



# REPORT

To: Chair and Directors

Report Number: DS-BRD-119

From: Shawn Dahlen, Chief Administrative Officer

Date: February 25, 2021

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

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## **RECOMMENDATION #1: [Corporate Unweighted]**

That the Regional Board give Zoning Bylaw Amendment 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) in PRRD Zoning Bylaw No. 1343, 2001, third reading.

## **BACKGROUND/RATIONALE:**

### **Proposal**

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

Pursuant to the Agricultural Land Commission (ALC) File 60796, the subject property has received approval to subdivide in the Agricultural Land Reserve (ALR) 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)

### **Summary of Procedure**

Zoning Amendment Bylaw No. 2368, 2021 was read for a first and second time on January 14, 2021. The following activities have occurred since then.

|                        |                                                                       |
|------------------------|-----------------------------------------------------------------------|
| February 10, 2021      | Public notification mailed to landowners within the notification area |
| February 19, 2021      | Notice of intent to consider advertised in the Northern Horizon       |
| February 11 & 18, 2021 | Notice of intent to consider advertised in the Dawson Creek Mirror    |

At the time of preparing the report, no comments from the public had been received. Should any be submitted prior to the February 25, 2021 Board meeting, they will be reported verbally and attached as late items to the report as an addendum to the agenda.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board respectfully refuse Zoning Bylaw Amendment 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) in the PRRD Zoning Bylaw No. 1343, 2001, 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):**

At this time, the applicant is just finalizing their covenant with the Ministry of Transportation and Infrastructure. Once that covenant is finalized and signed, the Ministry will also sign off on Zoning Amendment Bylaw No. 2368, 2021. Once those elements are complete, this file will come forward again to the Regional Board for consideration for adoption.

**Attachments:**

1. Public Notification for Zoning Amendment Bylaw No. 2368, 2021
2. Zoning Amendment Bylaw No. 2368, 2021

**External Links**

1. [Report- Zoning Amendment Bylaw No. 2368, 2021, PRRD File No. 20-016 ZN](#)



Industry

Residential

Farm Use

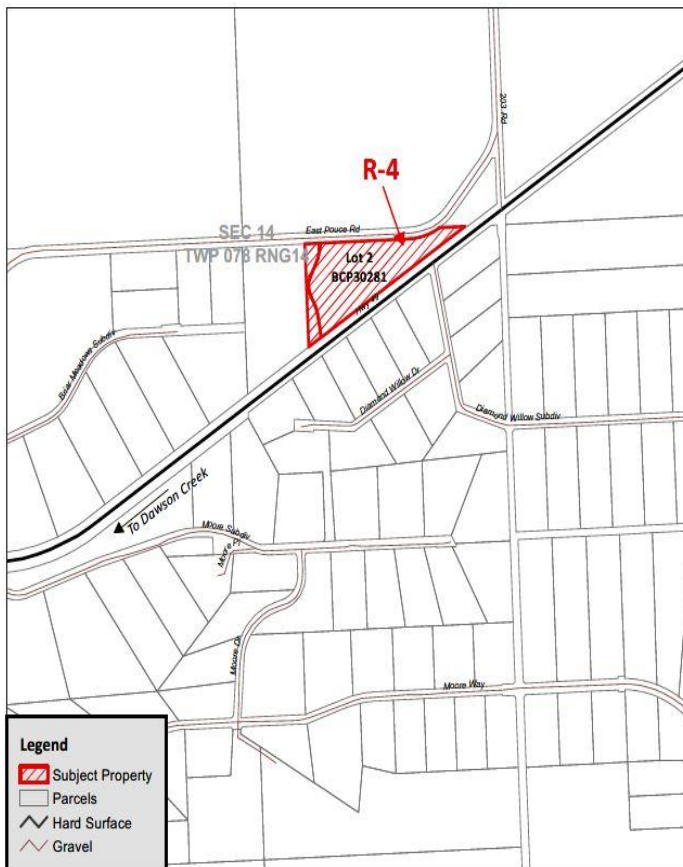
# Notice of Intent to Consider

Zoning Amendment Bylaw No. 2368, 2021

FILE NO. 20-016 ZN

## Briar

**Property Location:** Lot 2 of Section 14, Township 78, Range 14, W6M, PRD, Plan BCP30281



**Proposal:** To rezone the subject property from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone) in order to subdivide the subject property into 3 lots.

## How to Participate

### 1 Get More Information

Contact the Peace River Regional District to get more information about the proposal. Bylaws can be viewed online at anytime.

#### View Bylaws

##### Dawson Creek Office

1981 Alaska Avenue  
Box 810  
Dawson Creek, BC V1G 4H8

##### Fort St. John Office

9505-100<sup>th</sup> Street  
Fort St. John, BC V1J 4N4

#### Email, Phone or Fax

[planning@prrd.bc.ca](mailto:planning@prrd.bc.ca)

250-784-3200

Toll Free 1-800-670-7773

Fax 250-784-3201

#### Online

View Development

Applications at

[prrd.bc.ca/engage](http://prrd.bc.ca/engage)



### 2 Send in a Written Comment

Through Engage, by email, fax, mail or in person. Written comments or concerns will be accepted until 4:00 pm on February 24, 2021.

### 3 Watch the Board Meeting

Public attendance at meetings is not permitted due to COVID-19. Watch the meeting livestream via the PRRD 'Official Page' on Facebook.

#### When:

Thursday, February 25, 2021 at 10:00 am

#### Where:

Peace River Regional District 'Official Page' on Facebook

**PEACE RIVER REGIONAL DISTRICT**  
**Bylaw No. 2368, 2021**

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 the "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. 2368, 2021."
2. Schedule B – Map 5 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 2, Section 14, Township 78, Range 14, W6M, PRD, Plan BCP30281, from R-5 "Residential 5 Zone" to R-4 "Residential 4 Zone", as shown on Schedule "A" which is attached to and forms part of this bylaw.

|                                     |                                            |        |                 |         |
|-------------------------------------|--------------------------------------------|--------|-----------------|---------|
| READ A FIRST TIME THIS              | <u>14<sup>th</sup></u>                     | day of | <u>January</u>  | , 2021. |
| READ A SECOND TIME THIS             | <u>14<sup>th</sup></u>                     | day of | <u>January</u>  | , 2021. |
| Notification mailed on the          | <u>10<sup>th</sup></u>                     | day of | <u>February</u> | , 2021. |
| Notification published on the       | <u>11<sup>th</sup> and 18<sup>th</sup></u> | day of | <u>February</u> | , 2021. |
| Ministry of Transportation approval |                                            |        |                 |         |
| received this                       |                                            | day of |                 | , 2021. |
| ADOPTED THIS                        |                                            | day of |                 | , 2021. |

(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. 2368, 2021,  
as adopted by the Peace River Regional  
District Board on \_\_\_\_\_, 2021.

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



Peace River Regional District  
Bylaw No. 2368, 2021  
**SCHEDULE "A"**



1:12,000

Schedule B - Map 5 of "Peace River Regional District Zoning Bylaw 1343, 2001" is hereby amended by rezoning Lot 2, Section 14, Township 78, Range 14, W6M, PRD, Plan BCP30281, **from R-5 "Residential 5 Zone" to R-4 "Residential 4 Zone"** as shown on the drawing below:

