



REPORT

To: Chair and Directors

Report Number: DS-BRD-185

From: Kathy Suggitt, RPP, General Manager of Development Services

September 9, 2021

Subject: OCP and ZN Bylaw Nos. 2455 & 2456, PRRD File No. 21-011 OCP ZN

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board give Official Community Plan Amendment Bylaw No. 2455, to amend the designation of a 15.5 ha portion of the property identified as PID: 014-738-902, from Agricultural to Small Agricultural Holdings, first and second readings; further

That the Regional Board give Zoning Bylaw Amendment No. 2456, to rezone the same 15.5 ha portion of the property identified as PID: 014-738-902, from Large Agricultural Holdings (A-2) Zone to Small Agricultural Holdings (A-1) Zone, first and second readings; and further

That the Regional Board authorize a public hearing to be held pursuant to *Local Government Act* Section 464(1) delegated to the Director of Electoral Area C and that public notification be authorized pursuant to *Local Government Act* Section 466.

BACKGROUND/RATIONALE:

The applicant is seeking to re-designate a 15.5 ha portion of the subject property within PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009 from Agriculture to Small Agricultural Holdings and to rezone the 15.5 ha portion of the subject property within PRRD Zoning Bylaw No. 1343, 2001 from Large Agricultural Holdings (A-2) Zone to Small Agricultural Holdings (A-1) Zone.

The proposed 15.5 ha parcel is one of five properties (all owned by the same land owner) that are pending a subdivision application to the Ministry of Transportation and Infrastructure. The intent of the subdivision application is to adjust the boundary of six existing parcels to create five new parcels, to align with and facilitate more effective farming of the land.

These amendments are required in order to bring the proposed 15.5 ha parcel in compliance with the OCP and Zoning Bylaws. The remainder of the parcels are in compliance with the OCP and Zoning Bylaws, as noted in the subdivision application report PRRD File No. 21-002 ALR SUB (external link provided below).

The ALC has given approval to the proposed subdivision pursuant to PRRD File No. 21-002 ALR SUB and ALC Resolution #278/2021.

File Details

Owner: Arthur and Laurel Hadland
Agent: Bryan Bates
Area: Electoral Area C
Location: Baldonnel
Legal: Parcel A (G4009) of the SW ¼ of section 24 Township 83 Range 18 W6M
PID: 014-738-902
Site Size: Proposed lot once subdivided will be 15.5 ha (38.3 ac)
ALR Status: Inside

Site Context

The subject property is located in the Baldonnel area and 3 kilometres southeast of the City of Fort St. John. There are rural residential properties to the north and agricultural parcels to the east, south and west.

Site FeaturesLand

The subject property is predominantly forested with trees.

Structures

There are no structures on the subject property.

Access

The subject property will be accessed by Highway 97N.

Canada Land Inventory Soil Rating

According to the Canada Land Inventory, soils on the subject property are classified as 3⁶T⁴C.

Soils in class 3 have moderately severe limitations that restrict the range of crops or require special conservation practices. Subclass 6 indicates soils are capable only of producing perennial forage crops, and improvement practices are not feasible and subclass “T” indicates topography restraints.

Soils in class 2 have moderate limitations that restrict the range of crops or require moderate conservation practices. Subclass 4 soils have severe limitations that restrict the range of crops or require special conservation practices and subclass “C” indicates adverse climate.

Comments & Observations

The applicant wishes to reconfigure their existing parcels through the subdivision process in a manner that promotes more efficient farming practices due to the existing topographical and infrastructural constraints. The OCP and Zoning Bylaw amendments represent a step towards facilitating the subdivision process.

Agricultural Land Reserve

The subject property is within the Agricultural Land Reserve and is therefore subject to the *Agriculture Land Commission Act*. The Regional Board of Directors authorized the application to proceed to the ALC

as per PRRD File No. 21-002. The proposed subdivision was subsequently approved by the Agriculture Land Commission as per ALC Resolution #278/2021.

Official Community Plan

Pursuant to North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, the subject property is designated Agriculture. Section 3.2.2 Policy 1.A states the principal uses of land within this designation should be used for agriculture or businesses compatible with the agriculture industry, amongst other uses. Policy 3 states within the Agriculture designation the minimum parcel size will not be less than 63 ha.

The proposed parcel, once subdivided will be 15.5 ha in size and will not conform to the OCP. A re-designation from the Agriculture designation to the Small Agricultural Holdings designation is therefore required.

Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1343, 2001, the subject property is zoned A-2 (Large Agricultural Holdings Zone). As per Section 33 part 2. (a), the minimum parcel size for any land zoned A-2 is 63 hectares.

The proposed parcel, once subdivided will be 15.5 ha in size and will not conform to the zoning bylaw. A rezoning from A-2 (Large Agricultural Holdings) to A-1 (Small Agricultural Holdings) is therefore required to bring the proposed parcel into compliance with the zoning bylaw. The minimum parcel size in the A-1 Small Agricultural Holdings Zone is 15 ha.

Fire Protection Area

The subject property is within the Taylor Fire Protection Area.

Mandatory Building Permit Area

The subject property is within the Mandatory Building Permit Area. Please note that at this time there are no proposed structures to be built on the subject parcel.

Impact Analysis

Context

The subject property is predominantly forested.

Population & Traffic

Population and traffic will not be impacted by the proposed OCP and Zoning Amendment.

Sewage & Water

There are no sewage and water requirements as there is no building development proposed by the proposed OCP and Zoning Amendment.

Comments Received from Municipalities & Provincial AgenciesAgricultural Land Commission

In 2021, the Commission approved the boundary adjustment of six properties to form five new parcels subject to the submission of a survey plan(s) within three years (Application 62047; Resolution #278/2021). ALC staff recognize that the Amendment Bylaws are one step towards facilitating the subdivision previously approved by the Commission. For that reason, ALC staff have no objection to the Amendment Bylaws.

Ministry of Agriculture

The proposed boundary adjustments appear to accommodate the existing natural features, such as the watercourse and treed area, as well as human-made features, such as the railway line crossing portions of the parcels. They appear in line with current agricultural use of the project area.

The proposed project is located on agricultural land with an agricultural capability rating class 3 with topographical limitations on 60 percent of the land and class 2 with climatic limitations on 40 percent of the land, indicating that the land is of good potential for agricultural activities. It is unclear how enlarging the Lot 1 (15.5 ha lot) could make other parcels less useful for crop production, for example consolidating Lot 1 with Lot 2, however the proposed A-1 zoning will allow for continued agricultural use including intensive agricultural operations on some of the more marginal lands.

City of Dawson Creek

City's interest are not affected.

Doig River First Nation

No comment.

Ministry of Transportation and Infrastructure

The Ministry has no objection to the OCP or zoning bylaw amendment.

Northern Health

Based on the intent of the proposal, Northern Health has no objections.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse Official Community Plan and Zoning Bylaw Amendment Bylaw Nos. 2455 and 2456, for the property identified as PID: 014-738-902, to amend the designation of a 15.5 ha portion of the subject property from Agricultural to Small Agricultural Holdings and to rezone the same 15.5 ha portion of the subject property from A-2 Large Agricultural Holdings Zone to A-1 (Small Agricultural Holdings Zone).
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.

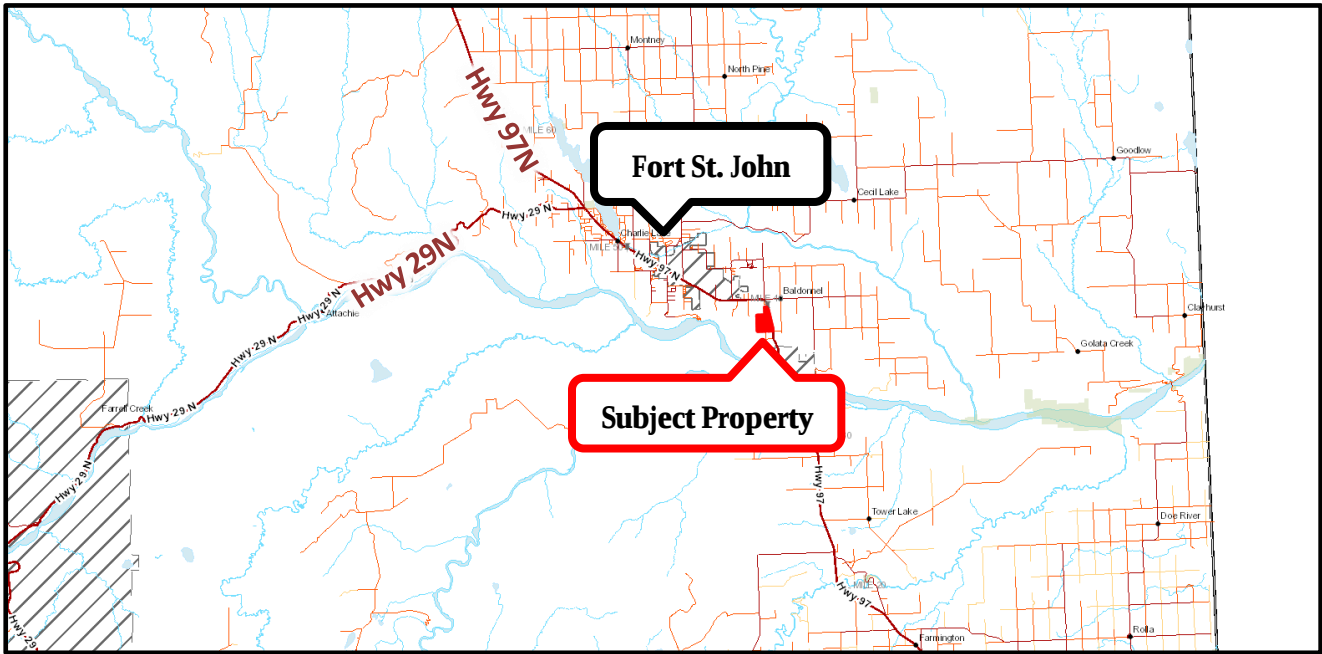
Attachments:

1. Maps (PRRD File No. 21-011 OCP ZN)
2. Application (PRRD File No. 21-011 OCP ZN)
3. Comments received from Municipalities & Provincial Agencies
4. Area Director C Referral Response (PRRD File No. 21-011 OCP ZN)
5. Section 3.3 North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009
6. Section 32 of the PRRD Zoning Bylaw 1324, 2001
7. Draft Official Community Plan Bylaw No. 2455, 2021
8. Draft Zoning Bylaw No. 2456, 2021

External Links:

1. [Subdivision within the ALR, PRRD File No. 21-002 ALR SUB](#)

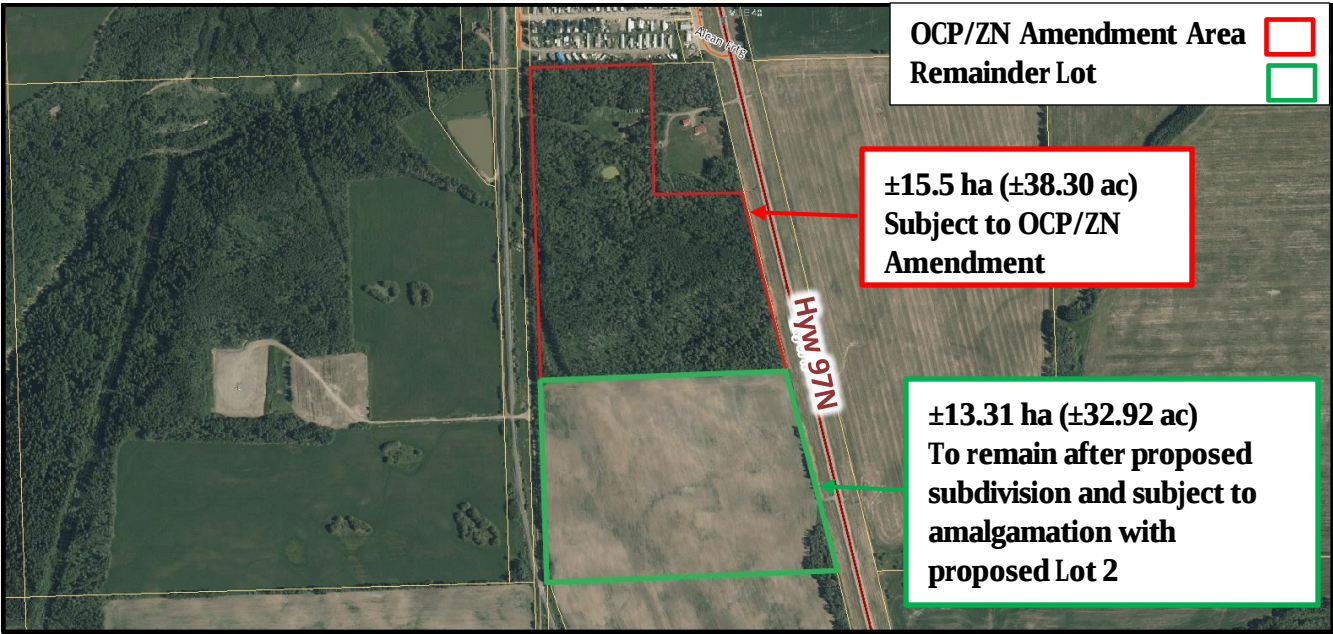
Location: Baldonnel



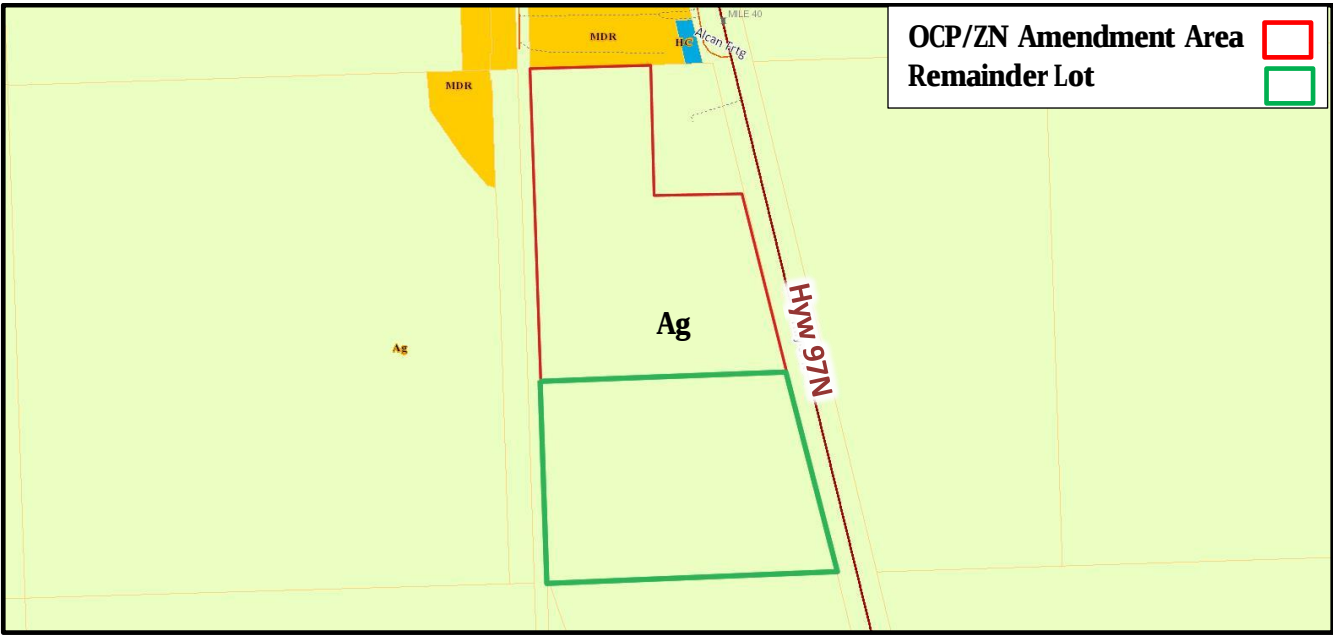
Aerial imagery



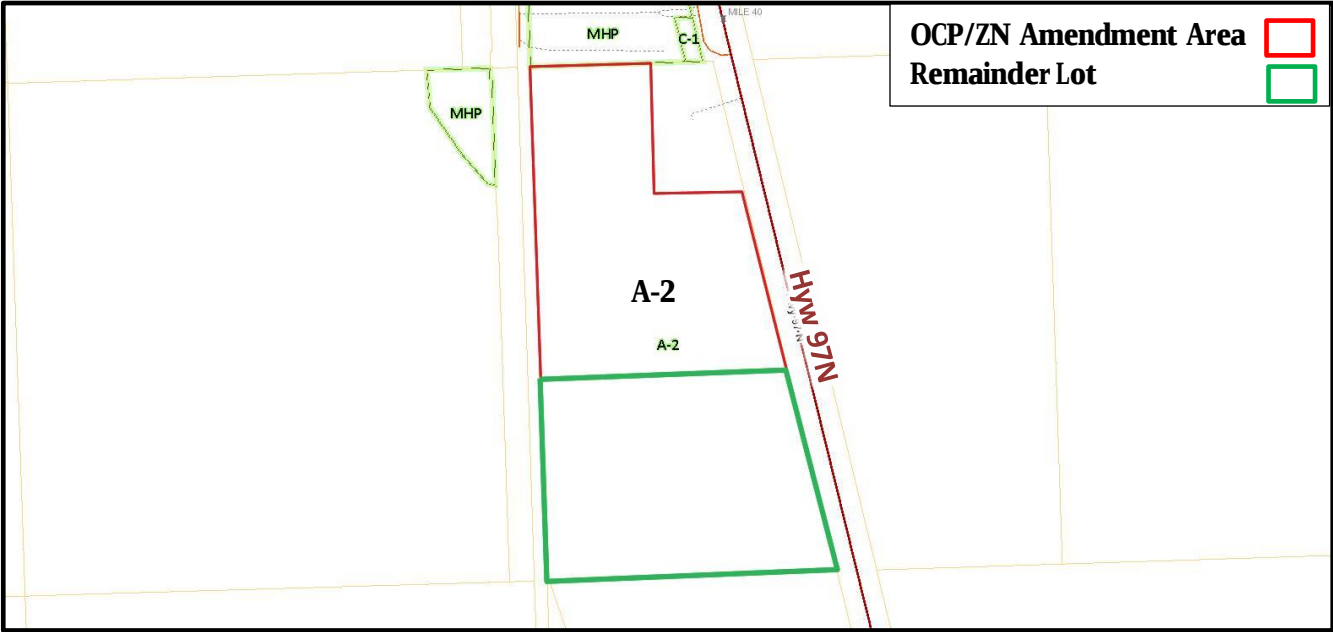
Proposal



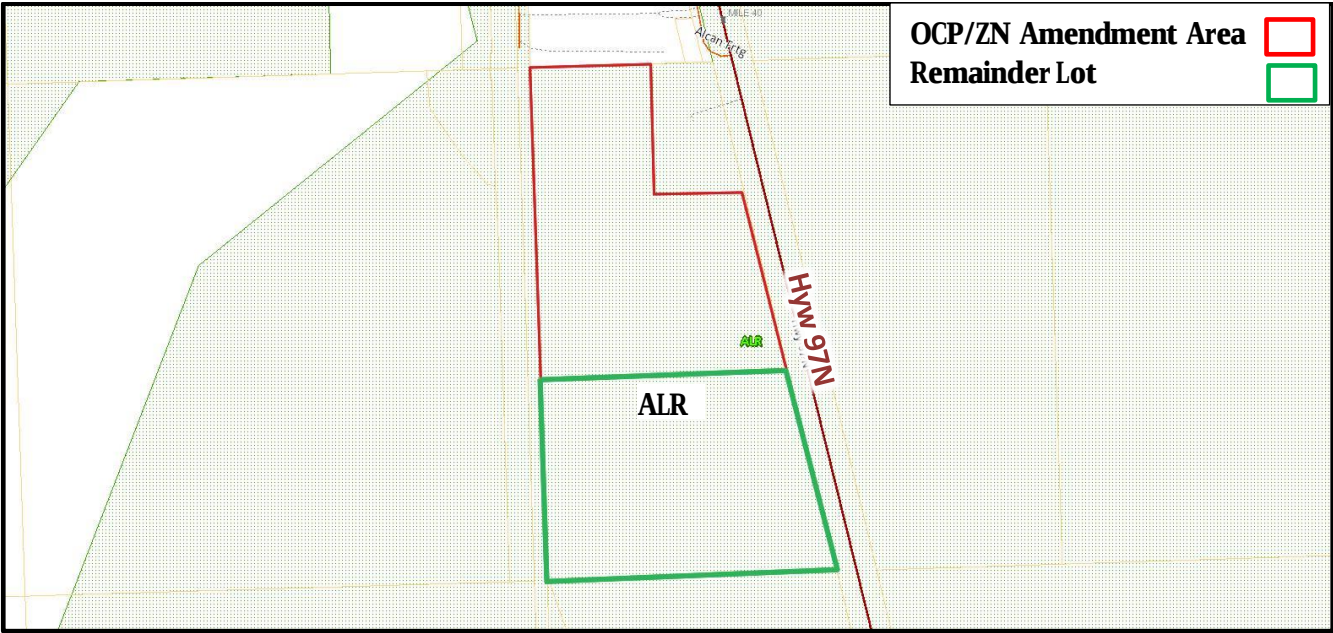
PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009: Agricultural (Ag)



PRRD Zoning Bylaw No. 1343, 2001: Large Agricultural Holdings Zone (A-2)



Agricultural Land Reserve: Within





For Office Use:
Receipt # _____
Date Received _____
File No. _____
Sign Issued: Yes ☐ No ☐ N/A ☐

Application for Development

1. TYPE OF APPLICATION

	FEE
☐ Official Community Plan Bylaw Amendment*	\$ 1,150.00
☒ Zoning Bylaw Amendment* #	\$ 800.00
☒ Official Community Plan / Zoning Bylaw Amendment combined* #	\$ 1,200.00
☐ Temporary Use Permit*	\$ 500.00
☐ Temporary Use Permit Renewal	\$ 350.00
☐ Development Permit #	\$ 165.00
☐ Development Variance Permit	\$ 165.00

* Sign is required for this application type.

Sign provided by the PRRD and posted pursuant to Section 6 of Bylaw No. 2449, 2021, attached.

Contaminated Site Declaration Form required for this application type.

- ☐ Exclusion from the Agricultural Land Reserve \$ 1,500.00
(Applicant responsible for additional costs associated with the advertisements, signage, and facility rental, if applicable)

2. PLEASE PRINT

Property Owner's Name Arthur Hadland and Laurel Hadland	Authorized Agent of Owner (if applicable) Bryan Bates
Address of Owner [REDACTED]	Address of Agent [REDACTED]
City/Town/Village: [REDACTED]	City/Town/Village: [REDACTED]
Postal Code: [REDACTED]	Postal Code: [REDACTED]
Telephone Number: [REDACTED]	Telephone Number: [REDACTED]
E-mail: [REDACTED]	E-mail: [REDACTED]

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*.

3. PROPERTY DESCRIPTION

Full legal description and PID of each property under application	Area of each lot
Proposed Lot 1, to be subdivided from PARCEL A (G4009) OF THE SOUTH WEST 1/4 OF SECTION 24	15.5 ha ha./acres
TOWNSHIP 83 RANGE 18 W6M PEACE RIVER DISTRICT EXCEPT PLAN EPP1641, PID 014-738-902	ha./acres
	ha./acres
	TOTAL AREA 15.5 ha ha./acres

4. Civic Address or location of property: 6678 Alaska Highway near Baldonnel, BC

5. PARTICULARS OF PROPOSED AMENDMENT

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

☒ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: A-2

Proposed OCP designation: A-1

Text amendment: To change from large agricultural holdings to small agricultural holdings

☐ Zoning Bylaw amendment:

Existing zone: A-2

Proposed zone: A-1

Text amendment: To change from large agricultural holdings to small agricultural holdings

☐ 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:

Property is currently used for agricultural purposes, including past use as a horse pasture. There is an old barn and other old farm buildings located at the northerly end of the parcel.

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

(a) North Residential - Edgewood Trailer Park and a single residence

(b) East Agricultural lands and the Alaska Highway

(c) South Agricultural lands

(d) West Agricultural lands and the railway

8. Describe your proposal. Attach a separate sheet if necessary:

Proposed Lot 1 is part of a larger subdivision designed to adjust boundaries of several agricultural parcels along their lines of farm use. Lot 1 falls outside of A-2 requirements, necessitating the changes. The ALC has reviewed this proposed development and is in support of this subdivision.

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

The land under application is not suitable for crop production, but is capable of an intensive agricultural operation. As part of maintaining the number of parcels for the overall subdivision, this smaller parcel is being created with A-1 zoning in mind. Attempting to enlarge Lot 1 makes other parcels less useful for crop production.

10. Describe the proposed and/or existing means of sewage disposal for the property:

There is no existing sewage disposal on the property and no need at the current time for a proposed sewage disposal.

11. Describe the proposed and/or existing means of water supply for the property:

There is no existing water supply on the property and no need at the current time for a proposed water supply.

THE FOLLOWING INFORMATION IS REQUIRED DEPENDING ON THE PROPOSAL/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 the following:
 - (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 and size of existing buildings and structures on the subject property, with distances to property lines;
 - (d) the location and size 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 survey plan prepared by a British Columbia Land Surveyor may be required.



CONTAMINATED SITE DECLARATION FORM

I, Bryan Bates, hereby acknowledge that the *Environmental Management Act*, 2003, as amended, is effective as of February 1, 2021.

Legal Description(s):

PARCEL A (G4009) OF THE SOUTH WEST 1/4 OF SECTION 24 TOWNSHIP 83 RANGE 18
WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT EXCEPT PLAN EPP1641

- ☒ I have read [Schedule 2](#) and based on my personal knowledge of the property in question, I do not believe that it is or has been used for any of the industrial or commercial purposes and activities specified in [Schedule 2](#) of the regulations. Accordingly, I elect not to complete and submit a 'site disclosure statement', as outlined in Section 40.(1) of the Act.
- ☐ I have read [Schedule 2](#) and one or more of the identified purposes or activities is or has occurred on the land(s) legally described above.
- *Please contact staff to submit a "site disclosure statement" at planning@prrd.bc.ca

I further acknowledge that this declaration does not remove any liability, which may otherwise be applicable under the legislation.

[REDACTED] 24 / 06 / 2021
Owner/Agent dd mm yyyy

 24 / 06 / 2021
Owner/Agent dd mm yyyy

For more information, please visit the ministry's Identification of Contaminated Sites webpage or e-mail SiteID@gov.bc.ca

PROPOSED SUBDIVISION OF:

- (1) PARCEL A (G4009) OF THE SW 1/4 OF SECTION 24, EXCEPT PLAN EPP1641;
 - (2) THE NE 1/4 OF SECTION 14;
 - (3) THE SE 1/4 OF SECTION 14, EXCEPT THE SOUTH 14 FEET;
 - (4) THE NW 1/4 OF SECTION 13, EXCEPT PORTIONS IN PLANS A938, A1633, AND BCP27222;
 - (5) THE SW 1/4 OF SECTION 13, EXCEPT PORTIONS IN PLANS A938, A1633, A2142, AND PLAN BCP27222;
- AND LAND SUBJECT TO CROWN GRANT UNDER FILE 8016076;
ALL WITHIN TOWNSHIP 83, RANGE 18, W6M, PEACE RIVER DISTRICT.

AGRICULTURE – EXTENSIVE APPLICATION

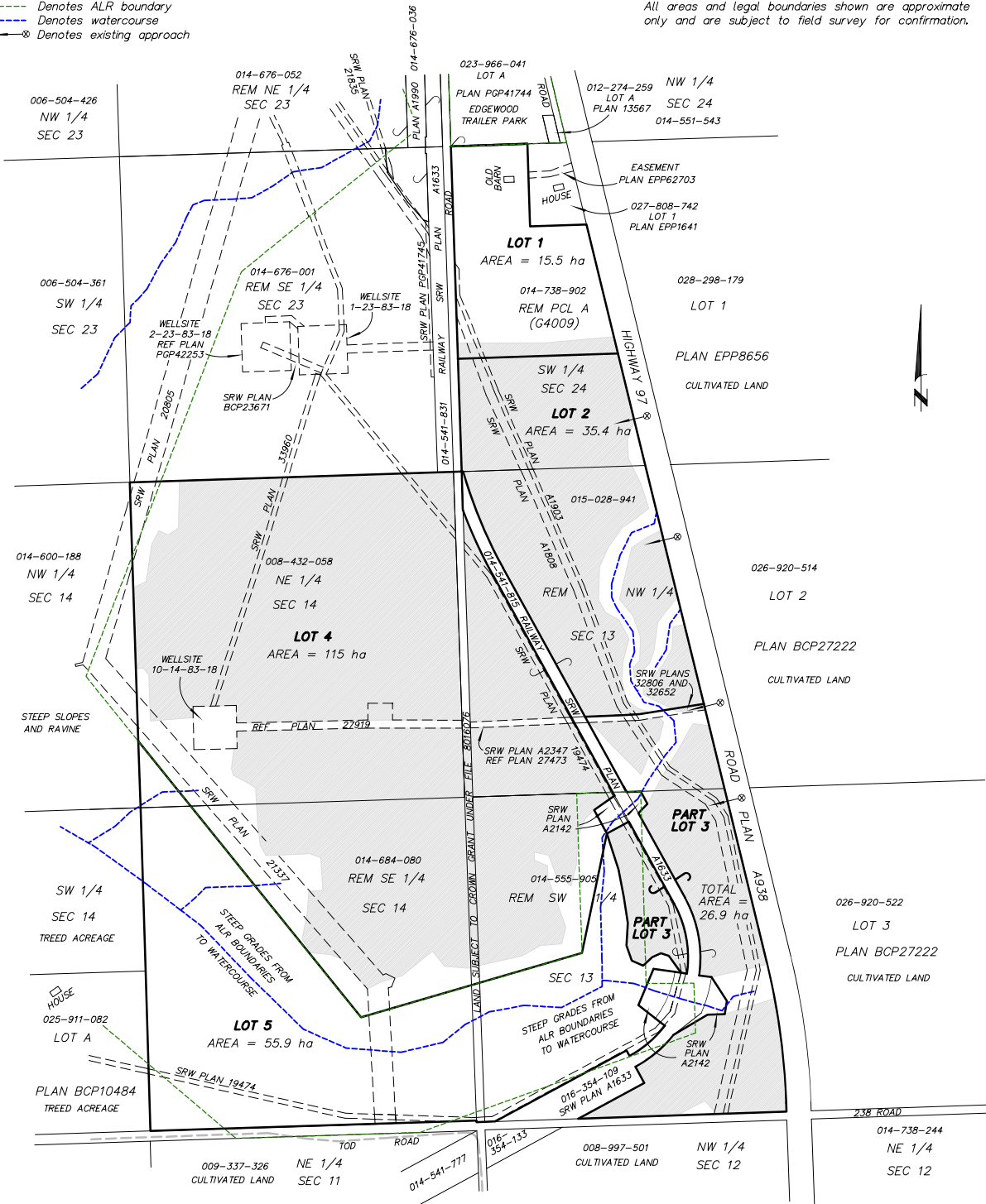


The intended plot size of this plan is 279mm in width by 432mm in height (B size) when plotted at a scale of 1:10,000

LEGEND

- Denotes cultivated area
- Denotes ALR boundary
- Denotes watercourse
- Denotes existing approach

Note:
All areas and legal boundaries shown are approximate only and are subject to field survey for confirmation.





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

August 5, 2021

Reply to the attention of Sara Huber
ALC Application: 62047
Local Government File: 21-011 OCP ZN

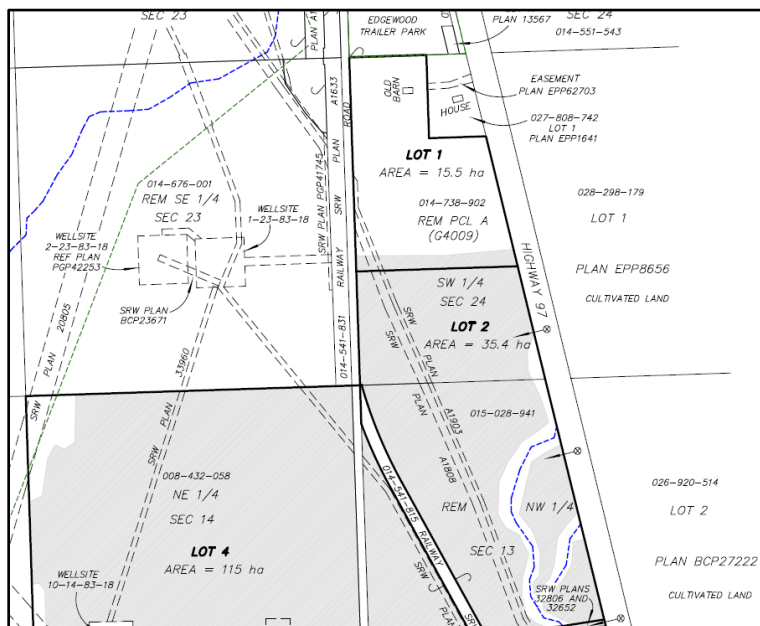
Jack Peckham
South Peace Land Use Planner, PRRD
planning@prrd.bc.ca

Re: Peace River Regional District Official Community Plan and Zoning Amendment Bylaw Nos. 2455 and 2456

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Official Community Plan (OCP) and Zoning Amendment Bylaw Nos. 2455 and 2456 (the “Amendment Bylaws”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Amendment Bylaws are 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.

The Amendment Bylaws propose to amend the OCP designation from Agriculture to Small Agricultural Holdings and rezone from Large Agricultural Holdings (A-2) to Small Agricultural Holdings (A-1) of a 15.5 ha portion of the property identified as 6678 Highway 97 North, Baldonnel; PID: 014-738-902 (the “Property”) in order to facilitate a future subdivision that will allow for more effective farming.

Proposal Sketch:



In 2021, the Commission approved the boundary adjustment of six properties to form five new properties subject to the submission of a survey plan(s) within three years (Application 62047; Resolution #278/2021).

The 15.5 ha area affected by the Amendment Bylaws is one of the approved lots from Resolution #278/2021.

ALC staff recognize that the Amendment Bylaws are one step towards facilitating the subdivision previously approved by the Commission. For this reason, ALC staff have no objection to the Amendment Bylaws.

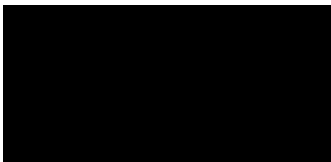
The ALC strives to provide a detailed response to all referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, 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 236-468-3258 or by e-mail (Sara.Huber@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: Referral of PRRD 21-011 OCP ZN

CC: Ministry of Agriculture – Attention: Nadia Mori (Nadia.Mori@gov.bc.ca)

62047m1



August 6, 2021

Local Government File: 21-011 OCP ZN
ALC ID: 62047

ATTN: Jack Peckham
South Peace Land Use Planner
Peace River Regional District (PRRD)
VIA EMAIL: planning@prrd.bc.ca

Re: Bylaw Amendments No. 2455 & 2456, 2021

Dear Jack Peckham:

Thank you for providing the Ministry of Agriculture, Food and Fisheries (Ministry) with the opportunity to comment on the proposed zoning bylaw amendment and Official Community Plan (OCP) amendment application to re-designate a 15.5-hectare parcel from Large Agricultural Holdings (A-2) Zone to Small Agricultural Holdings (A-1) Zone, so as to facilitate a future subdivision. Ministry staff offer the following comments:

- Ministry staff note the associated ALC application to realign six parcels to five (with boundary adjustments) and the subsequent June 16, 2021 approval with conditions (ALC ID: 62047).
- Specifically, Ministry staff draw attention to the ALC's [Reasons for Decision letter](#) (p. 6), that states:
 - *[18] For the reasons given above, the Panel approves the Alternate Proposal to adjust the boundaries of the six Properties to form five new parcels subject to the following condition:*
 - *(a) the submission of a surveyed subdivision plan(s) to the Commission, within three years of the date of the release of this decision, that is in compliance with Schedule A of this decision;*
 - *[19] When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the subdivision plan.*

.../2

- Ministry staff note however that it appears the provided referral package's 'Proposed Lots' sketch (PDF p.4/15) does not accurately reflect the required 'Alternate Proposal' expansion of Lot 3 westward across the railroad tracks as reflected in the Proposed Subdivision drawing (PDF p.11/15, by Tracey Peet, July 15, 2021). Peace River Regional District may wish to confirm with the applicant that the proposed OCP and rezoning amendments are consistent with this ALC decision, its conditions and the 'Alternative Proposal'.
- The proposed boundary adjustments nevertheless appear to accommodate the existing natural features, such as the watercourse and treed areas, as well as human-made features, such as the railway line crossing portions of the parcels. They appear in line with current agricultural use of the project area.
- The proposed project is located on agricultural land with an agricultural capability rating class 3 with topographical limitations on 60 percent of the land and class 2 with climatic limitations on 40 percent of the land, indicating that the land is of good potential for agricultural activities. It is unclear how enlarging the Lot 1 could make other parcels less useful for crop production, for example consolidating Lot 1 with the Lot 2, however the proposed A-1 zoning will allow for continued agricultural use including intensive agricultural operations on some of the more marginal lands.

For your information, on July 21, 2021, the Ministry announced new rules under the *Agricultural Land Commission Act* Use Regulation which allow, under specific conditions, both a principal residence and a small secondary residence, without application to the ALC. These new ALR rules come into effect December 31, 2021. For more information on these changes, including house and parcel size specifications, please review the Ministry's [News Release](#) and the [Order-in-Council](#).

If you have any questions or concerns about our comments, please do not hesitate to contact us.

Sincerely,

Gregory Bartle
Land Use Planner
Ministry of Agriculture, Food and Fisheries
Phone: (778) 974-3836
Email: Gregory.Bartle@gov.bc.ca

Nadia Mori, P.Ag
Regional Agrologist
Ministry of Agriculture, Food and Fisheries
Phone: (778) 576-1196
Email: Nadia.Mori@gov.bc.ca

Email copy: Sara Huber, Agricultural Land Commission Regional Planner,
Sara.Huber@gov.bc.ca

Jacqueline Burton

From: Kevin Henderson <khenderson@dawsoncreek.ca>
Sent: Monday, July 26, 2021 3:51 PM
To: Jack Irving-Peckham
Cc: Planning Department; PRRD_Internal
Subject: RE: PRRD File No. 21-011 OCP ZN (Referral for Review)

CAUTION: This email originated from outside of the organization.

City's interest not affected.



Kevin Henderson, ASCT
General Manager of Development Services
The Corporation of the City of Dawson Creek
Phone 250-784-3622 Fax 250-782-3203
www.dawsoncreek.ca
Like us on [Facebook](#) 



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From: Jack Irving-Peckham <jack.peckham@prrd.bc.ca>
Sent: July 26, 2021 3:43 PM
Cc: Planning Department <planning@prrd.bc.ca>; PRRD_Internal <prrd.internal@prrd.bc.ca>
Subject: PRRD File No. 21-011 OCP ZN (Referral for Review)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Please see the attached referral package for PRRD file no. 21-011 OCP ZN. Let me know if you have any questions.

Thanks!

Jack Peckham | South Peace Land Use Planner

Phone: 250-784-3205 | jack.peckham@prrd.bc.ca | www.prrd.bc.ca

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



PEACE RIVER REGIONAL DISTRICT





REFERRAL FORM

Peace River Regional District
Box 810, 1981 Alaska Avenue,
Dawson Creek, B.C. V1G 4H8
Telephone: (250) 784-3200
Fax: (250) 784-3201

Peace River Regional District	OCP Bylaw No. 2455, 2021 Zoning Bylaw No. 2456, 2021	Date: July 26, 2021												
You are requested to comment on the attached APPLICATION for potential effect on your agency's interests. We would appreciate your response within 21 days (August 16, 2020). If no response is received within that time, it will be assumed that your agency's interests are unaffected.														
PURPOSE OF APPLICATION: To re-designate a 15.5 ha portion of the subject property within PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009 from Agriculture to Small Agricultural Holdings and to rezone the 15.5 ha portion of the subject property within PRRD Zoning Bylaw No. 1343, 2001 from Large Agricultural Holdings (A-2) Zone to Small Agricultural Holdings (A-1) Zone, to facilitate a future subdivision that will allow for more effective farming of the existing parcels.														
GENERAL LOCATION: Fort St. John Area														
LEGAL DESCRIPTION: Parcel A (G4009) of the SW ¼ of section 24 Township 83 Range 18 W6M PID: 014-738-902														
AREA OF SITE 15.5 ha (38.3 ac)	ALR STATUS: Within	OCP DESIGNATION: Agriculture												
Land Owner: Peace Way Trucking														
Please fill out the Response Summary on the back of this Form. If your agency's interests are unaffected, no further information is required. In all other cases, we would appreciate receiving additional 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 bylaw.														
Name: <u>Jack Irving-Peckham</u> Title: <u>Land Use Planner</u>														
This referral has also been forwarded to the following agencies: ✓ Northern Health ✓ Ministry of Transportation & Infrastructure via eDAS ✓ Ministry of Forests, Lands, Natural Resources Operations and Rural Development ✓ Agricultural Land Commission														
Other: <table border="0"><tr><td>✓ District of Chetwynd</td><td>✓ District of Hudson's Hope</td><td>✓ District of Taylor</td></tr><tr><td>✓ City of Dawson Creek</td><td>✓ Village of Pouce Coupe</td><td>✓ District of Tumbler Ridge</td></tr><tr><td>✓ City of Fort St. John</td><td>✓ School District 60</td><td>✓ Charlie Lake Fire Dept.</td></tr><tr><td>✓ PRRD Enviro. Services</td><td></td><td></td></tr></table>			✓ District of Chetwynd	✓ District of Hudson's Hope	✓ District of Taylor	✓ City of Dawson Creek	✓ Village of Pouce Coupe	✓ District of Tumbler Ridge	✓ City of Fort St. John	✓ School District 60	✓ Charlie Lake Fire Dept.	✓ PRRD Enviro. Services		
✓ District of Chetwynd	✓ District of Hudson's Hope	✓ District of Taylor												
✓ City of Dawson Creek	✓ Village of Pouce Coupe	✓ District of Tumbler Ridge												
✓ City of Fort St. John	✓ School District 60	✓ Charlie Lake Fire Dept.												
✓ PRRD Enviro. Services														



REFERRAL FORM

Peace River Regional District
Box 810, 1981 Alaska Avenue,
Dawson Creek, B.C. V1G 4H8
Telephone: (250) 784-3200
Fax: (250) 784-3201

(As per the Management of Development Function)

RESPONSE SUMMARY

OCP Bylaw No. 2455, 2021
Zoning Bylaw No. 2456, 2021

Approval recommended for reasons outlined below

Interests unaffected by bylaw

Approval recommended subject to conditions
below

Approval NOT recommended due to reasons outlined
below

No Comment

Signed:

[Redacted Signature]

Title:

Land-use Planner

Date:

Aug 3 / 21

Agency:

Peace River First Nation



Ministry of
Transportation
and Infrastructure

Our file: 2021-04213
Your file: PRRD# 21-011 OCP ZN
Date: August 4, 2021

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

Attention: Jack Irving-Peckham, Land Use Planner

The Ministry of Transportation and Infrastructure (ministry) has received and reviewed your referral dated July 26, 2021 to re-designate a 15.5 ha portion of the subject property within PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009 from Agriculture to Small Agricultural Holdings and to rezone the 15.5 ha portion of the subject property within PRRD Zoning Bylaw No. 1343, 2001 from Large Agricultural Holdings (A-2) Zone to Small Agricultural Holdings (A-1) Zone. The proposal falls within Section 52 of the Transportation Act and will require formal ministry approval and signature.

The ministry has no objections to the OCP or zoning bylaw amendment.

Please note, the ministry has not received a conventional subdivision application from the owner to subdivide the subject lot as shown in this referral package. The proposed subdivision lot layout as submitted is not guaranteed as it is dependent on review and approval by the Provincial Approving Officer – conditions of subdivision have not been determined.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at (250) 787-3237.

Sincerely,



Development Officer- Peace District

Ministry of
Transportation and
Infrastructure

Peace District

Mailing Address:
District Office Address:
#300, 10003 - 110th Avenue
Fort St John, BC V1J 6M7
Telephone: (250) 787-3237
Facsimile: (250) 787-3279

Area Office Locations:
1201 103 Ave, 3rd floor
Dawson Creek, BC
4744 – 52 Street
Chetwynd, BC V0C 1J0



REFERRAL FORM

Peace River Regional District
Box 810, 1981 Alaska Avenue,
Dawson Creek, B.C. V1G 4H8
Telephone: (250) 784-3200
Fax: (250) 784-3201

Peace River Regional District	OCP Bylaw No. 2455, 2021 Zoning Bylaw No. 2456, 2021	Date: July 26, 2021												
You are requested to comment on the attached APPLICATION for potential effect on your agency's interests. We would appreciate your response within 21 days (August 16, 2020). If no response is received within that time, it will be assumed that your agency's interests are unaffected.														
PURPOSE OF APPLICATION: To re-designate a 15.5 ha portion of the subject property within PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009 from Agriculture to Small Agricultural Holdings and to rezone the 15.5 ha portion of the subject property within PRRD Zoning Bylaw No. 1343, 2001 from Large Agricultural Holdings (A-2) Zone to Small Agricultural Holdings (A-1) Zone, to facilitate a future subdivision that will allow for more effective farming of the existing parcels.														
GENERAL LOCATION: Fort St. John Area														
LEGAL DESCRIPTION: Parcel A (G4009) of the SW ¼ of section 24 Township 83 Range 18 W6M PID: 014-738-902														
AREA OF SITE 15.5 ha (38.3 ac)	ALR STATUS: Within	OCP DESIGNATION: Agriculture												
Land Owner: Peace Way Trucking														
Please fill out the Response Summary on the back of this Form. If your agency's interests are unaffected, no further information is required. In all other cases, we would appreciate receiving additional 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 bylaw. Name: <u>Jack Irving-Peckham</u> Title: <u>Land Use Planner</u>														
This referral has also been forwarded to the following agencies: - ü Northern Health - ü Ministry of Transportation & Infrastructure via eDAS - ü Ministry of Forests, Lands, Natural Resources Operations and Rural Development - ü Agricultural Land Commission														
Other: <table border="0"><tr><td>ü District of Chetwynd</td><td>ü District of Hudson's Hope</td><td>ü District of Taylor</td></tr><tr><td>ü City of Dawson Creek</td><td>ü Village of Pouce Coupe</td><td>ü District of Tumbler Ridge</td></tr><tr><td>ü City of Fort St. John</td><td>ü School District 60</td><td>ü Charlie Lake Fire Dept.</td></tr><tr><td>ü PRRD Enviro. Services</td><td></td><td></td></tr></table>			ü District of Chetwynd	ü District of Hudson's Hope	ü District of Taylor	ü City of Dawson Creek	ü Village of Pouce Coupe	ü District of Tumbler Ridge	ü City of Fort St. John	ü School District 60	ü Charlie Lake Fire Dept.	ü PRRD Enviro. Services		
ü District of Chetwynd	ü District of Hudson's Hope	ü District of Taylor												
ü City of Dawson Creek	ü Village of Pouce Coupe	ü District of Tumbler Ridge												
ü City of Fort St. John	ü School District 60	ü Charlie Lake Fire Dept.												
ü PRRD Enviro. Services														



REFERRAL FORM

Peace River Regional District
Box 810, 1981 Alaska Avenue,
Dawson Creek, B.C. V1G 4H8
Telephone: (250) 784-3200
Fax: (250) 784-3201

(As per the Management of Development Function)

	RESPONSE SUMMARY	OCP Bylaw No. 2455, 2021 Zoning Bylaw No. 2456, 2021
Approval recommended for reasons outlined below	Interests unaffected by bylaw	
Approval recommended subject to conditions below	Approval NOT recommended due to reasons outlined below	

Based on the intent of the proposal, Northern Health has no objections

Signed: Seyoum Gebeyehu

Title: Environmental Health Officer

Date: 11/08/2021

Agency: Northern Health Authority

Archived: Monday, July 26, 2021 3:48:30 PM
From: [Chair Brad Sperling](#)
Sent: Monday, July 26, 2021 3:46:47 PM
To: Jack Irving-Peckham
Cc: Planning Department
Subject: Re: PRRD File No. 21-011 OCP ZN (Referral for Review)
Sensitivity: Normal

Please proceed

From: Jack Irving-Peckham
Sent: Monday, July 26, 2021 3:31:17 PM
To: [Chair Brad Sperling](#)
Cc: Planning Department
Subject: PRRD File No. 21-011 OCP ZN (Referral for Review)

Hello Chair Sperling,

Please see the attached referral package for PRRD File No. 21-011 OCP ZN.

Let me know if you have any questions,

Jack Peckham | South Peace Land Use Planner
Phone: 250-784-3205 | jack.peckham@prrd.bc.ca | www.prrd.bc.ca
Peace River Regional District, Box 810, 1981 Alaska Avenue, Dawson Creek, BC, V1G 4H8



IMPORTANT: The information transmitted herein is confidential and may contain privileged or personal information. It is intended solely for the person or entity to which it is addressed. Any review, re-transmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all digital and printed copies.

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2455, 2021

A bylaw to amend the "North Peace Fringe Area Official
Community Plan Bylaw No. 1870, 2009"

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt the "North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009";

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 "North Peace Fringe Area Official Community Plan Amendment Bylaw No. 2455, 2021."
2. Schedule B – Map 6 of "North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009" is hereby amended by redesignating a 15.5 hectare portion of Parcel A (G4009) of the Southwest ¼ of Section 24, Township 83, Range 18, W6M, PRD, except plan EPP1641, from AG "Agriculture" to SAH "Small Agricultural Holding" as shown on Schedule "A" which is attached to this bylaw.

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

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

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

Public Hearing held on the _____ day of _____, 2021.

READ A THIRD TIME 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
Bylaw No. 2455, 2021", as adopted by the
Peace River Regional District Board
on _____, 20____.

Corporate Officer

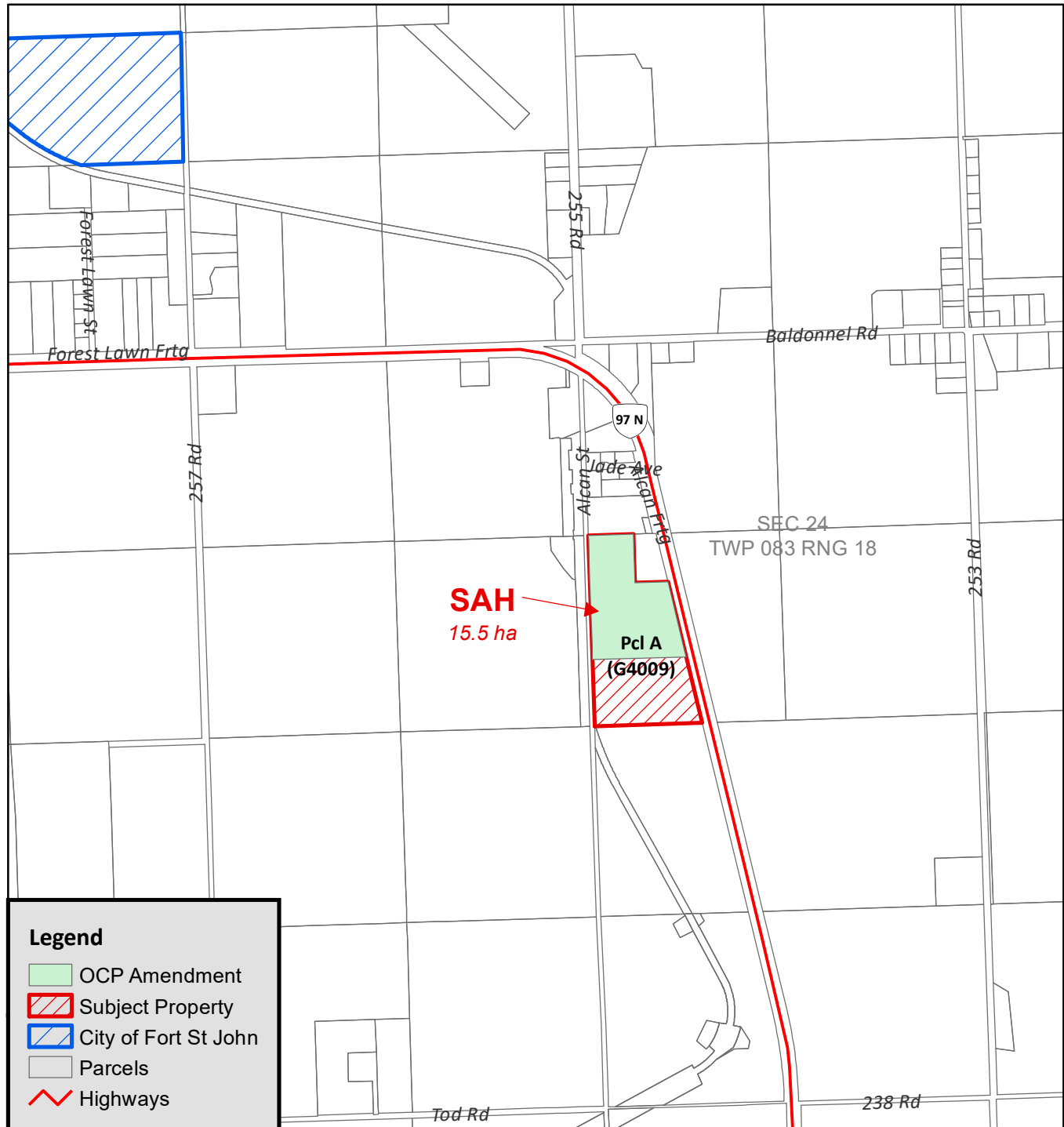


Peace River Regional District
Bylaw No. 2455, 2021
SCHEDULE "A"



1:25,000

Schedule B - Map 6 of "North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009" is hereby amended by redesignating a 15.5 hectare portion of Parcel A (G4009) of the Southwest 1/4 of Section 24, Township 83, Range 18, W6M, PRD, except plan EPP1641 **from** AG "Agriculture" **to** SAH "Small Agricultural Holding" as shown on the drawing below:



3.3 Small Agricultural Holding

3.3.1 Objectives

1. Lands designated as 'Small Agricultural Holding' are agricultural in nature, but have substantial existing residential developments in close proximity, and have limitations such as significant amounts of low agricultural capability soils and topographical constraints.
2. Small Agricultural Holding land parcels provide for family, hobby farm opportunities and lend themselves to specialized farming, organic farming and rural lifestyle choices.



3.3.2 Policies

Policy 1 Within the Small Agricultural Holding designation the principal uses of land will generally be limited to those uses as stated in Section 3.2.2 Policy No. 1. a) and b) of the 'Agriculture' designation, subject to zoning regulations. An airstrip, asphalt plant or work camps are not permitted in this designation.

Policy 2 Direct non-agricultural uses to appropriate designated areas and away from existing or potential agriculture, which will support future infrastructure needs in those areas.

Policy 3 Within the Small Agricultural Holding designation the minimum parcel size will not be less than 15 ha (37 acres) with the following exceptions for:

- a) Creation of a new parcel that meets the residential requirements of the owner through a Homesite Severance in substantial compliance to Policy No. 11, March 2003, of the *Agricultural Land Commission Act*;
- b) Creation of a new parcel where the proposed parcel is separated from the remainder of the parcel by a railway, road right-of-way, or topographical constraint;
- c) Creation of a new parcel where the proposed parcel has low agricultural capability soils rating, a Canada Land Inventory (CLI) of Class 5 (excluding Class 5C), 6 or 7, or topographical constraints with slopes of greater than 10%;

and that these exceptions meet the following:

- i) rezoning is not required;
- ii) the subdivision is limited to not more than one lot per parent parcel;
- iii) such subdivision is approved on a one time only basis per parent parcel; and
- iv) the location and configuration of any parcel created should not negatively impact agriculture operations or increase the potential for conflict with adjoining parcels.

Policy 4 Subdivision or land use proposals will be examined and considered in areas designated 'Small Agriculture Holding', subject to the factors as set out in Section 15.5 i) to xv) Subdivision and Development Guidelines.

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2456, 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 "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. 2456, 2021."
2. Schedule A – Map 15 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a 15.5 hectare portion of Parcel A (G4009) of the Southwest ¼ of Section 24, Township 83, Range 18, W6M, PRD, except plan EPP1641, from A-2 "Large Agriculture Holdings Zone" to A-1 "Small Agricultural Holdings Zone" as shown on Schedule "A" attached to this bylaw.

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

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

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

Public Hearing held on the _____ day of _____, 2021.

READ A THIRD TIME 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. 2456, 2021,
as adopted by the Peace River Regional District
Board on _____, 20____.

Corporate Officer

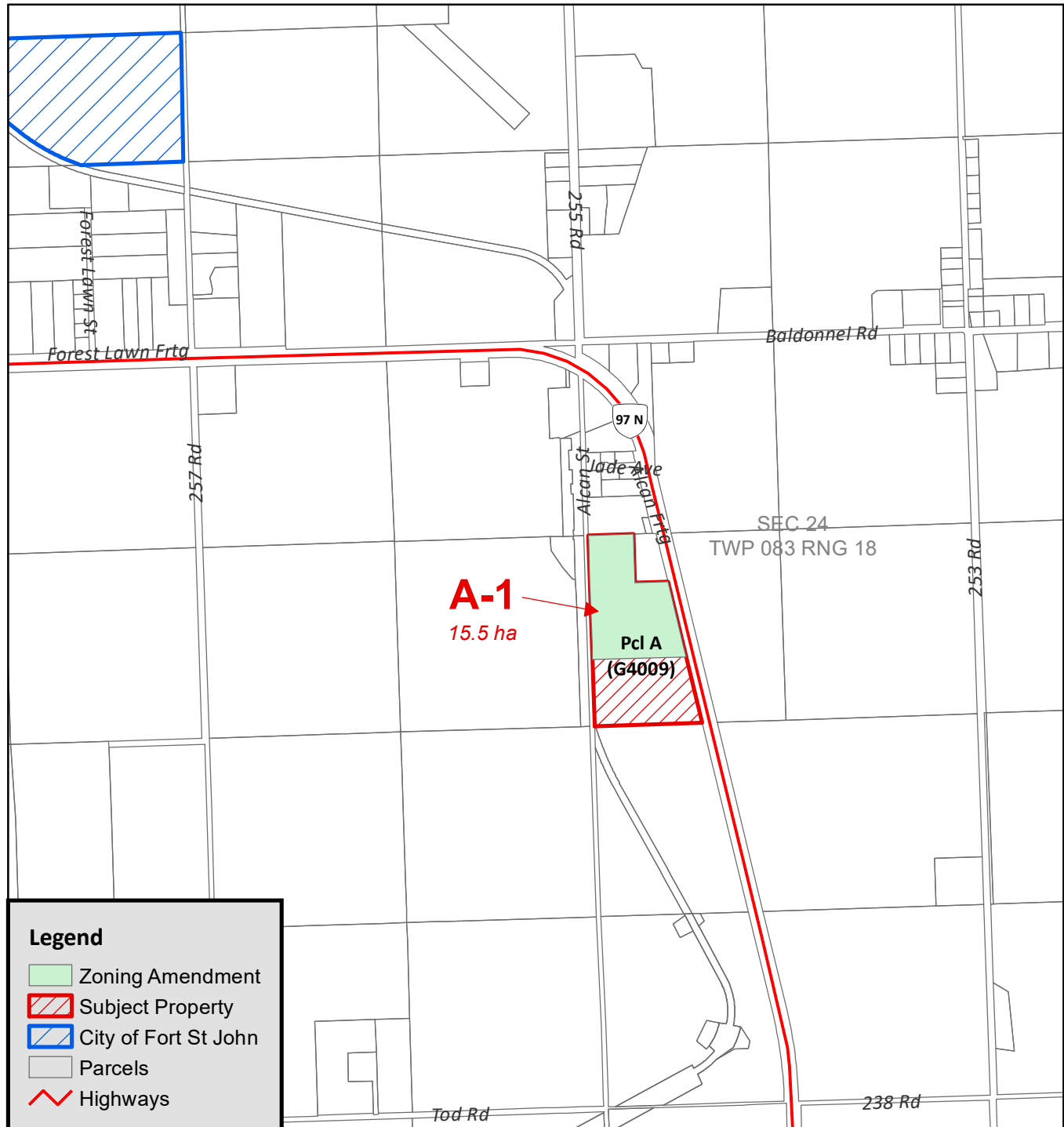


Peace River Regional District
Bylaw No. 2456, 2021
SCHEDULE "A"



1:25,000

Schedule A - Map 15 of "Peace River Regional District Zoning Bylaw No.1343, 2001" is hereby amended by rezoning a 15.5 hectare portion of Parcel A (G4009) of the Southwest 1/4 of Section 24, Township 83, Range 18, W6M, PRD, except plan EPP1641 **from** A-2 "Large Agriculture Holdings Zone" **to** A-1 "Small Agricultural Holdings Zone" as shown on the drawing below:





PEACE RIVER REGIONAL DISTRICT Zoning Bylaw No. 1343, 2001

PART VI ZONES

SECTION 32 A-1 (Small Agricultural Holdings Zone - 15 ha)

1. Permitted Uses

The following [PRINCIPAL USES](#) and no others are permitted in an A-1 zone subject to Part IV of this bylaw and subject to Sub-Section 2 of this Section 32;

- (a) [AGRICULTURE](#);
- (b) [AGRICULTURE-INTENSIVE](#);
- (c) [AGRICULTURE-DOMESTIC](#);
- (d) Wood harvesting and forestry;
- (e) Mining, including gravel extraction and processing;
- (f) Asphalt plant;
- (g) Oil and gas wells, [PIPELINES](#);
- (h) [PRODUCTION FACILITIES](#);
- (i) [LAND TREATMENT FACILITY, NON-COMMERCIAL](#);
- (j) [KENNEL](#);
- (k) [EQUESTRIAN FACILITY](#);
- (l) [DWELLING UNITS](#);

The following [ACCESSORY](#) uses and no others are permitted in an A-1 zone, subject to Part IV of this bylaw and Sub-Section 2 of this Section 32:

- (m) ACCESSORY building and ACCESSORY structure; (See [Section 13](#))
- (n) [BED AND BREAKFAST](#) accommodation; (See [Section 16](#))
- (o) [HOME BASED BUSINESS](#); (See [Section 19](#))
- (p) [SECONDARY SUITE](#); (See [Section 25](#))
- (q) [TEMPORARY ADDITIONAL DWELLING](#); (See [Section 29](#))
- (r) [AGRI-TOURISM](#) activity.

2. Regulations

Minimum Parcel size

- (a) The minimum parcel size is 15 hectares (37 acres).
- (b) Exception to the minimum parcel size is as follows:
 - i) subject to the [Local Services Act](#), the minimum parcel size shall not apply where a parcel is divided by a railway, highway right-of-way or watercourse provided the parcel is subdivided along any such railway, highway right-of-way or watercourse, and the remainder of the parcel for which a subdivision is proposed is not less than 12 hectares (30 acres)



PEACE RIVER REGIONAL DISTRICT Zoning Bylaw No. 1343, 2001

SECTION 32 A-1 (Small Agricultural Holdings Zone - 15 ha) continued

Number and type of DWELLING UNIT(S)

- (c) One [SINGLE FAMILY DWELLING](#) is permitted on a parcel less than 3.6 hectares (9 acres) in size;
- (d) Two SINGLE FAMILY DWELLINGS or one [TWO FAMILY DWELLING](#) is permitted on a parcel 3.6 hectares (9 acres) or larger, but not both;

Setbacks

- (e) 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) 7 metres (23 ft.) of a [REAR PARCEL LINE](#).

Agriculture

- (f) [AGRICULTURE INTENSIVE](#), use is permitted on parcels 15 hectares (37 acres) and larger;

Asphalt Plant

- (g) Asphalt plants may operate on land zoned A-1 "Small Agriculture Holding" for a continuous period of not more than eight (8) months, otherwise an application for rezoning or a temporary industrial use permit will be required.

Production facilities

- (h) The following [PRODUCTION FACILITIES](#) are not permitted in the A-1 zone;
 - i) Battery sites and compressor stations with an aggregate building and/or structure FLOOR AREA greater than 450 sq. metres (4850 sq. ft.)
 - ii) Oil field waste management facility that requires a permit under the *Waste Management Act* or which covers an aggregate building and/or structure FLOOR AREA greater than 450 sq. metres (4850 sq. ft.)

Land Treatment Facility

- (i) [LAND TREATMENT FACILITY, NON-COMMERCIAL](#) shall not exceed an area greater than 2 hectares (5 acres) in size.