

**From:**

**Sent:** Thursday, November 5, 2020 8:56 PM

**To:** Planning Department <[planning@prrd.bc.ca](mailto:planning@prrd.bc.ca)>

**Subject:** RE: Zonning Bylaw amendment #1924,2011

On the map provided for the paper the site of the "3" dwellings is a bush portion of the South ½ Section that was included by the ALC with the restrictions or covenants mentioned. The dwellings in question are to the West of the small lot in the SE ¼ of the map provided.

It is also noted that there is a large Auto Body Shop on the property which I expect exceeds the "Home Based Business" class in the PRRD bylaws.

From the map provided it looked like the application was to allow a further 3 dwellings on the property. I believe that the map supplied needs to be changed to show the actual location of the dwellings in question. Please advise and or supply the map provided by the applicant for further reference. Thanks for the prompt response.

**From:** Planning Department <[planning@prrd.bc.ca](mailto:planning@prrd.bc.ca)>

**Sent:** Thursday, November 05, 2020 3:04 PM

**To:**

**Cc:** PRRD\_Internal <[prrd.internal@prrd.bc.ca](mailto:prrd.internal@prrd.bc.ca)>

**Subject:** RE: Zonning Bylaw amendment #1924,2011

Good afternoon,

The ALC allowed the existing three homes to remain subject to the section being consolidated with the ½ Section to the North and this has now been completed.

The PRRD further required a covenant that has now been registered on title restricting future subdivision: 'The Land shall not be subdivided by any means, including by deposit of a bare land strata plan, phased strata plan or leasehold plan under the *Strata Property Act* (British Columbia)' and restricting development to: 'Except for the three residential buildings on the Land, the Owner shall not excavate, construct, build or undertake development of any kind on any part of the Land, except as permitted in the Agricultural Land Commission Act, its regulations, and any orders of the Agricultural Land Commission'.

This application is going back to the Regional Board on November 12, 2020 for:

**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.

This is to legitimize the existing third dwelling not to permit any additional dwellings, I hope this helps to clarify.

**From:** >

**Sent:** Thursday, November 5, 2020 2:09 PM

**To:** Planning Department <[planning@prrd.bc.ca](mailto:planning@prrd.bc.ca)>

**Subject:** Zonning Bylaw amendment #1924,2011

Please forward more information on this application. It is my understanding that the ALC limited the number of residents on this parcel. That being the case why is this being revisited.

Thanks



**MACKENO VENTURES**  
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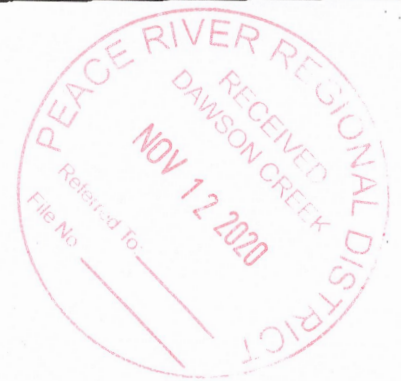


Sand &amp; Gravel

GST #866491277RT0001

**November 10, 2020**

Peace River Regional District  
Box 810,  
1981 Alaska Highway Avenue,  
Dawson Creek  
BC, V1G4H8

**NOTICE TO CONSIDER: File No. 10-153**

Reference is made to the Map provided by the PRRD in the Alaska Highway News as a portion of the Information Package for this "Notice to Consider"

We have had many phone calls and emails regarding this Notice to Consider.

The Map suggests that the "3 Dwellings" are located where the arrow on the map has been placed! It has been assumed that this was to allow a further 3 Dwellings on this property.

That site on the map has been used by the applicants for equipment storage and other uses in the operation of the farm. Prior to the approval of this "Notice to the Board", this map must be amended to **clearly show the actual location of the 3 Dwellings in question!**

**This letter is being sent to advise the Board that we are opposed to an increase in the number of dwellings to be allowed on this property.** Previous rulings by the Agriculture Land Commission and the Board of the PRRD clearly covered the concern of increasing the number of Dwellings on the property.

Yours truly,

James & Margaret Little

CC: North Pine Farmers Institute, Brad Sperling & Karen Goodings