



REPORT

To: Chair and Directors

Report Number: DS-BRD-147

From: Kathy Suggitt, General Manager of Development Services

Date: April 29, 2021

Subject: Zoning Amendment Bylaw No. 2356, 2021, PRRD File No. 21-001 ZN

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board give Zoning Amendment Bylaw No. 2356, 2021, to rezone a ±6.6 ha portion of the subject property identified as PID 014-823-365 from A-2 (Large Agricultural Holdings Zone) to R-2 (Residential 2 Zone) and the remaining ±58 ha from A-2 (Large Agricultural Holdings Zone) to A-1 (Small Agricultural Holdings Zone), third reading.

RECOMMENDATION #2: [Corporate Unweighted – 2/3 Majority]

That the Regional Board adopt Zoning Amendment Bylaw No. 2356, 2021

BACKGROUND/RATIONALE:

Proposal

The proposed rezoning would allow the applicant to pursue the subdivision of the property into two ±3.3 ha lots and one ±58 ha lot. Pursuant to ALC File No. 60653, the subject property has received conditional approval for the subdivision by the Agricultural Land Commission on July 13, 2020.

File Details

Owner: Timothy Neudorf and Lisa Neudorf
Area: Electoral Area B
Location: Prespatou
Legal: The East 1/2 of District Lot 2523 Peace River District
PID: 014-823-365
Civic Address: 13733 Cole Ave
Lot Size: 64.67 ha (159.81 ac)

Site Context

The subject property is located in the northern area of the community of Prespatou, approximately 80 km north of the City of Fort St. John. It is surrounded by agricultural lands to the north, west and south, and residential uses to the east.

Summary of Procedure

Zoning Amendment Bylaw No. 2356, 2021 was read for a first and second time on March 25, 2021. The following activities have occurred since then:

April 13, 2021	Public notification mailed to landowners within notification area
April 15 and 22, 2021	Notice of intent to consider advertised in the Alaska Highway News

Comments Received from the Public

The requirement for a public hearing was waived as the proposal is compliant with the Official Community Plan. However, public notification was issued in accordance with the *Local Government Act*. At the time of preparing this report, no comments from the public had been received. Should any additional comments be submitted prior to the April 29, 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 refuse to give Zoning Amendment Bylaw No. 2356, 2021, to rezone a ±6.6 ha portion of the subject property identified as PID 014-823-365 from A-2 (Large Agricultural Holdings Zone) to R-2 (Residential 2 Zone) and the remaining ±58 ha from A-2 (Large Agricultural Holdings Zone) to A-1 (Small Agricultural Holdings Zone), third reading.
2. That the Regional Board refuse to adopt Zoning Amendment Bylaw No. 2356, 2021.
3. 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. Public Notification for Zoning Bylaw No. 2356, 2021
2. Zoning Bylaw No. 2356, 2021

External Links:

1. [Report –Zoning Amendment Bylaw No. 2356, 2021, PRRD File No. 21-001 ZN – \[March 25, 2021\]](#)



Residential

Industry

Farm Use

Notice of Intent to Consider

ZONING AMENDMENT BYLAW NO. 2356, 2021

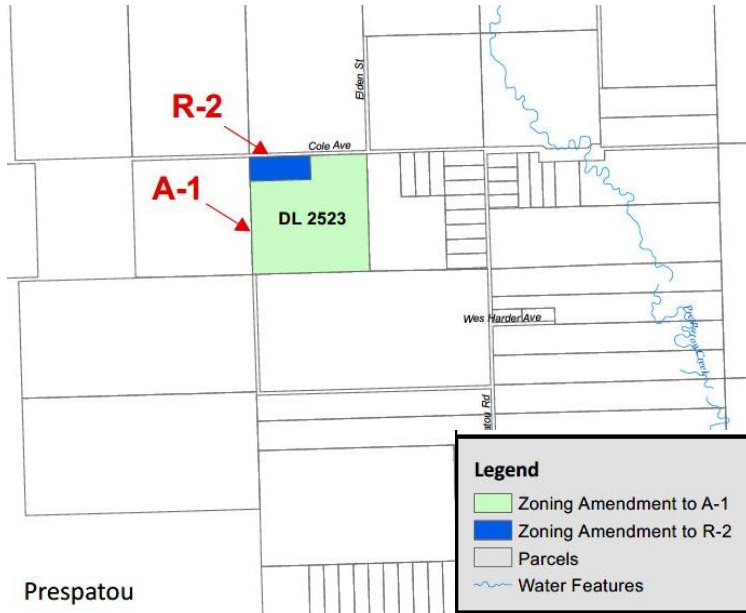
FILE NO. 21-001 ZN

Prespatou

Property Location: The East 1/2 of District Lot 2523
Peace River District

13733 Cole Ave

Proposal: To rezone a ± 6.6 ha portion of the subject property from A-2 to R-2 and the remaining ± 58 ha portion from A-2 to A-1 within PRRD Zoning Bylaw No. 1000, 1996.



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 anytime.

In Person (During Office Hours)/ Mail

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

Fort St. John Office
9505-100th Street
Fort St. John, BC V1J 4N4

By Email

planning@prrd.bc.ca

By Phone

250-784-3200
Toll Free 1-800-670-7773
Fax 250-784-3201

Online

View Development Applications at
prrd.bc.ca/services/development-services

2 Send in a Written Comment

Through the planning webpage, e-mail, fax, mail, or in person. Written comments will be accepted until 4:00 pm on April 28, 2021.

3 Watch the Board Meeting

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

When:

Thursday, April 29, 2021 at 10:00 am

Where:

Peace River Regional District 'Official Page' on Facebook

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2356, 2021

A bylaw to amend Peace River Regional District
Zoning Bylaw No. 1000, 1996"

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. 1000, 1996";

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. 2356, 2021."
2. Schedule A – Map 9 Prespatou of "Peace River Regional District Zoning Bylaw No. 1000, 1996" is hereby amended by rezoning a ± 6.6 ha. (16.309 ac) portion of the East ½ of District Lot 2523, PRD from A-2 "Large Agricultural Holdings Zone" to R-2 "Residential 2 Zone"; and the remaining ± 58 ha. (143 ac) portion from A-2 "Large Agricultural Holdings Zone" to A-1 "Small Agricultural Holdings Zone", as shown shaded on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	<u>25th</u>	day of	<u>March</u>	, 2021.
READ A SECOND TIME THIS	<u>25th</u>	day of	<u>March</u>	, 2021.
Notification mailed on the	<u>13th</u>	day of	<u>April</u>	, 2021.
Notification published on the	<u>15th and 22nd</u>	day of	<u>April</u>	, 2021.
READ A THIRD TIME THIS	<u> </u>	day of	<u> </u>	, 2021.
ADOPTED THIS	<u> </u>	day of	<u> </u>	, 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. 2356, 2021, as adopted by the Peace River Regional District Board on _____, 2021.

Corporate Officer



Peace River Regional District
Bylaw No. 2356, 2021
SCHEDULE "A"



1:35,000

Schedule A - Map 9 Prespatou of "Peace River Regional District Zoning Bylaw No. 1000, 1996" is hereby amended by rezoning a +/- 6.6 ha (16.309 acres) portion of the East 1/2 of District Lot 2523, PRD **from** A-2 "Large Agricultural Holdings Zone" **to** R-2 "Residential 2 Zone" and the remaining +/- 58 ha (143 acres) portion **from** A-2 "Large Agricultural Holdings Zone" **to** A-1 "Small Agricultural Holdings Zone" as shown on the drawing below:

