



January 17, 2025

Development Approvals Technician
300-10003 110th Avenue
Fort St John, BC V1J 6M7

PRRD File No. 24-117 MoTT
MoTT File No. 2024-05015

RE: Proposed 9 Lot Subdivision of: LOT 2 SECTION 25 TOWNSHIP 84 RANGE 20 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN EPP74992, PID 030-260-795

In response to the referral for the proposed subdivision of the subject property into eight 0.4 ha lots and a 25.1 ha remainder lot, please note the following:

1. A portion of the subject property is within the Agricultural Land Reserve (ALR) and is therefore subject to the provisions of the Agricultural Land Commission Act.

The portion of the property being subdivided is outside the ALR. Therefore, an application to the ALC is not required.

2. Pursuant to *PRRD North Peace Fringe Area Official Community Plan Bylaw No. 2460, 2021* (NPFA OCP), the property is designated Community Residential (CR). Within the CR designation, Section 6.2.1 states residential as a principal land use. Section 6.2.4 states the minimum parcel size will be determined based on the servicing capacity of the area. Parcels within the CR designation will be required to connect to community sewer services where they exist.

Therefore, the use of the proposed lots is consistent with the OCP.

3. Pursuant to *PRRD Zoning Bylaw No. 1343, 2001* (zoning bylaw), the portion of the property being subdivided is zoned R-2 (Residential 2 Zone) and the remainder is zoned A-2 (Large Agricultural Holding Zone).

Within the R-2 zone, section 35.1 states a dwelling unit is a permitted principal use and section 35.2 (bb) states the minimum parcel size is 0.4 ha when parcels are connected to a community sewage system.

Within the A-2 zone, section 33.1 states agriculture is a permitted principle use and section 33.2 (a) states the minimum parcel size is 63 ha.

The Regional Board adopted Zoning Amendment Bylaw No. 2524, 2023 on November 16, 2023 to rezone a ±4.35 ha portion of the subject property from A-2 to R-2 to facilitate the eight lot subdivision.

Therefore, the use and size of the proposed lots is consistent with the zoning bylaw.

4. Pursuant to Section 512 of the *Local Government Act* the proposed 25.1 ha remainder lot does not meet the minimum 10% parcel frontage requirements. The applicant must submit a written request to the PRRD should they wish to request an exemption from this requirement.
5. Any future development on the proposed lots must meet the required setbacks as listed in Section 33.2 and 35.2 of *PRRD Zoning Bylaw No. 1343, 2001*.
6. The proposed subdivision should not separate accessory building(s)/ accessory use(s) from principal building(s)/uses(s).

7. The subject property is within Area C, therefore the requirements of *Subdivision and Development Servicing Bylaw No. 2474, 2022* are applicable.
8. The subject property is within the Charlie Lake sewer catchment area. The requirements of Section 6.4 of the *Subdivision and Development Servicing Bylaw No. 2474, 2022*, are therefore applicable.

The proposed lots must be connected to the Charlie Lake Sewer. The applicant must first apply to the PRRD for a sewer connection permit to ensure that there is sufficient system capacity to service the proposed lots. The sewer connection application must include all associated fees and documentation.

The PRRD will not be in support of final subdivision approval until this requirement has been satisfied.

9. The subject property is not within a water catchment area. The requirements of Section 6.3(c) of the *Subdivision and Development Servicing Bylaw No. 2474, 2022*, are therefore applicable.
10. The subject property is within the Charlie Lake fire protection area, therefore Section 6.3(f) of *Subdivision and Development Servicing Bylaw No. 2474, 2022*, regarding provision of fire suppression services is applicable. At this time there are no outstanding requirements regarding fire suppression.
11. The proposed subdivision is located within the PRRD Mandatory Building Permit Area. Building permits are available upon application and it is required that a building permit be obtained prior to any new construction occurring.
12. The proposed subdivision is located within the PRRD Development Cost Charge Area. The fees of \$8,547.77/new lot for single dwelling residential development must be paid to the PRRD prior to subdivision approval.
Total DCC fees payable for this application is \$68,382.16.
13. The School District 60 School Site Acquisition Charge is applicable. The fee of \$1000/new lot must be paid to the PRRD prior to subdivision approval.
Total SSAC fees payable for this application is \$8000.00.

This referral response does not constitute formal PRRD support of the proposed subdivision and any matters which have been overlooked or matters which arise after the date of this letter may result in an amended referral response.

This letter was prepared using the best current information available and is based on information provided by the Ministry of Transportation. Assuming the accuracy of all submissions, the PRRD has made every reasonable effort to provide a comprehensive list of subdivision requirements.

Any changes to the preliminary approval, alterations to the proposed subdivision plan or any other changes in conditions or circumstances material to the application will require notification to the PRRD and may result in an amended referral response.

The applicant is encouraged to contact the PRRD Development Services Department to ensure any current or future uses, buildings and structures meet the PRRD's setback, floor area, and height requirements.

If there are any questions regarding the above, please contact me.

Sincerely,

Anastasia Moreau, Planner 1

Enc: Proposed Subdivision Plan prepared by: Tryon Land Surveying Ltd., dated: October 2024

REPLY TO: anastasia.moreau@prrd.bc.ca



LOT 8
PLAN EPP35284

LOT 6
PLAN EPP35284

LOT 7
PLAN EPP35284

6m EASEMENT
FOR DRAINAGE
PURPOSES
AREA = 600m²
(0.148ac.)

LOT 1
PLAN
BCP22829

EASEMENT
FOR ACCESS
PURPOSES
AREA = 0.592ha
(1.46ac.)

LOT 1
AREA = 0.4ha
(1.013ac.)

LOT 2
AREA = 0.4ha
(1.013ac.)

LOT 3
AREA = 0.4ha
(1.013ac.)

LOT 4
AREA = 0.4ha
(1.013ac.)

6m EASEMENT
FOR DRAINAGE
PURPOSES
AREA = 600m²
(0.148ac.)

LOT 5
AREA = 0.4ha
(1.013ac.)

LOT 6
AREA = 0.4ha
(1.013ac.)

LOT 7
AREA = 0.4ha
(1.013ac.)

LOT 8
AREA = 0.4ha
(1.016ac.)

REMAINDER LOT 2
AREA = 25.1ha
(62.1ac.)

SECTION 30 TOWNSHIP 84 RANGE 19 W6M

LOT 2
PLAN
BCP22829

LOT 1
PLAN EPP74992

LOT 2
PLAN PGP19837

LOT 2
PLAN PGP43078

LOT B
PLAN
PGP25250

LOT 3
PLAN
PGP43078

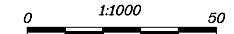
FRACTIONAL S 1/2
SECTION 31

FRACTIONAL N 1/2
SECTION 30

GOLF COURSE RD

ALASKA HWY 97

PROPOSED SUBDIVISION OF
LOT 2
SECTION 25 TOWNSHIP 84 RANGE 20 W6M
PEACE RIVER DISTRICT
PLAN EPP74992
BCGS 94A.035
P.I.D. 030-260-795



MIKE BUBURUZ

NOTES:
- All Dimensions are in metres and decimals thereof.

LEGEND:
 - Lotline
 - Existing Building within 30m of Property Line (Location approximate)
 - Existing Lagoon within 30m of Property Line (Unverified; Location approximate)

Rev	Revision Description	Date(y/m/d)	By:
3	Decreased to 9 lots	2024/10/18	KL
2	Added adjacent buildings and lagoons	2024/10/03	KL
1	Added easements for access and drainage	2024/07/26	KL
0	Original Plan Prepared	2024/07/23	KL

Tryon Land Surveying Ltd.
Dawson Creek 250-782-5868
Fort St John 250-262-0031
www.tryongroup.ca



TRYON FILE:
2024-0185
Rv3 Oct24