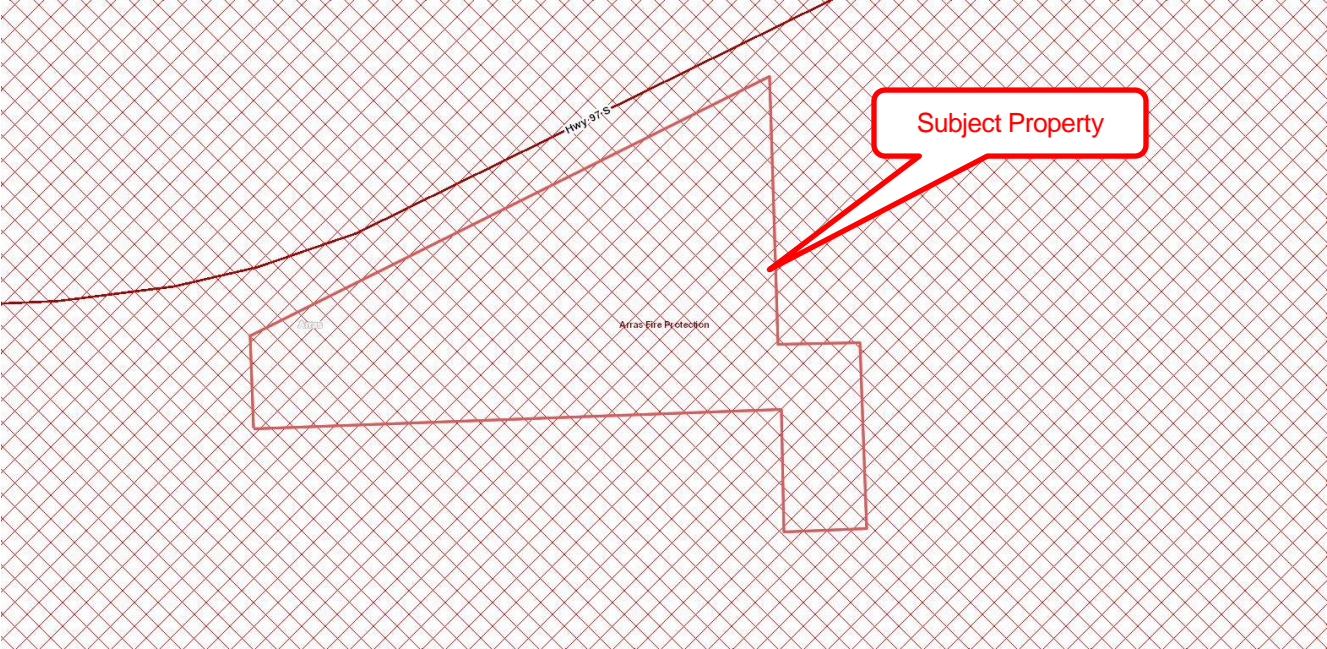
Agricultural Land Reserve



Soil Classification (3⁶x4⁴_t)



Fire Protection Area





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 100TH 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

	FEE
<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 Shayne McNary	Authorized Agent of Owner (if applicable) Tryon Land Surveying Ltd (Nathan Mahon)
Address of Owner [REDACTED]	Address of Agent [REDACTED]
City/Town/Village [REDACTED]	City/Town/Village [REDACTED]
Postal Code [REDACTED]	Postal Code [REDACTED]
Telephone Number: [REDACTED]	Telephone Number: [REDACTED]
Fax Number:	Fax Number:
E-mail: [REDACTED]	E-mail: [REDACTED]

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
LOT 1 SECTION 14 TOWNSHIP 78 RANGE 17 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 23079, EXCEPT PLAN 26098	7.85 ha./acres
	ha./acres
	ha./acres
	TOTAL AREA 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: 4642 208 RD DAWSON CREEK RURAL

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: R6

Proposed zone: R2

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:

Currently used for residential purposes. There is a house and a shop on the property.

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

(a) North Agricultural

(b) East Agricultural

(c) South Residential

(d) West Residential

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

Our proposal is to subdivide the subject lot into two smaller lots. Proposed Lot A will be 5.97 ha in size and

Proposed Lot B will be 1.88 ha in size. Both lots are smaller than the current zoning designation allows.

Because of this we are applying to have the lot rezoned.

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

We have received preliminary subdivision approval from the Agricultural Land Commission.

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

The existing house on Proposed Lot B is serviced by a lagoon. A new dwelling on Proposed Lot A will be serviced by a lagoon or mound system

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

Cistern

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



Date signed

Signature of Owner

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		<i>Shayne McNary</i>			
(name)		Tryon Land Surveying Ltd (Nathan Mahon)		to act on my/our behalf regarding this	
application.		10201 17 Street Dawson Creek V1G 4C3			
Agent address:		10201 17 Street Dawson Creek V1G 4C3			
Telephone: 250 782 5868		Fax:		Email: nmahon@tryongroup.ca	
Signature of Owner:				Date: <i>Jan 29 2020</i>	
Signature of Owner:				Date:	

Archived: Monday, February 3, 2020 2:21:13 PM
From: [Nathan Mahon](#)
Sent: Monday, February 3, 2020 2:18:43 PM
To: Kole Casey
Subject: RE: Triage review for PRRD application # 20-003 ZN
Sensitivity: Normal

CAUTION: This email originated from outside of the organization.

Yes please change the application to Rezoning from R6 to R4.

Thanks,

Nathan Mahon BSc., LST
Geomatics Projects Lead



Professional Land Surveyors & Engineers
10201 17th Street, Dawson Creek, BC V1G 4C3
o: 250-782-5868 | c: 250-784-8952 | w: tryongroup.ca
e: nmahon@tryongroup.ca
[Engineering / Surveying / Material Testing / Line Locating](#)

From: [Kole Casey](#) <Kole.Casey@prrd.bc.ca>
Sent: February-03-20 2:11 PM
To: Nathan Mahon <nmahon@tryongroup.ca>
Cc: PRRD_Internal <prrd.internal@prrd.bc.ca>
Subject: RE: Triage review for PRRD application # 20-003 ZN

Hi Nathan,

We have just started on the application so we can change it if you want? Do you want the change the application to change the parcel from R-6 to R-4 instead of R-2?

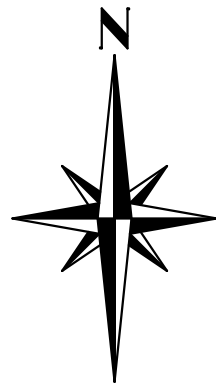
From: Nathan Mahon <nmahon@tryongroup.ca>
Sent: Monday, February 3, 2020 2:03 PM
To: Kole Casey <Kole.Casey@prrd.bc.ca>
Subject: RE: Triage review for PRRD application # 20-003 ZN

CAUTION: This email originated from outside of the organization.

Hi Kole,

R4 might be better if we can change it.

Thanks,



JOHN HART HIGHWAY PLAN H572

454.418 R/W PLAN EPP50557

LOT A
PLAN
26098

REMAINDER
LOT 1
PLAN 23079

LOT A
AREA = 5.97 ha.

LOT B
AREA = 1.88 ha.

PART SW 1/4
SECTION 14
LYING SE OF
PLAN H572

ROAD

LOT 1
PLAN
19085

LOT D
PLAN
17173

LOT C
PLAN
17173

LOT B
PLAN
17173

R/W PLANS A970 & PGP33951

REMAINDER
PARCEL B
(PLAN B7515)

LOT 1
PLAN
PGP36978

208 ROAD



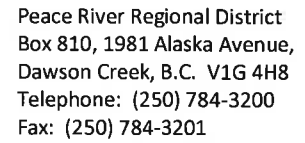
TRYON FILE: 2018-0037

PROPOSED SUBDIVISION OF LOT 1
SECTION 14 TOWNSHIP 78 RANGE 17 W6M
PEACE RIVER DISTRICT PLAN 23079,
EXCEPT PLAN 26098

SHAYNE McNARY

Tryon Land Surveying Ltd.
Dawson Creek 250-782-5868
Fort St John 250-262-0031
www.tryongroup.ca







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

Attention: Kole Casey, South Peace Land Use Planner

The Ministry of Transportation and Infrastructure (Ministry) has received and reviewed your referral dated February 4, 2020 to rezone the property from R-6 (Residential 6) zone to R-4 (Residential 4). 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 however we have the following conditions that must be satisfied prior to final approval and signature:

1. The subject lot fronts on a Controlled Access (CA) Highway. For protection of the Highway corridor and the safety of the travelling public, private accesses are permitted only at the discretion of the Ministry. CA Highways carry stringent requirements for access, with a preference for alternative access. No direct access to the John Hart Highway 97S is supported from the subject lot. All access is to be via the side road network 208 Road (Old Hart Highway).

The ministry has not received a conventional subdivision application from the owner to subdivide the subject lot as shown in this referral package. The proposed subdivision lot layout as submitted is not guaranteed as it is dependent on review and approval by the Provincial Approving Officer – conditions of subdivision have not been determined.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at (778) 576-1114 or by email at Beth.Bahm@gov.bc.ca.

Sincerely,

Beth Bahm, Development Officer Peace District



PEACE RIVER REGIONAL DISTRICT

Memorandum

TO: Leonard Hiebert, Director of Electoral Area D
FROM: Development Services Department
DATE: February 4, 2020
RE: **Application for Zoning Amendment Bylaw No. 2402, 2020, (PRRD File 20-003 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 bylaw 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.

COMMENTS

Response requested by February 18, 2020

No comment ☐

Hello,
I support the application to rezone from R-6 to R-4.

Leonard Hiebert

Director/Municipality

February 4, 2020

Date

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) 785-1192 Email: prrd.fsj@prrd.bc.ca

Jacqueline Burton

From: [REDACTED] <[REDACTED]>
Sent: Monday, February 24, 2020 5:08 PM
To: Planning Department
Subject: Comments/concerns development application File #ZN20-003

CAUTION: This email originated from outside of the organization.

This letter is in regards to File #ZN20-003, Tryon Land Surveying Ltd. as agent for Shayne McNary.

We are the owners of the property abutting the McNary property on the west side. We have lived at this location since the year 2000. We do have some concerns with any additional development on the McNary property. Our concerns are with the water flow through the property during spring run-off and larger rainfall events. A large volume of water flows through this property as it is the main drainage pathway for a large area of land north and south of Hwy 97. In my view, very particular attention needs to be paid to the way water will be directed on the McNary property so as to not negatively impact the neighboring properties to the south and west.

Approximately 4 years ago a rough access road was put in from the 208 Road and at that time the direction of the flow of water on the McNary property was changed and has caused flooding issues to at least three neighboring properties, including our own.

I am not necessarily against the subdivision of the McNary property, but want to ensure that any development on the land does not create water issues on my own property.

I believe there may be a simple solution to this problem with a redirection of water on the north side of Hwy 97, which would direct water further west instead of south into the McNary property and this residential area.

Thank you,

[REDACTED]

[Report as Spam](#)
[Report as Phish/Fraud](#)
[Report as Not Spam](#)
[Forget previous vote](#)



PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

SECTION 37 R-4 (Residential 4 Zone - 1.8 ha)

1. Permitted Uses

The following PRINCIPAL USES and no others are permitted in a R-4 zone subject to Part IV of this bylaw and subject to Sub-Section 2 of this Section 37;

- (a) DWELLING UNIT(S);
- (b) TWO FAMILY DWELLING;
- (c) Market garden;
- (d) AGRICULTURE;

The following ACCESSORY uses and no others are permitted in a R-4 zone, subject to Part IV of this bylaw and Sub-Section 2 of this Section 37:

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

2. Regulations

Minimum Parcel Size

- (a) The minimum parcel size is 1.8 hectares (4.5 acres).

Exceptions to the minimum parcel size as follows:

- i) "a portion of the North ½ of Section 35, Township 83, Range 19, W6M, PRD, for which the minimum parcel size is 1.6 ha (4.0 acres), in order to accommodate the subdivision of a portion of the property into 10 lots of 1.6 ha (4.0 acres)." [Bylaw No. 2025, 2012]
- ii) a 0.3 ha (0.74 acre) portion of the Northwest ¼ of Section 1, Township 84, Range 18, W6M, PRD for which the minimum parcel size shall not be less than 0.3 ha (0.74 acres). [Bylaw No. 2116, 2014]
- iii) Lot A, District Lot 418, Township 83, Range 18, W6M, PRD, Plan EPP14982, for which the minimum parcel size shall not be less than 1.1 ha (2.8 acres). [Bylaw No. 2149, 2014]
- iv) Lot A, Section 26, Township 83, Range 18, W6M, PRD, Plan PGP24062, for which the minimum parcel size shall not be less than 1.6 ha. (4.0 acres). [Bylaw No. 2183, 2015]
- v) Northeast ¼ of Section 33, Township 84, Range 20, W6M, PRD except firstly Parcel A (F7668); secondly Plan 20712; and thirdly Plan BCP16012, for which the minimum parcel size is 1.6 ha. (4.0 acres). [Bylaw No. 1950, 2011]
- vi) Lot 3, Section 24, Township 26, Plan 26246, shall not be less than 1.25 ha (3.1 acres). [Bylaw No. 2320, 2018]



PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

SECTION 37 R-4 (Residential 4 Zone - 1.8 ha) continued

Number and type of DWELLING UNIT(S)

- (b) One SINGLE FAMILY DWELLING is permitted on a parcel less than 3.6 hectares (9 acres) in size;
- (c) Two SINGLE FAMILY DWELLINGS or a TWO FAMILY DWELLING is permitted on a parcel 3.6 hectares (9 acres) or larger, but not both;
- (d) One TEMPORARY ADDITIONAL DWELLING, is permitted on a parcel 0.9 hectares (2.2 acres) and larger

Height

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

Setbacks

- (f) Except as otherwise permitted in this bylaw, no 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.

Agriculture

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

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

- (i) 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.



PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

SECTION 37 R-4 (Residential 4 Zone - 1.8 ha) Continued

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.

Additional Uses

- (j) The following additional **ACCESSORY** use is permitted on lands legally described as:
- i) Lot 7, Plan 11345, Southwest 1/4, Section 1, Township 84, Range 18, W6M, PRD
Community Care Facility: to provide shelter for chemical and alcohol rehabilitation services for a maximum of twelve (12) clients and staff. [Bylaw No. 1595, 2005].

**PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2402, 2020**

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. 2402, 2020."
2. Schedule B – Map 6 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 1, Section 14, Township 78, Range 17, W6M, PRD, Plan 23079, except Plan 26098, from R-6 "Residential 6 Zone" to R-4 "Residential 4 Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	_____	day of _____	, 2020.
READ A SECOND TIME THIS	_____	day of _____	, 2020.
Public Notification mailed on the	_____	day of _____	, 2020.
Public Notification advertised on the	_____	day of _____	, 2020.
Ministry of Transportation approval received this	_____	day of _____	, 2020.
READ A THIRD TIME THIS	_____	day of _____	, 2020.
ADOPTED THIS	_____	day of _____	, 2020.

(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. 2402, 2020,
as adopted by the Peace River Regional District
Board on _____, 20____.

Corporate Officer

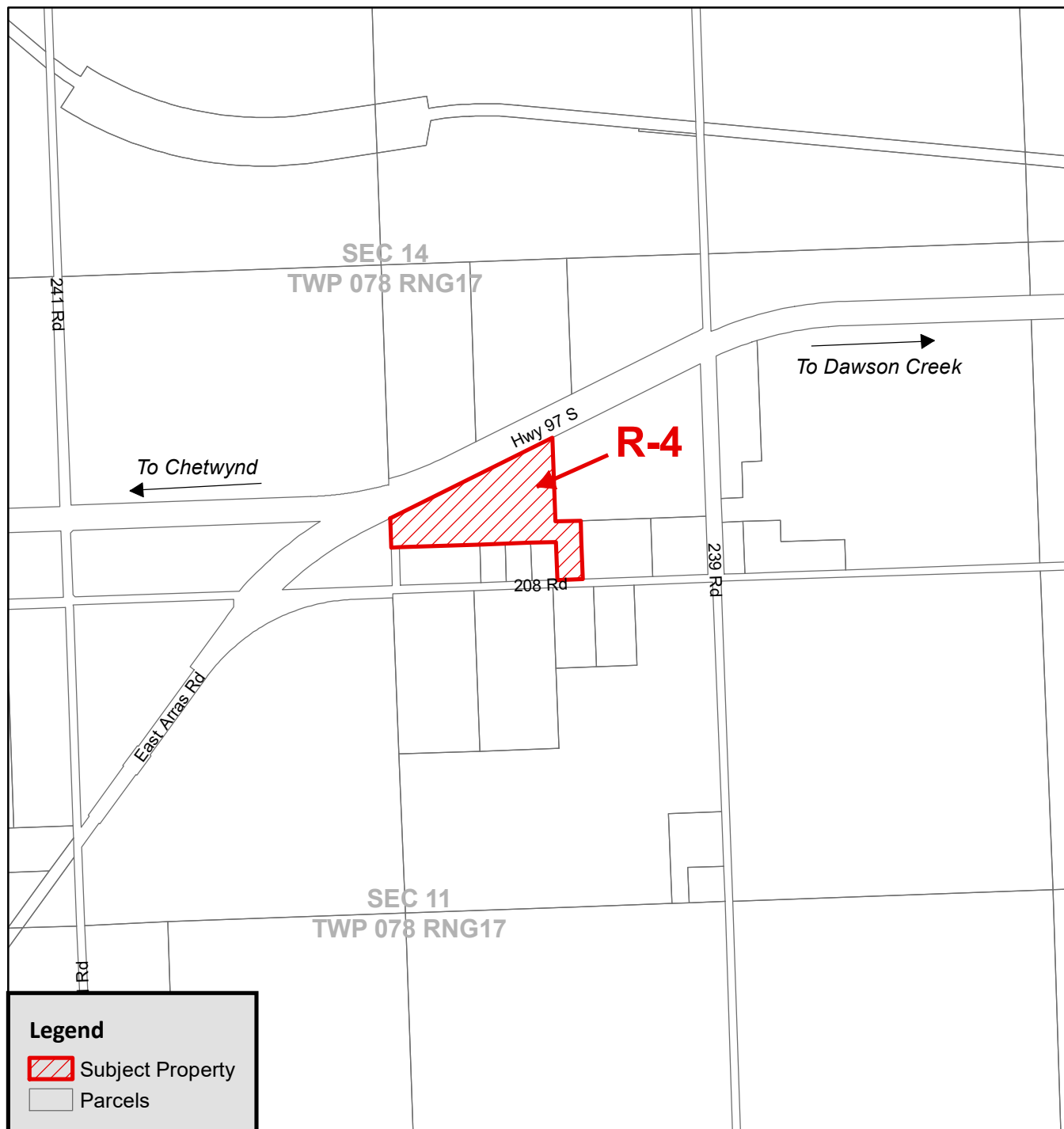


Peace River Regional District
Bylaw No. 2402, 2020
SCHEDULE "A"



1:15,000

Schedule B - Map 6 of "Peace River Regional District Zoning Bylaw 1343, 2001" is hereby amended by rezoning Lot 1, Section 14, Township 78, Range 17, W6M, PRD, Plan 23079, except Plan 26098, **from R-6 "Residential 6 Zone" to R-4 "Residential 4 Zone"** as shown on the drawing below:



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Ministry of
Transportation
and Infrastructure

Our file: 2020-00604
Your file: PRRD File # 20-003 ZN
Date: February 21, 2020

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

Attention: Kole Casey, South Peace Land Use Planner

The Ministry of Transportation and Infrastructure (Ministry) has received and reviewed your referral dated February 4, 2020 to rezone the property from R-6 (Residential 6) zone to R-4 (Residential 4). The proposal falls within Section 52 of the Transportation Act and will require formal ministry approval and signature.

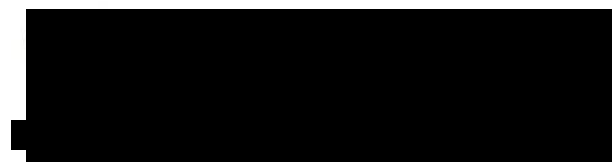
The Ministry is in support of the proposal however we have the following conditions that must be satisfied prior to final approval and signature:

1. The subject lot fronts on a Controlled Access (CA) Highway. For protection of the Highway corridor and the safety of the travelling public, private accesses are permitted only at the discretion of the Ministry. CA Highways carry stringent requirements for access, with a preference for alternative access. No direct access to the John Hart Highway 97S is supported from the subject lot. All access is to be via the side road network 208 Road (Old Hart Highway).

The ministry has not received a conventional subdivision application from the owner to subdivide the subject lot as shown in this referral package. The proposed subdivision lot layout as submitted is not guaranteed as it is dependent on review and approval by the Provincial Approving Officer – conditions of subdivision have not been determined.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at (778) 576-1114 or by email at Beth.Bahm@gov.bc.ca.

Sincerely,



Ministry of
Transportation and
Infrastructure

Peace District

Mailing Address:
District Office Address:
#300, 10003 - 110th Avenue
Fort St John, BC V1J 6M7
Telephone: (250) 787-3237
Facsimile: (250) 787-3279

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

[REDACTED]

From:
Sent:
To:
Subject:

[REDACTED]

CAUTION: This email originated from outside of the organization.

This letter is in regards to File #ZN20-003, Tryon Land Surveying Ltd. as agent for Shayne McNary.

We are the owners of the property abutting the McNary property on the west side. We have lived at this location since the year 2000. We do have some concerns with any additional development on the McNary property. Our concerns are with the water flow through the property during spring run-off and larger rainfall events. A large volume of water flows through this property as it is the main drainage pathway for a large area of land north and south of Hwy 97. In my view, very particular attention needs to be paid to the way water will be directed on the McNary property so as to not negatively impact the neighboring properties to the south and west.

Approximately 4 years ago a rough access road was put in from the 208 Road and at that time the direction of the flow of water on the McNary property was changed and has caused flooding issues to at least three neighboring properties, including our own.

I am not necessarily against the subdivision of the McNary property, but want to ensure that any development on the land does not create water issues on my own property.

I believe there may be a simple solution to this problem with a redirection of water on the north side of Hwy 97, which would direct water further west instead of south into the McNary property and this residential area.

[REDACTED]

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