



REPORT

To: Chair and Directors

Report Number: DS-BRD-403

From: Development Services

Date: May 30, 2024

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

RECOMMENDATION: [Corporate Unweighted]

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 ± 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 ± 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:

Proposal

The applicant is looking to amend a ± 8 ha (20 acres) portion of the property to the 'LDR' (Low Density Residential) designation and the R-6 (Residential 6) zone with the intention to subdivide and sell this portion of the property.

Rationale

Refusal is being recommended because the proposal is inconsistent with the objectives and policies of the Official Community Plan (OCP). The objectives and policies stated in the South Peace Fringe Area OCP acknowledge that land within the Ag (Agriculture) designation shall be used to support, preserve, and maintain agricultural land. To do this, subdivision and non-farm uses not complementary to agriculture should be directed away from agricultural areas.

File Details

Owner:	Barb & Dale Callahan
Area:	Electoral Area D
Location:	Pouce Coupe
Legal:	THE NORTH WEST 1/4 OF SECTION 25 TOWNSHIP 77 RANGE 14 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT
PID:	011-652-403
Civic Address:	73 Riverside Road
Lot Size:	65.01 ha (160.64 ac)

Site Context

The property is located southeast of Pouce Coupe and just west of the Alberta border. The surrounding properties are all zoned A-2 (Large Agricultural Holdings Zone).

Summary of Procedure

OCP & Zoning Amendment Bylaw Nos. 2544 & 2545, 2024 were read for the first and second time on March 21st. The following activities have occurred since then:

April 10, 2024:	Public notification mailed to landowners within notification area.
April 10- 24, 2024:	Notice of public hearing advertised on PRRD website and Facebook page as per Public Notice Bylaw, and on Energetic City News website.
April 24, 2024:	Public hearing held in Pouce Coupe.

Comments Received from the Public

A public hearing was held on April 24, 2024 in accordance with the *Local Government Act*. The minutes of the public hearing are attached to this report.

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 Bylaw Nos. 2544 & 2545, 2024, PRRD File No. 24-001 1st and 2nd readings](#) – March 21, 2024
2. [Public Hearing Agenda for OCP and Zoning Amendment Bylaw Nos. 2544 and 2545, 2024, PRRD File No. 24-001](#) – April 24, 2024



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:

Adam Morton, Recorder

Director Leonard Hiebert, Vice-Chair

Ashley Murphey, RPP, MCIP
General Manager of Development Services

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

Brad Sperling, Chair

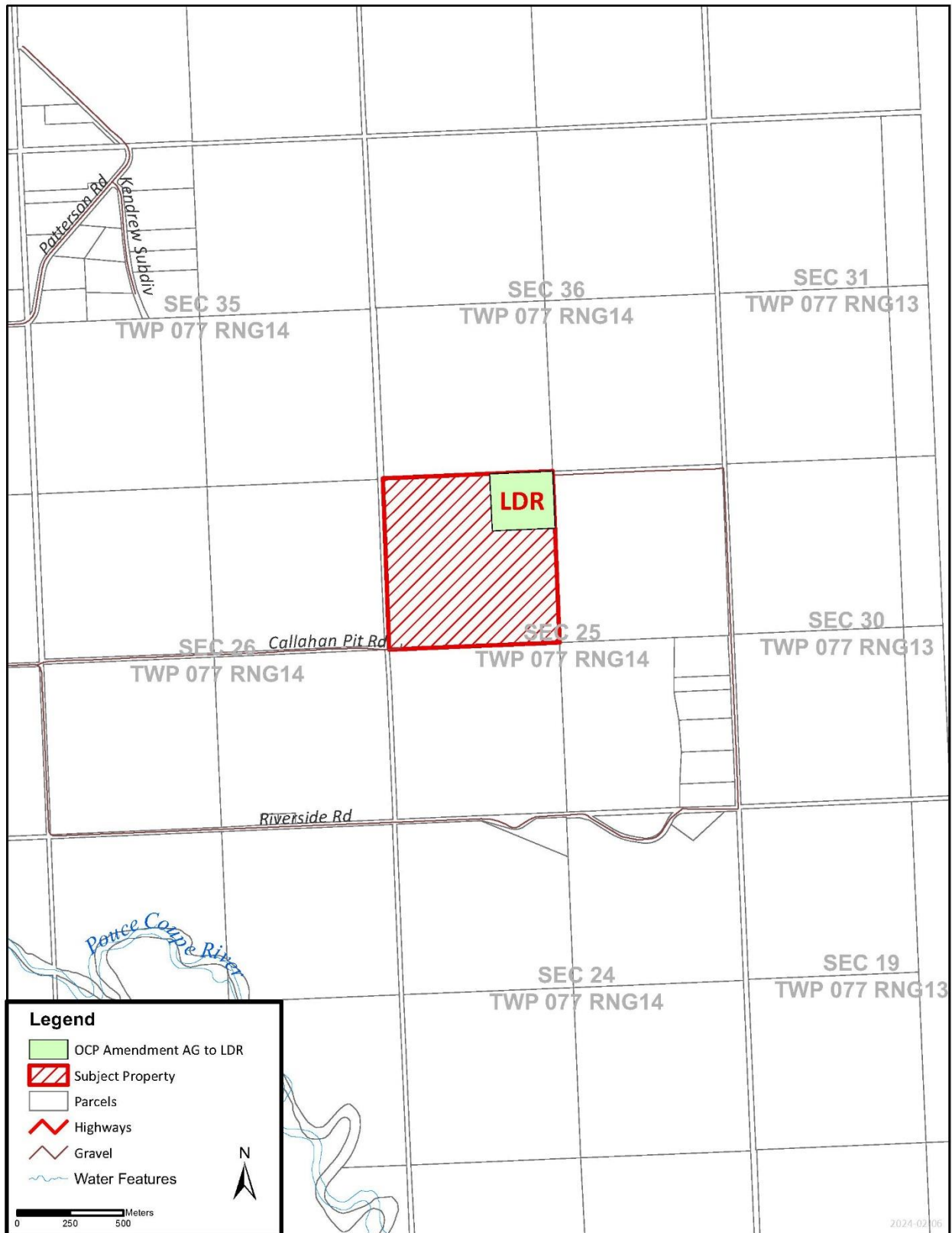
(Corporate Seal has been affixed to the original
bylaw)

Tyra Henderson,
Corporate Officer

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

Tyra Henderson,
Corporate Officer

Schedule A



Schedule A

