



REPORT

To: Chair and Directors

Report Number: DS-BRD-461

From: Development Services

Date: February 20, 2025

Subject: Zoning Amendment Bylaw No. 2547, 2024, PRRD File No. 24-002 ZN

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board adopt Peace River Regional District Zoning Amendment Bylaw No. 2547, 2024 to amend the designation of the subject property identified as PID 030-945-461 from A-2 Zone (Large Agricultural Holdings Zone) to C-F (Communal Farm Zone).

BACKGROUND/RATIONALE:

Proposal

The applicant is looking to rezone their property from the A-2 Zone (Large Agricultural Holdings Zone) to C-F Zone (Communal Farm Zone) to permit the development of a family cemetery (as authorized by ALR NFU application No. 20-016) and to bring the existing religious centre and school into compliance with zoning.

Rationale

Support is being recommended for the rezoning from the A-2 Zone to the C-F Zone since the rezoning is consistent with the OCP designation of Ag-Rural which states that land within this designation should be used for agriculture, uses permitted for operating a farm, and communal farm.

File Details

Owner: Samuel Ranch Ltd.
Agent: Doug Marquart
Area: Electoral Area B
Location: Pineview
Legal: LOT A ST. JOHN INDIAN RESERVE NO. 172 TOWNSHIP 85 RANGE 18 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN EPP95788
PID: 030-945-461
Civic Address: 13801 Rose Prairie Road
Lot Size: 373.2 ha (922.2 ac)

Background

The Board previously authorized support for ALR NFU application No. 22-009 to proceed to the ALC, which seeks to bring the religious centre and school on the subject property into compliance with the ALC Act and Regulations. These two uses are not permitted within the current A-2 Zone, therefore this Zoning amendment is required. That same NFU application also seeks to permit the existing fill, shop size (where the religious and educational uses are occurring) and playground on the property. As noted in the ALR NFU 22-009 Report, the PRRD does not regulate playgrounds, fill or the size of accessory

buildings on parcels larger than 8 ha within Zoning Bylaw 1000, 1996. On June 20, 2024 the Regional Board supported the recommendation to withhold adoption of Zoning Bylaw No. 2547, 2024 until PRRD File No. 22-009 ALR NFU, ALC ID 62326 was approved by the Agricultural Land Commission. On February 4, 2025, the Non-Farm Use application was approved by the ALC.

Site Context

The subject property is located in Pineview, approximately 8 km north of the City of Fort St. John. The property is mostly surrounded by agricultural lands. The CN railway runs north-west along the adjacent parcel to the west.

Summary of Procedure

Zoning Amendment Bylaw No. 2547, 2024 was read for the first and second time on April 18, 2024. The following activities have occurred since then:

May 8, 2024	Public notification mailed to landowners within the notification area.
May 8, 2024	Notice of Public Hearing advertised in the Energetic City Newspaper.
May 28, 2024	Public Hearing held in Fort St. John
June 20, 2024	Zoning Amendment Bylaw No. 2547, 2024 was read for a third time.
February 4, 2025	PRRD File No. 22-009 ALR NFU, ALC ID 62326 received approval from the ALC.

Comments Received from the Public

A Public Hearing was held on May 28, 2024 in accordance with the *Local Government Act*. The minutes are attached to this report. 4 written comments were received in advance of the Public Hearing and form part of the minutes attached to this report.

ALTERNATIVE OPTIONS:

1. That the Regional Board provide further direction.

OTHER CONSIDERATION(S):

None at this time.

Attachments:

1. Zoning Amendment Bylaw No. 2547, 2024
2. Agenda – Public Hearing for Zoning Amendment Bylaw No. 2547, 2024, PRRD File No. 24-002 ZN – May 28, 2024
3. Minutes – Public Hearing for Zoning Amendment Bylaw No. 2547, 2024, PRRD File No. 24-002 ZN

External Links:

1. [Non-Farm Use within the ALR, PRRD File No. 22-009 ALR NFU, ALC ID 62326](#) – See Item 8.14 on the Regional Board Meeting Agenda dated May 4, 2023.
2. [Zoning Amendment Bylaw No. 2547, 2024, PRRD File No. 24-002 ZN](#) – See Item 9.1 on the Regional Board Meeting Agenda dated April 18, 2024.
3. [Zoning Amendment Bylaw No. 2547, 2024, PRRD File No. 24-002 ZN](#) – See item 9.1 on the Regional Board Meeting Agenda dated June 20, 2024.