



## PEACE RIVER REGIONAL DISTRICT

### Memorandum

TO: Leonard Hiebert, Director of Electoral Area D  
FROM: Jack Peckham, South Peace Land Use Planner  
DATE: February 18, 2021  
RE: **Zoning Amendment Bylaw No. 2434, 2021**  
**PRRD File No. 21-002 ZN**

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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.

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 March 4, 2021

No comment ☐

Hello Jack,

I support this rezone application.

Director Leonard Hiebert

Date February 25, 2021

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

**Proposal:** To rezone a 0.06 ha portion of the subject property from R-1 (Residential 1 Zone) to M-1 (Service Industrial Zone) for the final purpose of building a machine shop.

#### **File Details**

Owner:	Kane Clay
Agent:	Ryan Neilson
Area:	Electoral Area D
Location:	Rolla
Legal:	Parcel B (T18682) Block 1 Section 32 Township 79 Range 14 West of the 6 <sup>th</sup> Meridian Peace River District Plan 10648
Civic Address:	5209 Rolla Road
PID:	004-384-105
Lot Size:	0.12 ha (0.30 ac)

#### **Official Community Plan**

Pursuant to the Rural Official Community Plan Bylaw No. 1940, 2011, the subject property is designated Rural Community (RC). Policy 3 states that the principle use of land within the RC designation should be Agricultural-Rural, Residential, Commercial, Light Industrial, Civic, Assembly, Institutional, Park and Natural Environment. Policy 5 states that the minimum parcel size should be 1.6 ha (4 ac), however, smaller parcel sizes are permitted to a maximum density of 10 parcels per ha (4 parcels per ac) where a community sewage system is installed.

Therefore, the proposed use and size is consistent with the Official Community Plan.

#### **Land Use Zoning**

Pursuant to Zoning Bylaw No. 479, 1986 (the Zoning Bylaw), the subject property is split zoned R-1 (Residential 1 Zone) and M-1 (Service Industrial Zone). Land within R-1 zone may be used for single family dwelling, home occupation, and a home industry. The proposed use of a machine shop does not comply with the R-1 zone, however, a machine shop is a permitted use in the M-1 zone.

Therefore, a zoning amendment to the R-1 zoned portion of the subject property to the M-1 zone is required. Although the minimum parcel size for the M-1 Zone is 1.8 ha (4.5 ac), the existing parcel size is consistent with the characteristics of the surrounding properties in the Rolla subdivision.