



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.

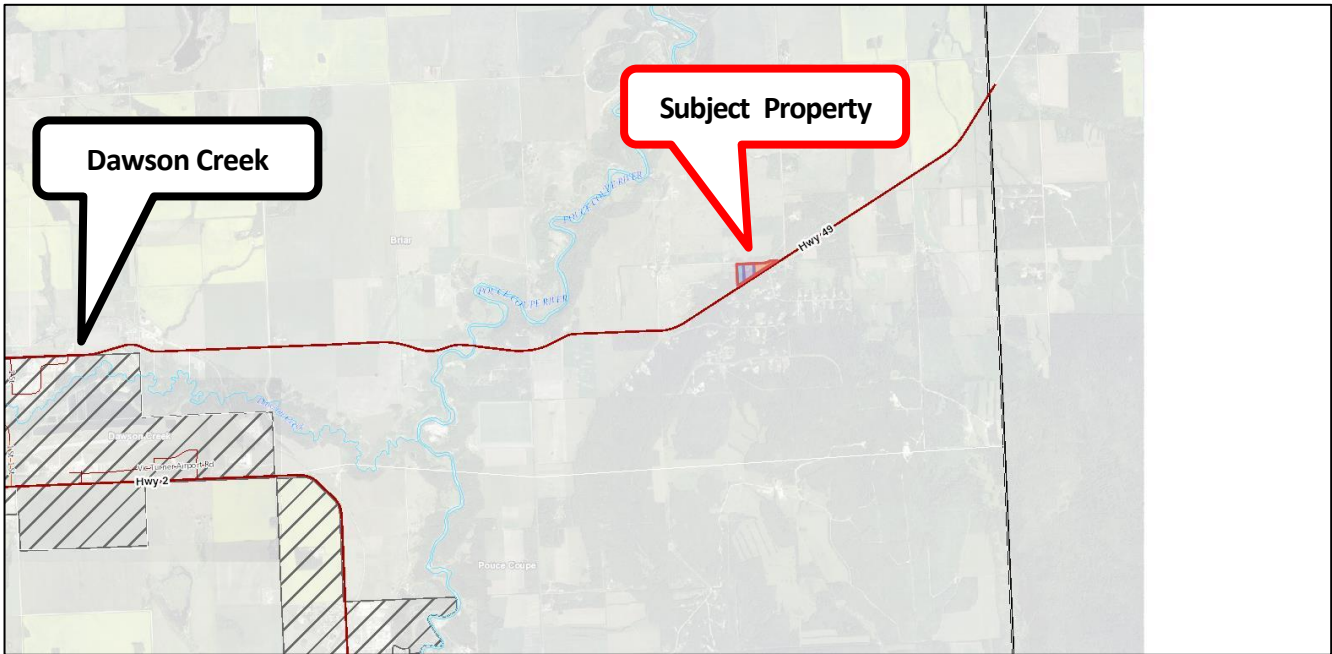
OTHER CONSIDERATION(S):

None at this time.

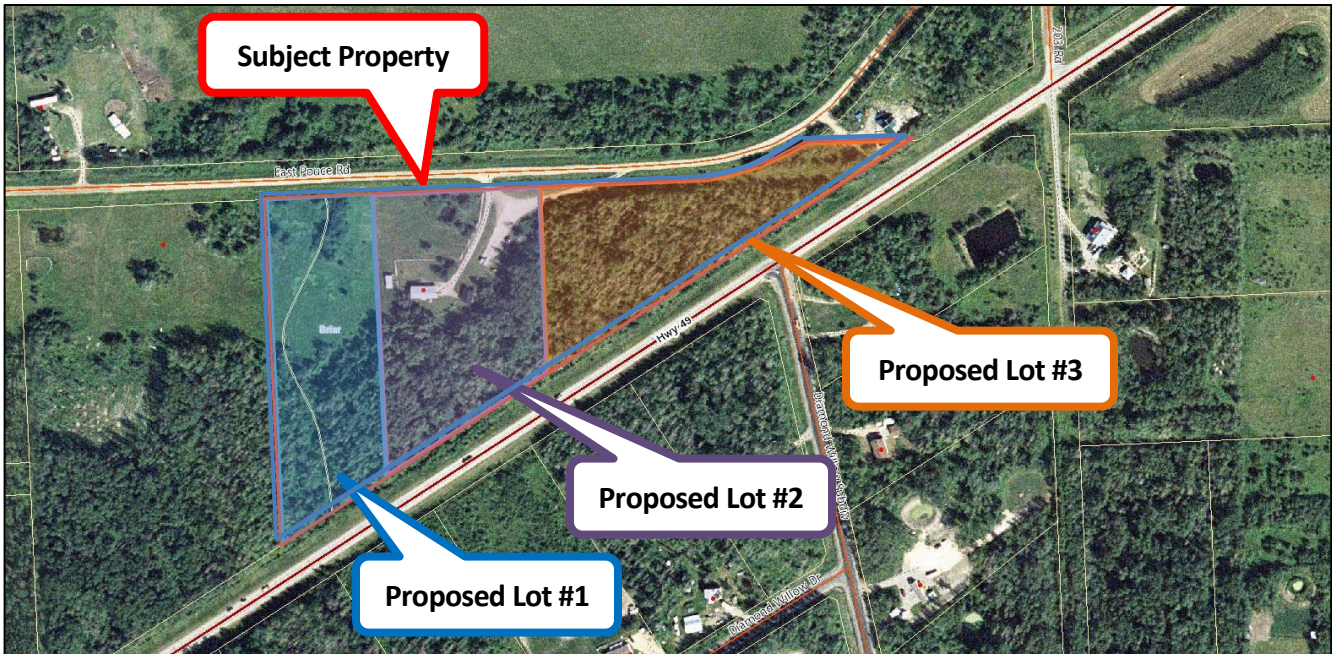
Attachments:

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

Location: Briar



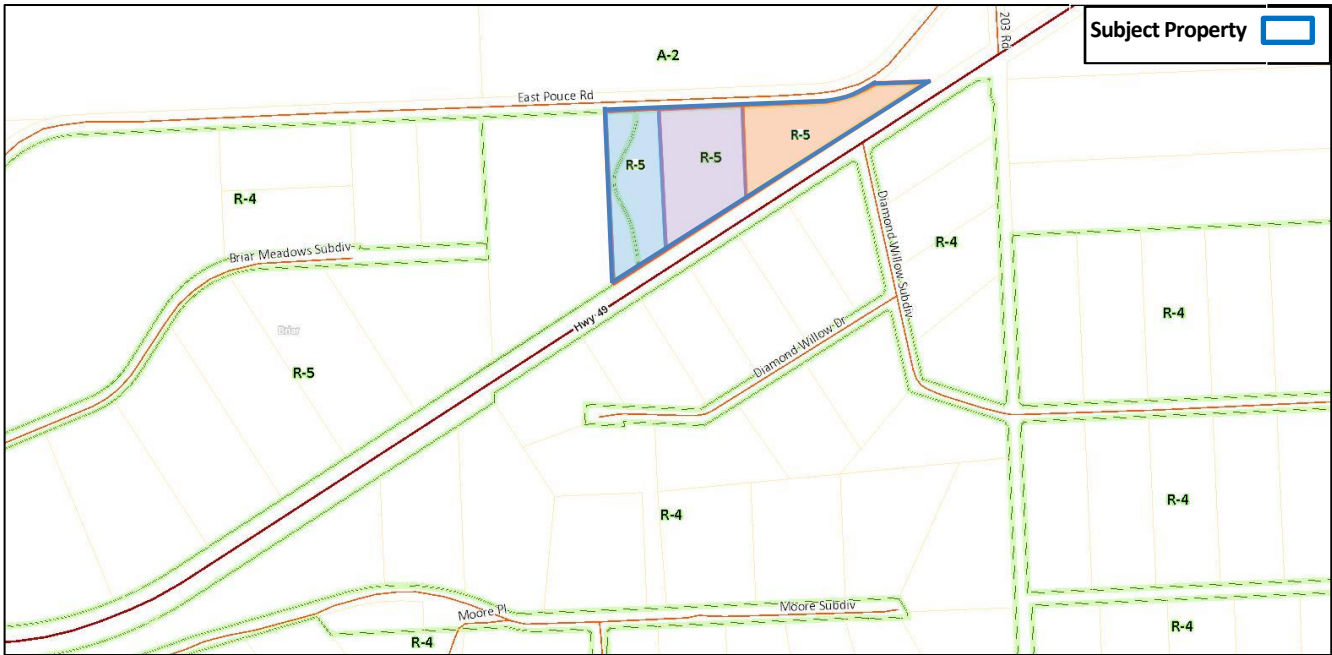
Aerial imagery



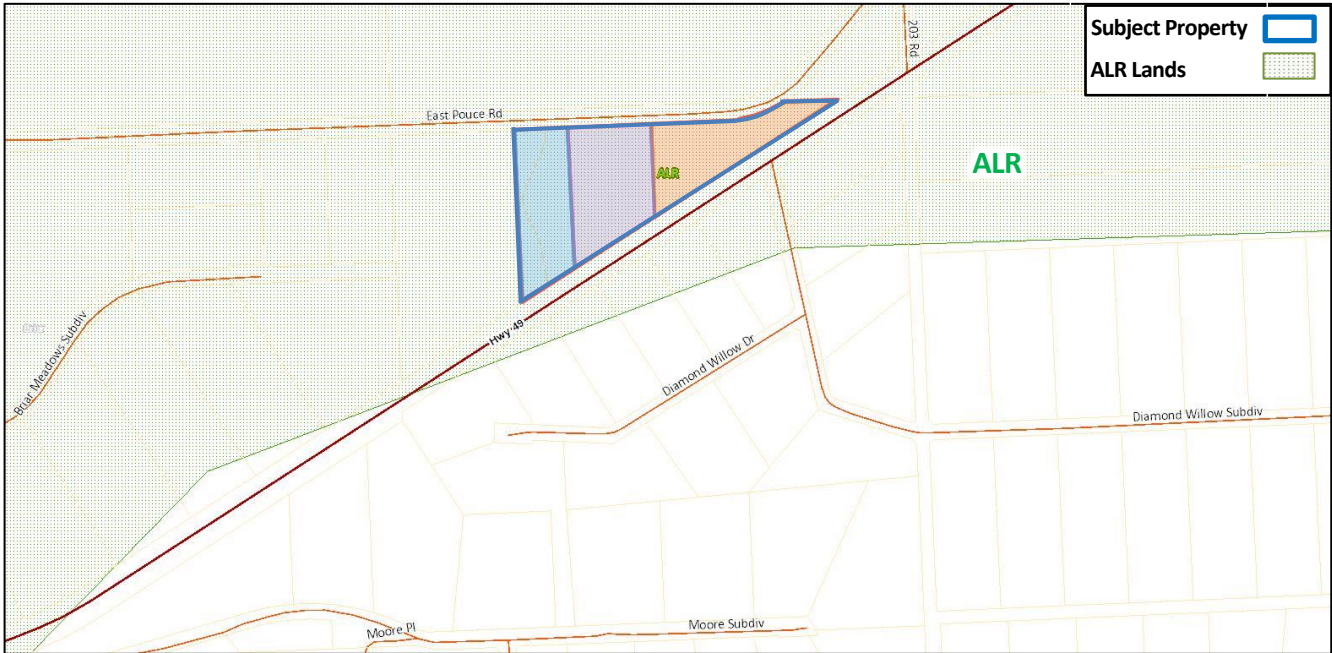
South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012: Rural Neighbourhood



PRRD Zoning Bylaw No. 1343, 2001: Residential 5 Zone (R-5)



Agricultural Land Reserve: Within





PEACE RIVER REGIONAL DISTRICT

DAWSON CREEK 1981 Alaska Avenue (Box 810), Dawson Creek, BC (T) 250-784-3200..(F) 250-784-3201
FORT ST. JOHN 9505 100TH 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
☐ Official Community Plan Bylaw Amendment	\$ 1,000.00
☒ Zoning Bylaw Amendment	650.00
☐ Official Community Plan / Zoning Bylaw Amendment combined	1,050.00
☐ Temporary Use Permit	350.00
☐ Development Permit	165.00
☐ Development Variance Permit	165.00
☐ 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 WILLIAM + DARLENE SMITH	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 [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
Lot 2 Section 14 township 78 range 14 west of the Sixth Meridian Peace River District Plan 8003028	15.76 ha./acres
	ha./acres
	ha./acres
TOTAL AREA	15.76 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: 181 East Bruce Road

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: R-5 Zone

Proposed zone: R-4 Zone

Text amendment: _____

☐ Development Variance Permit – describe proposed variance request:

N/A

☐ Temporary Use Permit – describe proposed use:

N/A

☐ Development Permit: Bylaw No. _____ Section No. _____

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

Residential

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

(a) North Agriculture

(b) East Agriculture

(c) South Residential

(d) West Residential

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

To subdivide the lot into three (3) lots.

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

Appropriate land use for the existing rural fabric

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

sewre - lagoon

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

Septic - Tank

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.

[Redacted Signature]

[Redacted Signature]

Signature of Owner

Nov 18/20
Date signed

Nov. 18/20
Date signed

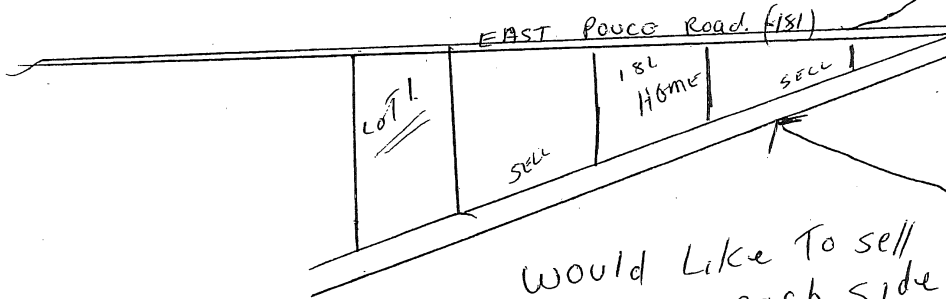
16. **AGENT'S AUTHORIZATION**

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

AREA 27
Jurisdiction
759 - Dawson Creek
Bund.
Roll - 002359.280

↓ Road
203' Road
HIGHWAY 49



Would Like To sell
LAND on each side
of our Home.

LOT 2
PLAN BCP 30281
SECTION 14,
TOWNSHIP 78,
MERIDIAN W6,
PEACE RIVER
LAND DISTRICT.
PID - 027-088-562

East Peace Road

181

Sell

Home

Sell

49 East

Highway



Agricultural Land Commission

201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000 | Fax: 604 660-7033
www.alc.gov.bc.ca

December 4, 2020

Reply to the attention of Sara Huber
ALC Issue: 52003
Local Government File: 20-016-ZN

Jack Peckham
South Peace Land Use Planner, PRRD
Jack.Peckham@prrd.bc.ca

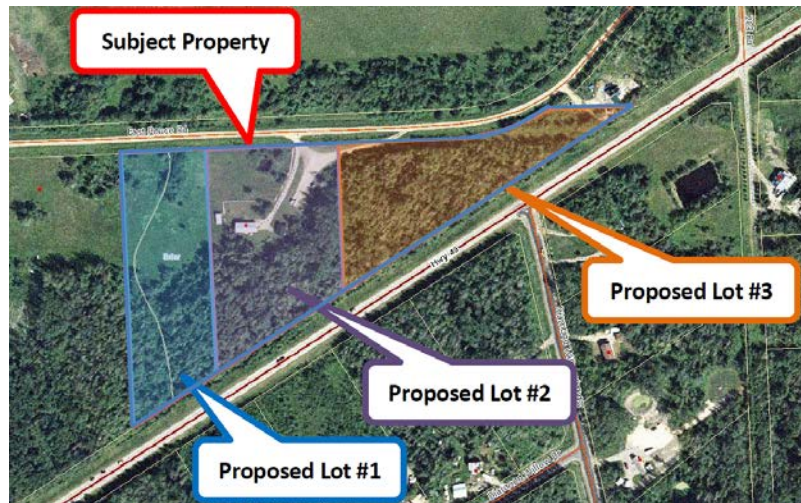
Re: Peace River Regional District Zoning Amendment Bylaw No. 2368, 2021

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Zoning Amendment Bylaw No. 2368, 2021 (the “Bylaw”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Bylaw is consistent with the purposes of the *ALC Act* (ALC Act), the Agricultural Land Reserve (ALR) General Regulation, (the “ALR General Regulation”), the ALR Use Regulation (the “ALR Use Regulation”), and any decisions of the ALC.

Current Proposal:

The Bylaw proposes to amend the zone of the PRRD Zoning Bylaw No. 1343, 2001 for the property identified as 181 East Pouce Road; PID: 027-088-821 (the “Property”) from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone) for the final purpose of subdividing the Property into three lots.

Context Map:



File History:

In 2006, the Commission approved the subdivision of the 12-ha parent parcel into two parcels of 6 ha each (Application 43399; Resolution #517/2006). This application created the Property.

In 2012, the Commission generally endorsed the South Peace Fringe Area Official Community Plan (OCP) Bylaw No. 2048, 2012, subject to minor amendments. At the time, the Property was designated Rural Neighbourhood (Planning Review 45882; Resolution #21N/2012). The Rural Neighbourhood designation supports a minimum lot size of 1.6 ha.

In 2017, the Commission approved the subdivision of a 1.8 ha lot from the Property (Application 56225; Resolution #297/2017). Resolution #297/2017 was subsequently overturned by the Commission in 2018 (Resolution #37/2018).

In 2020, the Chief Executive Officer (CEO) of the ALC approved the subdivision of the Property into two lots of 2.1 ha and one lot of 2.2 ha, recognizing the previous endorsement of the Commission for the Rural Neighbourhood designation in the South Peace Fringe Area OCP Bylaw No. 2048, 2012 (Application 60796; Resolution #474/2020).

ALC Staff Comments:

ALC staff recognize that the Bylaw is intended to support a subdivision which was previously approved by the ALC in Resolution #474/2020. For this reason, ALC staff have no objection to the Bylaw.

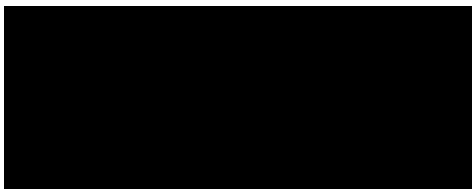
The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any Orders of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 236-468-3258 or by e-mail (Sara.Huber@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Enclosure: Referral of PRRD 20-016-ZN

CC: Ministry of Agriculture – Attention: Lori Vickers

52003m1



Peace River Regional District
Development Application Referral

December 2, 2020

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

You are invited to comment on the attached application for potential effect on your agency's interests. We would appreciate your response within 21 days (**December 23, 2020**). If no response is received within that time, we will assume your agency's interests are unaffected. Please provide information to substantiate your position and, if applicable, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this application.

Proposal

To rezone the property from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone) for the final purpose of subdividing the existing property into three lots.

Property Information

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:	6.38 ha (15.77 ac)
ALR Status:	Within

This application is being referred to:

- Ministry of Transportation & Infrastructure (via eDAS)
- Northern Health
- Ministry of Forests, Lands, Natural Resources Operations and Rural Development
- BC Hydro
- Agricultural Land Commission
- District of Chetwynd
- City of Dawson Creek
- City of Fort St. John
- District of Hudson's Hope
- Village Pouce Coupe
- District of Taylor
- District of Tumbler Ridge
- PRRD Environmental Services
- Oil and Gas Commission

PRRD Contact

Jack Peckham, South Peace Land Use Planner <jack.peckham@prrd.bc.ca>

PLEASE REPLY TO:

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

Signed:	Title:
Date:	Agency:



PEACE RIVER REGIONAL DISTRICT

Memorandum

TO: Leonard Hiebert, Director of Electoral Area D
FROM: Jack Peckham, South Peace Land Use Planner
DATE: December 3, 2020
RE: **Application for Zoning Amendment, PRRD File No. 20-016 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 draft permit 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 December 17, 2020

No comment ☐

Hello,
I support the proposal as it falls into the intended use of the neighborhood.
A comment on the application, it is not all legible and difficult to understand what the specifics of the application are. If that could be rectified would be great.

Leonard Hiebert

Director

December 7, 2020

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 37 R-4 (Residential 4 Zone - 1.8 ha)

1. Permitted Uses

The following PRINCIPAL USES and no others are permitted in a R-4 zone subject to Part IV of this bylaw and subject to Sub-Section 2 of this Section 37;

- (a) DWELLING UNIT(S);
- (b) TWO FAMILY DWELLING;
- (c) Market garden;
- (d) AGRICULTURE;

The following ACCESSORY uses and no others are permitted in a R-4 zone, subject to Part IV of this bylaw and Sub-Section 2 of this Section 37:

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

2. Regulations

Minimum Parcel Size

- (a) The minimum parcel size is 1.8 hectares (4.5 acres).

Exceptions to the minimum parcel size as follows:

- i) “a portion of the North ½ of Section 35, Township 83, Range 19, W6M, PRD, for which the minimum parcel size is 1.6 ha (4.0 acres), in order to accommodate the subdivision of a portion of the property into 10 lots of 1.6 ha (4.0 acres).” [Bylaw No. 2025, 2012]
- ii) a 0.3 ha (0.74 acre) portion of the Northwest ¼ of Section 1, Township 84, Range 18, W6M, PRD for which the minimum parcel size shall not be less than 0.3 ha (0.74 acres). [Bylaw No. 2116, 2014]
- iii) Lot A, District Lot 418, Township 83, Range 18, W6M, PRD, Plan EPP14982, for which the minimum parcel size shall not be less than 1.1 ha (2.8 acres). [Bylaw No. 2149, 2014]
- iv) Lot A, Section 26, Township 83, Range 18, W6M, PRD, Plan PGP24062, for which the minimum parcel size shall not be less than 1.6 ha. (4.0 acres). [Bylaw No. 2183, 2015]
- v) Northeast ¼ of Section 33, Township 84, Range 20, W6M, PRD except firstly Parcel A (F7668); secondly Plan 20712; and thirdly Plan BCP16012, for which the minimum parcel size is 1.6 ha. (4.0 acres). [Bylaw No. 1950, 2011]
- vi) Lot 3, Section 24, Township 26, Plan 26246, shall not be less than 1.25 ha (3.1 acres). [Bylaw No. 2320, 2018]



PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

SECTION 37 R-4 (Residential 4 Zone - 1.8 ha) continued

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.

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.



PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

SECTION 37 R-4 (Residential 4 Zone - 1.8 ha) Continued

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.

Additional Uses

- (j) The following additional **ACCESSORY** use is permitted on lands legally described as:
- i) Lot 7, Plan 11345, Southwest 1/4, Section 1, Township 84, Range 18, W6M, PRD
Community Care Facility: to provide shelter for chemical and alcohol rehabilitation services for a maximum of twelve (12) clients and staff. [Bylaw No. 1595, 2005].

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2368, 2021

A bylaw to amend the "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 by-law 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 by-law.

READ A FIRST TIME THIS _____ day of _____, 2021.

READ A SECOND TIME THIS _____ day of _____, 2021.

Notification mailed on the _____ day of _____, 2021.

Public Notification published on the _____ day of _____, 2021.

READ A THIRD TIME THIS _____ day of _____, 2021.

Ministry of Transportation approval
received this _____ day of _____, 2021.

ADOPTED THIS _____ day of _____, 2021.

Chair

(Corporate Seal has been affixed to
the original bylaw)

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:

