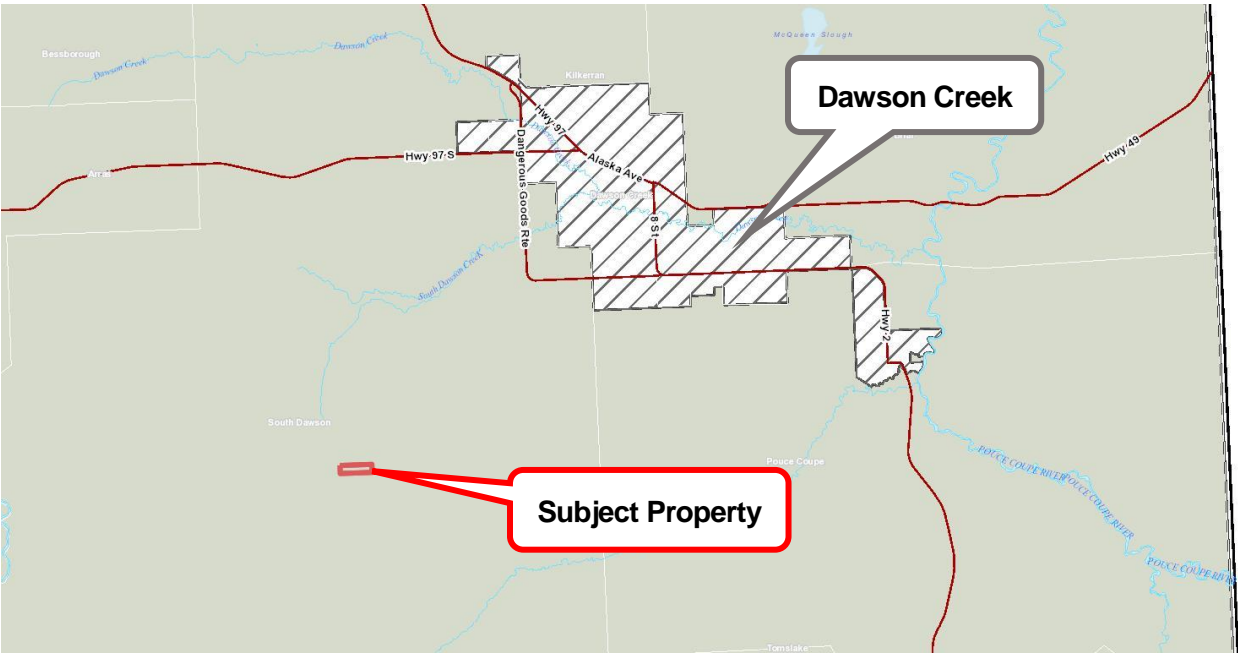
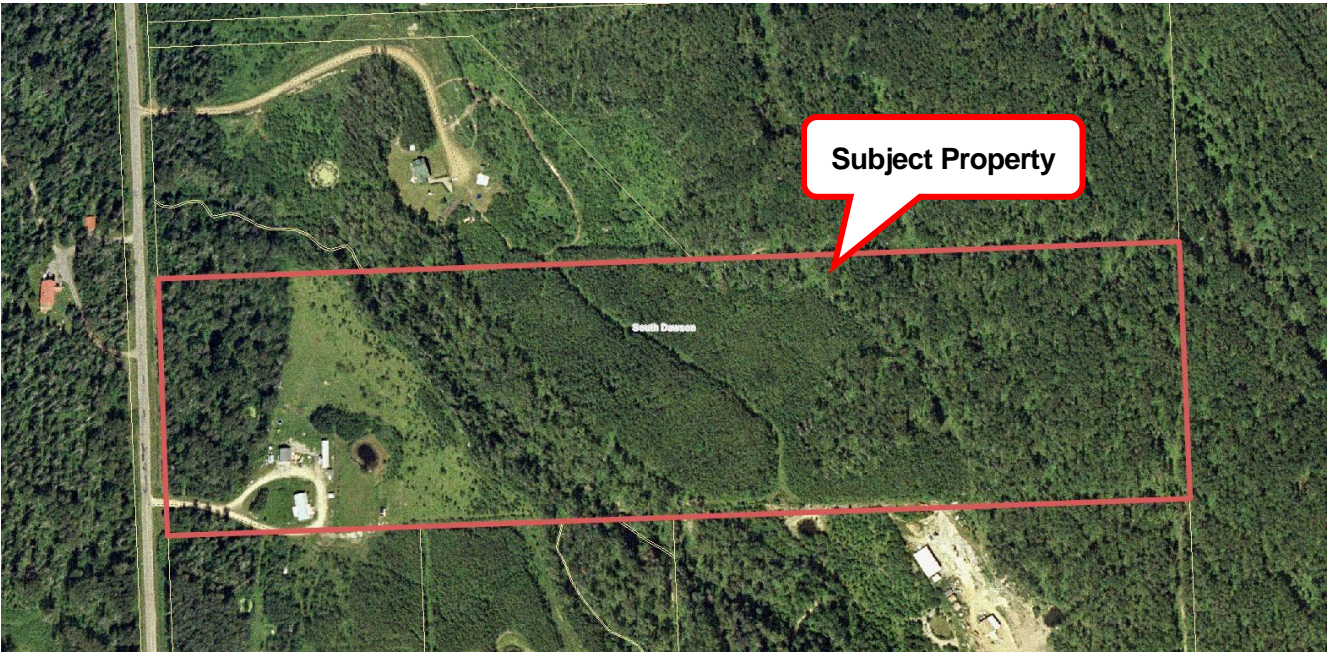


Context Map

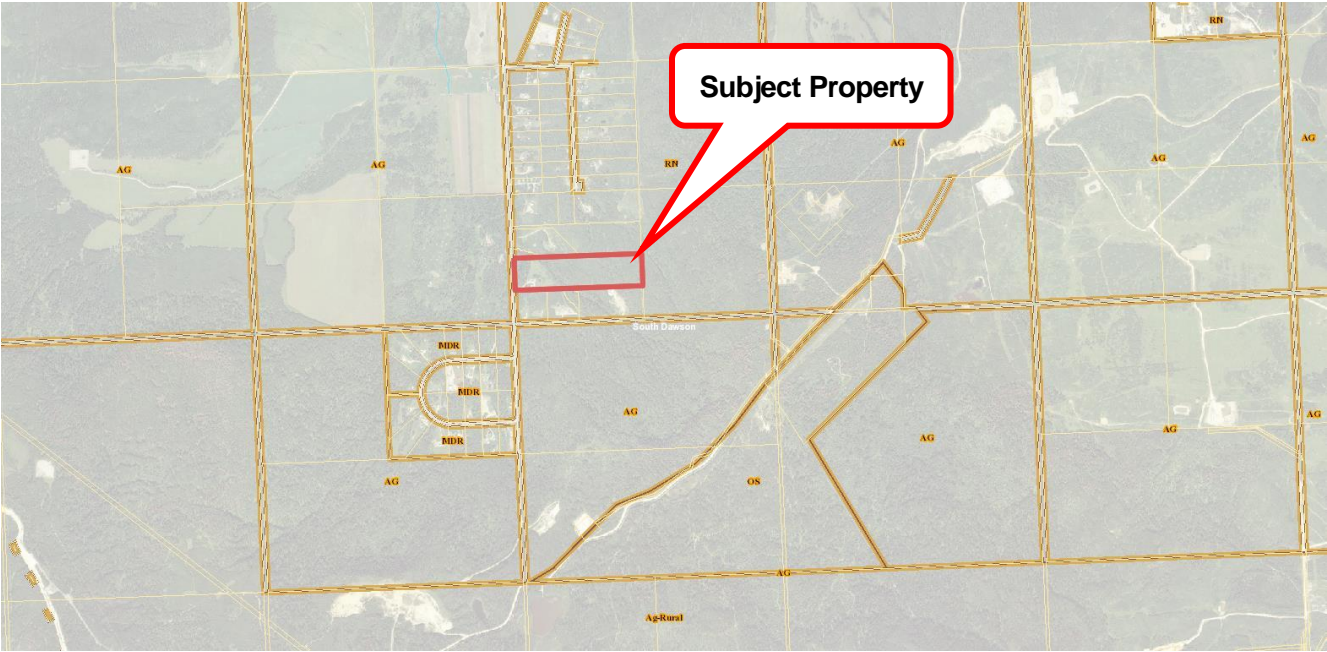


Aerial Photo

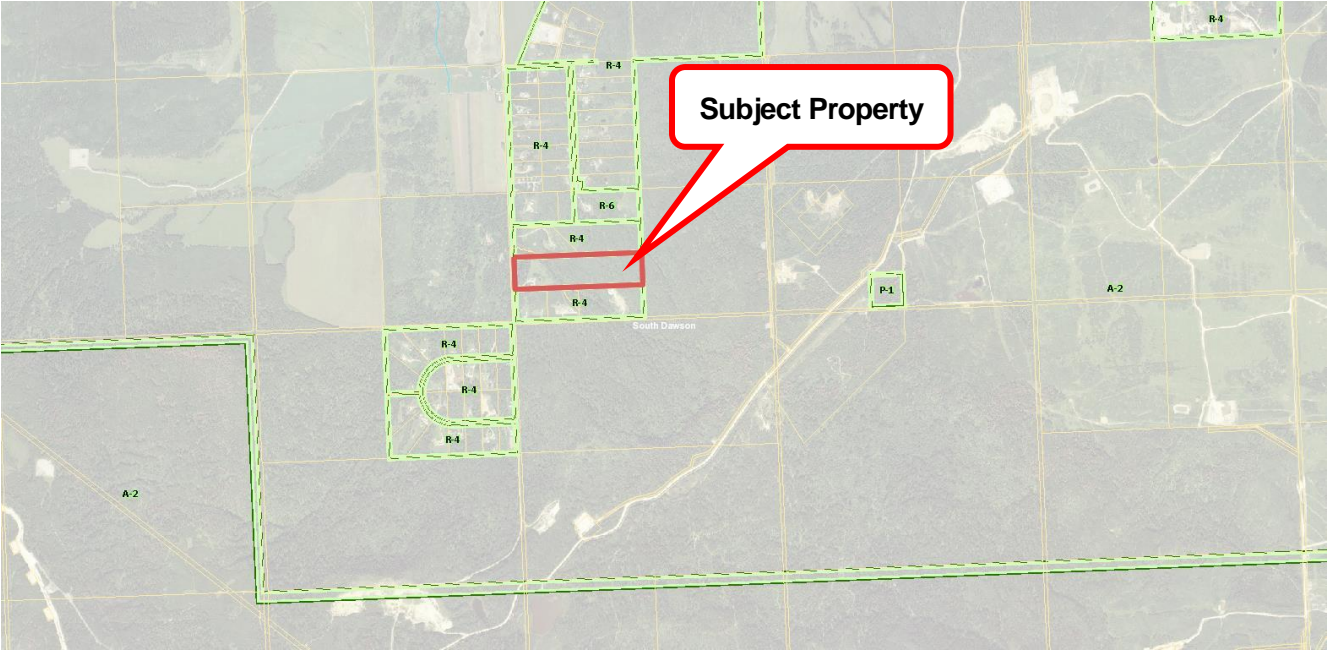




**South Peace Fringe Area OCP Bylaw No. 2048, 2012: ‘Rural Neighbourhood’**



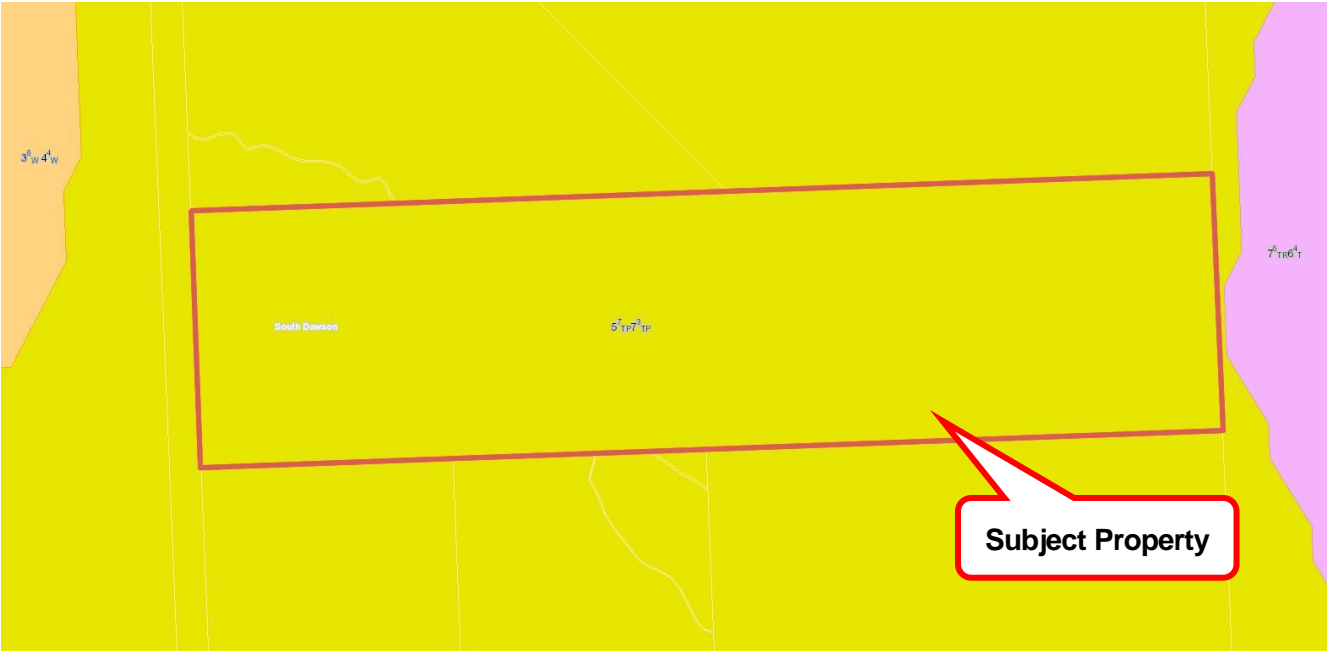
**PRRD Zoning Bylaw No. 1343, 2001: R-4 ‘Large Agricultural Holdings Zone’**



**Agricultural Land Reserve: Outside**



**CLI-Soil Classification: 5<sup>7</sup><sub>tp</sub>7<sup>3</sup><sub>tp</sub>**





Photos:



Fig#1 & 2 Residential structures on proposed lot 2



Fig# 3 & 4 Parcel runs up Bear Mountain as shown in in background photo.



Fig# 5 Residential structures on proposed lot 1

Fig# 6 Dugout on proposed lot 1



Fig# 7 & 8 Photos showing contour on parcel



# PEACE RIVER REGIONAL DISTRICT

File #  
20-004 ZH

DAWSON CREEK 1981 Alaska Avenue (Box 810), Dawson Creek, BC (T) 250-784-3200..(F) 250-784-3201  
FORT ST. JOHN 9505 100<sup>TH</sup> Street, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125  
[Toll Free: 1-800-670-7773]

Receipt # \_\_\_\_\_

## Application for Development

### 1. TYPE OF APPLICATION

	FEE
<input type="checkbox"/> Official Community Plan Bylaw Amendment	\$ 1,000.00
<input checked="" type="checkbox"/> Zoning Bylaw Amendment	650.00
<input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined	1,050.00
<input type="checkbox"/> Temporary Use Permit	350.00
<input type="checkbox"/> Development Permit	165.00
<input type="checkbox"/> Development Variance Permit	165.00
<input checked="" type="checkbox"/> Sign requirement	150.00

In regard to applications for:

- i) an official community plan and/or zoning bylaw amendment;
- ii) temporary use permit;

Sign provided by the PRRD and sign posted pursuant to Section 8 of Bylaw No. 2165, 2016, **attached**.

### 2. PLEASE PRINT

Property Owner's Name <i>Elisabeth J. Claus</i> <i>Leonardus L. Claus</i>	Authorized Agent of Owner (if applicable)
Address of Owner [REDACTED]	Address of Agent
City/Town/Village [REDACTED]	City/Town/Village
Postal Code [REDACTED]	Postal Code
Telephone Number: [REDACTED]	Telephone Number:
Fax Number: [REDACTED]	Fax Number:
E-mail: [REDACTED]	E-mail:

### 3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
<i>77 Lot C, Plan PGP 32208, Part SW 1/4,</i>	<i>19.95</i> ha./acres
<i>Section 25, Township 77, Range 16, Meridian</i>	<i>19.95</i> ha./acres
<i>W6, Peace River Land District</i>	ha./acres
TOTAL AREA	<i>39.9</i> ha./acres

#### Notice of collection of personal information:

Personal information on this form is collected for the purpose of processing this application. The personal information is collected under the authority of the *Local Government Act* and the bylaws of the PRRD. Documentation/Information submitted in support of this application can be made available for public inspection pursuant to the *Freedom of Information and Protection of Privacy Act*.



4. Civic Address or location of property: 13470 - 227 Road, Peace River Regional District, BC V1G 0C2

**5. PARTICULARS OF PROPOSED AMENDMENT**

Please check the box(es) that apply to your proposal:

- ☐ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: \_\_\_\_\_

Proposed OCP designation: \_\_\_\_\_

Text amendment: \_\_\_\_\_

- ☒ Zoning Bylaw amendment:

Existing zone: A2

Proposed zone: ~~A2~~ R5

Text amendment: \_\_\_\_\_

- ☐ Development Variance Permit – describe proposed variance request:

\_\_\_\_\_

- ☐ Temporary Use Permit – describe proposed use:

\_\_\_\_\_

- ☐ Development Permit: Bylaw No. \_\_\_\_\_ Section No. \_\_\_\_\_

6. Describe the existing use and buildings on the subject property:

Residential  
manufactured home; power shed

7. Describe the existing land use and buildings on all lots adjacent to and surrounding the subject property:

(a) North Residential

(b) East Crown

(c) South Residential

(d) West Residential

8. Describe the proposed development of the subject property. Attach a separate sheet if necessary:

Sub-Division for son

9. Reasons and comments in support of the application. Attach a separate sheet if necessary:

Keep family close  
Don farmable land  
Help Retired senior citizen take care of property

10. Describe the means of sewage disposal for the development:

certified lagoon

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11. Describe the means of water supply for the development:

Cistern

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**THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY YOUR APPLICATION.**

12. Proof of ownership of the subject property or properties. (For example: Certificate of State of Title, BC Land Title Office Property Title Search or recent Property Tax Notice.)
13. A Sketch Plan of the subject property or properties, showing:
- (a) the legal boundaries and dimensions of the subject property;
  - (b) boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
  - (c) the location of existing buildings and structures on the subject property, with distances to property lines;
  - (d) the location of any proposed buildings, structures, or additions thereto, with distances to property lines;
  - (e) the location of any existing sewage disposal systems;
  - (f) the location of any existing or proposed water source.


**ADDITIONAL OR MORE DETAILED INFORMATION MAY BE REQUESTED BY THE PEACE RIVER REGIONAL DISTRICT FOLLOWING REVIEW OF YOUR APPLICATION.**

**If it is necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a British Columbia Land Surveyor may be required.**

15. I / We the undersigned hereby declare that the information provided in this application is complete and is, to the best of my / our knowledge, a true statement of the facts related to this application.

Elisabeth Claus  
Signature

February 3, 2020  
Date signed

  
Signature of Owner

FEB 03 - 2020  
Date signed

16. **AGENT'S AUTHORIZATION**

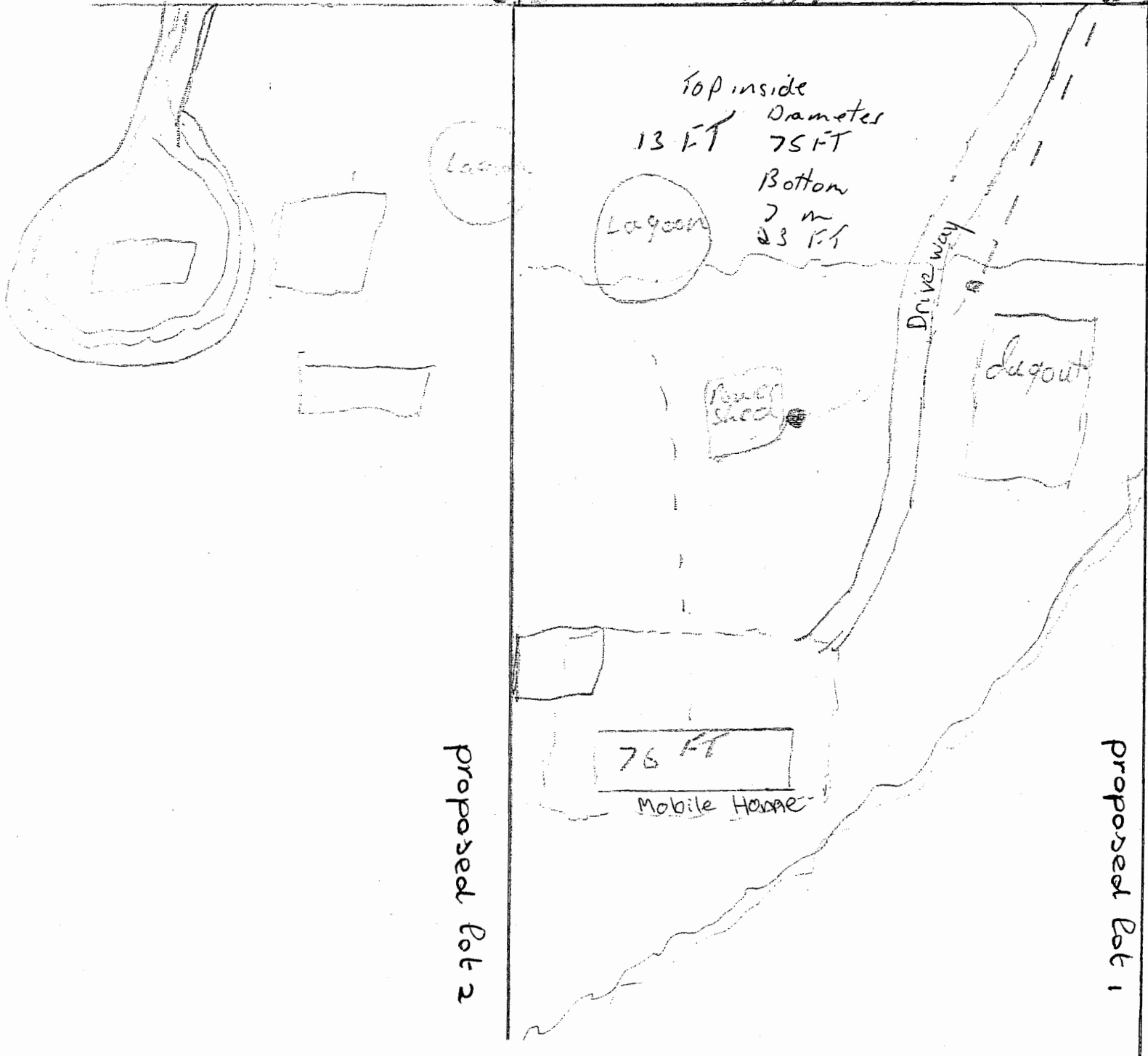
If you have an agent act on your behalf in submission of this application, the following authorization **MUST** be signed by **ALL** property owners.

I / We authorize	and	hereby
(name) application.	to act on my/our behalf regarding this	
Agent address:		
Telephone:	Fax:	Email:
Signature of Owner:	Date:	
Signature of Owner:	Date:	



227 Road

← 100 m →



N →



# PEACE RIVER REGIONAL DISTRICT

## Memorandum

TO: Leonard Hiebert, Director of Electoral Area D  
FROM: Development Services Department  
DATE: February 13, 2020  
RE: **Application for Zoning Amendment Bylaw No. 2404, 2020, (PRRD File 20-004 ZN)**

Pursuant to the following resolution:

RD/15/04/26 (23)

That a two-week period be added to the development application review process to allow time for the appropriate Electoral Area Director to review applications prior to them going to the Regional Board for consideration.

The application and bylaw are provided for your review. As instructed at the November 21, 2019 EADC meeting, referrals to Directors will be done earlier in the application review process, at the same time as external agency referrals. As a result, this referral does not include external agency comments or a staff report.

### COMMENTS

Response requested by February 27, 2020

No comment ☐

Hello,  
The proposal is close to MDR and RN and I will support it.

Leonard Hiebert

Feb. 27/2020

Director/Municipality

Date

diverse. vast. abundant.

#### PLEASE REPLY TO:

☒ Box 810, 1981 Alaska Ave, Dawson Creek, BC V1G 4H8 Tel: (250) 784-3200 or (800) 670-7773 Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca  
☐ 9505 100 St, Fort St. John, BC V1J 4N4 Tel: (250) 785-8084 Fax: (250) 785-1125 Email: prrd.fsj@prrd.bc.ca





## PEACE RIVER REGIONAL DISTRICT Zoning Bylaw No. 1343, 2001

### SECTION 38 R-5 (Residential 5 Zone - 4 ha)

#### 1. Permitted Uses

The following PRINCIPAL USES and no others are permitted in a R-5 zone subject to Part IV of this bylaw and subject to Sub-Section 2 of this Section 38;

- (a) DWELLING UNIT(S);
- (b) Market garden;
- (c) AGRICULTURE;
- (d) KENNEL;
- (e) EQUESTRIAN FACILITY;

The following ACCESSORY uses and no others are permitted in a R-5 zone, subject to Part IV of this bylaw and Sub-Section 2 of this Section 38:

- (f) ACCESSORY buildings and ACCESSORY structure; (See Section 13)
- (g) AGRICULTURE-DOMESTIC;
- (h) BED AND BREAKFAST accommodation; (See Section 16)
- (i) HOME BASED BUSINESS; (See Section 19)
- (j) SECONDARY SUITE; (See Section 25)
- (k) TEMPORARY ADDITIONAL DWELLING. (See Section 29)

#### 2. Regulations

##### Minimum Parcel Size

- (a) The minimum parcel size is 4.0 hectares (10 acres).

##### Number and type of DWELLING UNIT(S)

- (b) One SINGLE FAMILY DWELLING is permitted on a parcel less than 3.6 hectares (9 acres) in size;
- (c) Two SINGLE FAMILY DWELLINGS or a TWO FAMILY DWELLING is permitted on a parcel 3.6 hectares (9 acres) or larger, but not both;
- (d) One TEMPORARY ADDITIONAL DWELLING, is permitted on a parcel 0.9 hectares (2.2 acres) and larger.

##### Height

- (e) No building or structure shall exceed 10 metres (32.8 ft.) in HEIGHT.

##### Setbacks

- (f) Except as otherwise permitted in this bylaw, no building or structure shall be located within:
  - (i) 7 metres (23 ft.) of a FRONT PARCEL LINE;
  - (ii) 3 metres (10 ft.) of an INTERIOR SIDE PARCEL LINE;
  - (iii) 5 metres (17 ft.) of an EXTERIOR SIDE PARCEL LINE;
  - (iv) 5 metres (17 ft.) of a REAR PARCEL LINE.



**PEACE RIVER REGIONAL DISTRICT**  
**Zoning Bylaw No. 1343, 2001**

**SECTION 38 R-5 (Residential 5 Zone - 4 ha) continued**

Agriculture

- (g) AGRICULTURE, use is permitted on parcels 4 hectares (10 acres) and larger;
- (h) AGRICULTURE DOMESTIC, is permitted on parcels 0.4 hectares (1 acre) and larger;

Where AGRICULTURE or AGRICULTURE-DOMESTIC are permitted the following regulations shall apply;

- (i) Maximum LOT COVERAGE for each commodity group is limited to the following:

COMMODITY GROUPS			
Apiculture (bees)	Greenhouse, Nursery, Speciality wood & Turf Crops	Livestock,* Poultry, Game and Fur	Mushroom growing facility
20%	Greenhouse: 75% Nurseries, Speciality Wood Crops & Turf Farms: 35%	35%	35%

\* CONFINED LIVESTOCK AREAS are included in the LOT COVERAGE restriction.

The following structures do not fall under the LOT COVERAGE restrictions:

- detention ponds
- support structures used for shading, frost and wind protection of plants and animals.



**PEACE RIVER REGIONAL DISTRICT**  
**Bylaw No. 2404, 2020**

A bylaw to amend Peace River Regional District  
Zoning Bylaw No. 1343, 2001."

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt "Peace River Regional District Zoning Bylaw No. 1343, 2001";

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

1. This bylaw may be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2404, 2020."
2. Schedule B – Map 12 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot C, Section 25, Township 77, Range 16, W6M, PRD, Plan 32208, from A-2 "Large Agricultural Zone" to R-5 "Residential 5 Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

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

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

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

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

READ A THIRD TIME THIS \_\_\_\_\_ day of \_\_\_\_\_, 2020

ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2020.

(Corporate Seal has been  
affixed to the original bylaw)

\_\_\_\_\_  
Chair

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

I hereby certify this to be a true and correct copy of  
"PRRD Zoning Amendment Bylaw No. 2404, 2020,  
as adopted by the Peace River Regional District  
Board on \_\_\_\_\_, 20\_\_\_\_.

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



Peace River Regional District  
Bylaw No. 2404, 2020  
**SCHEDULE "A"**



Schedule B - Map 12 of "Peace River Regional District Zoning Bylaw 1343, 2001" is hereby amended by rezoning Lot C, Section 25, Township 77, Range 16, W6M, PRD, Plan 32208 **from** A-2 "Large Agricultural Zone" **to** R-5 "Residential 5 Zone" as shown on the drawing below:

