



# REPORT

To: Chair and Directors

Report Number: ADM-BRD-510

From: Corporate Administration

Date: June 20, 2024

**Subject: OCP & Zoning Amendment Bylaws No. 2544 and 2545, 2024, PRRD File No. 24-001 OCPZN**

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The following motion was deferred from the May 30, 2024 Regional Board Meeting and is being presented to the Regional Board for consideration:

## **RECOMMENDATION [ON THE FLOOR]: *[Corporate Unweighted]***

MOVED Alternate Director Wisekal SECONDED Director Zabinsky

That the Regional Board respectfully refuse third reading of South Peace Fringe Area Official Community Plan Bylaw No. 2544, 2024 to amend the designation of a  $\pm 8$  ha portion of the property identified as PID 011-652-403 from Ag (Agriculture) to LDR (Low Density Residential); further,

That the Regional Board respectfully refuse third reading of Peace River Regional District Zoning Amendment Bylaw No. 2545, 2024 to rezone the same  $\pm 8$  ha portion of the property from A-2 (Large Agricultural Holdings Zone) to R-6 (Residential 6 Zone), as the proposal is not consistent with the Official Community Plan or Zoning Bylaws; and finally,

That OCP and Zoning Amendment Bylaw Nos. 2544 & 2545, 2024 be marked abandoned.

## **BACKGROUND/RATIONALE:**

At the May 30, 2024, Board meeting, the Regional Board considered Bylaw Item 9.2 – OCP & Zoning Amendment Bylaws No. 2544 and 2545, 2024 PRRD File No. 24-001 OCPZN for refusal of third readings, and that they be marked abandoned. The above resolution was not voted on as the Alternate Director of Electoral Area D informed the Regional Board that the Director for Electoral Area D had information pertinent to Bylaws No. 2544 and 254. As he was unable to attend the May 30, 2024 Board meeting, he had requested that the motion be deferred to the June 20, 2024 Board meeting when he could present the information to the Board. Subsequently, at the May 30, 2024 meeting, the Board passed the following motion regarding this report:

*MOVED, SECONDED and CARRIED,*

*That the Regional Board defer Resolution No. RD 24/05/38 (30) refusing third readings and abandonment of OCP & Zoning Amendment Bylaws No. 2544 and 2545, 2024, PRRD File No. 24-001 OCPZN to the June 20, 2024 Board meeting.*

Minutes of the May 30, 2024 Board meeting can be found under Agenda Item 4.1 - Adoption of Minutes on this meeting agenda.

## **ALTERNATIVE OPTIONS:**

1. 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. Official Community Plan Amendment Bylaw No. 2544, 2024.
2. Zoning Bylaw No. 2545, 2024.
3. Minutes – Public Hearing for OCP and Zoning Amendment Bylaw Nos. 2544 and 2545, 2024, PRRD File No. 24-001.

**External Links:**

1. Report - [OCP & Zoning Amendment Bylaws Nos. 2544 & 2545, 2024, PRRD File NO. 24-001 OCPZN 3<sup>rd</sup> reading and adoption](#) – May 30, 2024
2. [Public Hearing Agenda for OCP and Zoning Amendment Bylaw Nos. 2544 and 2545, 2024, PRRD File No. 24-001](#) – April 24, 2024
3. Report – [OCP & Zoning Amendment Bylaw Nos. 2544 & 2545, 2024, PRRD File No. 24-001 1<sup>st</sup> and 2<sup>nd</sup> readings](#) – March 21, 2024

**PEACE RIVER REGIONAL DISTRICT**

**Bylaw No. 2544, 2024**

A bylaw to amend the "South Peace Fringe Area Official  
Community Plan Bylaw No. 2048, 2012"

WHEREAS the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt the "South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012";

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 "South Peace Fringe Area Official Community Plan Amendment Bylaw No. 2544, 2024."
2. Schedule B – Map 5 of "South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012" is hereby amended by redesignating an 8 ha (20 ac) portion of the Northwest ¼ of Section 25, Township 77, Range 14, W6M, PRD, from AG "Agriculture" to LDR "Low Density Residential", as shown on Schedule "A" which is attached to and forms part of this bylaw.

|                                |                                           |        |                             |         |
|--------------------------------|-------------------------------------------|--------|-----------------------------|---------|
| READ A FIRST TIME THIS         | <u>21<sup>st</sup></u>                    | day of | <u>March</u>                | , 2024. |
| READ A SECOND TIME THIS        | <u>21<sup>st</sup></u>                    | day of | <u>March</u>                | , 2024. |
| Public Notice published on the | <u>10<sup>th</sup> to 24<sup>th</sup></u> | day of | <u>April</u>                | , 2024. |
| Public Hearing held on the     | <u>24<sup>th</sup></u>                    | day of | <u>April</u>                | , 2024. |
| READ A THIRD TIME THIS         | <u>                    </u>               | day of | <u>                    </u> | , 2024. |
| ADOPTED THIS                   | <u>                    </u>               | day of | <u>                    </u> | , 2024. |

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Brad Sperling, Chair

(Corporate Seal has been affixed to the original  
bylaw)

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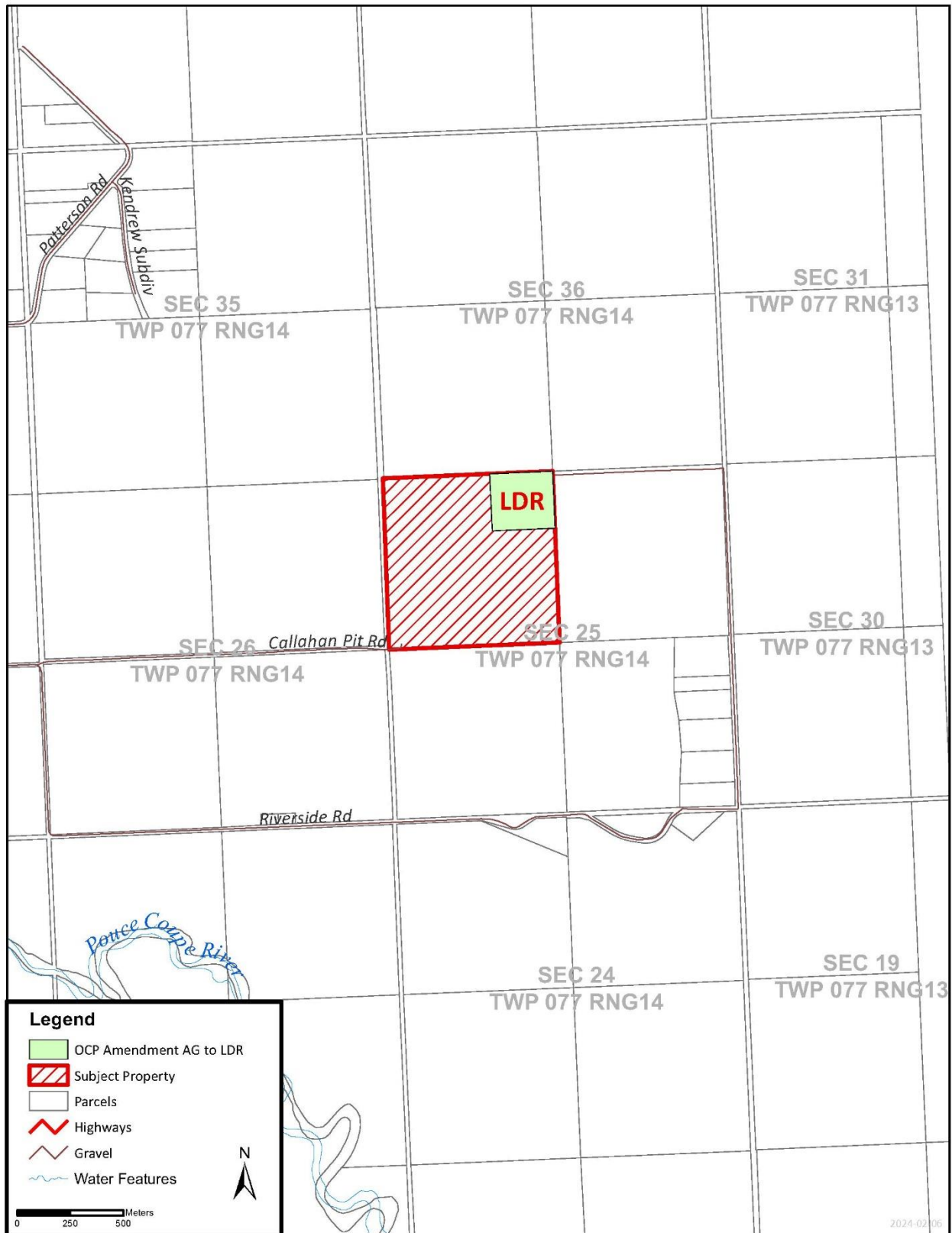
Tyra Henderson,  
Corporate Officer

I hereby certify this to be a true and correct copy of  
"South Peace Fringe Area Official Community Plan  
Amendment Bylaw No. 2544, 2024", as adopted by the  
Peace River Regional District Board on \_\_\_\_\_, 2024.

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Tyra Henderson,  
Corporate Officer

### Schedule A



**PEACE RIVER REGIONAL DISTRICT**  
**Bylaw No. 2545, 2024**

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 shall be cited for all purposes as “Peace River Regional District Zoning Amendment Bylaw No. 2545, 2024.”
2. Schedule B – Map 15 of “Peace River Regional District Zoning Bylaw No. 1343, 2001” is hereby amended by rezoning an 8 ha (20 ac) portion of the Northwest ¼ of Section 25, Township 77, Range 14, W6M, PRD from A-2 “Large Agriculture Holdings Zone” to R-6 “Residential 6 Zone”, as shown on Schedule ‘A’ which is attached to and forms part of this bylaw.

|                                |                                           |        |                             |         |
|--------------------------------|-------------------------------------------|--------|-----------------------------|---------|
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Brad Sperling, Chair

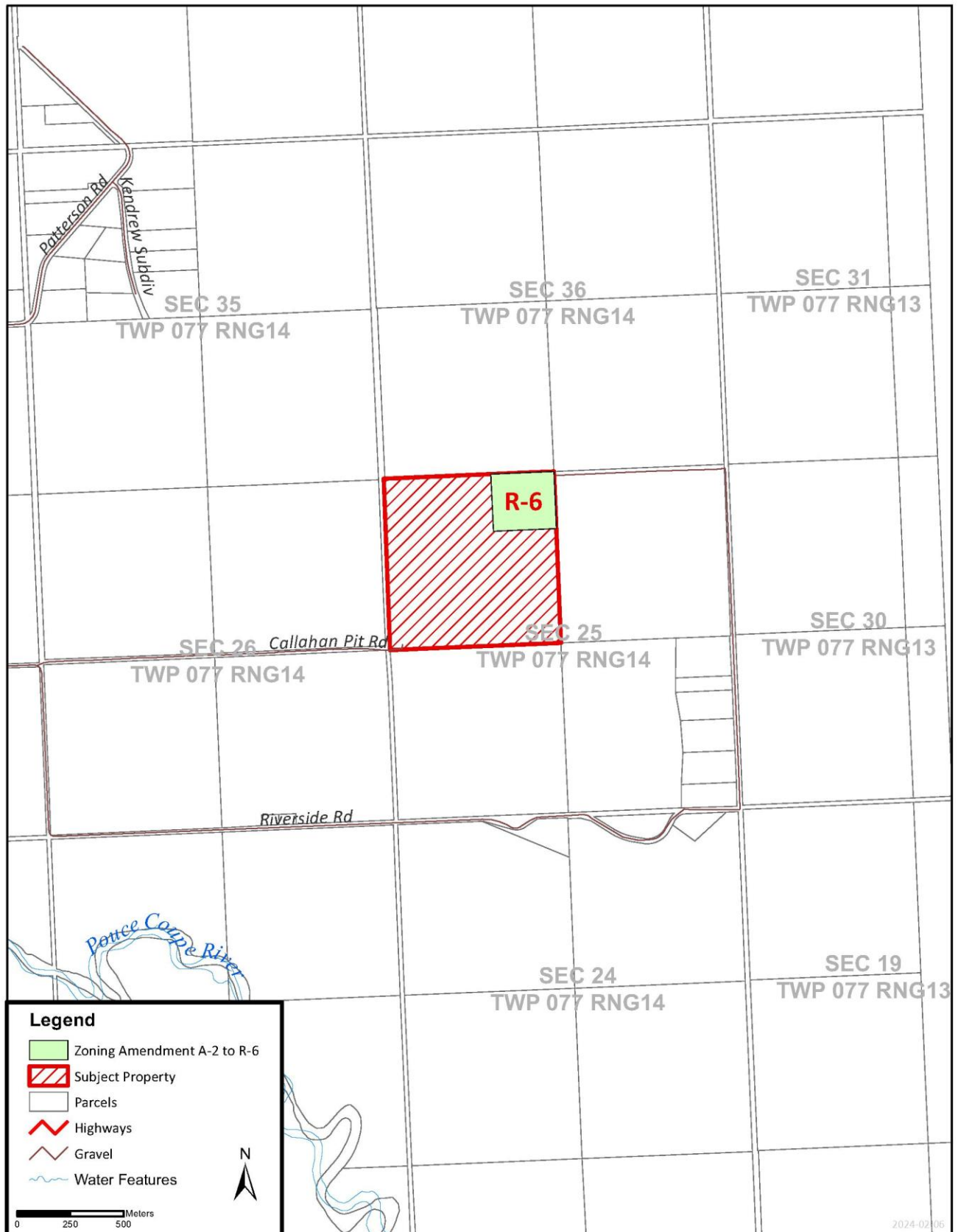
(Corporate Seal has been affixed to the original bylaw)

Tyra Henderson,  
Corporate Officer

I hereby certify this to be a true and correct copy of "PRRD Zoning Amendment Bylaw No. 2545, 2024", as adopted by the Peace River Regional District Board on \_\_\_\_\_, 2024.

Tyra Henderson, Corporate Officer

# Schedule A





PEACE RIVER REGIONAL DISTRICT

**PEACE RIVER REGIONAL DISTRICT  
PUBLIC HEARING – MINUTES  
Proposed OCP & Zoning Amendment Bylaws No. 2544, 2545, 2024**

April 24, 2024, 6:00pm  
5010 52 Ave Pouce Coupe, BC

**ATTENDANCE:**

Peace River Regional District: Leonard Hiebert, Director Electoral Area D  
Ashley Murphey, GM of Development Services  
Adam Morton, Planner 2

Applicant/Owner: Barb and Dale Callahan

Public: Six (6) members of the public

**CALL TO ORDER**

The Chair called the meeting to order at 6:01 pm.

**STATEMENT OF PUBLIC HEARING**

The Chair stated the procedural rules in place to govern the conduct of the public hearing as written in the agenda.

**INTRODUCTION TO PROPOSAL**

Staff provided those in attendance with a summary of proposed OCP & Zoning Amendment Bylaws Nos. 2544 & 2545, 2024 for the property legally described as The North West 1/4 Of Section 25 Township 77 Range 14 West Of The 6th Meridian Peace River District.

Staff summarized the proposal to the public.

**SUMMARY OF APPLICATION PROCEDURE**

Staff provided a summary of the application procedures and timeline as outlined in the agenda for those in attendance at the hearing.

**COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED**

Staff read aloud and summarized the comments received from agencies and municipalities as outlined in the agenda.

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### **WRITTEN COMMENTS RECEIVED FROM PUBLIC**

Staff read written comments received to date aloud. All written comments received were in opposition of the proposal.

### **COMMENTS FROM APPLICANT(S)**

Mrs. Callahan said that the 20-acre portion that they are looking to rezone has no farmable land due to the existing residence, shed and garage. She stated that the remainder of the property is also unfarmable due to shale rock, steep slopes, and the existence of a gravel pit. She noted that the property has been in the family for more than 50 years. and that the subdivision will have not impact on the adjacent lands. The applicant also stated that there are two accesses to the property and that other properties in the area have been subdivided.

Mr. Callahan stated that there was no contaminated soil/material on the property in response to a written comment which was received in advance of the meeting.

### **COMMENTS FROM PUBLIC**

There were no comments from the public.

### **FINAL COMMENTS FROM APPLICANT(S)**

Mr. Callahan stated that there would be no extra traffic coming from the proposed subdivision.

### **TERMINATION OF PUBLIC HEARING**

The Chair terminated the Public Hearing at 6:25 pm.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed OCP & Zoning Amendment Bylaws Nos. 2544 & 2545, 2024, held on April 24th, 2024.

Original signed by:

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Adam Morton, Recorder

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Director Leonard Hiebert, Vice-Chair

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Ashley Murphey, RPP, MCIP  
General Manager of Development Services