



REPORT

To: Chair and Directors

Report Number: DS-BRD-130

From: Kathy Suggitt, General Manager of Development Services

Date: March 25, 2021

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

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board give Zoning Amendment Bylaw No. 2356, 2021, to rezone a ± 6.6 hectare 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 hectares from A-2 (Large Agricultural Holdings Zone) to A-1 (Small Agricultural Holdings Zone), first and second readings; further

That a public hearing be waived pursuant to the *Local Government Act* Section 464(2) and public notification be authorized pursuant to the *Local Government Act* Section 467.

BACKGROUND/RATIONALE:

Proposal

To rezone a ± 6.6 ha portion of the subject property from A-2 (Large Agricultural Holdings Zone) to R-2 (Residential 2 Zone) and the remaining ± 58 ha lot from A-2 (Large Agricultural Holdings Zone) to A-1 (Small Agricultural Holdings Zone). This 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.

Site FeaturesLand

The eastern portion of the subject property is cleared and has development. Based on aerial imagery, the rest of the property appears undeveloped. The ± 6.6 ha portion on the north-west end of the subject property has some small naturally occurring water features.

Structures

Currently, there is one residence, one shop, and two barns on the subject property.

Access

The subject property is accessed via Cole Avenue.

Comments & ObservationsApplicant

The applicant intends to subdivide the subject property into two ± 3.3 ha lots each for their children to live on in the future, and a remainder lot of ± 58 ha. Prespatou is a growing community and the applicant mentions the need to retain young people in the area and its importance for the local community. The applicant also wishes to continue using the remainder area of the subject property for farming purposes. The subdivision has received conditional approval by the ALC.

Agricultural Land Reserve (ALR)

The subject property is partially within the Agricultural Land Reserve (approximately 22 ha), and therefore, the provisions of the *Agricultural Land Commission Act* apply.

Official Community Plan (OCP)

Pursuant to the Rural Official Community Plan Bylaw No. 1940, 2011, the subject property is designated Rural Community (RC). Section 6 states that the objective of land within this designation is to provide areas for population growth, support civic facilities, and to provide suitable areas where rural businesses can locate. Section 6 Policy 3 states that the principal use of land within this designation, subject to zoning regulations, may be those listed under the following designations: Agriculture-Rural; Residential; Commercial; Light Industrial; Civic, Assembly, Institutional; and Park and Natural Environment. Policy 5 states that the minimum parcel size should be 1.6 ha (4 ac).

The proposed zoning to R-2 complies with the Residential designation and proposed zoning to A-1 complies with the Agriculture-Rural designation of the OCP.

Therefore, the proposal is consistent with the Official Community Plan.

Land Use Zoning

Pursuant to Zoning Bylaw No. 1000, 1996, the subject property is zoned A-2 (Large Agricultural Holdings Zone). Section 36 states that the minimum parcel size for properties within this zone is 63 ha.

Therefore, a zoning amendment to R-2 (Residential 2 Zone) is required for the ± 6.6 ha (16.3 ac) area and to A-1 (Agricultural Holdings Zone) for the remaining ± 58 ha (143.32 ac) area.

Fire Protection Area

The subject property is outside all fire protection areas.

Mandatory Building Permit Area

The subject property is outside the Mandatory Building Permit Area, however Building Permits are still available on a voluntary basis.

Development Permit Area

The subject property is outside all Development Permit Areas.

Development Cost Charge Area

The subject property is outside the Development Cost Charge Area.

School District 60 School Site Acquisition Charge Area

The subject property is within the School District 60 School Site Acquisition Charge Area. However, the charge is only applicable at the time that the property is being subdivided for new residential lots and will be collected at that time.

Impact Analysis**Context**

The proposed zoning is consistent with the surrounding context as the subject property is located in a rural area, comprised of agricultural and residential uses.

Population & Traffic

It is anticipated that there would be only minimal increase to population and traffic in the area, as a result of potentially having two new houses on the subject property if they proceed with the subdivision of the property for the residential uses.

Sewage & Water

The applicants intend to use a lagoon as a means of sewage disposal for the development and a dugout as a means of water supply.

Comments Received from Municipalities & Provincial Agencies**Ministry of Transportation and Infrastructure**

No objections.

Agricultural Land Commission

No objections.

BC Hydro

No objections.

City of Fort St. John

No concerns.

ALTERNATIVE OPTIONS:

1. That the Regional Board give Zoning Amendment Bylaw No. 2356, 2021, to rezone a +6.6 hectare 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 a remainder of ±58 hectares from A-2 (Large Agricultural Holdings Zone) to A- 1 (Small Agricultural Holdings Zone), first and second readings; further,

That a public hearing be held pursuant to the *Local Government Act* Section 464(1) and public notification be authorized pursuant to the *Local Government Act* Section 467.

2. That the Regional Board refuse to give Zoning Amendment Bylaw No. 2356, 2021, to rezone a ±6.6 hectare 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 a remainder of ±58 hectares from A-2 (Large Agricultural Holdings Zone) to A-1 (Small Agricultural Holdings Zone), first and second readings.
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.

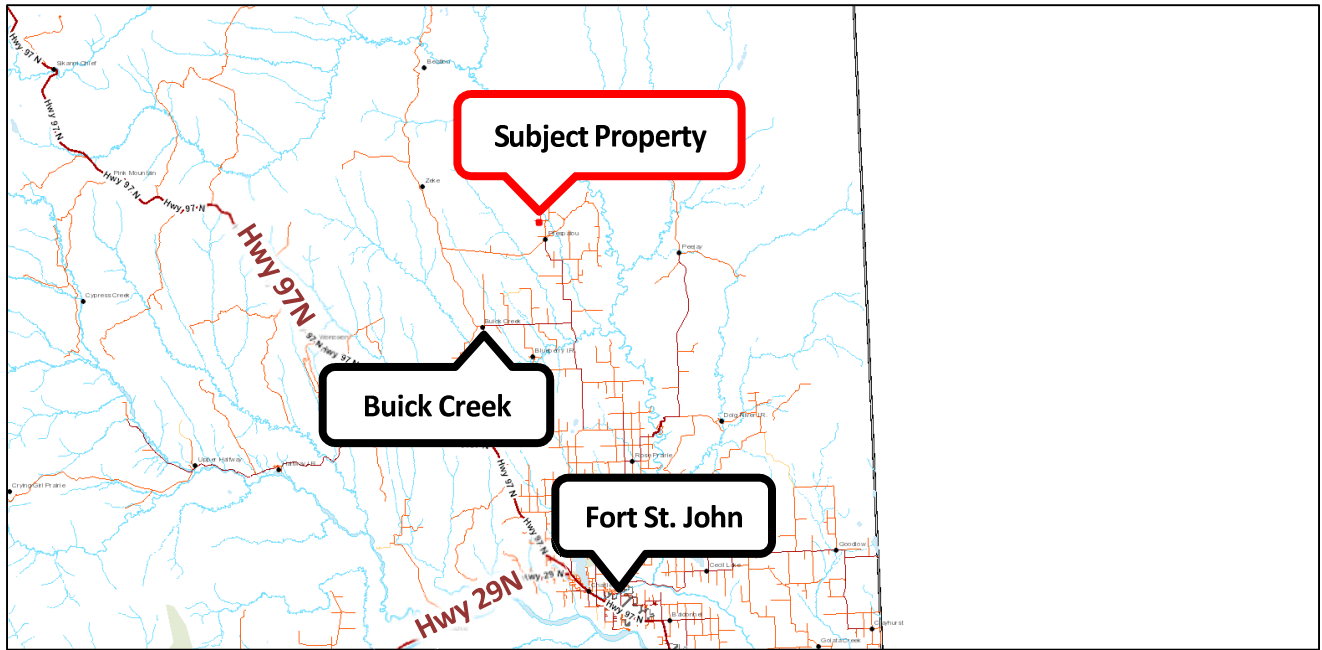
OTHER CONSIDERATION(S):

None at this time.

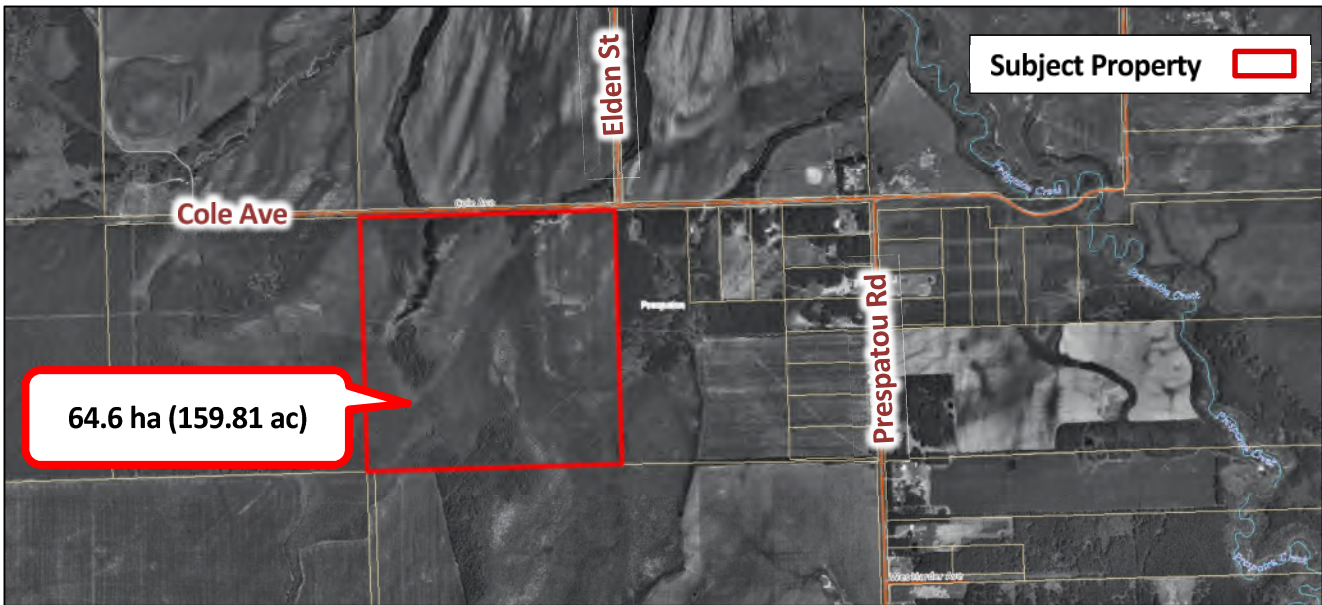
Attachments:

1. Maps
2. Application
3. Comments Received from Municipalities & Provincial Agencies
4. Comments Received from Electoral Area Director
5. Section 35 and Section 39 of PRRD Zoning Bylaw No. 1000, 1996
6. Draft Zoning Bylaw No. 2356, 2021

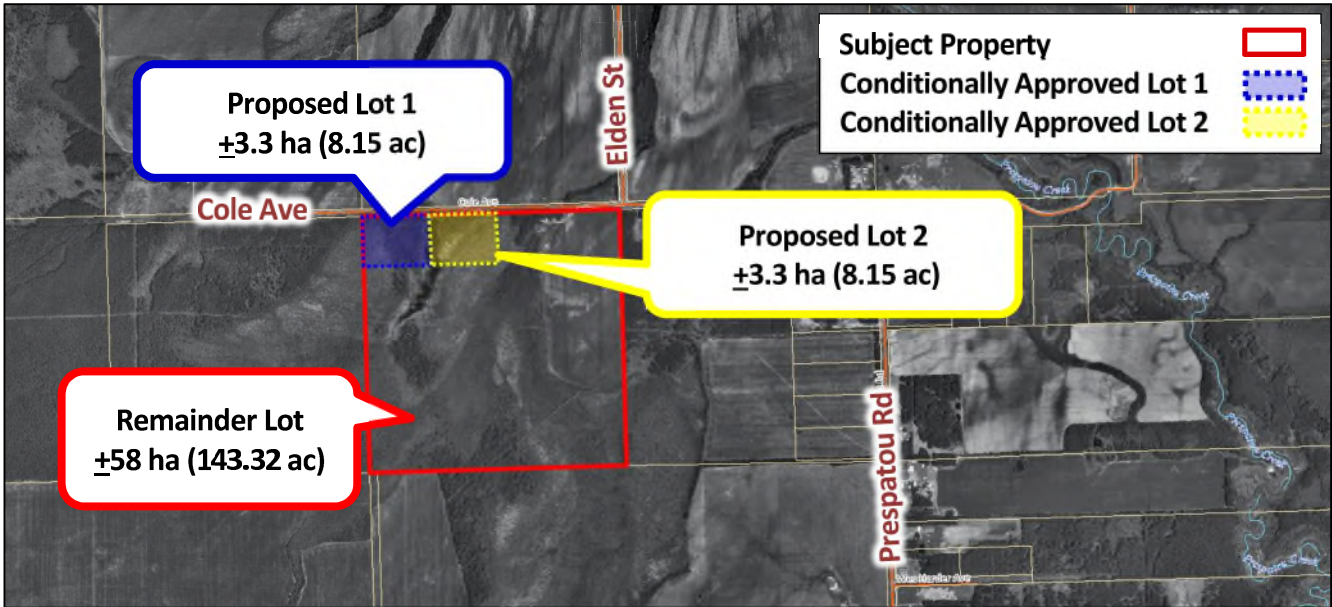
Location: Prespatou



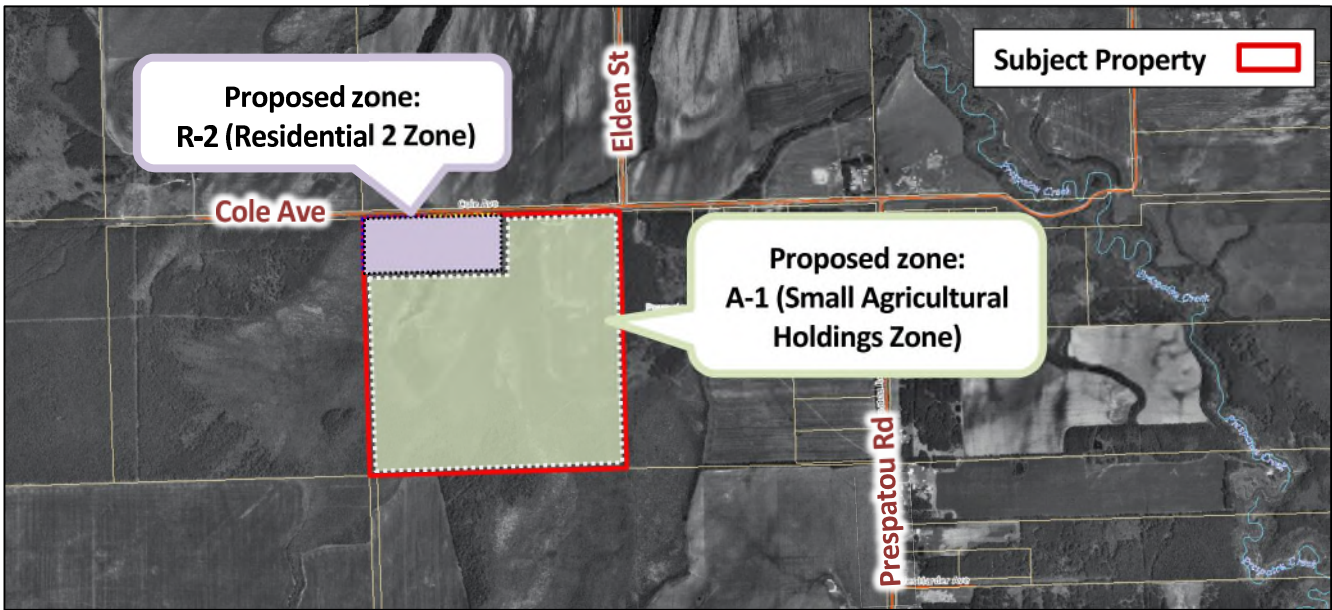
Aerial imagery



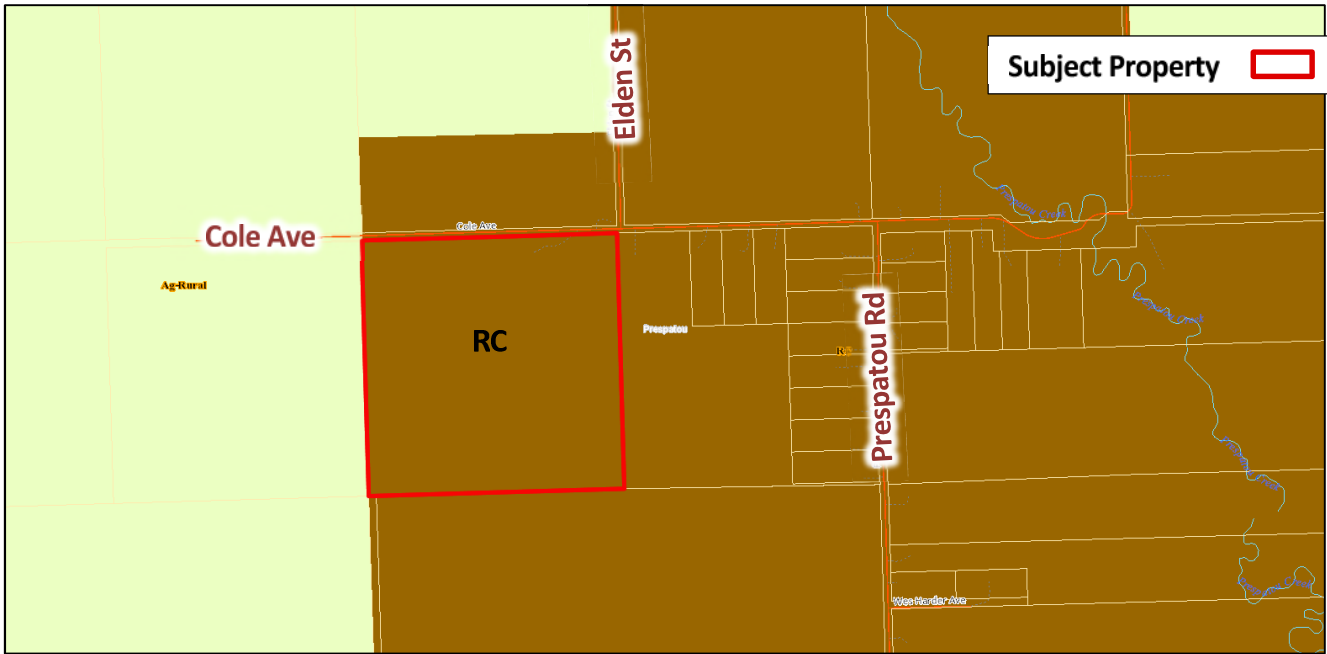
Subdivision Proposal: Conditionally approved by the ALC



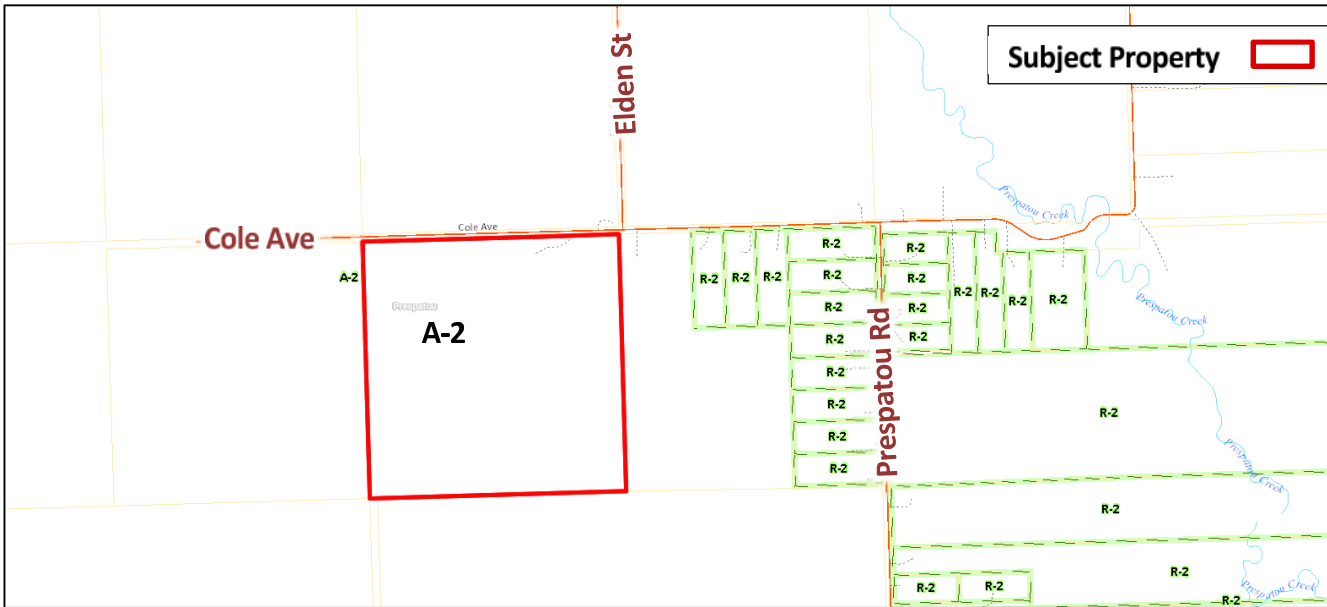
Rezoning Proposal



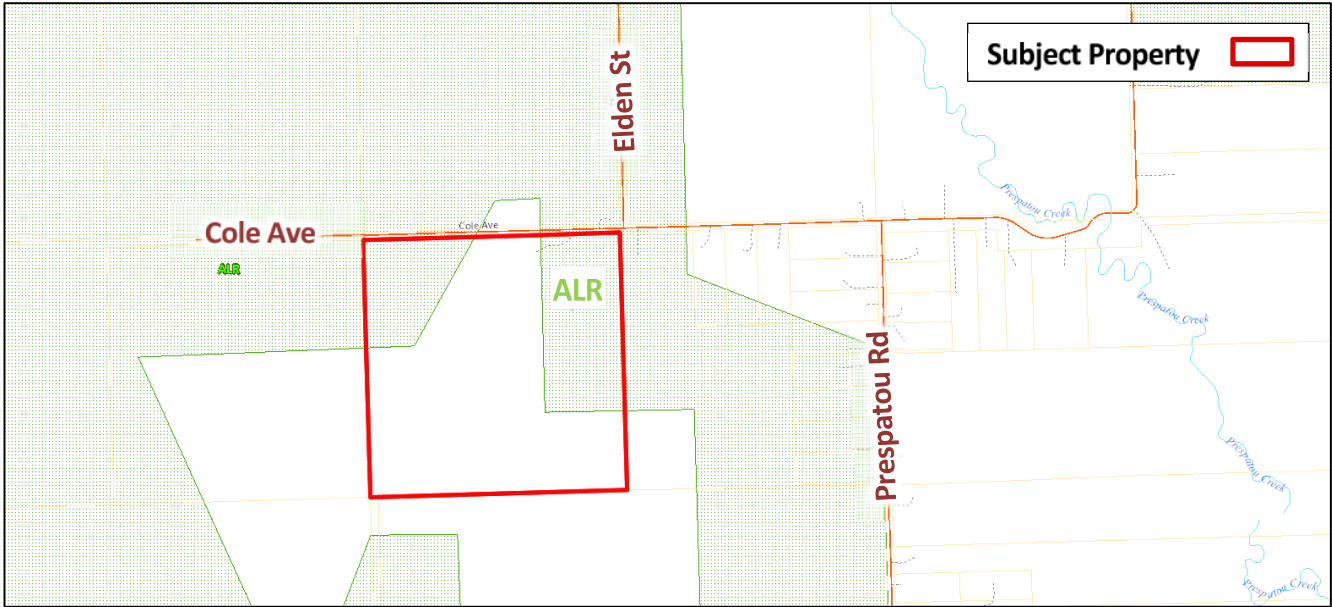
PRRD Rural Official Community Plan Bylaw No. 1940, 2011: Rural Community (RC)



PRRD Zoning Bylaw No. 1000, 1996: Large Agricultural Holdings Zone (A-2)



Agricultural Land Reserve (ALR): Partially 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 # 8154

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 <u>Tim + Lisa Neudorf</u>	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
<u>E 1/2 DL 2523 Peace River District</u>	ha./acres
<u>PID # 014823 - 365</u>	ha./acres
	ha./acres
	TOTAL AREA
	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: 13733 Cole Ave

5. PARTICULARS OF PROPOSED AMENDMENT

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

☐ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: Rural Community

Proposed OCP designation: _____

Text amendment: _____

☐ Zoning Bylaw amendment:

Existing zone: A-2 Large Agriculture Holding Zone

Proposed zone: R-2 Residential

Text amendment: _____

Applicant amended application on Feb 9, 2021 to rezone from A-2 to R-2 and A-1 zones

☐ 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:

Farming, Residence
House, Shop, Barns

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

(a) North Farm Land
(b) East Residential Lots
(c) South Farm Land
(d) West Crown Land

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

We are proposing to sub-divide two 3.3 ha lots
for our children to live on.

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

- ALC has already approved
- Prosperau needs more residential area, Prosperau is a growing community.
- Keeping our young people in our community is important to us.

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

Lagoon

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

Dugout

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.

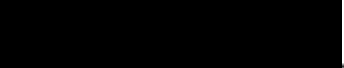
15. I / We the undersigned hereby declare that the information provided in this application is complete and is, to the best of my / our knowledge, a true statement of the facts related to this application.



Signature of Owner

Jan 12 2021

Date signed



Signature of Owner

Jan 12 2021

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:	



Peace River Regional District
PO Box 810
1981 Alaska Avenue
Dawson Creek, BC V1G 4H8

Attn: Nikita Kheterpal, North Peace Land Use Planner

The Ministry of Transportation and Infrastructure (Ministry) has received and reviewed your referral of February 19, 2021 to rezone +6.6ha of the subject property from A-2 (Large Agricultural Holdings Zone) to R-2 (Residential 2 Zone) and a remainder +58ha lot to A-1 (Small Agricultural Holdings Zone). The property does not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Infrastructure formal approval.

The Ministry has no objections to the rezoning. Please note the Ministry has not received a subdivision application from the owner to subdivide as proposed in this referral package. The proposed lot layout as submitted is not guaranteed as it is dependent on review and approval by the Provincial Approving Officer.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact Beth Bahm at [REDACTED]

Sincerely,

[REDACTED]

Beth Bahm
Development Officer, Peace District



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

March 8, 2021

Reply to the attention of Sara Huber
ALC Issue: 52107
Local Government File: 21-001-ZN

Nikita Kheterpal
North Peace Land Use Planner, PRRD
Nikita.Kheterpal@prrd.bc.ca

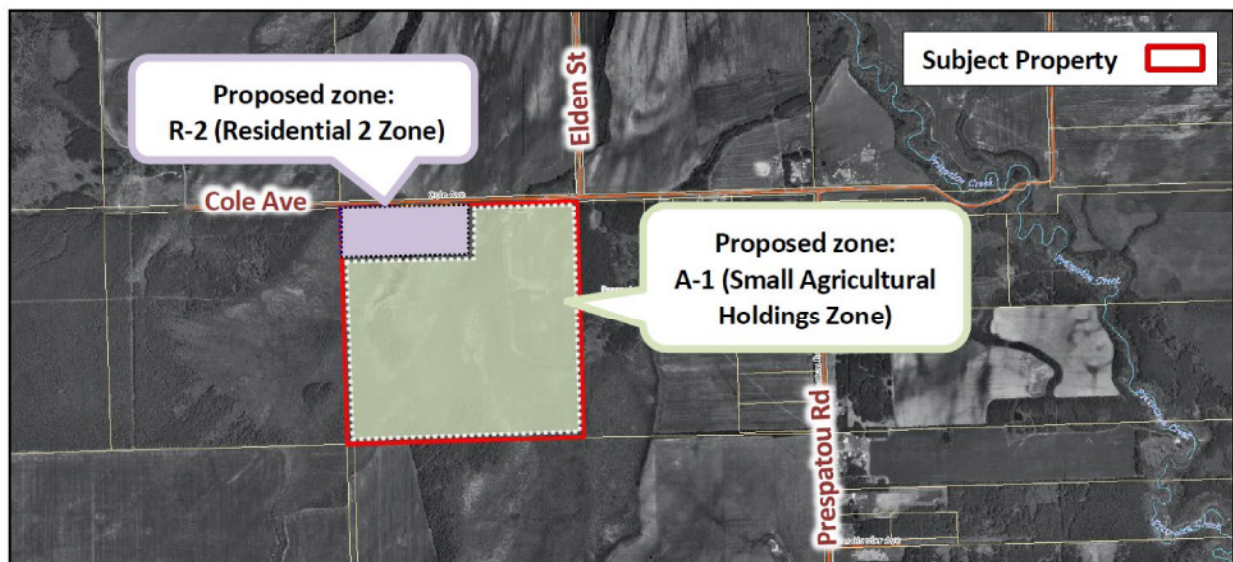
Re: Peace River Regional District Zoning Amendment Bylaw No. 2356, 2021

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Zoning Amendment Bylaw No. 2356, 2021 (the “Amendment Bylaw”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Amendment Bylaw is consistent with the purposes of the *ALC Act*, the Agricultural Land Reserve (ALR) General Regulation, the ALR Use Regulation, and any decisions of the ALC.

Current Proposal:

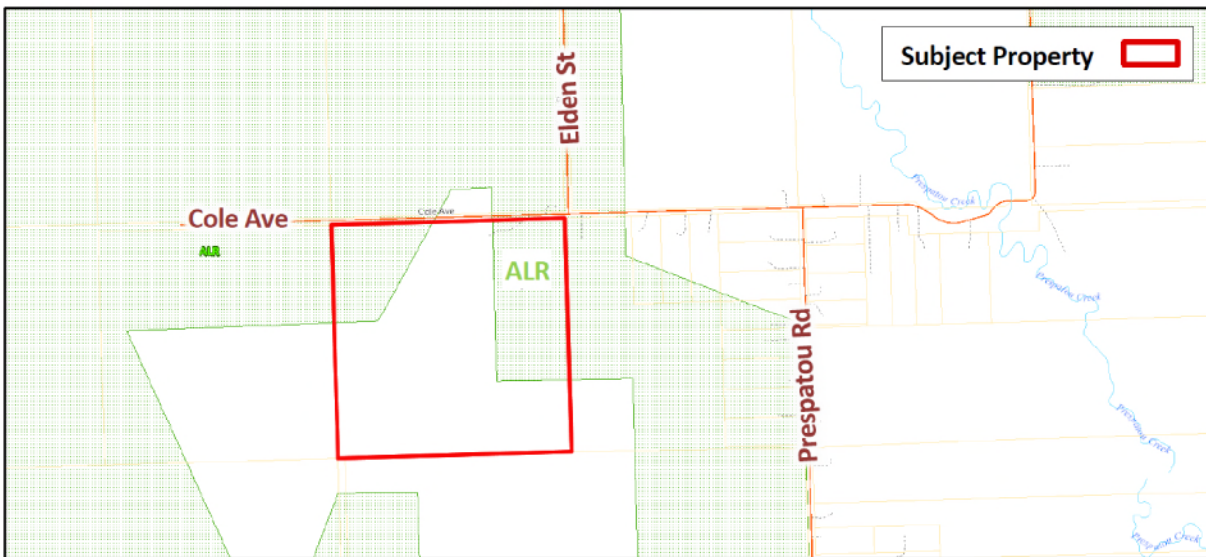
The Amendment Bylaw proposes to rezone 6.6 ha from A-2 (Large Agricultural Holdings Zone) to R-2 (Residential 2 Zone) and 58 ha to A-1 (Small Agricultural Holdings Zone) on the property identified as 13733 Cole Avenue; PID: 014-823-365 (the “Property”) in order to facilitate a subdivision of the Property into three lots.

Proposal Map:



The Property is designated as Rural Community under the PRRD Rural Official Community Plan (OCP) Bylaw No. 1940, 2011.

The Property is partially within the ALR (approximately 22.3 ha of the 65 ha Property).

ALR Context Map:**ALC File History:**

In 2013, in review of the PRRD Rural OCP Bylaw No. 1940, 2011, the ALC endorsed the designation of the Property and surrounding area as Rural Community (Planning Review File 46403; Resolution #26N/2013). The objective of the Rural Community designation is to provide areas for population growth that can enhance volunteer groups, support civic facilities, and to provide suitable areas where rural businesses can locate. The minimum lot size under this designation is 1.6 ha.

In 2020, the ALC approved the subdivision of the Property into two 3.3 ha lots and a 58-ha remainder, recognizing the ALC's previous comments in Resolution #26N/2013 (Application 60653; Resolution #320/2020).

ALC Staff Comments:

ALC staff recognize that the Commission has previously endorsed the designation of the Property as Rural Community under the PRRD Rural OCP Bylaw No. 1940, 2011, a designation which is intended to accommodate population growth. Furthermore, ALC staff understand that the Commission has approved the subdivision of the Property, and that the Amendment Bylaw is intended to facilitate such subdivision. For this reason, ALC staff do not object to the Amendment Bylaw.

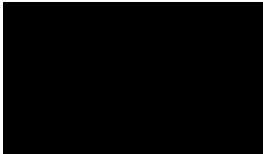
The ALC strives to provide a detailed response to all referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations,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

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: Referral of PRRD 21-001-ZN

CC: Ministry of Agriculture – Attention: Lori Vickers [REDACTED]

52107m1

Jacqueline Burton

From: Morin, Kristi <[REDACTED]>
Sent: Monday, March 8, 2021 10:46 AM
To: Planning Department
Subject: RE: [External] External referral: 21-001 ZN

CAUTION: This email originated from outside of the organization.

Good Morning,

BC Hydro has no objections to the proposed subdivision.

Cheers,

Kristi Morin | Property Coordinator, Property Rights Services

BC Hydro
3333 22nd Avenue
Prince George, B.C.
V2N 1B4



bchydro.com

Smart about power in all we do.

From: Planning Department <planning@prrd.bc.ca>
Sent: 2021, February 19 1:08 PM



Cc: PRRD_Internal <prrd.internal@prrd.bc.ca>; Planning Department <planning@prrd.bc.ca>
Subject: [External] External referral: 21-001 ZN

Security Risk Assessment: Use Caution

The email is from <planning@prrd.bc.ca> with a friendly name of **Planning Department** <planning@prrd.bc.ca>

DO NOT click on links or open attachments unless you trust the sender and are expecting the link or attachment.

If you suspect this message to be phishing, please report it to BC Hydro [Phishing Support](#)

Good afternoon,

Please see attached a referral package for a rezoning application in the Peace River Regional District.

BOARD - March 25, 2021

If your agency has any comments regarding this application, kindly submit them by **March 12, 2021**.

Please don't hesitate to reach out to me if you have any questions at all.

Thank you.

Regards,

Nikita Kheterpal | North Peace Land Use Planner

Phone: **250-785-8084** | nikita.kheterpal@prrd.bc.ca | www.prrd.bc.ca

Peace River Regional District, 9505 100 Street, Fort St. John, BC V1J 4N4



PEACE RIVER REGIONAL DISTRICT



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Jacqueline Burton

From: Charlene Jackson [REDACTED]
Sent: Monday, March 1, 2021 3:34 PM
To: Planning Department
Cc: Renée Jamurat
Subject: External referral: 21-001 ZN

CAUTION: This email originated from outside of the organization.

Good Afternoon Nikita,

The City does not have any concerns regarding the referral for Zoning Amendment Bylaw No. 2356, 2021, PRRD File No. 21-001_ZN.

Kind regards,

Charlene Jackson
Planning Technologist



Beaton Building | 10003 110 Avenue | Fort St. John, BC | V1J 6M7



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Memorandum

TO: Karen Goodings, Director of Electoral Area B
FROM: Nikita Kheterpal, North Peace Land Use Planner
DATE: February 19, 2021
RE: **Zoning Amendment Bylaw No. 2356, 2021**
PRRD File No. 21-001-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 report 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.

If you have any comments, please submit them by March 5, 2021.

Please proceed, I am in support.

Director Karen Goodings

Date

February 19, 2021

diverse. vast. abundant.

PLEASE REPLY TO:



Box 810, 1981 Alaska Ave, Dawson Creek, BC V1G 4H4 Tel: (250) 785-8084 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) 785-1129 Email: prrd.fsj@prrd.bc.ca

BOARD - March 25, 2021

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PART VI ZONES

SECTION 35 A-1 (Small Agricultural Holdings Zone)

Permitted Uses

1. Subject to Section 26 of this bylaw, the following uses and no others are permitted in an A-1 zone:

- (a) agriculture;
- (b) oil and gas activities;
- (c) wood harvesting and forestry;
- (d) equestrian centre;
- (e) gravel extraction and processing;
- (f) kennel;
- (g) dwelling units;
- (h) limited agriculture; and
- (i) intensive agriculture.

Permitted accessory uses and buildings on any parcel include the following:

- (j) bed and breakfast accommodation;
- (k) home occupation or home industry; (See Sections 19 and 20)
- (l) guest ranches;
- (m) recreational uses;
- (n) private aircraft landing strips;

Regulations

2. On a parcel located in an A-1 zone:

Minimum Parcel size

- (a) The minimum parcel size is 15 hectares (37 acres).

Number and type of Dwelling Units

- (b) A maximum of one single family detached dwelling is permitted.

Regulations

Setbacks

- (c) Except as otherwise specifically 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; or
 - (iv) 7 metres (23 ft.) of a rear parcel line.

Additional requirements

See Sections 13 - 32 of this bylaw.

SECTION 39 R-2 (Residential 2 Zone)

Permitted Uses

1. Subject to Section 26 of this bylaw, the following uses and no others are permitted in an R-2 zone:

- (a) dwelling unit;
- (b) day care centres;
- (c) public parks, playgrounds and tot lots; and
- (d) accessory buildings. (See Section 14) [Bylaw No. 1177, 1998]

Permitted accessory uses on any parcel include the following:

- (e) bed and breakfast accommodation;
- (f) home occupation or home industry; (See Sections 19 and 20)
- (g) limited agriculture.

Regulations

2. On a parcel located in an R-2 zone:

Minimum Parcel Size

- (a) The minimum parcel size is 1.8 hectares (4.5 acres) where there is no community sewage system;
- (b) The minimum parcel size is 0.4 hectare (1 acre) when the parcel or parcels are connected to a community sewage system.

Number and type of Dwelling Units

- (c) A maximum of one single family detached dwelling is permitted.

Height

- (d) No building or structure shall exceed ten (10) metres in height.

Setbacks

- (e) Except as otherwise specifically permitted in this bylaw, no building or structure other than an accessory building or accessory 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; or
 - (iv) 7 metres (23 ft.) of a rear parcel line.
- (f) Except as otherwise specifically permitted in this bylaw, no accessory building or accessory 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; or
 - (iv) 3 metres (10 ft.) of a rear parcel line.

Accessory Buildings

[Bylaw No. 1177, 1998]

See Section 14A of this bylaw for **Accessory Building Floor Area**.

Additional Uses

[Bylaw No. 1874, 2010]

(g) *the following accessory use is permitted on a 0.2 ha (0.5 acre) portion of land legally described as:*

Lot 1, Plan 26536, District Lot 3298, W6M,PRD, as shown shaded grey on Schedule "A" which is attached to and forms part of this bylaw.

i) Abattoir

Additional Requirements

See Sections 13 - 32 of this bylaw.

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	_____	day of _____	, 2021.
READ A SECOND TIME THIS	_____	day of _____	, 2021.
Notification mailed on the	_____	day of _____	, 2021.
Notification published on the	_____	day of _____	, 2021.
READ A THIRD TIME 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. 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:

