



REPORT

To: Chair and Directors

Date: March 3, 2020

From: Tyra Henderson, Corporate Officer

Subject: **OCP & Zoning Amendment Bylaw Nos. 2398 & 2399, 2020, PRRD File No. 20-001-OCPZN**

RECOMMENDATION: *[Corporate Unweighted]*

That as the Regional Board has considered the requirements of *Local Government Act* Section 475 and has provided opportunity for early and ongoing consultation with those persons, organizations and authorities the Board considers will be affected as summarized in the staff report from the General Manager of Development Services dated March 3, 2020 regarding Bylaw Nos. 2398 and 2399;

That the Regional Board give Official Community Plan Amendment Bylaw No. 2398, 2020, to amend the designation of the property identified as PID 030-260-795 from Medium Density Rural Residential to High Density Rural Residential, first and second readings; and further,

That the Regional Board give Zoning Amendment Bylaw No. 2399, 2020, to rezone the same property from A-2 (Large Agricultural Holdings Zone) to R-2 (Residential 2 Zone), first and second readings; and finally,

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

BACKGROUND/RATIONALE:

Proposal

To re-designate the subject property from ‘MDR’ (Medium Density Rural Residential) to ‘HDR’ (High Density Rural Residential) within *PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009* and rezone the same property from ‘A-2’ (Large Agricultural Holdings Zone) to ‘R-2’ (Residential 2 Zone) within *PRRD Zoning Bylaw No. 1343, 2001* to facilitate the subdivision of the property into approximately forty six (46) lots, of approximately 1 acre each (± 0.4 ha).

File Details

Owner:	Larry & Mary Wade
Area:	Electoral Area C
Location:	Charlie Lake
Legal:	Lot 2 Section 25 Township 84 Range 20 W6M Peace River District Plan EPP74992
PID:	030-260-795
Lot Size:	28.43 ha (70.25 ac)

Site Context

The subject property is west of Charlie Lake, north of the Charlie Lake settlement centre. It is north of the junction of Highways 97N and 29N, on the east side of Highway 97N near Charlie Lake Provincial Park and Lakepoint Golf and Country Club. The land adjoining the property is used for a mix of agricultural, rural residential, recreational, commercial, and industrial purposes.

Site FeaturesLand

The property is partially cleared of trees and slopes down to the east.

Structures

There are no structures on the property.

Access

No access to the property has been developed, but the property adjoins Golf Course Road.

Canada Land Inventory Soil Rating

According to the Canada Land Inventory, soils on the subject property are classified as 5⁶-4⁴X. Class 4 soils have severe limitations that restrict the range of crops or require special conservation practices. Class 5 soils have very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible. Subclass T denotes topography. Subclass X denotes two or more adverse characteristics.

Comments & ObservationsApplicant

The applicant intends to develop the property into approximately forty six (46) one acre lots (\pm 0.4 ha). The applicant states that their proposal to develop high density lots connected to the Charlie Lake sewer aligns with the Official Community Plan and should be supported.

Agricultural Land Reserve (ALR)

The subject property is within the Agricultural Land Reserve, and therefore the provisions of the *Agricultural Land Commission Act* apply. The property has been granted conditional exclusion from the ALR, subject to it being rezoned for medium density residential use by February 1, 2022. ALC staff have no objections to the proposal.

Official Community Plan (OCP)

Pursuant to the North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, the subject property is designated Medium Density Rural Residential. Land within this designation should be used for residential purposes. The minimum parcel size should be 0.8 ha (2.0 ac) for lands connected to a community sewage system. The proposed residential use is consistent with the designation, but the proposed parcel sizes are not.

Therefore, an amendment to High Density Rural Residential is proposed. Land within this designation should be used for residential purposes. The minimum parcel size should be 0.2 ha (0.5 ac) for lands connected to a community sewage system. The proposal is consistent with the policies of the proposed designation.

The proposal is generally supported by the Official Community Plan's goals and policies. According to Sections 1.5.2, 4.2, and 4.3, residential infilling is encouraged in areas already designated for residential use in order to use land efficiently, enable affordable infrastructure and services, and protect agricultural land. Section 4.3.1 Policy 7 states the plan's priority is to support subdivision of land with access to a community sewer system.

Land Use Zoning

Pursuant to Zoning Bylaw No. 1343, 2001, the subject property is zoned A-2 (Large Agricultural Holdings Zone). Land within this zone may be generally used for agricultural purposes. The minimum parcel size is 63 ha (155 ac). The parcel sizes do not comply with the zoning bylaw.

Therefore, a zoning amendment to R-2 (Residential 2 Zone) is proposed. Land within the R-2 Zone may be used for residential purposes and the minimum parcel size is 0.4 ha (1.0 ac). The proposal is consistent with the regulations of the proposed zone.

Fire Protection Area

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

Mandatory Building Permit Area

The subject property is within the Mandatory Building Permit Area.

Development Permit Area

The subject property is outside all Development Permit Areas.

Development Cost Charge Area

The subject property is within the Development Cost Charge Area and the charge must be paid prior to subdivision of the property.

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

The surrounding area is mostly designated for Medium Density Rural Residential use, though much of this land has not yet been developed for that use. While residential development would be appropriate for the area, the proposal calls for higher density development than has occurred on nearby properties. This is in keeping with the Official Community Plans's policy to encourage compact development, but is of concern to some nearby residents.

Population & Traffic

If approved, the forty six (46) new residential lots are anticipated to increase the population by an estimated 90 – 140 people. As a result, an increase to residential traffic volumes along Golf Course Road is anticipated.

Sewage & Water

The applicant intends to service the new lots using the Charlie Lake Sewer System. Water supply would be decided by the new lots' end users, but would likely be cisterns or wells.

Comments Received from the Public

The PRRD received one comment from the public regarding the proposed bylaws before this report was finalized. The comment expresses concern about the perceived urban density and inconsistency between previous development applications on the subject property. It says nearby residents oppose development based on environmental, social, and transportation data.

Comments Received from Municipalities & Provincial Agencies

Agricultural Land Commission

No objections, as the property has access to sewer service and has lower agricultural capability. Exclusion approval conditionally granted, subject to rezoning by February 2022.

Charlie Lake Fire Department

Considerations include a fire safety plan during construction, ensuring fire apparatus have access and egress, road network connectivity, access to water for fire suppression, and plans for future expansion.

Fort St. John

Approval is not recommended. Concerns include reliance on a municipal water source by rural residents, the status of the new North Peace Fringe Area Official Community Plan, compliance with the policies of the Official Community Plan, whether current demand for rural residential development justifies exclusion from the ALR, and excluding land from the ALR for higher density residential development.

Ministry of Transportation & Infrastructure

Approval is supported, but a Traffic Impact Study is required prior to adoption.

Northern Health

Approval is recommended, subject to applicable public health legislation.

PRRD Environmental Services

If approved, the applicant should contact PRRD Environmental Services to discuss connecting to the Charlie Lake Sewer System.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse Official Community Plan Amendment Bylaw No. 2398, 2020, to amend the designation of the property identified as PID 030-260-795 from Medium Density Rural Residential to High Density Rural Residential, and Zoning Amendment Bylaw No. 2399, 2020, to rezone the same property from A-2 (Large Agricultural Holdings Zone) to R-2 (Residential 2 Zone).
2. That the Regional Board defer consideration of Official Community Plan Amendment Bylaw No. 2398, 2020, to amend the designation of the property identified as PID 030-260-795 from Medium Density Rural Residential to High Density Rural Residential, and Zoning Amendment Bylaw No. 2399, 2020, to rezone the same property from A-2 (Large Agricultural Holdings Zone) to R-2 (Residential 2 Zone), until such time as the Regional Board has adopted a subdivision development and servicing bylaw.

3. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

None.

COMMUNICATIONS CONSIDERATION(S):

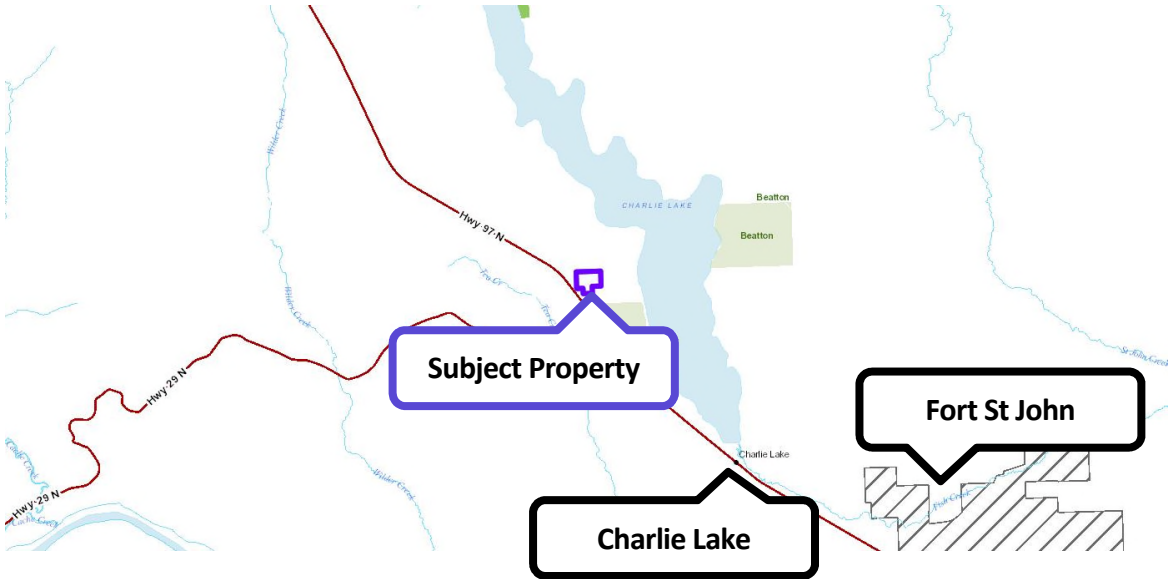
The Regional Board's decision will be communicated to the applicant.

OTHER CONSIDERATION(S):

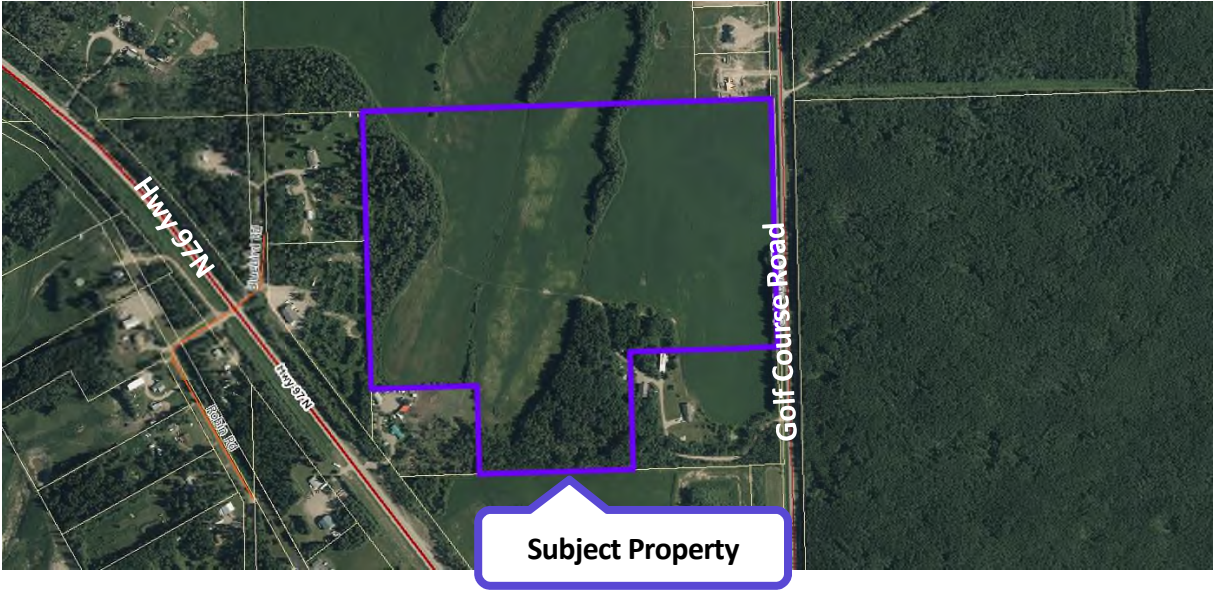
Attachments:

1. Maps
2. Application
3. Comment Received from the Public
4. Comments Received from Municipalities & Provincial Agencies
5. Comments Received from Electoral Area Director
6. Section 4.3.1 of PRRD North Peace Fringe Area OCP Bylaw No. 1870, 2009
7. Section 35 of PRRD Zoning Bylaw No. 1343, 2001
8. Draft Official Community Plan Amendment Bylaw No. 2398, 2020
9. Draft Zoning Bylaw No. 2399, 2020

Location: Charlie Lake area

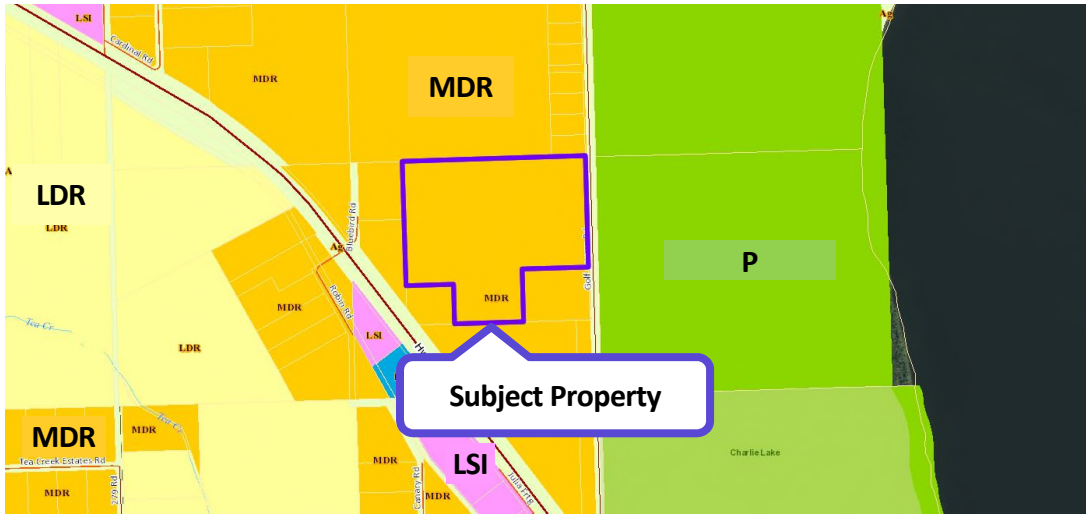


Aerial imagery

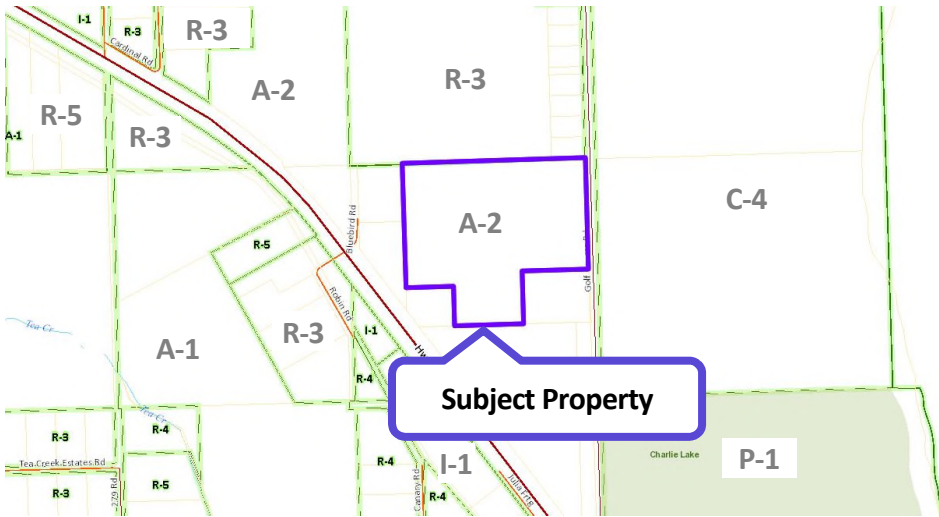


PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009:

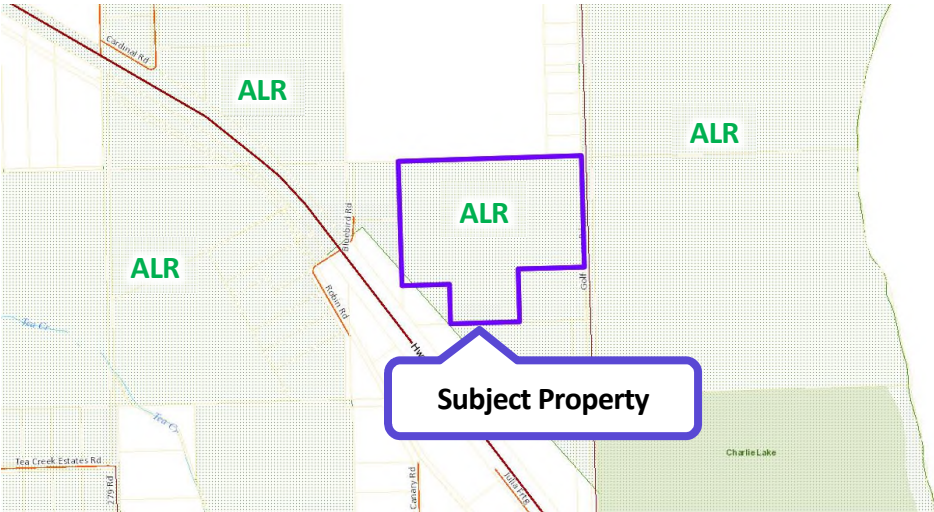
Medium Density Rural Residential (MDR)



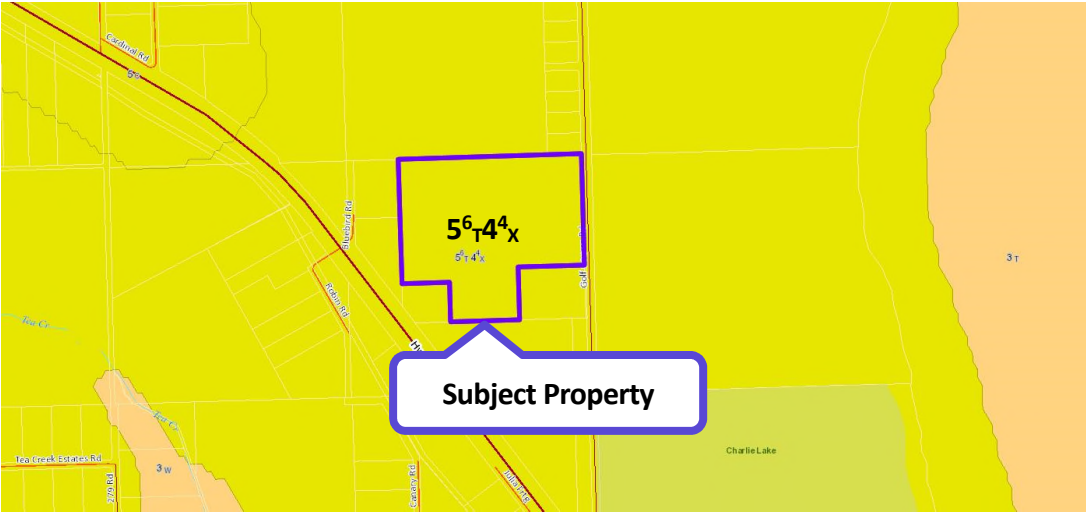
PRRD Zoning Bylaw No. 1343, 2001: Large Agricultural Holdings (A-2) Zone



Agricultural Land Reserve: Within



CLI Soil Classification: 5⁶T4⁴X



Charlie Lake Sewer Service Area: Within



Cheque to Finance

Bylaw No. 2165, 2016

Schedule A – Application for Development



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

- [X] Official Community Plan Bylaw Amendment \$ 1,000.00
[] Zoning Bylaw Amendment 650.00
[X] Official Community Plan / Zoning Bylaw Amendment combined 1,050.00
[] Temporary Use Permit 350.00
[] Development Permit 165.00
[] Development Variance Permit 165.00
[] Sign requirement 150.00

FEE

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

Table with 2 columns: Property Owner's Name, Authorized Agent of Owner (if applicable); Address of Owner, Address of Agent; City/Town/Village, City/Town/Village; Postal Code, Postal Code; Telephone Number, Telephone Number; Fax Number, Fax Number; E-mail, E-mail.

3. PROPERTY DESCRIPTION

Table with 2 columns: Full legal description of each property under application, Area of each lot. Includes LOT 2 SECTION 25 TOWNSHIP 84 RANGE 20 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN EPP74992 and TOTAL AREA 70.42 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 b/laws of the PRRD. Documentation/Information

Bylaw No. 2165, 2016
Schedule A – Application for Development

4. Civic Address or location of property: Golf Course Road, Charlie Lake, BC

5. PARTICULARS OF PROPOSED AMENDMENT

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

Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: Medium Density Residential

Proposed OCP designation: High Density Residential

Text amendment: _____

Zoning Bylaw amendment:

Existing zone: A2 Agricultural

Proposed zone: R2 Residential 1 Acre

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:

Vacant Land. No residential structures.

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

(a) North Vacant Land

(b) East Nature Trust Land

(c) South Residential

(d) West Residential

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

Create 1 acre residential lots. See attached drawing. Includes land for storm water management planning.

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

Conforms to current NPFA OCP 2010 Bylaw. Land is included in the Charlie Lake Sewer Boundary Area. High density development is to be directed to areas with existing sewer capacity.

March 12, 2020

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

Charlie Lake Sewer Service

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

Cisterns and water haulers. Wells are also prevalent in the area.

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

Jan 6, 2020
 Date signed



Signature of Owner

Jan 6, 2020
 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 (name) application.	and	hereby
		to act on my/our behalf regarding this
Agent address:		
Telephone:	Fax:	Email:
Signature of Owner:		Date:
Signature of Owner:		Date:



1 Acre Lots



March 12, 2020



PEACE RIVER REGIONAL DISTRICT

DEVELOPMENT APPLICATION COMMENT FORM

Your comments or concerns regarding the proposed development are important to us; please include the file number and applicant's name with your submissions.

Please note:

Your name and address is required for your comments to be considered by the Regional Board.

File No. WGD 20-001 Applicant: Wade Development Group

Comments or Concerns:

I am submitting AGAIN my same concerns that I did less than 6 months ago when the Wade Development group applied and was denied the request to increase the density of their agricultural land. Again they are requesting the same basic desire to make a city out in the middle of a rural area of Charlie Lake. This application goes completely against what they themselves claimed in the Oct 2019 meeting as to their intentions. This development has been submitted in various forms since before 2010. Each application submitted has requested smaller and smaller lot sizes to maximize their return on investment. The Wade Group has consistently shown that what they say they want to do is different with each submission. If you were to compare the over 6 applications, each time the request has been for higher and higher density. Their story changes each time they come before the PRRD.

It feels like they will just continue this barrage until the PRRD gets tired of this circus and grants them what they want. Every single time they have submitted a plan the neighbourhood has shown solidarity in opposing this massive high density development. The residents who surround this land have always opposed this development based on sound environmental, social, transportation impact data. The Wade Group has never been honest with what they have proposed since the first neighbourhood meeting in 2010. To your face they will tell you one plan and then will lobby to increase their land density designation etc. I do believe their true goal is to have all the paperwork and approvals to create a mini city of .25 acre lots. If they were to ever get this they would then sell to the highest bidder and another developer would come in and start up the bulldozers.

Name: [REDACTED] Date: Jan 20, 2020

Address: [REDACTED]

Email/phone number (optional) _____

Submit comments to:

Box 810, Dawson Creek, BC V1G 4H8 Telephone: (250) 784-3200 or (800) 670-7773

Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca

or:

9505 100 Street, Fort St. John, BC V1J 4N4 Telephone: (250) 785-8084 Fax: (250) 785-1125

Email: prrd.fsj@prrd.bc.ca

March 12, 2020



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

Table with 3 columns: Peace River Regional District, Official Community Plan & Zoning Bylaws Nos. 2398 & 2399, 2020, Date: January 28, 2020

You are requested to comment on the attached APPLICATION for potential effect on your agency's interests. We would appreciate your response within 21 days (February 18, 2020). If no response is received within that time, it will be assumed that your agency's interests are unaffected.

PURPOSE OF APPLICATION: To re-designate the subject property from 'MDR' (Medium Density Rural Residential) to 'HDR' (High Density Rural Residential) pursuant to PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009 and rezone the same property from 'A-2' (Large Agricultural Holdings Zone) to 'R-2' (Residential 2 Zone) pursuant to PRRD Zoning Bylaw No. 1343, 2001 to facilitate the subdivision of the property into approximately 46 ± 0.4 ha (± 1.0 ac) lots.

GENERAL LOCATION: Charlie Lake BC

LEGAL DESCRIPTION: Lot 2 Section 25 Township 84 Range 20 W6M Peace River District Plan EPP74992
PID: 030-260-795

Table with 3 columns: AREA OF PROPERTY (28.43 ha (70.42 ac)), ALR STATUS: (Mostly within), OCP DESIGNATION: (Medium Density Rural Residential)

Land Owner: Larry & Mary Wade

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.

Name: Michael Blatz Title: North Peace Land Use Planner

This referral has also been forwarded to the following agencies:

- ✓ Northern Health
✓ Ministry of Transportation & Infrastructure via eDAS
✓ Ministry of Forests, Lands, Natural Resources Operations and Rural Development
✓ Agricultural Land Commission
✓ BC Hydro

Other:

- ✓ 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 ✓ School District 60 ✓ Charlie Lake Fire Dept.
✓ PRRD Env. Services

(As per the Management of Development Function)

March 12, 2020



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 13, 2020

Reply to the attention of Sara Huber
ALC Issue: 51696
Local Government File: 20-001

Michael Blatz
Land Use Planner, Peace River Regional District
Michael.Blatz@prrd.bc.ca

Delivered Electronically

Re: Peace River Regional District North Peace Fringe Area Official Community Plan and Zoning Amendment Bylaw Nos. 2398 and 2399

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) North Peace Fringe Area Official Community Plan (the “NPFA OCP”) and Zoning Amendment Bylaw Nos. 2398 and 2399 (the “Bylaws”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Bylaw are 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.

Current Proposal:

The Bylaws propose to amend the NPFA OCP designation from Medium Density Residential to High Density Residential and amend the Zoning Bylaw designation from A-2 Agricultural to R-2 Residential 1 Acre for the property identified as PID: 030-260-795 (the “Property”) in order to create a residential subdivision of one acre lots.

ALC File History:

In 2010, the Commission reviewed the NPFA OCP and raised no objection to the designation of the Property for Medium Density Rural Residential, recognizing that it was appropriate to designate land with limited agricultural capability and suitability and close to services and existing infrastructure, for rural residential purposes to meet the demand for residential use (Planning Review 42447; Resolution #1105/2009).

In 2011, the Commission approved the exclusion of the Property from the ALR, for the purpose of residential development, subject to rezoning the Property to Medium Density Residential within three years from the release of the decision, i.e. April 27, 2014 (Application 52082; Resolution #145/2011). At this time, the implications of higher densities and the provision of services was also discussed.

In 2016, the applicants requested a two year extension to the rezoning of the Property as there had been delays in the rezoning process. The PRRD would not approve any rezoning until such time that the necessary capacity upgrades to the Charlie Lake sewer system had been completed, which involved a review of the NPFA OCP to determine future capacity needs. The Commission approved the extension until April 22, 2018.

In 2020, the applicants requested a second two year extension to the rezoning of the Property as the Charlie Lake sewer system capacity upgrades had not been completed, nor had the review of the NPFA OCP been completed (Resolution #46/2010).

ALC Staff Comments:

ALC staff understands that the previously endorsed Medium Density Residential designation is proposed to be re-designated to the High Density Residential designation. ALC staff has no objection to this re-designation, as at the time of the 2010 NPFA OCP review, the Commission contemplated higher densities with the provision of adequate servicing. Moreover, the redesignation will enable greater residential use to be confined to an area with lower agricultural capability.

ALC staff recognizes that the rezoning is intended to fulfill a long-standing condition of the Commission by way of Resolution #145/2011 therefore ALC staff has no objection to the proposed Bylaws.

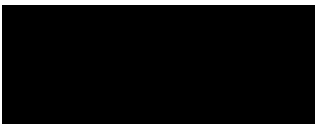
The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the 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 Amendment Bylaw Nos. 2398 and 2399

CC: Ministry of Agriculture – Attention: Lori Vickers

51696m1



PEACE RIVER REGIONAL DISTRICT

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



From: The Officer of Fire Chief, Charlie Lake Fire Department

Date: January 28, 2020

Re: Lot 2 Section 25 Township 84 Range 20 W6M Peace River District Plan EPP74992
PID: 030-260-795

Hello Michael,

With review of the proposed property listed above, Charlie Lake Fire Department has no concerns, we do however have concerns with the proposed subdivision.

Charlie Lake Fire Department (CLFD) does have a number of concerns that we would like to have addressed. With this, I would request that we have a meeting with the applicant to discuss fire department concerns.

Items of concern for CLFD are mentioned with in this response letter for the applicant. CLFD would like to discuss considerations to our concerns which are listed below for the subdivision is being proposed.

- Fire Safety Plan for the construct phase
- Access & Egress
 - Emergency Vehicle Road Ways
 - Turn Around Areas, which shall support CLFD's largest apparatus (as to NFPA Standards)
 - Turn around, dead ends
 - Road ways which will support fire apparatus during construction phase
 - Road Ways to support fire apparatus when completed with hard top as to NFPA recommendations, width of road ways when residence are in place (After Parked on road side) to allow for clear unobstructed fire apparatus travel

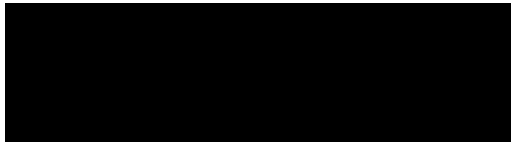
March 12, 2020

- Map / description
 - Site plan showing all primary & secondary road ways on and for this proposed subdivision
 - Site map for each lot.
- What is the future plan for expansion for road ways if applicable
- Water plan/access (fire suppression water)
 - Storage system plans for fire suppression water
 - Placement of water storage
 - Distances of water storage vs. subdivision layout
 - Hydrant(s) & location
 - Location of water - ponds etc.
- If an expansion is in the future plan which will be added onto this property, how will fire water be addressed

CLFD Fire Chief requests further information as to this application with respect to the subdivision being purposed.

Applicant can request a meeting with the Fire Chief through Michael Blatz of the PRRD.

Regards,



Fire Chief Edward Albury
Charlie Lake Fire Department

March 12, 2020

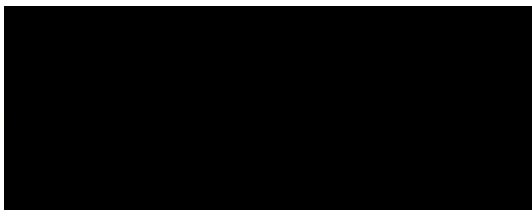
February 13, 2020

PRRD Referral 20-001 Wade - Amendment to OCP & Zoning application

The City of Fort St. John does not recommend supporting these proposed changes and provides the following comments:

- Servicing of this site may rely on a municipal water source. The City is concerned with the continued reliance of water from users outside the municipal boundary who may rely on municipal water as their permanent water source solution.
- What is the status of the NPFA OCP update? It is understood that the updated OCP bylaw will provide and inform key policy direction for future growth, key areas for types of development and infill, for example, residential.
- Is this proposal supported through the NPFA OCP? For example, are there other existing R-2 zoned land that is vacant and appropriate for PRRD to consider over this proposal?
- Does the current residential land need/demand in the Peace River Regional District (excluding municipalities) justify or explain the land being excluded from the Agricultural Land Reserve (ALR) in addition to this proposed land use change?
- Given the comments above, there are concerns with excluding land from the ALR for higher density residential development.

Thank you for the opportunity to comment and please let us know if you require clarification on information above.



Renee Jamurat MCIP RPP, Planning Manager
Planning & Engineering Department
City of Fort St. John

March 12, 2020



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

Attention: Michael Blatz, North Peace Land Use Planner

RE: PID 030-260-795: LOT 2 SECTION 25 TOWNSHIP 84 RANGE 20 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN EPP74992

The Ministry of Transportation and Infrastructure (Ministry) has received and reviewed your referral dated January 28, 2020 to amend the subject property’s Official Community Plan designation from MDR (Medium Density Rural Residential) to HDR (High Density Rural Residential) and rezone from A-2 (Large Agricultural Holdings Zone) to R-2 (Residential 2 Zone). The proposal falls within Section 52 of the Transportation Act and will require formal Ministry approval.

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

- 1. The Ministry requires a traffic impact study (TIS) to be conducted prior to final zoning approval. The TIS is to identify any improvements required to access the proposed subdivision from Golf Course Road. Please contact the Development Services team to set up a scope development meeting to establish the Terms of Reference for the TIS at your earliest convenience.

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 applicant has any questions or concerns; I encourage you to contact me at [REDACTED] or by email at [REDACTED].

Sincerely,



Beth Bahm
Development Officer

March 12, 2020



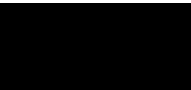
REFERRAL FORM

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

Table with 2 columns: RESPONSE SUMMARY and Official Community Plan & Zoning Bylaws Nos. 2398 & 2399, 2020. Includes checkboxes for approval recommendations.

Must follow Public Health Act, Drinking Water Act and its applicable regulations, Sewerage System Regulations as applicable.
Must not cause a health hazard.
Must have appropriate sewerage system installed and all the requirements met as applicable.

Thanks,



Madhu Nair. CPHI (C), B. Tech, DFT, DHRM
Environmental Public Health Officer
Health Protection and Disease Prevention
Northern Health
10115-110th Avenue, Fort St. John, BC V1J 6M9
Tel: (250) 263-6000
Fax: (250) 263-6086

Michael Blatz

From: Paulo Eichelberger
Sent: Friday, February 7, 2020 8:19 AM
To: Michael Blatz; PRRD_Internal
Subject: RE: PRRD File 20-001_OCPZN | Proposed Official Community Plan & Zoning Bylaw Amendments

Good morning, Michael,

My only comments:

- rezoning of the subject land to multi-residential will not be an issue until such time as the property is developed.
- Based on our review, the subject area is in the Charlie Lake Sewer Service area: if development occurs, the proponent(s) should be aware that they may be required to connect to the sewer system which terminates at the NE corner of the subject property on Golf Course Road. Should this occur, they will be required to contact the PRRD.

That's it.

Cheers.

[Paulo Eichelberger](#) | General Manager of Environmental Services
[REDACTED]

PEACE RIVER REGIONAL DISTRICT | Box 810, 1981 Alaska Highway Avenue, Dawson Creek, BC V1G 4H8
Toll Free: (24 hrs): **1-800-670-7773** | Office: **250-784-3200** | Fax: **250-784-3201** | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



IMPORTANT: The information transmitted herein is confidential and may contain privileged or personal information. It is intended solely for the person or entity to which it is addressed. Any review, re-transmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all digital and printed copies.

From: Michael Blatz <Michael.Blatz@prrd.bc.ca>
Sent: Tuesday, January 28, 2020 8:59 AM
To: PRRD_Internal <prrd.internal@prrd.bc.ca>
Subject: PRRD File 20-001_OCPZN | Proposed Official Community Plan & Zoning Bylaw Amendments

Good morning,

Please review the attached documents regarding proposed Official Community Plan and Zoning Bylaw amendments for a property in the Charlie Lake area. Please comment on any potential effects on your organization by **February 18, 2020**.

If you have any questions, do not hesitate to get in touch.

Best,

Jacqueline Burton

From: Chair Brad Sperling
Sent: Tuesday, January 28, 2020 10:58 AM
To: Planning Department
Cc: PRRD_Internal
Subject: Re: PRRD File 20-001_OCPZN | Proposed Official Community Plan & Zoning Bylaw Amendments

Until we have seen what a service and development bylaw will look like I am not in favor of this proceeding

From: Planning Department
Sent: Tuesday, January 28, 2020 9:04:20 AM
To: Chair Brad Sperling
Cc: PRRD_Internal
Subject: PRRD File 20-001_OCPZN | Proposed Official Community Plan & Zoning Bylaw Amendments

Good morning,

Please review the attached documents regarding proposed Official Community Plan and Zoning Bylaw amendments for a property in the Charlie Lake area. If you have any comments, please forward them by **February 11, 2020**.

Best,

Development Services

PEACE RIVER REGIONAL DISTRICT | Direct: 250-784-3200

planning@prrd.bc.ca | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



IMPORTANT: The information transmitted herein is confidential and may contain privileged or personal information. It is intended solely for the person or entity to which it is addressed. Any review, re-transmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all digital and printed copies.

4.3.1 High Density Rural Residential (HDR)

- Policy 5** Within the High Density Rural Residential designation the principal use of land will generally be limited to; residential and home based business subject to zoning regulations.
- Policy 6** Within the High Density Rural Residential designation and parcels not on a lakeshore the minimum parcel size will not be less than:
- a) **2000 sq. metres (0.50 acre)** for lands connected to a community sewage system;
 - b) **8 ha (20 acres)** for lands not connected to a community sewage system;
 - c) **0.4 ha (1 acre)** for land described as District Lot 418, except Plan 18222, W6M., which recognizes the existing approvals on this property.
- Policy 7** The purpose of setting a large 8 ha (20 acres) minimum parcel size for lands not connected to a community sewage system, is to re-enforce the priority of first supporting subdivision having a community sewage system that are compatible to nearby rural or urban serviced areas, to promote infilling and compact development.
- Policy 8** High Density Residential subdivision will be directed to those areas having community sewer services to maximize existing sewer capacity or those areas planned to receive sewer service, encouraging compact development, as referenced in Section 11.3.1, Policy No. 10 to to12.

4.3.2 Medium Density Rural Residential (MDR)

- Policy 8** Within the Medium Density Rural Residential designation the principal use of land will generally be limited to; residential and home based business, subject to zoning regulations.
- Policy 9** Within the Medium Density Rural Residential designation the minimum parcel will not be less than:
- a) **0.8 ha (2 acres)** for lands;
 - i) connected to a community sewage system, or;
 - ii) where soil conditions are suitable for on-site sewage disposal and a system authorized by the agency having jurisdiction regarding sewage disposal;
 - b) **1.6 ha (4 acres)** for lands not connected to a community sewage system.
 - c) **0.3 ha (0.74 acre)** for land described as a portion of the Northwest ¼ of Section 1, Township 84, Range 18, W6M, PRD [Bylaw No. 2115, 2014]
- Policy 10** For parcels designated Medium Density Rural Residential lying within Electoral Area 'B' the minimum parcel size will not be less than **1.6 ha (4 acres)** as shown on Schedule B, Map No.'s 1 and 2.



PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

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

1. Permitted Uses

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

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

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

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

2. Regulations

Minimum Parcel Size

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

Except for:

- i) a 0.278 ha. portion of Parcel A, Section 17, Township 84, Range 19, W6M, PRD, Plan 34277, for which the minimum parcel size shall not be less than 0.22 ha. (0.563 acres); [Bylaw No. 2088, 2013]
- (ii) a 0.84 ha. portion of District Lot 553, PRD except Plan 17999 and 21352, for which the minimum parcel size shall not be less than 0.84 ha (2.08 acres) where there is no COMMUNITY SEWAGE SYSTEM and has a sewage system approved by the agency having jurisdiction regarding sewage disposal. [Bylaw No. 2321, 2018]



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

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

Number and type of DWELLING UNIT(S)

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

Height

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

Setbacks

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

Agriculture

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



PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

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

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

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

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

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

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

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

**PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2398, 2020**

A bylaw to amend the "North Peace Fringe Area
Official Community Plan Bylaw No. 1870, 2009"

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. 1870, 2009";

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. 2398, 2020."
2. Schedule B – Map 3 of "North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009" is hereby amended by redesignating Lot 2, Section 25, Township 84, Range 20, W6M, PRD, Plan EPP74992, from MDR (Medium Density Rural Residential) to HDR "High Density Rural Residential" 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 Hearing held on the _____ day of _____, 2020.

READ A THIRD TIME THIS _____ day of _____, 2020.

ADOPTED THIS _____ day of _____, 2020.

Chair

(Corporate Seal has been affixed to the
original bylaw)

Corporate Officer

I hereby certify this to be a true and correct copy of
Bylaw No. 2398, 2020", as adopted by the
Peace River Regional District Board
on _____, 20____.

Corporate Officer

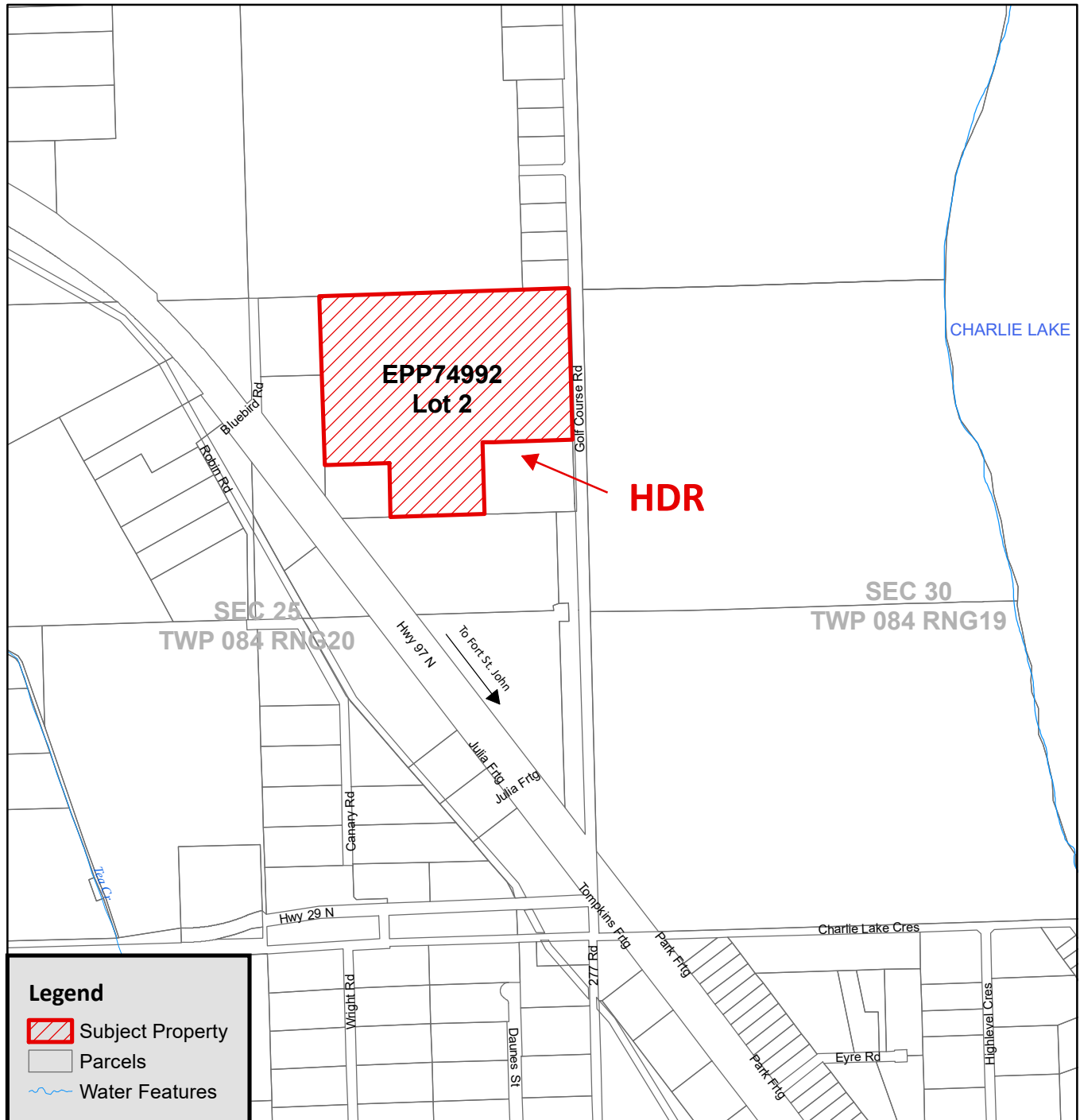
March 12, 2020



Peace River Regional District
 Bylaw No. 2398, 2020
SCHEDULE "A"



Schedule B - Map 3 of "North Peace Fringe Area Official Community Plan Bylaw 1870, 2009" is hereby amended by redesignating Lot 2, Section 25, Township 84, Range 20, W6M, PRD, Plan EPP74992 **from** MDR "Medium Density Rural Residential" **to** HDR "High Density Rural Residential" as shown shaded on the drawing below:



**PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2399, 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. 2399, 2020."
2. Schedule A – Map 10 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 2, Section 25, Township 84, Range 20, W6M, PRD, Plan EPP74992, from A-2 "Large Agricultural Holdings Zone" to R-2 "Residential 2 Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	_____	day of _____	, 2020.
READ A SECOND TIME THIS	_____	day of _____	, 2020.
Public Notification mailed on the	_____	day of _____	, 2020.
Public Hearing held 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. 2399, 2020,
as adopted by the Peace River Regional District
Board on _____, 20__.

Corporate Officer

March 12, 2020



Peace River Regional District
 Bylaw No. 2399, 2020
SCHEDULE "A"



Schedule A - Map 10 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 2, Section 25, Township 84, Range 20, W6M, PRD, Plan EPP74992 **from** A-2 "Large Agricultural Holdings Zone" **to** R-2 "Residential 2 Zone" as shown shaded on the drawing below:

