



# REPORT

To: Chair and Directors

Report Number: DS-BRD-288

From: Ashley Murphey, RPP, MCIP, Planning Services Manager

Date: February 23, 2023

**Subject: OCP & Zoning Amendment Bylaws No. 2512 & 2513, 2023, 1st and 2nd Readings**

**RECOMMENDATION: [Corporate Unweighted – excluding Pouce Coupe]**

That the Regional Board respectfully refuse to give Official Community Plan Amendment Bylaw No. 2512, 2023, to redesignate a ±1.89 hectare portion of the property identified as PID 003-997-651, from Agricultural (Ag) to Rural Residential (RR), first and second reading; and further

That the Regional Board respectfully refuse to give Zoning Amendment Bylaw No. 2513, 2023, to rezone the same ±1.89 hectare portion of the property identified as PID 003-997-651, from Large Agricultural Holdings Zone (A-2) to Residential 4 Zone (R-4), first and second reading, as the proposal is not consistent with the intent of the OCP.

**BACKGROUND/RATIONALE:**

**Proposal**

The applicant is seeking to re-designate a ±1.89 ha portion of a ±53.18 ha parcel from Agricultural (Ag) to Rural Residential (RR) in the North Peace Fringe Area Official Community Plan 2460, 2021, and rezone the same ±1.89 ha portion from Large Agricultural Holdings Zone (A-2) to Residential 4 Zone (R-4) in Zoning Bylaw 1343, 2001, to facilitate a 2 lot subdivision.

**File Details**

Owner: Rachel and Christopher Clemen  
 Agent: Kristofer Wuthrich  
 Area: Electoral Area C  
 Location: Baldonnel  
 Legal: The North West 1/4 of Section 2 Township 84 Range 18 West of the 6th Meridian  
 Peace River District, Except Plans 11108, 12696 and 14261  
 PID: 003-997-651  
 Civic Address: 11075 257 Rd  
 Lot Size: 53.18 ha (131.42 ac)

**Rationale**

The non-support of this proposal is based on the agricultural potential of this property. The PRRD Regional Board recently adopted the NPFA OCP which designated this property, in its entirety, to remain as agricultural. The Class 2c soil rating strongly supports this decision. The applicant’s wish to subdivide this property is in contravention of both the NPFA OCPs goals and policies to protect valuable agricultural land and the PRRD Zoning Bylaw. The applicant was informed of this prior to the purchase of the property.

Furthermore, the NPFA OCP goals and policies concerning the designation of residential land suggest that residential designations will generally be directed toward areas with hard services or that are anticipated to receive hard services and that the PRRD Board will limit the encroachment on agricultural lands. Although the 1.89 ha portion of the property is adjacent to other residential lots, those lots on the north side of Airport Road are not connected to the sewer system as the Airport Subdivision sewer is a collection system that connects to the City of Fort St. John with no ability to increase the number of connections.

### **Site Context**

The subject property is approximately 3 km east of the City of Fort St John and 0.5 km north of the North Peace Airport along the Airport Rd. The property is bordered by agricultural parcels to the west, north, and east, and existing undersized R-3 zoned residential parcels to the south.

### **Site Features**

#### Land

The majority of the property is cleared of trees and is in cultivated fields. The property has a gentle slope north toward the Beaton River.

#### Structures

There is an existing dwelling unit and a small shed near the western property line on the subject property in the portion proposed to be re-designated and rezoned.

#### Sewage & Water

A water cistern and a lagoon serve the existing dwelling unit.

#### Access

The existing dwelling unit is accessed along the 257 Rd, which borders the western edge of the subject property, and there is an existing panhandle access from Airport Road.

#### Official Community Plan (OCP)

The subject property is designated as Agricultural (AG) within the North Peace Fringe Area Official Community Plan 2460, 2021 (OCP). The goals and policies of the OCP that relate to this proposal include the following:

#### *Section 4.1 Land Demands in the North Peace Fringe Area*

Based on BC Assessment, there is over 9,800 ha of vacant residential land consisting of parcels greater than 0.8 ha in size so there would appear to be no need to further designate residential lands to absorb the projected population growth.

#### *Section 4.2 Growth Management - Growth Management Policies*

1. The Peace River Regional District will encourage development in accordance with land use designations as shown in Schedule B to match land demand before considering proposed amendments for re-designating land to other uses. In evaluating proposals the Regional Board will:

- Protect productive agricultural land;
- Lessen interference of non-agricultural uses with agricultural operations

### *Section 4.3 Agricultural Land Reserve - Agricultural Land Reserve Policies*

1. The Peace River Regional District will support the general objective of the Agricultural Land Commission to preserve agriculture land through the policies of this Plan.

### *Section 4.4 Subdivision of Land - Subdivision Policies*

The Regional District may also consider other factors that it believes may be relevant to the assessment of whether the Approving Officer should consider the subdivision to be in the public interest, including but not limited to the following:

1. The extent of the development and its potential effect on the subject property and neighbouring properties including agricultural uses.
2. The agricultural capability and Canada Land Inventory soil classification of the area proposed for subdivision.
4. The ability of the parcel to be an integral part of an existing farm operation, if applicable.

### *Section 5 Agricultural Land Use*

- This Plan aims to protect agricultural land from land use conflicts and encroachment by non-agricultural uses.
- This Official Community Plan aims to ensure agricultural lands are used for food production and other agricultural uses, for the long term.
- Protection of agricultural lands is a key priority for the Peace River Regional District, communities of the North Peace, and the Government of British Columbia.

### *Section 5.1 Agriculture (AG) - Agriculture Land Use Designation Policies*

1. Within the Agriculture designation, the principal uses of land will generally be limited to agriculture, and uses which are compatible or complementary to agriculture.
3. The Peace River Regional District will support the general objectives of the Agricultural Land Commission in preserving the agricultural land base for future food production and food security through the Agriculture land use designation.
6. It is recognized that not all land designated as Agriculture is contained within the Agriculture Land Reserve. The review of development applications on such lands will be based on the broader agriculture goals listed above and the principle of protecting agricultural land for agricultural purposes.
14. The Peace River Regional District will limit the encroachment of development on agricultural lands by directing future growth and development to locate within already developed areas, or those areas that are anticipated to receive hard services in the future.

### *Section 6 Residential Land Use – General Residential Policies*

1. The Peace River Regional District will direct residential development to areas already designated in this Official Community Plan for residential use and generally not support any new land for residential uses through re-designations.

Therefore the proposal to re-designate a ±1.89 ha portion from Agricultural to Rural Residential is not consistent with the goals and policies OCP.

### Land Use Zoning

Pursuant to Zoning Bylaw No. 1343, 2001, the subject property is zoned Large Agricultural Holdings (A-2). Land within this zone may be used primarily for agricultural purposes. The minimum parcel size for an A-2 property is 63 ha (155 ac). The parcel is currently undersized at ±53.18 ha. The proposal would further reduce the parcel size to ±51.38 ha should the proposal proceed.

Pursuant to Zoning Bylaw No. 1343, 2001, two single family dwellings are permitted on an A-2 property over 3.6 ha subject to the *ALC Act* and Regulations. Currently the property has one single family dwelling. The proposed re-zoning of ±1.89 ha of an A-2 property to R-4 in order to facilitate subdivision will increase the permitted density on the remaining Agricultural portion of the property and will therefore reduce the amount of agriculturally viable land.

Therefore, a zoning amendment to rezone a ±1.89 ha portion of A-2 property to R-4 is not supported by the Zoning Bylaw because the remainder A-2 parcel will not meet minimum parcel size requirements for an A-2 property. Additionally the proposal would permit an increase in density and therefore reduce the agricultural productivity of the lands.

### Agricultural Land Reserve (ALR)

The majority of the subject property is within the Agricultural Land Reserve, however; the ±1.89 ha area proposed for re-designation and re-zoning is not within the ALR and therefore the provisions of the *Agricultural Land Commission Act* do not apply. While the proposed area is not within the ALR, it does serve as a home-site location for the larger ALR portion of the property.

### Canada Land Inventory Soil Rating

Mineral soils are rated on a scale of 1 to 7 with Class 1 soils having no significant limitations in use for crops and Class 7 having no capacity for arable culture or permanent pasture. According to the Canada Land Inventory, soils on the subject property are classified as 2c. Class 2 having moderate limitations that restrict the range of crops or require moderate conservation practices. Subclass “c” denotes adverse climate.

### Fire Protection Area

The subject property is within the Fort St John Rural Fire Protection Area.

### Mandatory Building Permit Area

The subject property is within 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.

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

The subject property is within the School District 60 School Site Acquisition Charge Area and the charge must be paid prior to subdivision of the property.

**Impact Analysis****Context**

While there will be little to no expected conflict with the neighbouring properties, if the proposal proceeds, there is likely to be an increase in access roads, dwelling units, accessory buildings, and water and sewer systems that will be in conflict with the agricultural potential of the parcel.

**Population & Traffic**

A small increase in traffic and population is expected if dwellings are constructed on the remaining A-2 parcel.

**Sewage & Water**

No community water or sewer systems are available at this location. Added residential dwellings will require water and sewer systems to be installed on the parcel, further reducing the amount of agriculturally viable land.

**Comments Received from Applicant****Applicant Rationale**

The applicant has stated that, "This proposal is to create an additional residential lot to satisfy consumer demands for rural residential properties in the area. This proposal is not expected to increase the local population or traffic. It will provide one additional rural residential property in line with the current residential lots already directly beside the subject property on 257 Rd. The remaining 51.29 hectares of hayfield and property will remain intact for future residential and agricultural purposes."

**Comments Received from PRRD Departments****PRRD GIS**

No concerns

**PRRD Bylaw Enforcement Officer**

The PRRD does not have an active bylaw enforcement file on this property.

**PRRD Building Inspector**

Interests Unaffected

**Comments Received from Municipalities & Provincial Agencies****Ministry of Agriculture**

See attachment "Ministry of Agriculture Response, PRRD File No. 22-007 OCP ZN"

**Agricultural Land Commission**

In a letter to the PRRD dated December 14, 2022; the ALC stated that it would not support re-zoning nor subdivision of the ALR portion of the property, however; the ALC has no objections to the proposal outside of the ALR.

Pacific Northern Gas

PNG has no concerns with this application.

BC Hydro

No comments.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board give Official Community Plan Amendment Bylaw No. 2512, 2023, to amend the designation of a 1.89 hectare portion of the property identified as PID 003-997-651, from Agricultural (Ag) to Rural Residential (RR), first and second reading; and further

That the Regional Board give Zoning Amendment Bylaw No. 2513, 2023, to rezone the same 1.89 hectare portion of the property identified as PID 003-997-651, from Large Agricultural Holdings Zone (A-2) to Residential 4 Zone (R-4), first and second reading; and further

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

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 applicant.

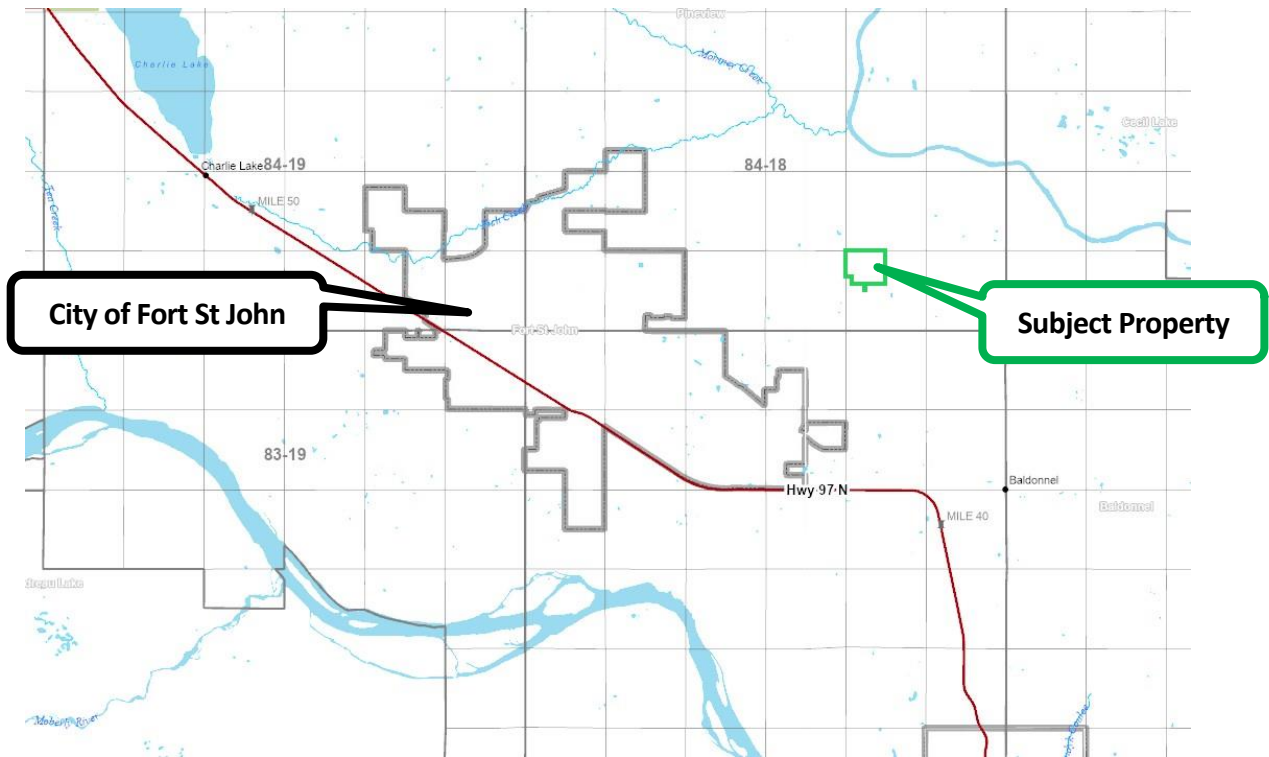
**OTHER CONSIDERATION(S):**

None at this time.

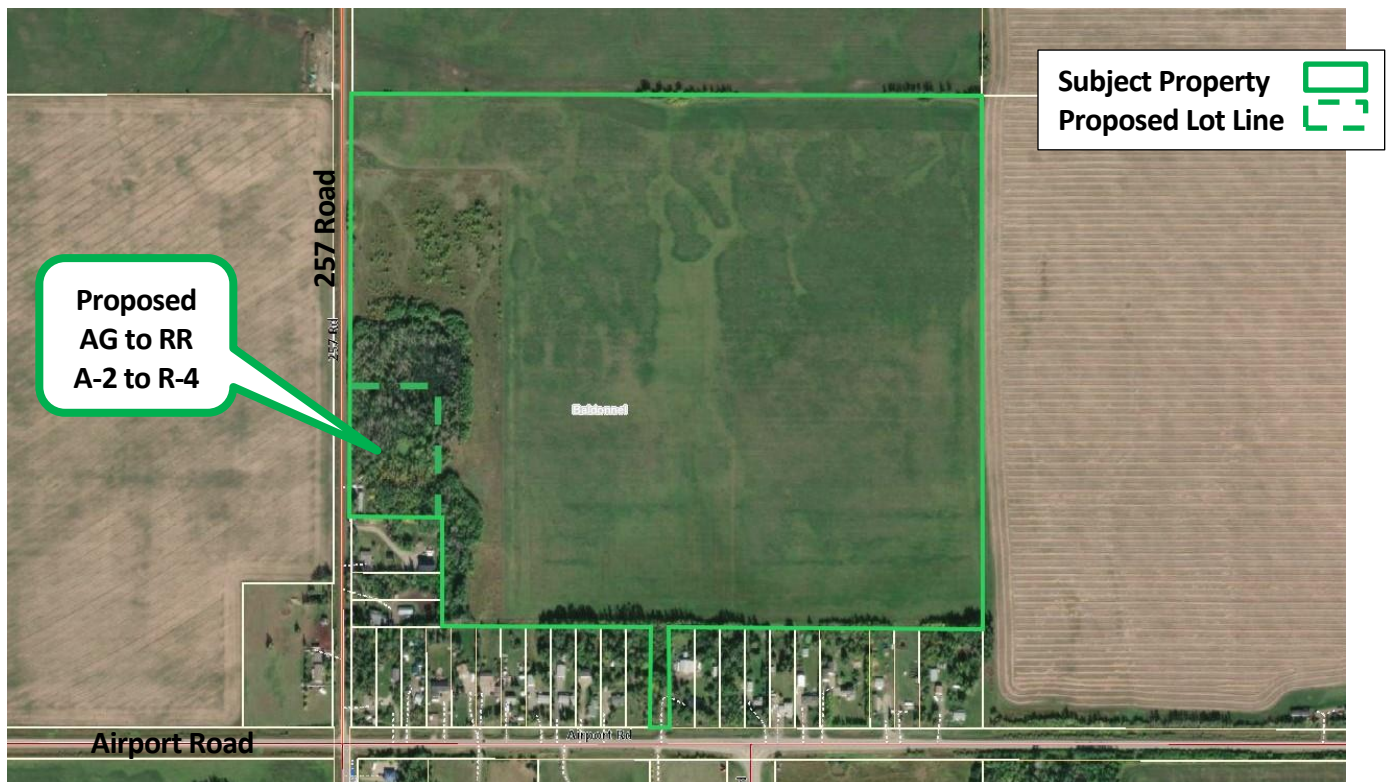
## Attachments:

1. Maps, PRRD File No. 22-007 OCP ZN
2. Application, PRRD File No. 22-007 OCP ZN
3. Ministry of Agriculture Response, PRRD File No. 22-007 OCP ZN
4. Draft Official Community Plan Amendment Bylaw No. 2512, 2023
5. Draft Zoning Amendment Bylaw No. 2513, 2023

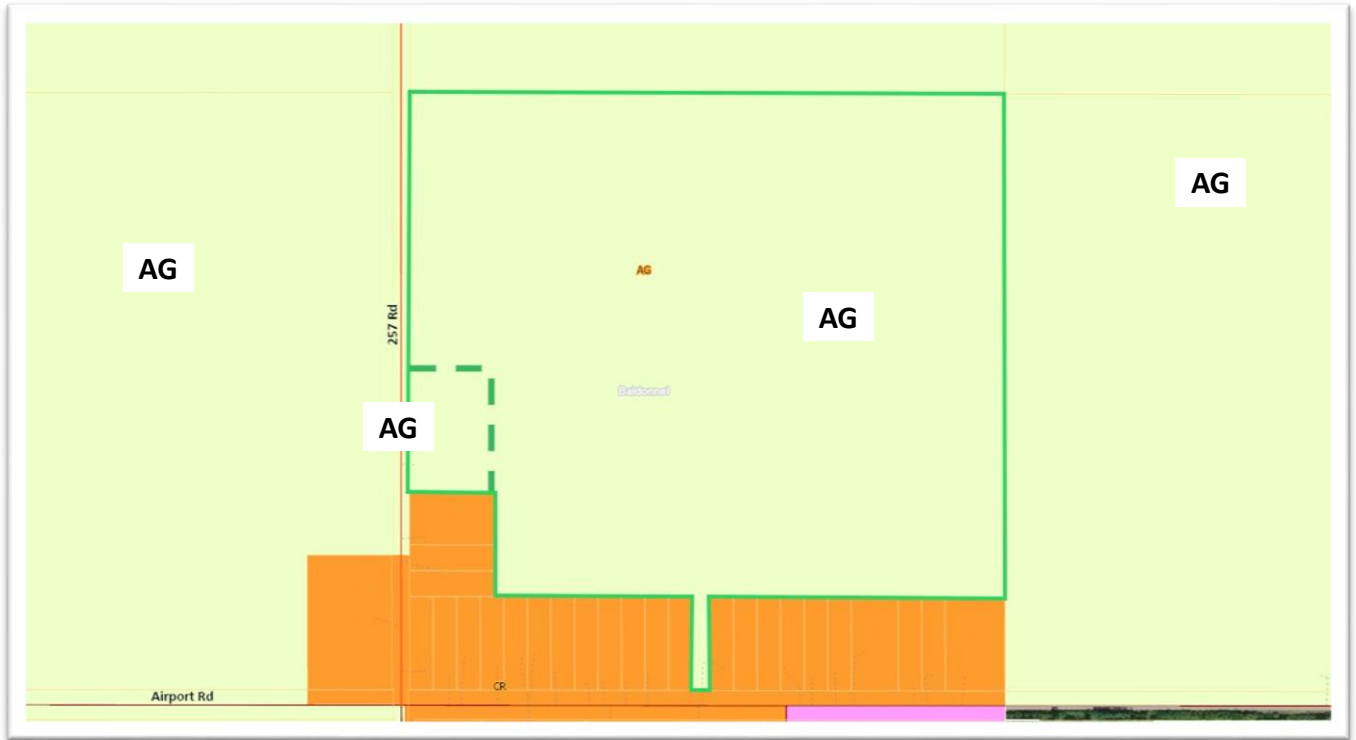
**Location: Baldonnel area**



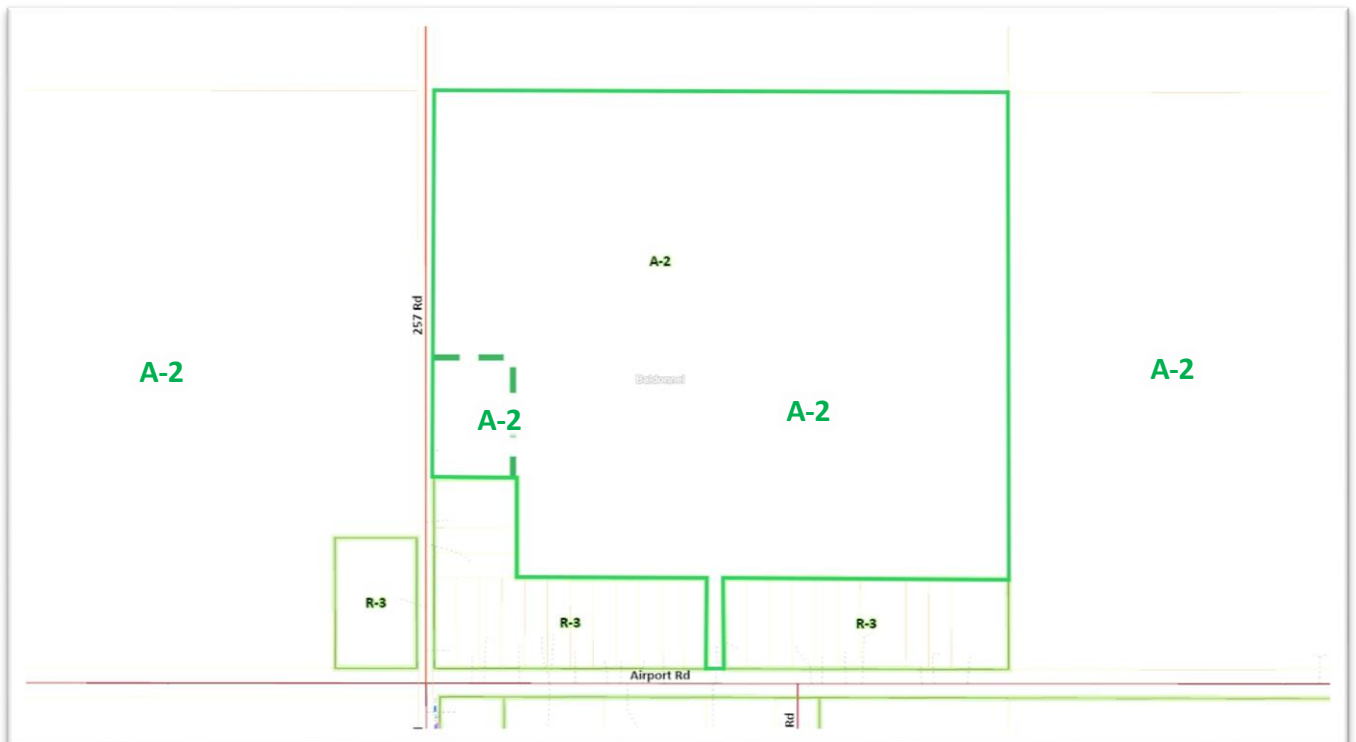
**Aerial imagery**



**North Peace Fringe Area Official Community Plan Bylaw No. 2460, 2021: Agriculture**

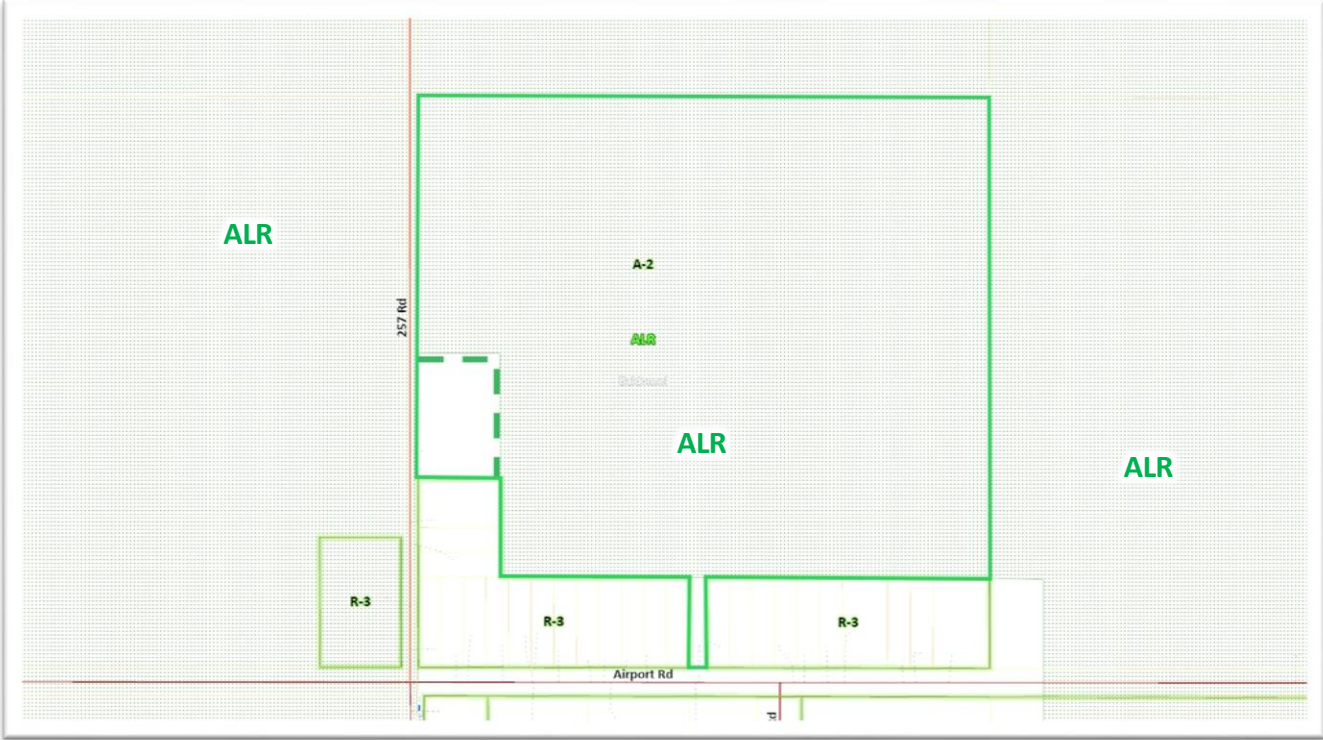


**PRRD Zoning Bylaw No. 1343, 2001: Large Agricultural Holdings Zone (A-2)**

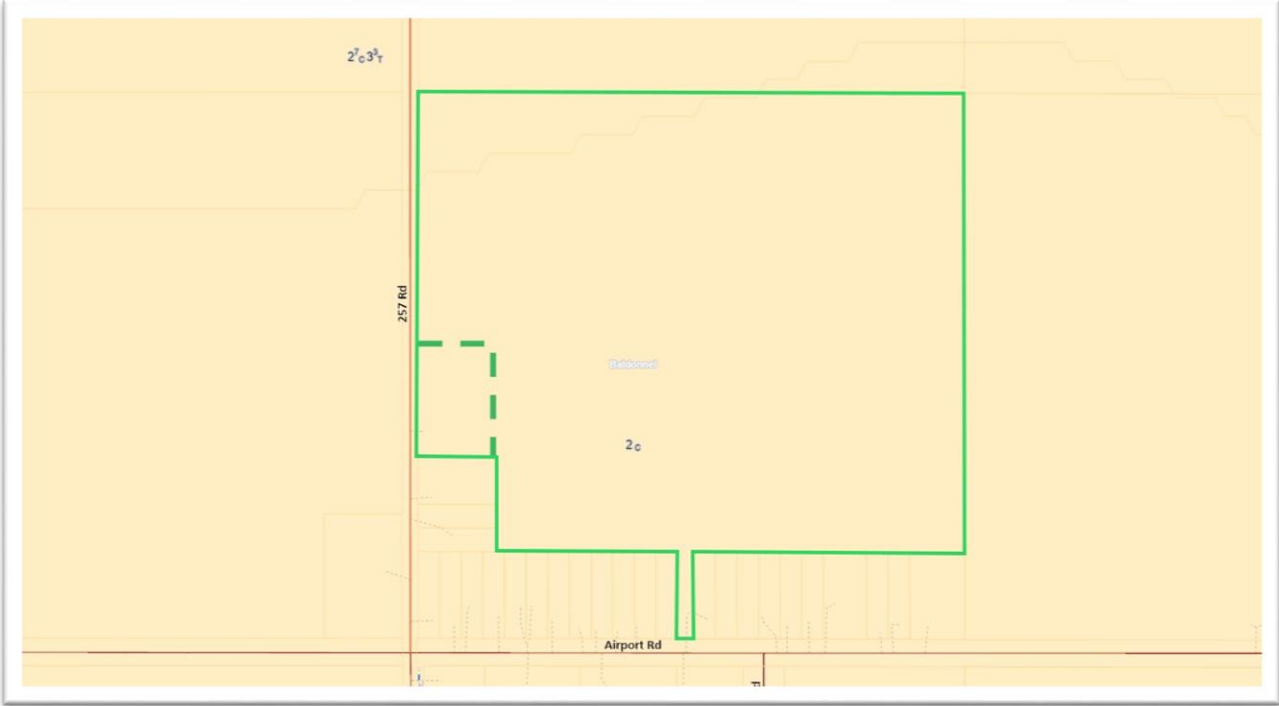




**Agricultural Land Reserve: Not within**



**CLI Soil Classification: 2c**





For Office Use:
Receipt # _____
Date Received _____
File No. _____
Sign Issued: Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>

## Application for Development

### 1. TYPE OF APPLICATION

- |  | FEE         |
|--|-------------|
| <input type="checkbox"/> Official Community Plan Bylaw Amendment*                                | \$ 1,150.00 |
| <input type="checkbox"/> Zoning Bylaw Amendment* #   | \$ 800.00   |
| <input checked="" type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined* # | \$ 1,200.00 |
| <input type="checkbox"/> Temporary Use Permit*   | \$ 500.00   |
| <input type="checkbox"/> Temporary Use Permit Renewal  | \$ 350.00   |
| <input type="checkbox"/> Development Permit #  | \$ 165.00   |
| <input type="checkbox"/> Development Variance Permit   | \$ 165.00   |

\* Sign is required for this application type.

Sign provided by the PRRD and posted pursuant to Section 6 of Bylaw No. 2449, 2021, attached.

# Contaminated Site Declaration Form required for this application type.

- |   |             |
|---|-------------|
| <input type="checkbox"/> Exclusion from the Agricultural Land Reserve<br>(Applicant responsible for additional costs associated with the advertisements, signage, and facility rental, if applicable) | \$ 1,500.00 |
|---|-------------|

### 2. PLEASE PRINT

Property Owner's Name Christopher Clemen // Rachel Clemen	Authorized Agent of Owner (if applicable) Kristofer Wuthrich

#### 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*.

**3. PROPERTY DESCRIPTION**

Full legal description and PID of each property under application	Area of each lot
NW 1/4 OF SECTION 2 TP 84 RGE 18 W6M PRD. EXCEPT PLANS 11108, 12696, AND 14261	53.18 ha/ 131.42 acres ha./acres
	ha./acres
	ha./acres
	TOTAL AREA 53.18 ha/ 131.42 acres ha./acres

4. Civic Address or location of property: 11075 257 Rd, Baldonnel, BC, V1J 8C2

**5. PARTICULARS OF PROPOSED AMENDMENT**

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

Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: AGRICULTURE

Proposed OCP designation: AGRICULTURE & RURAL RESIDENTIAL

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

Zoning Bylaw amendment:

Existing zone: A-2

Proposed zone: R4 (Proposed Lot A) & A-2 (Proposed Lot B)

Text amendment: Re-zone 1.8 ha of subject property to R-4 and keep remaining 51.38 ha Agricultural A-2

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:

The property currently has a 16'x76' Mobile Home and 8'x16' garden shed on it for residential purposes only.  
\_\_\_\_\_  
\_\_\_\_\_

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

- (a) North Agriculture
- (b) East Agriculture (hayfield)
- (c) South Residential - single family home
- (d) West Residential and Agriculture (hayfield)

8. Describe your proposal. Attach a separate sheet if necessary:

Please see attached sheet.

---

---

---

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

Please see attached sheet.

---

---

---

10. Describe the proposed and/or existing means of sewage disposal for the property:

Existing means of sewage disposal for the property is a lagoon.

---

---

---

11. Describe the proposed and/or existing means of water supply for the property:

Existing water supply for the property is a cistern.

---

---

---

**THE FOLLOWING INFORMATION IS REQUIRED DEPENDING ON THE PROPOSAL/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 the following:
  - (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 and size of existing buildings and structures on the subject property, with distances to property lines;
  - (d) the location and size 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 survey plan prepared by a British Columbia Land Surveyor may be required.**

**8)** Seeking to re-zone a small portion of the 53.18 hectare subject property (PID 003997651) to facilitate a two lot subdivision. The property is currently zoned A-2 (Large Agri Holdings) and is currently used for residential and agricultural purposes.

This proposal is to rezone Proposed Lot A (a 1.89 ha parcel) to R-4 (Rural Residential).

**This 1.89 hectare portion is not within the ALR and is not currently used for agricultural purposes.**

The proposal is for the remaining 51.29 hectares (Proposed Lot B) to remain as an A-2 (Large Agri Holdings) lot.

**9)** This proposal is to create an additional residential lot to satisfy consumer demands for rural residential properties in the area.

This proposal is not expected to increase the local population or traffic. It will provide one additional rural residential property in line with the current residential lots already directly beside the subject property on 257 Rd. The remaining 51.29 hectares of hayfield and property will remain intact for future residential and agricultural purposes.

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

Nov 02/2022  
Date signed

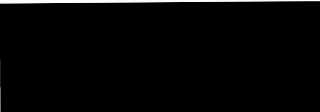



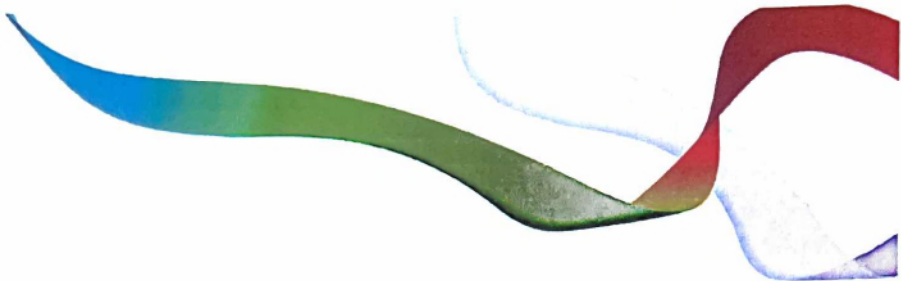
Signature of Owner

Nov 2/22  
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 <u>CHRISTOPHER CLEMEN</u> and <u>RACHEL CLEMEN</u> hereby authorize	
(name of landowner) (name of landowner)	
<u>KRISTOFER WUTHRICH</u> to act on my/our behalf regarding this application.	
(name of agent)	
Signature of Owner: 	Date: <u>Nov 02/2022</u>
Signature of Owner: 	Date: <u>Nov 2/22</u>



**CONTAMINATED SITE DECLARATION FORM**

I, CHRISTOPHER CLEMEN & RACHEL CLEMEN, hereby acknowledge that the *Environmental Management Act, 2003*, as amended, is effective as of February 1, 2021.



**Legal Description(s):**

NW 1/4 OF SECTION 2 TP 84 RGE 18 W6M PRD, EXCEPT PLANS 11108, 12696 AND 14261

**Please check only one:**

- I have read Schedule 2 and based on my personal knowledge of the property in question, I do not believe that it is or has been used for any of the industrial or commercial purposes and activities specified in Schedule 2 of the regulations. Accordingly, I elect not to complete and submit a 'site disclosure statement', as outlined in Section 40.(1) of the Act.
- I have read Schedule 2 and one or more of the identified purposes or activities is or has occurred on the land(s) legally described above.  
\*Please contact staff to submit a "site disclosure statement" at [planning@prrd.bc.ca](mailto:planning@prrd.bc.ca)

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

 \_\_\_\_\_ 02/11/2021  
 dd mm yyyy  
 \_\_\_\_\_ 02/11/2021  
 dd mm yyyy

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

A-2

800 METERS

A-2

PID  
003-997-651

365 M

675 METERS

A-2

PROPOSED  
LOT A

18,870 m<sup>2</sup>  
1.887 ha

(170m x 111m)

\* see attached

PROPOSED  
LOT B

51.29 ha

A-2

AGRICULTURE

111 M

R-4

ALR

170M

115M

265 M

400 M

R3

R3

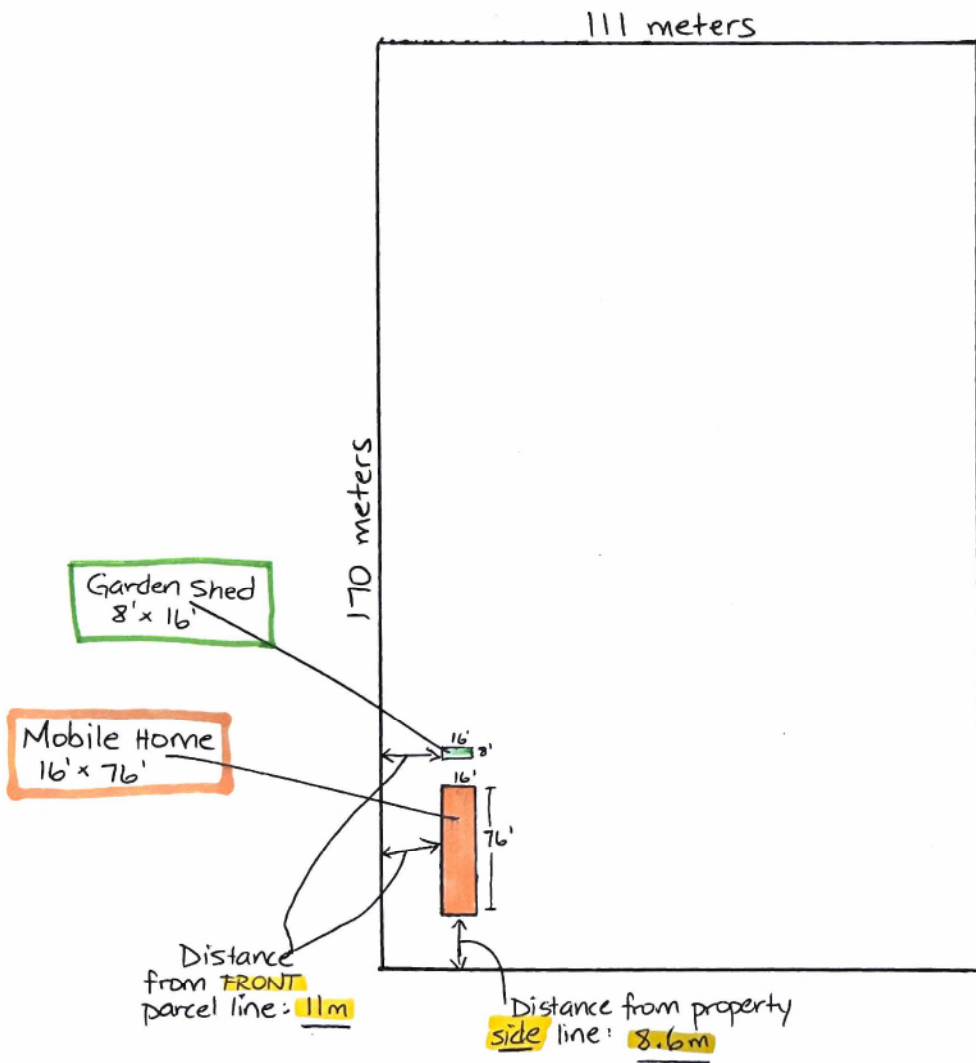
R3

125 M

20M

AIRPORT RD





PROPOSED  
LOT  
A

(170m x 111 m)

1.887 ha

R-4

RURAL RESIDENTIAL



February 13, 2023

Local Government File: 22-007 ZN

Erin Powers, Planner 1  
Peace River Regional District (PRRD)  
VIA EMAIL: [planning@prrd.bc.ca](mailto:planning@prrd.bc.ca)

**Re: Zoning Bylaw Amendment – 11075 257 Road (PID 003-997-651) (REVISED)**

Dear Erin Powers:

Thank you for providing Ministry of Agriculture and Food (Ministry) staff with the opportunity to comment on this revised proposal to rezone the subject 53.18-hectare parcel partially located in the Agricultural Land Reserve (ALR). Ministry staff offer the following comments:

- This revised application proposes to rezone a 1.89-hectare portion of the property outside of the ALR from Agricultural 2 (A-2) to Rural Residential 3 (R-4). The remaining 51.29-hectare portion will remain in A-2 zone within the ALR. The stated intent is to eventually subdivide the smaller non-ALR portion from the larger ALR portion to create a second residential lot.
- The subject parcel is located on the northern border of a small community of approximately eighty 0.2-0.6-hectare (0.5-1.5-acre) parcels north of the North Peace regional airport. The proposed R-4 portion is a continuation of these smaller lots. Larger (generally 64-hectare) parcels surround the area to the west, north and east, and are primarily in the ALR.
- Ministry staff note that as per Zoning Bylaw 1343, 2001, the proposed R-4 zoning meets the smaller minimum lot size (1.8-hectares) while the remaining portion (51.29-hectares) will not meet the existing A-2 criteria (63-hectares).
- As stated in the previous January 16, 2023 response letter regarding this parcel, "Subdivision of agricultural land has the potential to increase the operational function of the parcel if no additional infrastructure and/or development which inhibits agriculture is added; however the creation of smaller lots can also potentially erode long term agricultural and economic potential of property parcels, increase land cost per acre which can limit farm business opportunities,

and in some cases have been shown to increase conflict between adjacent land uses.”

- Also as stated previously, “Based on B.C’s [Soil Information Finder Tool](#) (SIFT) the parcel has an agricultural capability rating of 2C. Land with agricultural capability ratings of 1-3 are considered “prime agricultural lands” with only minor to moderate limitations. The letter C indicates an adverse climate, which can be managed using standard management practices. The soil in this area is a moderately well drained silty clay loam, with an average slope of 4%.”
- While the application indicates that there is an existing hayfield on the larger lot, it appears that this proposal is to pursue further residential development on the existing parcel and will not provide any long-term benefit to agricultural production in the region.
- Should the proposal be approved, the Regional District may wish to review appropriate residential setback distances and vegetative buffers from the ALR boundary with the applicant to help reduce potential conflicts resulting from normal agricultural activities. More information can be found in the Ministry’s [Guide to Edge Planning](#).
- Ministry staff are also available to discuss viable agricultural opportunities with the landowners considering pursuing farming activities. For more information on [B.C.’s Land Matching Program](#), please visit the [Agrarians Foundation](#) organization website.

If you have any questions or concerns about our comments, please do not hesitate to contact staff.

Sincerely,

Gregory Bartle  
 Land Use Planner  
 Ministry of Agriculture and Food  
 Phone: (778) 974-3836  
 Email: [Gregory.Bartle@gov.bc.ca](mailto:Gregory.Bartle@gov.bc.ca)

Brenna Schilds, P. Ag  
 Regional Agrologist – Peace Region  
 Ministry of Agriculture and Food  
 Phone: 250-795-4101  
 Email: [Brenna.schilds@gov.bc.ca](mailto:Brenna.schilds@gov.bc.ca)

**PEACE RIVER REGIONAL DISTRICT  
Bylaw No. 2512, 2023**

A bylaw to amend the "North Peace Fringe Area Official  
Community Plan Bylaw No. 2460, 2021"

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt the "North Peace Fringe Area Official Community Plan Bylaw No. 2460, 2021";

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 "North Peace Fringe Area Official Community Plan Amendment Bylaw No. 2512, 2023."
2. Schedule B – Map 3 of "North Peace Fringe Area Official Community Plan Bylaw No. 2460, 2021" is hereby amended by re-designating 1.89 ha. (4.67 ac) portion of the Northwest ¼ of Section 2, Township 84, Range 18, W6M, PRD, except Plans 11108, 12696 and 14261, from Ag "Agricultural" to RR "Rural Residential" as shown on Schedule "A" which is attached to this bylaw.

READ A FIRST TIME THIS	_____	day of	_____	, 2023.
READ A SECOND TIME THIS	_____	day of	_____	, 2023.
Public Notice advertised on the	_____	day of	_____	, 2023.
Public Hearing held on the	_____	day of	_____	, 2023.
READ A THIRD TIME THIS	_____	day of	_____	, 2023.
ADOPTED THIS	_____	day of	_____	, 2023.

\_\_\_\_\_  
Leonard Hiebert, Chair

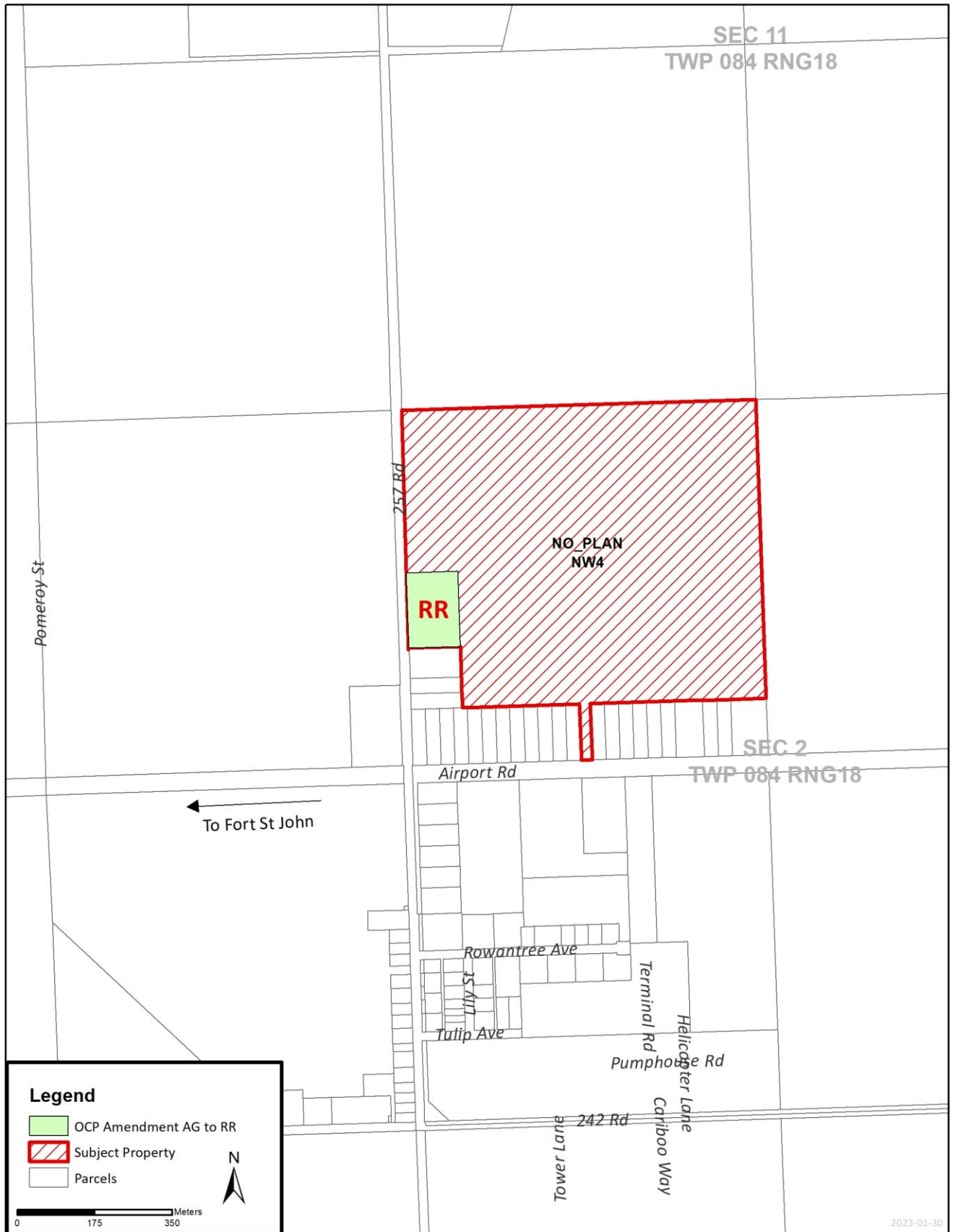
(Corporate Seal has been affixed to the original  
bylaw)

\_\_\_\_\_  
Tyra Henderson,  
Corporate Officer

I hereby certify this to be a true and correct copy of Bylaw  
No. 2512, 2023", as adopted by the Peace River Regional  
District Board on \_\_\_\_\_, 2023.

\_\_\_\_\_  
Tyra Henderson, Corporate Officer

Schedule A



**PEACE RIVER REGIONAL DISTRICT**  
**Bylaw No. 2513, 2023**

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. 2513, 2023."
2. Schedule A– Map 14 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning 1.89 ha (4.67 ac) portion of the Northwest ¼ Section 2, Township 84, Range 18, W6M, PRD, except Plans 11108, 12696 and 14261, from A-2 "Large Agricultural Holdings Zone" to R-4 "Residential 4 Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw; and
3. By adding the following to Part VI – Zones, Section 33 A-2 "Large Agricultural Holdings Zone", following Section 33(2)(b), in numerical order:
  - (v) The remainder of the Northwest ¼, Section 2, Township 84, Range 18, W6M, PRD, except Plans 11108, 12696 and 14261, as shown on Schedule A to Bylaw 2513, 2023, for which the minimum parcel size is +/- 51.29 hectares.

READ A FIRST TIME THIS \_\_\_\_\_ day of \_\_\_\_\_, 2023.

READ A SECOND TIME THIS \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Public Notice published on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Public Hearing held on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

READ A THIRD TIME THIS \_\_\_\_\_ day of \_\_\_\_\_, 2023.

ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Leonard Hiebert, Chair

(Corporate Seal has been affixed to the original bylaw)

\_\_\_\_\_  
Tyra Henderson,  
Corporate Officer

I hereby certify this to be a true and correct copy of "PRRD Zoning Amendment Bylaw No. 2513, 2023", as adopted by the Peace River Regional District Board on \_\_\_\_\_, 2023.

\_\_\_\_\_  
Tyra Henderson, Corporate Officer

**BOARD - February 23, 2023**

Schedule A

