



REPORT

To: Chair and Directors

Report Number: DS-BRD-188

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

Date: September 9, 2021

Subject: OCP /Zoning Amendment Bylaw Nos. 2454 and 2457, PRRD File 20-010 OCP ZN

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board respectfully refuse to give OCP Amendment No. 2454, 2021 & Zoning Bylaw Amendment No. 2457, 2021, to re-designate and rezone a ±3.9 ha portion of the subject property identified as PID 010-020-012 from Agriculture (Ag) to Medium Density Residential (MDR) and from Large Agricultural Holdings Zone (A-2) to Residential 4 Zone (R-4), first and second readings, as the proposal is not consistent with the intent of the bylaws or the context of the area.

BACKGROUND/RATIONALE:

Proposal

The applicant is seeking to re-designate a ± 3.9 ha portion of the ± 64.5 ha subject property from Agriculture to Medium Density Residential in the South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012, and to rezone the same portion from Large Agricultural Holdings Zone (A-2) to Residential 4 Zone (R-4) in the PRRD Zoning Bylaw No, 1343, 2001, to facilitate a future residential subdivision.

This proposal does not meet the intent of either the OCP or Zoning Bylaw and therefore staff are recommending that the Board respectfully refuse this application. A summary of the OCP policies that refute this proposal can be found under the Comments and Observations section of this report.

Pursuant to the OCP designation of Agriculture (Ag) and the provisions of the Large Agricultural Holdings (A-2) zone, the minimum parcel size is 63 ha. The intent of the Agricultural designation is to recognize agriculture as a primary industry and a major contributor to the local economy and the policies therein highlight the need to direct subdivisions and non-agricultural uses to appropriate areas. The applicant has indicated that the proposed subdivision is not intended for the purposes of providing a residence for the landowner or a family member. The subject property does not currently have a dwelling on it and one could be constructed without the need for a subdivision of land. As such it does not meet the OCP policy for a subdivision exception.

File Details

Owner: Terratek Geo Testing LTD.
Area: Electoral Area D
Location: Pouce Coupe
Legal: The North West ¼ of Section 24 Township 77 Range 14 W6M PRRD
PID: 010-020-012
Lot Size: ±64.5 ha (±159.4 ac)

Site Context

The property is located in the Pouce Coupe area and has direct access to Riverside Road. It is surrounded by Agriculture and Medium Residential designated lands in the North-East, treed land designated Agriculture in the north and west, and Agriculture designated land in the east and south.

Site Features

Land

The subject property is currently treed/forested and is vacant of any structures.

Structures

There are currently no structures on the subject property.

Access

The subject property is accessed via Riverside Road.

Canada Land Inventory Soil Rating

According to the Canada Land Inventory, soils on the subject property are classified as 3_X & 5⁷_{T6³TP}. Class 3 soils have moderately severe limitations that restrict the range of crops or require special conservation practices. Class 5 soils have very severe limitations that restrict their capability to producing perennial forage crops, and improvement practices are feasible. Class 6 soils are capable only of producing perennial forage crops, and improvement practices are not feasible.

Subclass X denotes soils having a limitation resulting from the cumulative effect of two or more adverse characteristics, Subclass T denotes soils where topography is a limitation, and Subclass P denotes soils which are sufficiently stoney to hinder tillage, planting and harvesting operations.

Comments & Observations

Applicant

The applicant intends to subdivide the subject property to create a parcel for a future residence. The proposed parcel is not intended to provide a residence for the applicant or a family member. The applicant has owned the property since June 2020 and there are currently no agricultural activities occurring or planned to occur on the parcel.

Agricultural Land Reserve

The subject property is partially within the Agricultural Land Reserve. However, the proposed newly created parcel is outside of the ALR, and therefore, the provisions of the *Agricultural Land Commission Act* do not apply to that portion.

Official Community Plan

Pursuant to the South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012, the subject property is designated Agriculture (AG).

Section 5.1.1 (b) states that the objective of this designation is to maintain agriculture in the SPFA as a primary economic resource activity and to direct subdivision and non-farm uses not complementary to agriculture away from agricultural areas where negative impact to agricultural land will be minimized.

Section 5.1.2 (a) states that this designation is to be used for agriculture, and uses which are compatible or complimentary to agriculture, such as residential, agri-tourism, home based business, and business directly complementary to the agriculture industry. The primary intended use for the parcel to be subdivided is residential and not agriculture, whereas a residence can be constructed on the existing parcel under the existing designation without subdivision being required.

Section 5.1.2 (b) states that the intent of this designation is to direct non-agricultural uses to appropriate designated areas and away from existing or potential agricultural areas. The creation of a 3.9 ha residential parcel is not supportive of agriculture and pursuant to this policy, such development should be directed to an area designated for residential development per other OCP designations. The area consists predominantly of large agricultural parcels, therefore this proposal is not consistent with this policy.

Section 5.1.2 (c) states that parcels within the agriculture designation should have a minimum parcel size of 63 ha (155 ac). The proposal does not meet any of the exceptions listed under this section wherein a subdivision could otherwise be supported. The redesignation of the proposed parcel to facilitate a subdivision for a residential use is therefore not supported by this policy.

The applicant is proposing to redesignate the lands to Medium Density Residential. Within that designation the principal uses of the land will generally be residential and home based business, subject to zoning regulations. This designation permits parcel sizes as small as 0.8 ha (2 acres), which is not consistent with the large parcel size and agricultural nature of the area.

From an OCP perspective, the proposal is not consistent with the intent of the OCP policies, therefore this amendment is not supported.

Land Use Zoning

Pursuant to Zoning Bylaw No. 1343, 2001, the subject property is zoned A-2 (Large Agriculture Holdings Zone). Section 33.1 states that permitted uses are agriculture, forestry, work camps for 30 people or less, occupied for less than six months, and dwelling unit(s). Section 33.2(a) states that the minimum parcel size for the lands in the A-2 zone is 63 ha (155 ac). The exceptions to minimum parcel size listed under Section 33.2(b) are not applicable to this proposal, therefore it is not supported by the Zoning Bylaw and a zoning amendment is required to facilitate the subdivision.

The proposed zoning amendment to rezone the subject property to the R-4 zone is only necessary to facilitate the size and use of the proposed subdivision. Land within the Residential 4 zone may be used for dwelling unit(s), two family dwellings and one temporary additional dwelling. The minimum parcel size for this zone is 1.8 ha (4.5 ac). The applicant is proposing to create a 3.9 ha parcel, which pursuant to Section 37.2 of Zoning Bylaw 1343, could permit the development of up to three dwelling units on the proposed parcel, two being permanent and one being a temporary additional dwelling. The potential additional residential density is not consistent with the large agricultural parcels surrounding the subject property and is therefore not consistent with the intent of the OCP or Zoning Bylaws. For these reasons this amendment is not supported.

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 and encouraged on a voluntary basis.

Development Permit Area

The subject property is outside all Development Permit Areas.

Impact Analysis

Context

The proposed rezoning and redesignation will permit up to three dwelling units on the proposed subdivided lot. The local area consists primarily of large agricultural parcels. It is recognized that there are 8 parcels nearby to the northeast along Riverside Road that are zoned R-4. Staff have considered these when undertaking the analysis of the current proposal, however, staff have determined that the majority of those lots were created in the 1970's under a very different policy and planning framework which should not dictate how to assess the current proposal.

The OCP clearly indicates that a key objective of the SPFA is to maintain agriculture and direct subdivision and non-farm uses away from agricultural areas, therefore staff are recommending that this proposal should not be supported.

Population & Traffic

The proposed R-4 zone could permit up to three dwelling units on the subject parcel; therefore, an increase in population and traffic is to be expected if this proceeds.

Sewage & Water

Currently, the subject property is not connected with any sewage or water systems due to absence of any buildings or structures.

Comments Received from Municipalities & Provincial Agencies

City of Dawson Creek

Interests are unaffected

City of Fort St. John

Interests are unaffected

Agricultural Land Commission

Staff recommend a 30 m residential building setback and 15 m vegetated buffer to reduce the potential for urban/agricultural conflicts.

Ministry of Agriculture

- Staff recommend a 30 m residential building setback and 15 m vegetated buffer to reduce the potential land use conflicts.
- Should subdivision approval be granted a disclosure statement is recommended to be registered on title, specifying that the lot is located near a farming area and that noise, odour and dust may be experienced.

Ministry of Transportation

No objections.

ALTERNATIVE OPTIONS:

1. That the Regional Board give OCP Amendment No. 2454, 2021, to amend the designation of a ±3.9 ha portion of the property identified as PID 010-020-012, from Agriculture to Medium Density Residential in the PRRD South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012, first and second readings;

further, that the Regional Board give Zoning Amendment Bylaw No. 2457, 2021, to rezone the same ±3.9 ha portion of the property identified as PID 010-020-012, from Large Agriculture Holdings Zone (A-2) to Residential 4 Zone (R-4), and amend the A-2 Zone to recognize the remainder parcel as being undersized in the PRRD Zoning Bylaw No. 1343, 2001, first and second readings;

further, that a Public Hearing be held pursuant to *Local Government Act* Section 464(1) delegated to the Director of Electoral Area D, and public notification be authorized pursuant to *Local Government Act* Section 466.

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.

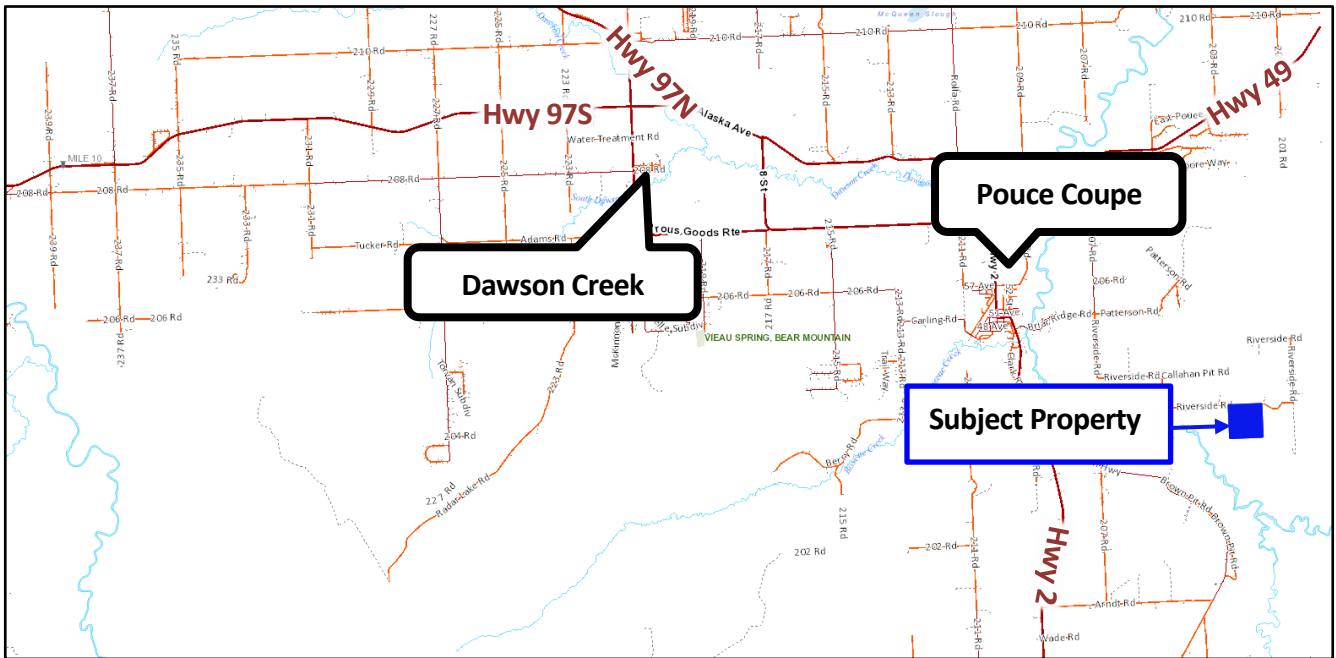
OTHER CONSIDERATION(S):

None at this time.

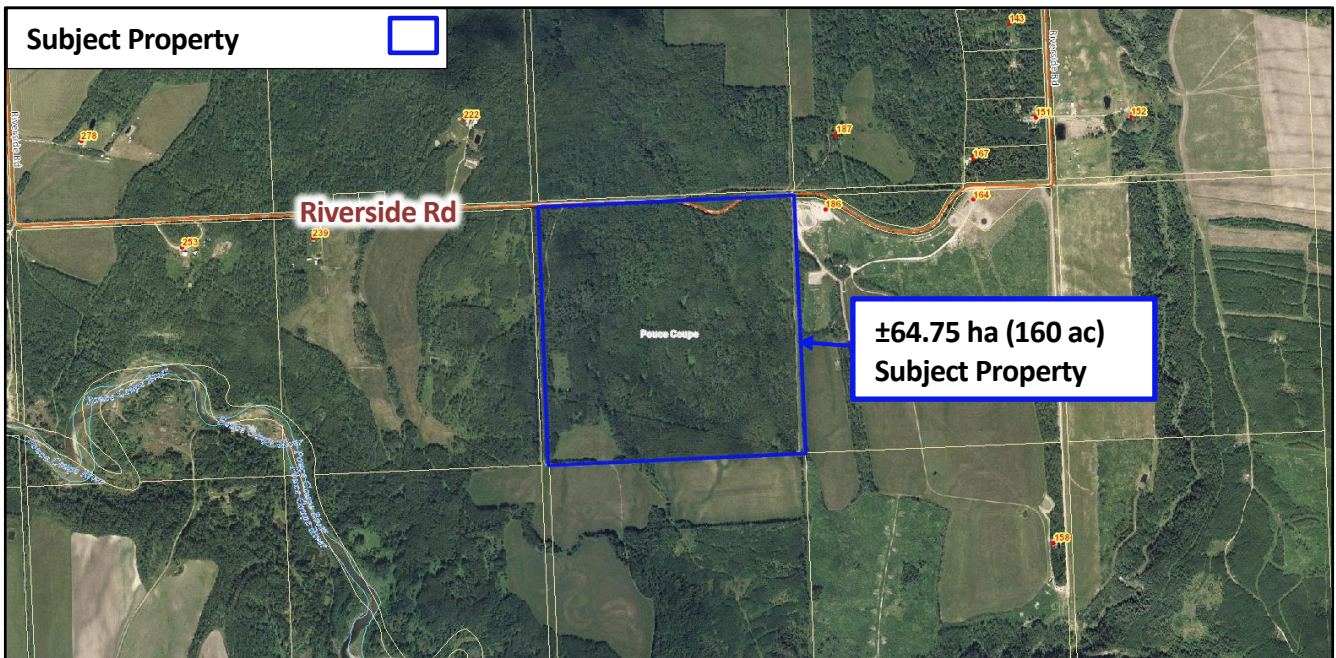
Attachments:

1. Maps (PRRD File No. 21-010 OCP ZN)
2. Application (PRRD File No. 21-010 OCP ZN)
3. Comments Received from Municipalities & Provincial Agencies (PRRD File No. 21-010 OCP ZN)
4. Elector Area Director D Comments (PRRD File No. 21-010 OCP ZN)
5. Section 5 of PRRD South Peace Fringe Area OCP Bylaw No. 2048, 2012
6. Section 32 of PRRD Zoning Bylaw No. 1343, 2001 (A-2 permitted uses)
7. Section 6.5 of PRRD South Peace Fringe Area OCP Bylaw No. 2048, 2012
8. Section 37 of PRRD Zoning Bylaw No. 1343, 2001 (R-4 permitted uses)
9. Draft South Peace Fringe Area OCP Amendment Bylaw No. 2454, 2021
10. Draft Zoning Amendment Bylaw No. 2457, 2021

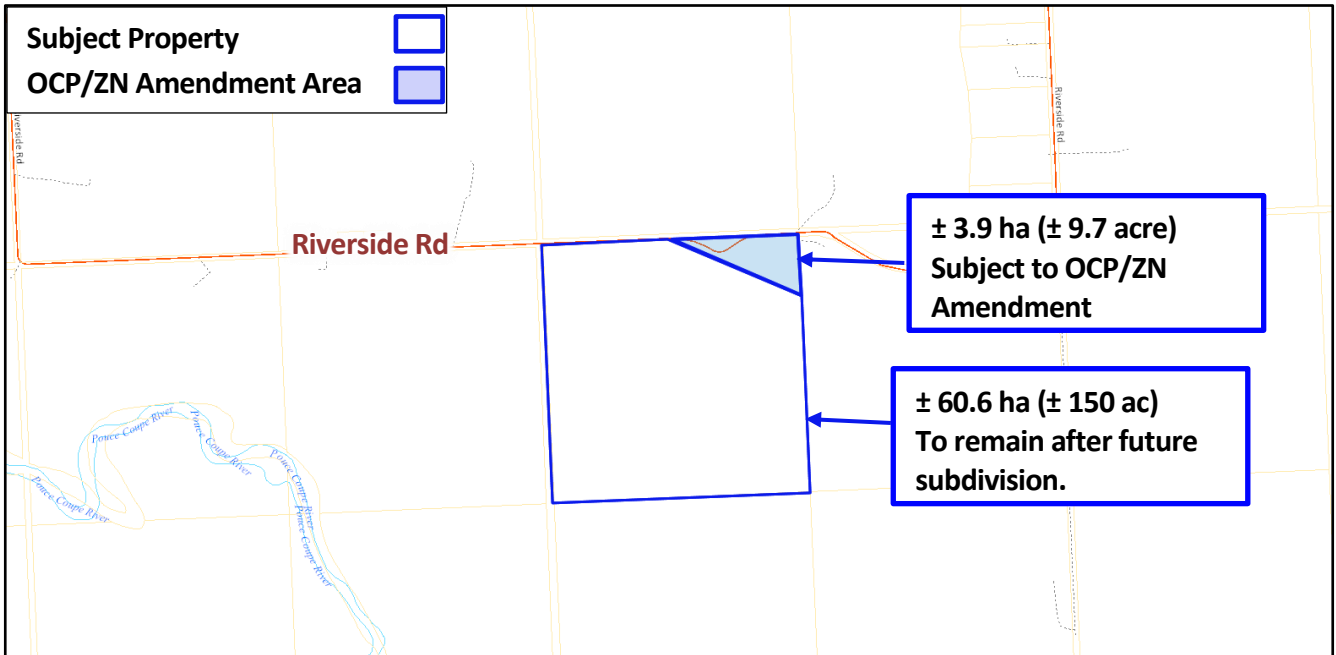
Location: Pouce Coupe



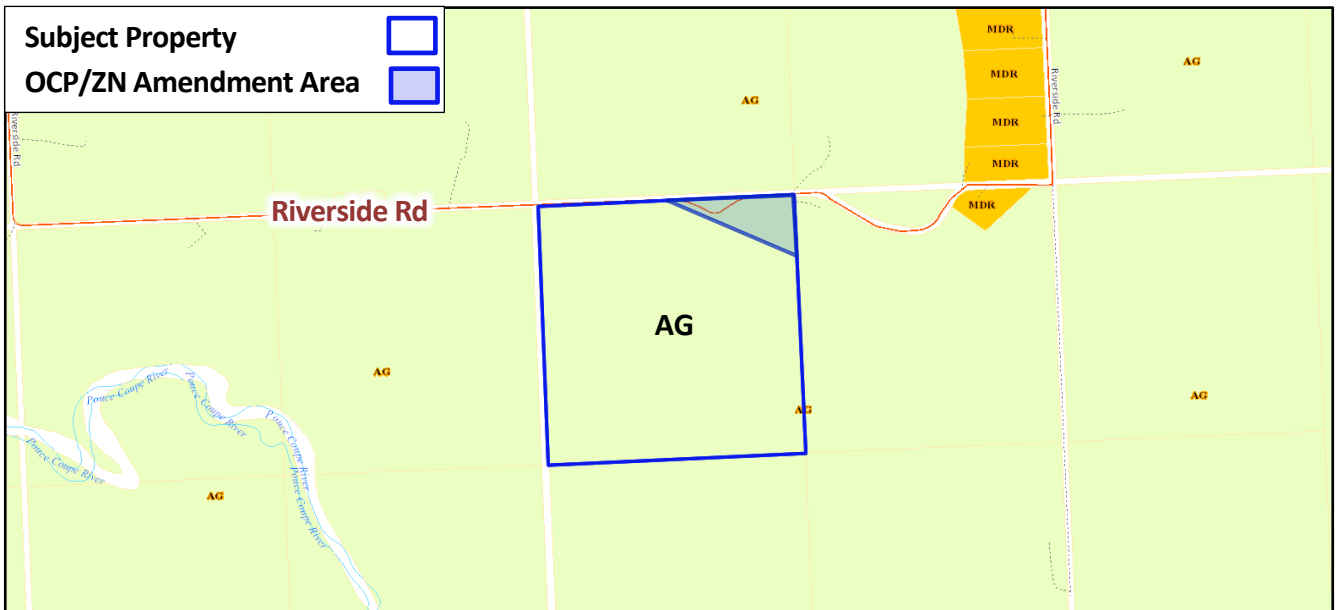
Aerial imagery



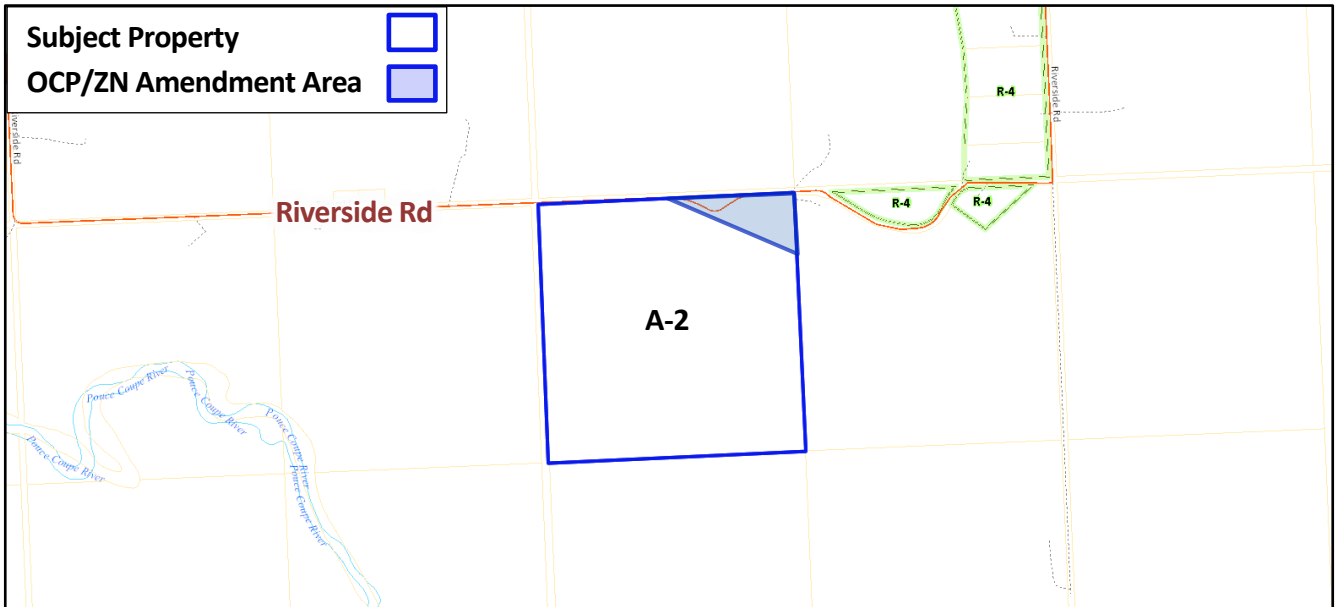
Proposal



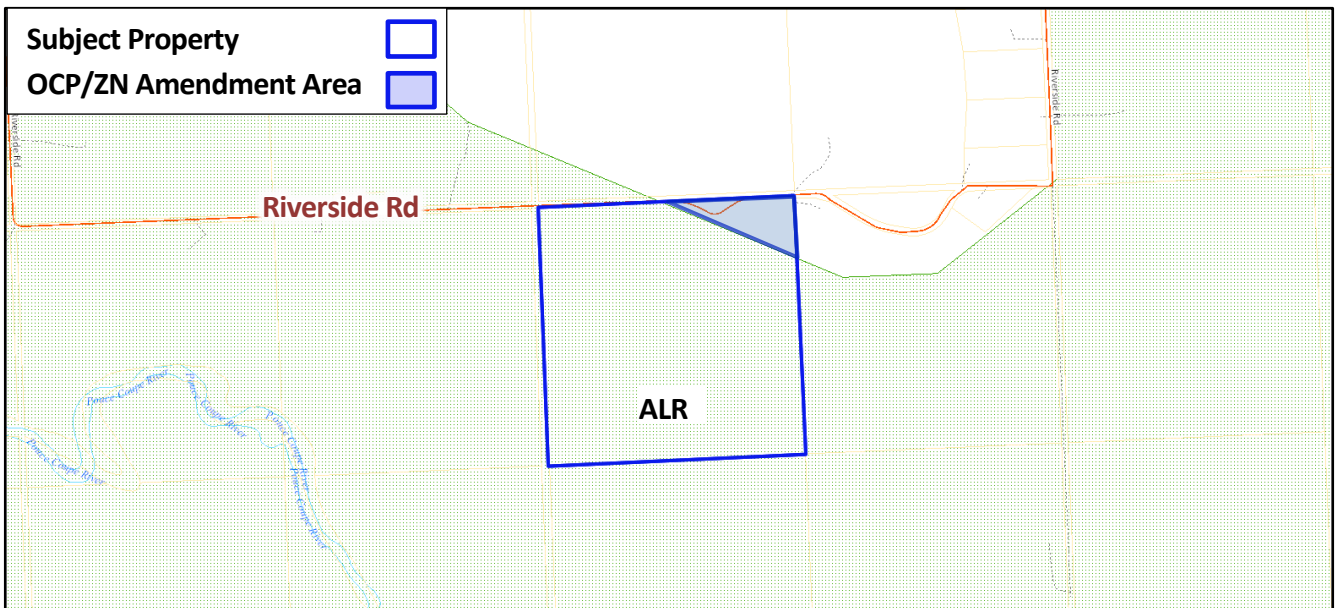
PRRD South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012: Agriculture (AG)



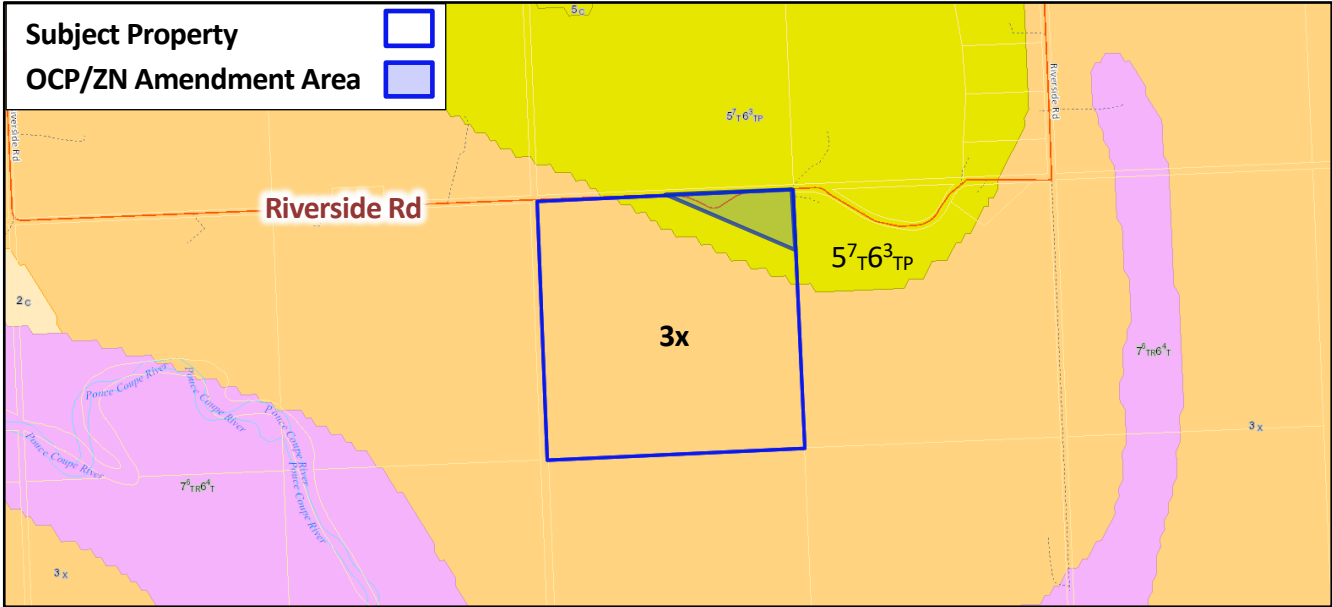
PRRD Zoning Bylaw No. 1343, 2001: Large Agricultural Holdings Zone (A-2)



Agricultural Land Reserve: Partial Within



Canada Land Inventory Soil Classification: 3x & 5⁷T6³TP





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

Application for Development

1. TYPE OF APPLICATION

	FEE
<input type="checkbox"/> Official Community Plan Bylaw Amendment*	\$ 1,150.00
<input type="checkbox"/> Zoning Bylaw Amendment* #	\$ 800.00
<input checked="" type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined* #	\$ 1,200.00
<input type="checkbox"/> Temporary Use Permit*	\$ 500.00
<input type="checkbox"/> Temporary Use Permit Renewal	\$ 350.00
<input type="checkbox"/> Development Permit #	\$ 165.00
<input type="checkbox"/> 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 TERRATEK GEO TESTING LTD.	Authorized Agent of Owner (if applicable) CODY LAST (OWNER)
Address of Owner [REDACTED]	Address of Agent SAME ADDRESS.
City/Town/Village: [REDACTED]	City/Town/Village:
Postal Code: [REDACTED]	Postal Code:
Telephone Number: [REDACTED]	Telephone Number:
E-mail: [REDACTED]	E-mail:

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
NW 1/4 SECTION 24 TWP 77 R14 W6M	160 ACRES <small>ha./acres</small>
PEACE RIVER LAND DIST. PID 010-020-012	<small>ha./acres</small>
	<small>ha./acres</small>
	TOTAL AREA 160 ACRES <small>ha./acres</small>

4. Civic Address or location of property: RIVER SIDE ROAD

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: AG

Proposed OCP designation: MDR

Text amendment: REMAINDER "AG" WILL BE LESS THAN MINIMUM

Zoning Bylaw amendment:

Existing zone: A-2 LARGE AGRICULTURAL

Proposed zone: R-4 AND A-2

Text amendment: REMAINDER A-2 WILL BE LESS THAN MINIMUM.

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:

FORESTED LAND - NOT USED.

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

- (a) North FORESTED HILLSIDE, NOT USED.
- (b) East ACREAGE WITH RESIDENTS, FORESTED AREAS AND PASTURE.
- (c) South HAYLAND AND FORESTED.
- (d) West FORESTED WITH OIL AND GAS ACTIVITY.

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

SUBDIVIDE NORTH EAST CORNER OF NON-ALR PROPERTY
(ESTIMATED 9.7 ACRES) OFF REMAINDER OF QUARTER
SECTION WHICH IS IN ALR.

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

TO DEVELOP AN ACREAGE LOT FOR FUTURE
RESIDENCE.

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

PROPERTY WILL HAVE LAGOON INSTALLED IF
RESIDENCE CONSTRUCTION IS PLANNED.

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

PROPERTY WILL HAVE CISTERN INSTALLED IF RESIDENCE
CONSTRUCTION IS PLANNED

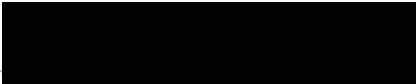
THE FOLLOWING INFORMATION IS REQUIRED DEPENDING ON THE PROPOSAL/APPLICATION:

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.

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

JULY 7/2021

Date signed

Signature of Owner

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 _____ and _____ hereby authorize	
(name of landowner)	(name of landowner)
_____ to act on my/our behalf regarding this application.	
(name of agent)	
Signature of Owner:	Date:
Signature of Owner:	Date:



CONTAMINATED SITE DECLARATION FORM

I, CODY LAST (TERRATEK GEO TESTING LTD), hereby acknowledge that the Environmental Management Act, 2003, as amended, is effective as of February 1, 2021.

Legal Description(s):

NW 1/4 SECTION 24 TWP 77 R 14 W6M
PEACE RIVER LAND DIST. PID 010-020-012

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.

Owner/Agent

07/07/2021
dd mm yyyy

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



Property Owner: Terratek Geo Testing Ltd.

Proposed Layout

PID 010-020-012
THE NORTH WEST 1/4 OF SECTION 24 TOWNSHIP 77
RANGE 14 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT

SCALE:	DRAWING NUMBER: 001	REVISION:
1 : 4,200	November 5, 2020	00

Abhi Jamwal

From: Kevin Henderson <khenderson@dawsoncreek.ca>
Sent: Monday, August 16, 2021 10:17 AM
To: Abhi Jamwal
Cc: Planning Department; PRRD_Internal
Subject: RE: Referral Package for Review (PRRD 21-010 OCP ZN)

CAUTION: This email originated from outside of the organization.

Interests are not affected.

Thanks



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: Abhi Jamwal <abhi.jamwal@prrd.bc.ca>
Sent: July 28, 2021 1:47 PM
Cc: Planning Department <planning@prrd.bc.ca>; PRRD_Internal <prrd.internal@prrd.bc.ca>
Subject: Referral Package for Review (PRRD 21-010 OCP ZN)

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 your review. Let me know if you have any questions.

PRRD File No. 21-010 OCP ZN

Regards,

Abhimanyu Jamwal | Land Use Planner
Direct: 250-784-4845 | Abhi.Jamwal@prrd.bc.ca

PEACE RIVER REGIONAL DISTRICT | 1981 Alaska Highway Avenue, Dawson Creek, BC V1G 4H8
Toll Free: (24 hrs): **1-800-670-7773** | Office: **250-784-3200** | Fax: **250-784-3200** | www.prrd.bc.ca



Abhi Jamwal

From: Charlene Jackson <CJackson@fortstjohn.ca>
Sent: Wednesday, July 28, 2021 3:57 PM
To: Abhi Jamwal
Cc: Renée Jamurat
Subject: RE: Referral Package for Review (PRRD 21-010 OCP ZN)

CAUTION: This email originated from outside of the organization.

Good Afternoon Abhi,

The City of Fort St. John interests are not affected by this application.
No concerns for record.

Kind regards,

Charlene Jackson
Planning Technologist

Direct 250 787 8188

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



From: Abhi Jamwal <abhi.jamwal@prrd.bc.ca>
Sent: Wednesday, July 28, 2021 1:47 PM
Cc: Planning Department <planning@prrd.bc.ca>; PRRD_Internal <prrd.internal@prrd.bc.ca>
Subject: Referral Package for Review (PRRD 21-010 OCP ZN)

Hello,

Please see the attached referral package for your review. Let me know if you have any questions.

PRRD File No. 21-010 OCP ZN

Regards,
Abhimanyu Jamwal | Land Use Planner
Direct: 250-784-4845 | Abhi.Jamwal@prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT | 1981 Alaska Highway Avenue, Dawson Creek, BC V1G 4H8
Toll Free: (24 hrs): **1-800-670-7773** | Office: **250-784-3200** | Fax: **250-784-3200** | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT

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Agricultural Land Commission
201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000 | Fax: 604 660-7033

August 26, 2021

Reply to the attention of Sara Huber
ALC Inquiry: 52375
Local Government File: 21-010 OCP ZN

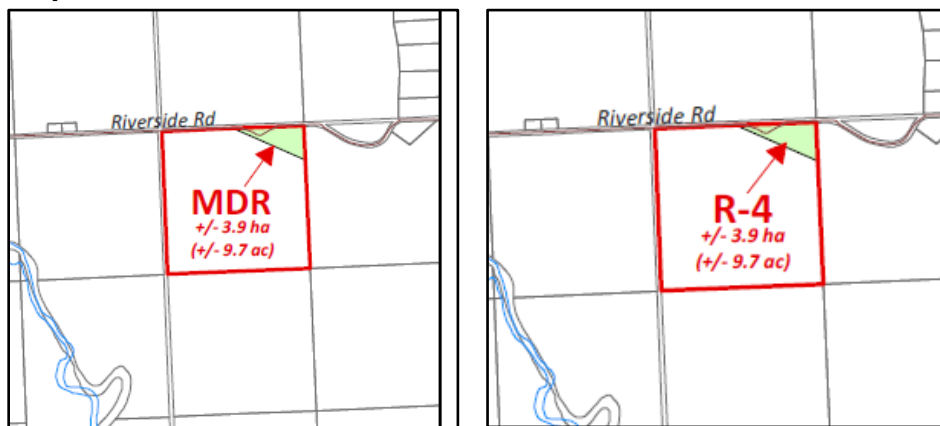
Abhimanyu Jamwal
Land Use Planner, PRRD
Abhi.Jamwal@prrd.bc.ca

Re: Peace River Regional District Official Community Plan and Zoning Amendment Bylaw Nos. 2454 and 2457, 2021

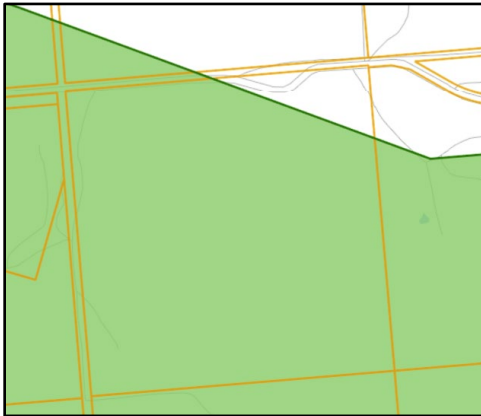
Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Official Community Plan (OCP) and Zoning Amendment Bylaw Nos. 2454 and 2457, 2021 (the “Amendment Bylaws”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure 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 redesignate a ~3.9 ha portion of the property identified as PID: 010-020-012 (the “Property”) from Agriculture to Medium Density Residential and to rezone this same portion of the Property from A-2 (Large Agricultural Holdings) to R-4 (Residential 4 Zone) to facilitate a future residential subdivision.

Proposal Sketch:



ALC staff recognize that the subdivision is proposed along the ALR boundary and creates a new lot outside of the ALR.

ALR Context Map:

With the future construction of the residence on the proposed new lot adjacent to the ALR, there may be potential for complaints about farm noise and smells, as well as potential impacts to agriculture, such as trespass, litter, theft, etc.

For this reason, ALC staff recommend considering the setback and buffer requirements outlined in the [Guide to Edge Planning](#), including up to a 30 m residential building setback from the ALR boundary, and an associated 15 m vegetated buffer to reduce the potential for urban/agricultural conflicts.

Aside from this, ALC staff have no objection to the Amendment Bylaws which would facilitate the subdivision.

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 21-010-OCP-ZN

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

52375m1



August 30, 2021

Local Government File: 21-010 OCP ZN

Abhimanyu Jamwal
Land Use Planner
Peace River Regional District (PRRD)
VIA EMAIL: planning@prrd.bc.ca

Re: Bylaw Amendments No. 2454 & 2457, 2021

Dear Abhimanyu Jamwal:

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 3.9-hectare non-Agricultural Land Reserve (ALR) portion of a 64.5-hectare parcel (the remaining being in the ALR) from Large Agricultural Holdings (A-2) Zone to Residential 4 (R-4) Zone to facilitate future subdivision. Ministry staff offer the following comments:

- It appears the application closely follows the ALR boundary which intersects the subject parcel through its north-east corner near Riverside Road. Ministry staff encourage the Regional District and applicant to confirm with the Agricultural Land Commission (ALC) that the referenced future subdivision is consistent with any relevant ALC regulations and policies (if they have not done so already).
- Ministry staff note that the parcel is located on land with agricultural capability ratings of class 5 (70 percent) and class 6 (30 percent), indicating that the land has potential for agricultural activities with limitations. The ALR boundary appears to follow along the two different agricultural capability ratings, with the ALR side being of much greater agricultural value.
- Ministry staff also note that the proposed residential lot and associated medium-density residential zone will be immediately adjacent to actively farmed land. To improve land-use compatibility and reduce potential conflict resulting from normal agricultural activities (such as dust, odour, and noise), the Regional District may

.../2

wish to consider a 15 meter vegetative buffer and 30 meter building setback requirements, as described in the Ministry's [Guide to Edge Planning](#).

- Strong vegetative buffers and thoughtful edge planning between agricultural and non-agricultural properties can help play a valuable role in minimizing potential complaints and/or other issues between land-uses. Due to the shape of the subject parcel, Ministry staff recognize this may make portions of the parcel less useable for development.
- In addition, if approved, the Regional District may also wish to require a disclosure statement in the form of a restrictive covenant under section 219 of the *Land Title Act* be placed on title of the newly created lot, specifying that the lot is located near a farming area, and that noise, odour, and dust associated with farming practices may be expected, and that development along the agricultural edge be restricted. More guidance is available in the Ministry's [Guide to Edge Planning](#).

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



Ministry of
Transportation
and Infrastructure

Our file: 2021-04274
Your file: 21-010 OCP ZN
Date: August 4, 2021

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

Attention: Abhimanyu Jamwal, Land Use Planner

The Ministry of Transportation and Infrastructure (ministry) has received and reviewed your referral dated July 28, 2021 to redesignate a ± 3.9 ha portion of the ± 64.5 ha subject property from Agriculture to Medium Density Residential in the South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012, and to rezone the exact portion from A-2 (Large Agricultural Holdings) to R-4 (Residential 4 Zone) in the PRRD Zoning Bylaw No. 1343, 2001. The proposal does not fall within Section 52 of the Transportation Act and will not require formal ministry approval and signature.

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

Please note, the ministry has 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



PEACE RIVER REGIONAL DISTRICT

Memorandum

TO: Leonard Hiebert, Director of Electoral Area D
FROM: Abhimanyu Jamwal, Land Use Planner
DATE: July 28, 2021
RE: **OCP Amendment Bylaw No. 2454, 2021; Zoning Amendment Bylaw No. 2457, 2021
PRRD File No. 21-010 OCP 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, planning review information and draft bylaws 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 any comments by August 11, 2021.

I have a few questions.

Does the landowner need to subdivide to build a residence?

Should the OCP amendment and rezone be approved by the board, can they subdivide further?

Is the +/- 9.7 acres inclusive of the road right-of-way?

Director
Leonard Hiebert

Date
July 29, 2021

diverse. vast. abundant.

PLEASE REPLY TO:

Box 810, 1981 Alaska Ave, Dawson Creek, BC V1G 4H8 Tel: (250) 784-3200 or (800) 670-7773 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) 785-1125 Email: prrd.fsj@prrd.bc.ca

Abhi Jamwal

From: Abhi Jamwal
Sent: Thursday, August 26, 2021 4:32 PM
To: Director Leonard Hiebert
Cc: PRRD_Internal
Subject: RE: Response to queries regarding PRRD File No. 21-010 OCP ZN

Hello Director Hiebert,

I am writing to you to provide an update on one of the questions you have asked in response to the referral (PRRD File No. 21-010 OCP ZN). Your question was, is the ± 9.7 ac inclusive of the road right-of-way? We have received a written response from MoTI, and it does not mention about the road right-of-way for the ± 9.7 ac lot. However, I have reached out to MoTI via phone and they have confirmed that the applicant has the road right-of-way.

Please let me know if you have any questions.

Regards,

Abhimanyu Jamwal | Land Use Planner

Direct: 250-784-4845 | Abhi.Jamwal@prrd.bc.ca

PEACE RIVER REGIONAL DISTRICT | 1981 Alaska Highway Avenue, Dawson Creek, BC V1G 4H8

Toll Free: (24 hrs): **1-800-670-7773** | Office: **250-784-3200** | Fax: **250-784-3200** | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT 

From: Abhi Jamwal
Sent: Thursday, August 5, 2021 8:43 AM
To: Director Leonard Hiebert <leonard.hiebert@prrd.bc.ca>
Cc: PRRD_Internal <prrd.internal@prrd.bc.ca>
Subject: Response to queries regarding PRRD File No. 21-010 OCP ZN

Hello Director Hiebert,

Thank you for sending the questions to us. I have provided the answers to you queries below.

1. Does the landowner need to subdivide to build a residence?
The landowner does not have to subdivide in order to build a residence. They could construct a residence now. However, to my understanding the applicant is looking to subdivide in order to have a separate residential and a separate farm parcel.
2. Should the OCP amendment and rezone be approved by the board, can they subdivide further?
The area of proposed subdivided property is ± 3.9 ha, and the minimum parcel size under the proposed redesignation (MDR) is 1.6 ha for the lands not connected with on-site sewage disposal and 1.8 ha in proposed R-4 Zone. However, it is my understanding that the current configuration of the road would not allow the applicant to further subdivide the property.
3. Is the ± 9.7 ac inclusive of the road right-of-way?

Based on PRRD Mapping, the applicant has the road right-of-way on proposed subdivided property. However, we have sent the referral to MoTI, and waiting for their response to determine the issuance of the right of way and if the road will remain in the property. The response is due on August 18, 2021.

Please let me know if you have any further questions.

Regards,

Abhimanyu Jamwal | Land Use Planner

Direct: 250-784-4845 | Abhi.Jamwal@prrd.bc.ca

PEACE RIVER REGIONAL DISTRICT | 1981 Alaska Highway Avenue, Dawson Creek, BC V1G 4H8

Toll Free: (24 hrs): **1-800-670-7773** | Office: **250-784-3200** | Fax: **250-784-3200** | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT 

SECTION 5 - AGRICULTURE (AG)

The vast majority of the plan area has low density population development with broad scale agricultural and resource extraction activities. This land base is valued for its high food production capability and the protection granted pursuant to the Farm Practices Protection (Right-to-Farm) Act.

Goal

To recognize agriculture as a primary industry and a major contributor to the local economy, that shapes the rural lifestyle and character of the SPFA and is a precious commodity needed for *food security*.

5.1.1 Objectives

- a. To support the general objectives of the ALC in preserving the agricultural land base for future food production and *food security*.
- b. To maintain *agriculture* in the SPFA as a primary economic resource activity and to direct subdivision and non-farm uses not complementary to agriculture away from agricultural areas where negative impact to agriculture will be minimized.
- c. To support the longevity of the agricultural industry by supporting the family and corporate farms, encouraging farm diversification initiatives, allowing for uses compatible with agriculture, and guiding non-farm uses away from agricultural areas to minimize negative impacts.
- d. To recognize that the PRRD has historically been surveyed on a quarter section basis and that this parcel size has been the building block foundation for the *agriculture* sector.
- e. To accommodate *home based businesses* in the Agricultural and Agricultural Small Holding (AG-S) designations, provided the home business is clearly incidental and subordinate to the principal use of the property, and subject to zoning regulations.
- f. To protect farm land from the intrusion of wildlife or invasive alien plants through best management practices, while working toward enhancing alternative areas for wildlife such as wetlands and natural grassland areas.
- g. To support the efforts which aim to sustain and enhance the land base and its water source in the rural area, through sound management practices, erosion control, identification and protection of environmental sensitive areas and with timely reclamation of land used by petroleum and mining industries.

5.1.2 Policies

- a. Within the Agriculture designation the principal uses of land will generally be limited to:
 - i. *Agriculture*, and uses which are compatible or complementary to agriculture, such as *agri-tourism*, residential, *home based businesses*, kennels, airstrip, trapping, hunting, outfitting establishments, ecological reserves;

- ii. Businesses directly complementary to the agricultural industry, such as a grain elevator, fertilizer distribution facility or a feed and supply store, subject to zoning regulations;
 - iii. Temporary work camps of a specified size are permitted, subject to zoning regulations or a temporary use permit process.
- b. To direct non-agricultural uses to appropriate designated areas and away from existing or potential agriculture areas.
- c. Parcels within the Agriculture designation should have a minimum parcel size of 63ha (155 acres) unless:
 - i. the land is within the ALR and the creation of the new parcel is in compliance with the ALC's Homesite Severance Policy;
 - ii. the proposed new parcel is separated from the remainder by a railway, road right-of-way, or significant topographical constraint;
 - iii. the proposed parcel has low agricultural capability soils rating, a 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:
 - 1) rezoning is not required;
 - 2) the subdivision is limited to not more than one lot per parent parcel;
 - 3) such subdivision is approved on a one-time only basis per parent parcel; and
 - 4) the location and configuration of any parcel created should not negatively impact agriculture operations or increase the potential for conflict with adjoining parcels.
 - iv. the proposed lot uses an *abandoned homesite* on an agricultural parcel;
 - v. the subdivision is being made for the purpose of providing residence to the landowner, or a relative of the landowner, the subdivision is limited to not more than one lot per parent parcel, such a subdivision may be approved on a one time only basis per parent parcel, subdivision or land use proposals will be examined and considered in areas designated Agriculture, subject to the factors as set out in this document;
 - vi. the land is within the ALR and a farm business rationale is presented which involves a benefit for *agriculture*.
- d. The location and configuration of any parcel created should not negatively impact agricultural operations or increase the potential for conflict with adjoining parcels.
- e. Encourage a diversity of local food system components including but not limited to:
 - i. Encourage the use of building *setbacks*, backyards and landscape areas for growing edible plants;
 - ii. Develop an inventory of locally available food resources within a local food system plan;
 - iii. Support the development of new community gardens in all areas of the community where suitable;
 - iv. Support the development of food-related educational and cultural events;

- v. Encourage local business, agencies and institutions to adopt local food buying policies; and
- vi. Promote awareness of *food security* issues and support educational opportunities to residents on gardening, composting, food processing, storage and preparation.

5.2 AGRICULTURE – SMALL HOLDING (AG-S)

Lands designated as Agricultural - Small 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, topographic constraints and fragmented land parcels.

5.2.1 Policies

- a. Within the Agricultural - Small Holding designation the principal uses of land will generally be limited to those uses as stated in the Agriculture designation, subject to zoning regulations. An airstrip, asphalt plant or work camps will not be permitted uses in this designation.
- b. Agricultural - Small Holding land parcels provide for family, hobby farm opportunities and lend themselves to specialized farming, organic farming and rural lifestyle choices.
- c. The location and extent of future Agricultural-Small Holding development is generally directed to the Tomslake, Tupper, Briar Ridge and Arras areas. (See Schedule B – Land Use Designations).
- d. Parcels within the Agricultural-Small Holding designation should have a minimum parcel size of 15 ha (37 acres) unless the owner is creating a new parcel:
 - i. that meets its own residential needs through a homesite severance in substantial compliance to Policy No. 11, March 2003, of the *Agricultural Land Commission Act*;
 - ii. where the proposed parcel is separated from the remainder of the parcel by a railway, road right-of-way, or topographical constraint;
 - iii. where the proposed parcel has low agricultural capability soils rating, a 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:
 - 1) rezoning is not required;
 - 2) the subdivision is limited to not more than one lot per parent parcel;
 - 3) such subdivision is approved on a one-time only basis per parent parcel; and
 - 4) the location and configuration of any parcel created should not negatively impact agriculture operations or increase the potential for conflict with adjoining parcels.
- e. Subdivision or land use proposals will be considered in areas designated Agriculture - Small Holding.



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.

Note: The boundaries of the Rural Neighbourhood (RN) designations take into consideration multiple factors including existing development, the Agricultural Land Reserve (ALR), development patterns, lot sizes, public input, and the goals & objectives of this OCP. Development within the RN is to be located on lands lying outside the ALR or on lands having topographical constraints, low agricultural capability or are fragmented land parcels, in order to avoid negative impacts to productive lands or to farming operations, but allow for rural living lifestyle opportunities.

6.4 HIGH DENSITY RESIDENTIAL (HDR)

6.4.1 Policies

- a. Within High Density Residential designation the principal use of land will generally be limited to residential and *home based business*, subject to zoning regulations;
- b. Parcels within the High Density Residential designation should have a minimum parcel size of 1.6 ha (4 acres) unless:
 - i. the lands are connected to a community sewage system, in which case the parcel should be at least 1000 sq. metres (0.25 acre);
 - ii. soil conditions are suitable for on-site sewage disposal and a system authorized by the agency having jurisdiction regarding sewage disposal, in which case the parcel should be at least 0.8 ha (2 acres); and
- c. Subdivisions in the High Density Residential designation will be directed to those areas having community sewer services to maximize existing sewer capacity or those areas planned to receive sewer service, in order to encourage compact development.

6.5 MEDIUM DENSITY RESIDENTIAL (MDR)

6.5.1 Policies

- a. Within the Medium Density Residential designation the principal use of land will generally be limited to residential and *home based business*, subject to zoning regulations; and
- b. Parcels within the Medium Density Residential designation should have a minimum parcel size of 1.6 ha (4 acres) unless:
 - i. soil conditions are suitable for on-site sewage disposal and a system authorized by the agency having jurisdiction regarding sewage disposal, in which case the parcel shall be at least 0.8 ha (2 acres).

6.6 LOW DENSITY RESIDENTIAL (LDR)

6.6.1 Policies

- a. Within the Low Density Residential designation the principal uses of land will generally be limited to residential, *home based business*, *agriculture*, equestrian or kennel facilities, subject to zoning regulations; and
- b. Parcels within the Low Density Residential designation should have a minimum parcel size of 4 ha (10 acres).



PEACE RIVER REGIONAL DISTRICT Zoning Bylaw No. 1343, 2001

SECTION 37 R-4 (Residential 4 Zone - 1.8 ha)

1. Permitted Uses

The following [PRINCIPAL USES](#) and no others are permitted in a R-4 zone subject to Part IV of this bylaw and subject to Sub-Section 2 of this Section 37;

- (a) [DWELLING UNIT\(S\)](#);
- (b) [TWO FAMILY DWELLING](#);
- (c) Market garden;
- (d) [AGRICULTURE](#);

The following [ACCESSORY](#) uses and no others are permitted in a R-4 zone, subject to Part IV of this bylaw and Sub-Section 2 of this Section 37:

- (e) ACCESSORY building and ACCESSORY structure; (See [Section 13](#))
- (f) [AGRICULTURE-DOMESTIC](#);
- (g) [BED and BREAKFAST](#) accommodation; (See [Section 16](#))
- (h) [HOME BASED BUSINESS](#); (See [Section 19](#))
- (i) [SECONDARY SUITE](#); (See [Section 25](#))
- (j) [TEMPORARY ADDITIONAL DWELLING](#). (See [Section 29](#))

2. Regulations

Minimum Parcel Size

- (a) The minimum parcel size is 1.8 hectares (4.5 acres).

Exceptions to the minimum parcel size as follows:

- i) “a portion of the North ½ of Section 35, Township 83, Range 19, W6M, PRD, for which the minimum parcel size is 1.6 ha (4.0 acres), in order to accommodate the subdivision of a portion of the property into 10 lots of 1.6 ha (4.0 acres).” [Bylaw No. 2025, 2012]
- ii) a 0.3 ha (0.74 acre) portion of the Northwest ¼ of Section 1, Township 84, Range 18, W6M, PRD for which the minimum parcel size shall not be less than 0.3 ha (0.74 acres). [Bylaw No. 2116, 2014]
- iii) Lot A, District Lot 418, Township 83, Range 18, W6M, PRD, Plan EPP14982, for which the minimum parcel size shall not be less than 1.1 ha (2.8 acres). [Bylaw No. 2149, 2014]
- iv) Lot A, Section 26, Township 83, Range 18, W6M, PRD, Plan PGP24062, for which the minimum parcel size shall not be less than 1.6 ha. (4.0 acres). [Bylaw No. 2183, 2015]
- v) Northeast ¼ of Section 33, Township 84, Range 20, W6M, PRD except firstly Parcel A (F7668); secondly Plan 20712; and thirdly Plan BCP16012, for which the minimum parcel size is 1.6 ha. (4.0 acres). [Bylaw No. 1950, 2011]
- vi) Lot 3, Section 24, Township 26, Plan 26246, shall not be less than 1.25 ha (3.1 acres). [Bylaw No. 2320, 2018]



**PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001**

SECTION 37 R-4 (Residential 4 Zone - 1.8 ha) continued

Number and type of DWELLING UNIT(S)

- (b) One [SINGLE FAMILY DWELLING](#) is permitted on a parcel less than 3.6 hectares (9 acres) in size;
- (c) Two SINGLE FAMILY DWELLINGS or a [TWO FAMILY DWELLING](#) is permitted on a parcel 3.6 hectares (9 acres) or larger, but not both;
- (d) One [TEMPORARY ADDITIONAL DWELLING](#), is permitted on a parcel 0.9 hectares (2.2 acres) and larger

Height

- (e) No building or structure shall exceed 10 metres (32.8 ft.) in [HEIGHT](#)

Setbacks

- (f) 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) 5 metres (17 ft.) of a [REAR PARCEL LINE](#).

Agriculture

- (g) [AGRICULTURE](#), use is permitted on parcels 4 hectares (10 acres) and larger;
- (h) [AGRICULTURE DOMESTIC](#), is permitted on parcels 0.4 hectares (1 acre) and larger; -

Where AGRICULTURE or AGRICULTURE-DOMESTIC are permitted the following regulations shall apply;

- (i) Maximum [LOT COVERAGE](#) for each commodity group is limited to the following:

COMMODITY GROUPS			
Apiculture (bees)	Greenhouse, Nursery, Speciality wood & Turf Crops	Livestock,* Poultry, Game and Fur	Mushroom growing facility
20%	Greenhouse: 75% Nurseries, Speciality Wood Crops & Turf Farms: 35%	35%	35%

*[CONFINED LIVESTOCK AREAS](#) are included in the LOT COVERAGE restriction.



**PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001**

SECTION 37 R-4 (Residential 4 Zone - 1.8 ha) Continued

The following structures do not fall under the [LOT COVERAGE](#) restrictions:

- detention ponds
- support structures used for shading, frost and wind protection of plants and animals.

Additional Uses

- (j) The following additional [ACCESSORY](#) use is permitted on lands legally described as:
- vi) Lot 7, Plan 11345, Southwest 1/4, Section 1, Township 84, Range 18, W6M, PRD
Community Care Facility: to provide shelter for chemical and alcohol rehabilitation services for a maximum of twelve (12) clients and staff.
[Bylaw No. 1595, 2005].

**PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2454, 2021**

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. 2454, 2021."
2. Schedule B – Map 5 of "South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012" is hereby amended by redesignating a ± 3.9 ha (9.7 ac) portion of the Northwest ¼ of Section 24, Township 77, Range 14, W6M, PRD, from AG "Agriculture" to MDR "Medium Density Residential", as shown 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.

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.

(Corporate Seal has been
affixed to the original bylaw)

Chair

Corporate Officer

I hereby certify this to be a true and correct copy of
"South Peace Fringe Area Official Community Plan
Amendment Bylaw No. 2454, 2021", as adopted by the
Peace River Regional District Board
on _____, 20__.

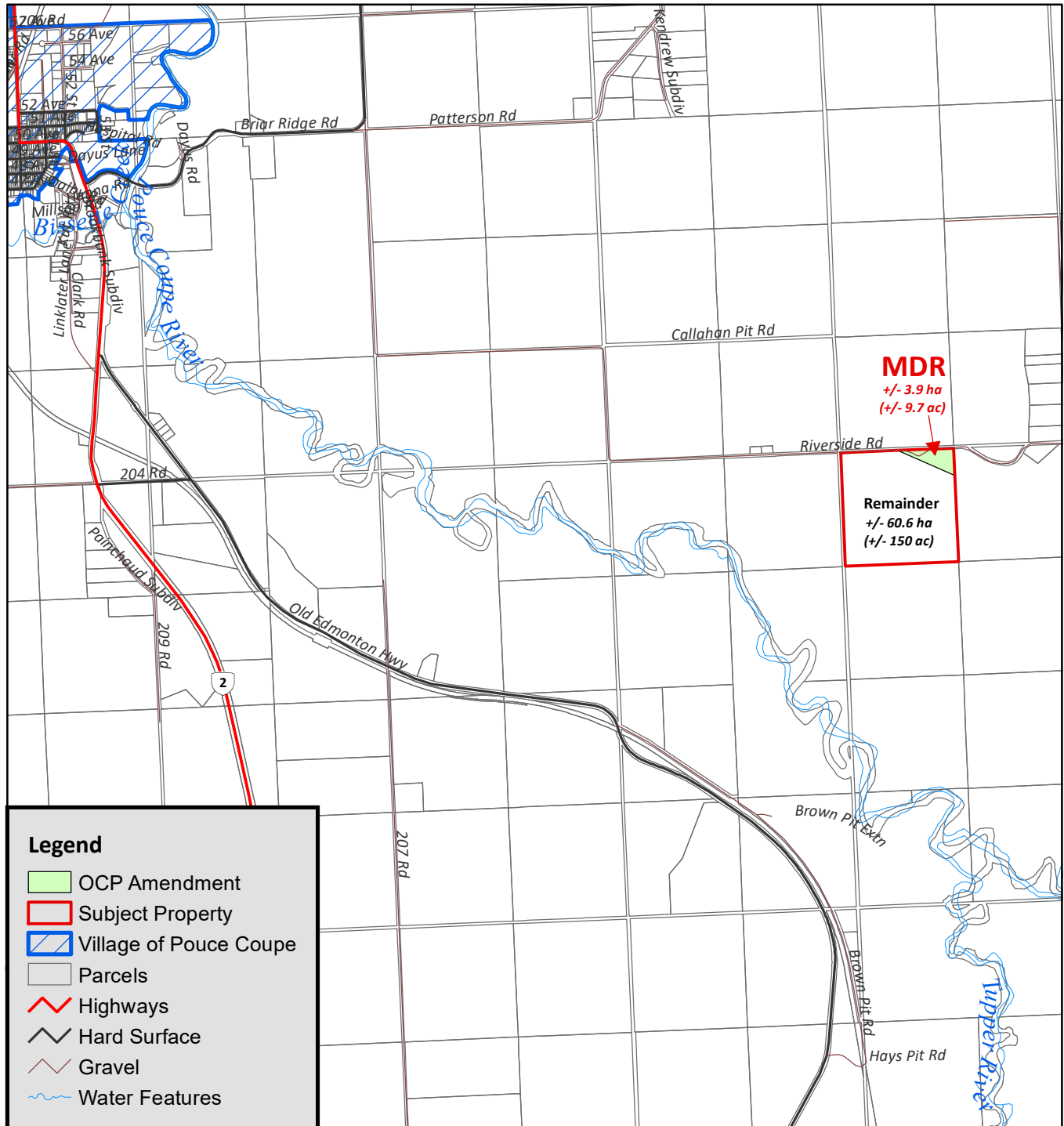
Corporate Officer



Peace River Regional District
 Bylaw No. 2454, 2021
SCHEDULE "A"



Schedule B - Map 5 of "South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012" is hereby amended by redesignating a +/- 3.9 ha (+/- 9.7 ac) portion of the Northwest 1/4 of Section 24, Township 77, Range 14, W6M, PRD, **from** AG "Agriculture" **to** MDR "Medium Density Residential" as shown on the drawing below:



PEACE RIVER REGIONAL DISTRICT

Bylaw No. 2457, 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. 2457, 2021."
2. Schedule B – Map 15 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a ± 3.9 ha (9.7 ac) portion of the Northwest ¼ Section 24, Township 77, Range 14, W6M, PRD, from A-2 "Large Agricultural Holdings Zone" to R-4 "Residential 4 Zone" as shown on Schedule 'A' which is attached to and forms part of this bylaw.
3. By adding the following to Part VI – Zones, Section 33 A-2 "Large Agricultural Holdings Zone", following Section 33(2)(b)
 - (iv) The remainder of the Northwest ¼, Section 24, Township 77, Range 14, W6M, PRD, as shown on Schedule A to Bylaw 2457, 2021, for which the minimum parcel size is ± 60.6 hectares.

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. 2457, 2021, as adopted by the Peace River Regional District Board on _____, 20____.

Corporate Officer



Peace River Regional District
Bylaw No. 2457, 2021
SCHEDULE "A"



1:42,000

Schedule B - Map 15 of "Peace River Regional District Zoning Bylaw No.1343, 2001" is hereby amended by rezoning a +/- 3.9 ha (+/- 9.7 ac) portion of the Northwest 1/4 of Section 24, Township 77, Range 14, W6M, PRD, from A-2 "Large Agriculture Holdings Zone" to R-4 "Residential 4 Zone" as shown on the drawing below:

