



# REPORT

To: Chair and Directors

Report Number: DS-BRD-082

From: Shawn Dahlen, Chief Administrative Officer

Date: October 29, 2020

**Subject: Zoning Amendment Bylaw No. 1924, 2011, PRRD File No. 10-153**

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## **RECOMMENDATION #1: [Corporate Unweighted]**

That the Regional Board give Zoning Amendment Bylaw No. 1924, 2011 to allow three dwellings on the property identified as PID 030-945-461, third reading.

## **RECOMMENDATION #2: [Corporate Unweighted – 2/3 Majority]**

That the Regional Board adopt Zoning Amendment Bylaw No. 1924, 2011.

## **BACKGROUND/RATIONALE:**

### **Proposal**

To allow three dwellings on the subject property by adding a site-specific text amendment within Section 36 (A-2 – Large Agricultural Holdings Zone) of PRRD Zoning Bylaw No. 1000, 1996, and provide an exception to the limit on the number of dwellings normally permitted to authorize three dwellings on this specific location.

### **File Details**

Owner: Samuel Ranch Ltd.  
Agent: Doug Marquardt  
Area: Electoral Area B  
Location: Pineview area  
Legal: Lot A St. John Indian Reserve No. 172 Township 85 Range 18 W6M Peace River District  
Plan EPP95788  
PID: 030-945-461  
Civic Address: 13801 & 13805 Rose Prairie Road  
Lot Size: 373.1 ha (921.9 ac)

### **Site Context**

The property is approximately 8.5 km north of Fort St. John, along Rose Prairie Road. The property is surrounded by agricultural uses.

### **Summary of Procedure**

Zoning Amendment Bylaw No. 1924, 2011 was read for the second time on October 8, 2020. The following activities have occurred since then:

October 20, 2020                      Public notification mailed to landowners within notification area  
October 29 & November 5, 2020    Notice of intent to consider advertised in the Alaska Highway

**Comments Received from the Public**

The requirement for a public hearing was waived as the proposal is compliant with the Official Community Plan. Alternatively, public notification was issued in accordance with the *Local Government Act*. At the time of preparing this report, one comment from the public had been received and is attached to this report. Should any be submitted prior to the November 12, 2020 Board meeting, they will be reported verbally and attached as late items to the report as an addendum to the Agenda.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board respectfully refuse Zoning Amendment Bylaw No. 1924, 2011, to allow three dwellings on the property identified as PID 030-945-461, 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 applicant.

**OTHER CONSIDERATION(S):**

None at this time.

**Attachments:**

1. Public Notification for Zoning Amendment Bylaw No. 1924, 2011
2. Zoning Amendment Bylaw No. 1924, 2011
3. Comments received from the public

**External Links:**

1. [Bylaw 11.1 –Zoning Amendment Bylaw No. 1924, 2011, PRRD File No. 10-153 ZN – October 8, 2020](#)