

**PEACE RIVER REGIONAL DISTRICT**  
**Bylaw No. 2415, 2020**

A bylaw for general text amendments to Peace River  
Regional District Zoning Bylaw No. 1343, 2001."

WHEREAS, the Regional Board of the Peace River Regional District adopted Zoning Bylaw 1343, 2001 to regulate land use in the fringe areas surrounding Chetwynd, Dawson Creek, and Fort St. John in the Peace River Regional District;

AND WHEREAS the Regional Board deems it necessary to prepare a housekeeping amendment bylaw to amend "Peace River Regional District Zoning Bylaw No. 1343, 2001" to address a variety of necessary corrections and updates;

NOW THEREFORE the Regional Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

**ADMINISTRATIVE PROVISIONS:**

1. This bylaw may be cited for all purposes as "Peace River Regional District Zoning Amendment (Housekeeping) Bylaw No. 2415, 2020."
2. If any portion of this bylaw is declared invalid by a court, the invalid portion shall be severed and the remainder of the bylaw is deemed valid.

**TEXT AMENDMENTS TO BYLAW 1341, 2001, (as previously amended)**

**Part IV – GENERAL REGULATIONS**

**Section 21, Minimum Parcel Size for Subdivision, for a relative on non-ALR Lands** is deleted, and inserted in its place is the following:

*"For the purposes of the Local Government Act 'Subdivision to provide residence for a relative', the minimum parcel size for a parcel that may subdivided to provide a residence for a relative on non-ALR Lands is 1.8 hectares (4.5 acres)."*

**Section 26 - Setback Area Exemptions** is amended by deleting the portion of the first sentence "Despite sections 32 to Section 52 inclusive" and inserting in its place, "Despite sections 32 to 53 (inclusive)", to make the section read as follows:

"Despite Sections 32 to 53 (inclusive) of this bylaw, no building or structure, shall be located in a SETBACK area except:".....

**Part VI – ZONES**

**Section 33, A-2 (Large Agricultural Holdings Zone – 63 ha)**, Sub-Section 2 Regulations, Minimum Parcel Size clause b) i) is amended as follows:

Deleting the final phrase "and the remainder of the parcel for which a subdivision is proposed is not less than 50 hectares (124 acres)", to read as follows:

- i) subject to the *Local Services Act*, the minimum parcel size shall not apply where a parcel is divided by a railway, highway right-of-way or watercourse, provided the parcel is subdivided along any such railway, highway right-of-way or watercourse.
- ii) for subdivision along a quarter section boundary for an incomplete quarter.

- iii) SE ¼ of Section 35 Township 83 Range 19 W6M PRD Except Plans B4384, M446, PGP46335 and BCP37320, for which the minimum parcel is 35.0 hectares [Bylaw 2355, 2020]

**Section 35, R-2 (Residential 2 Zone),** Sub-Section 2 Regulations – Minimum Parcel Size is amended by deleting Parcel A, Section 17, Township 84, Range 19, W6M, PRD, Plan 34277 and substituting the revised legal land description of:

- i) a 0.278 ha portion of Lot 3 Section 17 Township 84 Range 19 W6M Peace River District Plan EPP47785, for which the minimum parcel size shall not be less than 0.22 ha (0.563 acres); [Bylaw No. 2088, 2013]

**Section 36, R-3 (Residential 3 Zone),** Sub-Section 2 Regulations – Minimum Parcel Size is amended by deleting bylaw numbers 1086, 1997; and 820, 1993; to read as follows:

Minimum Parcel Size

- (a) The minimum parcel size is 0.9 hectares (2.2 acres) in the area covered by West Peace Official Community Plan Bylaw;
- (b) The minimum parcel size is 0.9 hectares (2.2 acres) when the parcel is connected to a COMMUNITY SEWAGE SYSTEM in the area covered by North Peace Official Community Plan Bylaw (Electoral Areas B, D and E only); [Bylaw No. 2249, 2016]
- (bb) The minimum parcel size is 0.9 hectares (2.2 acres) when the parcel is connected to a COMMUNITY SEWER in the area covered by North Peace Official Community Plan (Electoral Area C only); [Bylaw No. 2249, 2016]
- (c) The minimum parcel size is 1.8 hectares (4.5 acres) where there is no COMMUNITY SEWAGE SYSTEM in the area covered by North Peace Official Community Plan Bylaw (Electoral Areas B, D and E only);
- (cc) The minimum parcel size is 1.8 hectares (4.5 acres) where there is no COMMUNITY SEWER in the area covered by North Peace Official Community Plan Bylaw (Electoral Area C only); [Bylaw No. 2249, 2016]

**Section 36, R-3 (Residential 3 Zone),** Sub-Section 2 Regulations – Minimum Parcel Size "Except for" is amended by deleting incorrect legal land descriptions and substituting with the correct legal land descriptions to read as follows:

Except for:

- i) a 1.46 ha (3.61 acre) portion lying on the west side of Section 25 within Lot 3, Section 25, Township 84, Range 20, W6M, PRD, Plan BCP39102, for which the minimum parcel size may be 0.9 ha (2.2 acres) when the parcel has a sewage system approved by the agency having jurisdiction regarding sewage disposal." [Bylaw No.1805, 2008]
- ii) a 1.4 ha (3.46 acre) portion lying on the northeast side of Lot 1, Section 12, Township 84, Range 19, W6M, PRD, Plan EPP5285, for which the minimum parcel size may be 0.9 ha (2.2 acres) when the parcel has a sewage system approved by the agency having jurisdiction regarding sewage disposal." [Bylaw No. 1869, 2009]

**Section 42, C-2 (General Commercial Zone),** Sub-Section 2 Regulations – Additional Uses is amended by deleting properties that are now under the jurisdiction of the City of Fort St. John; to read as follows:

Additional Uses

- (g) The following additional uses are permitted on lands legally described as:  
 Lot 1, Section 2, Township 84, Range 19, W6M, PRD Plan EPP70627 [Bylaw No. 1502, 2004]  
 Parcel A(Plan B5074) of the Northwest ¼, Section 9, Township 84, Range 19, W6M  
 i) NEIGHBOURHOOD PUB

Lot 1, Section 2, Township 84, Range 19, W6M, PRD, Plan EPP70627 [Bylaw No. 2178, 2015]

iv) CAMPGROUND, UNLIMITED TERM

READ A FIRST TIME THIS \_\_\_\_\_ day of \_\_\_\_\_, 2020.

READ A SECOND TIME THIS \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Public Notification mailed the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Public Notification published on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

READ A THIRD TIME THIS \_\_\_\_\_ day of \_\_\_\_\_, 2021

ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2021.

(Corporate Seal has been  
affixed to the original bylaw)

\_\_\_\_\_  
Brad Sperling, Chair

\_\_\_\_\_  
Tyra Henderson, Corporate Officer

I hereby certify this a true and correct copy  
of "PRRD Zoning Amendment  
(Housekeeping) Bylaw No. 2415, 2020,  
as adopted by the Peace River Regional District Board  
on \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Corporate Officer