



REPORT

To: Chair and Directors

Report Number: DS-BRD-105

From: Shawn Dahlen, Chief Administrative Officer

Date: January 14, 2021

Subject: Zoning Amendment Bylaw No. 2368, 2021. PRRD File No. 20-016 ZN

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board give Zoning Amendment Bylaw No. 2368, 2021 to rezone the property identified as PID 027-088-821 from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone) first and second readings; further,

That a Public Hearing be waived pursuant to the *Local Government Act* Section 464(2) and that public notification be authorized pursuant to the *Local Government Act* Section 467.

BACKGROUND/RATIONALE:

The applicant has applied to rezone the subject property from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone) in PRRD Zoning Bylaw No. 1343, 2001, with the intent to subdivide the subject property into three ± 2.1 ha lots. Two of the proposed lots will be sold, the third will continue to be owned by the applicant and remain their principal residence.

Pursuant to the Agricultural Land Commission (File #60796), the subject property received approval to subdivide in the Agricultural Land Reserve on October 7, 2020.

File Details

Owner: Darlene & William Smith
Area: Electoral Area D
Location: Briar
Legal: Lot 2 of Section 14, Township 78, Range 14, W6M, PRD, Plan BCP30281
PID: 027-088-821
Civic Address: 181 East Pouce Road
Lot Size: 6.3 ha (15.7 ac)

Site Context

The subject property is located east of the City of Dawson Creek. The subject property has direct access to East Pouce Road and backs onto Highway 49. The lands to the south are predominantly residential with agriculture lands to the north.

Site Features

Land

The subject property is mainly cleared along East Pouce Rd with tree coverage on the east and south portions of the subject property. Two of the proposed lots will be sold and the third will continue to be owned by the applicant and remain their principal residence.

Structures

There is currently one residential dwelling and one accessory building on the subject property.

Access

The subject property is accessed via East Pouce Road.

Canada Land Inventory (CLI) Soil Rating

According to the CLI, soils on the subject property are classified as 3x. Soils in the '3' class have moderately severe limitations that restrict the range of crops or require special conservation practices. The 'x' subclass is comprised of soils having a limitation resulting from the cumulative effect of two or more adverse characteristics.

Comments & Observations

Applicant

The applicant intends to subdivide the property into three lots that are each ± 2.1 ha in size.

Agricultural Land Commission

Pursuant to ALC File # 60796, the subject property has received approval to subdivide in the Agricultural Land Reserve.

Official Community Plan (OCP)

Pursuant to PRRD South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012, the property is designated RN (Rural Neighbourhood). Section 6.3.2 states the principal uses will be generally limited to residential and agriculture, subject to zoning regulations. Parcel size within the Rural Neighbourhood designation is a minimum of 1.6 ha.

Therefore, the proposed subdivision is consistent with the Official Community Plan.

Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1343, 2001, the subject property is zoned R-5 (Residential 5 Zone). Dwelling units and agriculture are permitted uses in the R-5 zone. The minimal parcel size is 4 ha.

Therefore, a zoning amendment is required to rezone the subject property to the R-4 zone, which has a minimum parcel size of 1.8 ha.

Fire Protection Area

The subject property is outside the Fire Protection areas.

Mandatory Building Permit Area

The subject property is outside the Mandatory Building Permit Area.

Development Permit Area

The subject property is outside the Development Permit Area.

Impact Analysis

Context

The proposal will not significantly change the permitted uses on the subject property.-equestrian facility and kennel are not allowable in the proposed R-4 zone. The change in zoning will only affect the minimal parcel

sizes of 1.8 ha (4.4 ac) in the R-4 zone compared to the minimum parcel size of 4 ha (9.8 ac) in the R-5 zone. The proposed rezoning and parcel sizes are consistent with the parcels to the east and south of the subject property.

Population & Traffic

It is anticipated that there will be a minimal increase to population and traffic in the area, as a result of creating two additional lots.

Sewage & Water

An existing sewage lagoon and cistern are located on the lot that is to be retained by the landowner (proposed lot #2). Proposed lot #3 to the west has an existing lagoon and proposed lot #1 to the east has no sewage or water.

The addition of a sewage and/or water system on a proposed lot will require approval from Northern Health.

Comments Received from Municipalities & Provincial Agencies

Agricultural Land Commission

ALC staff raises no objection to the proposal.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse Zoning Amendment Bylaw No. 2368, 2021 to rezone property identified as PID 027-088-821 from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone), 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. Maps
2. Application
3. Comments Received from Municipalities & Provincial Agencies
4. Comments Received from Electoral Area Director
5. Section 37 of the PRRD Zoning Bylaw No. 1343, 2001
6. Zoning Amendment Bylaw No. 2368, 2021