



REPORT

To: Chair and Directors

Date: November 12, 2019

From: Kevan Sumner, GM Development Services

Subject: OCP & Zoning Amendment Bylaw No. 2351 & 2352, 2019, PRRD File No. 18-268

RECOMMENDATION #1: *[Corporate Unweighted]*

That the Regional Board give Official Community Plan Amendment Bylaw No. 2351, 2019 to amend the designation of a ± 1.8 ha portion of the property identified as PID 003-521-575 from Agriculture to Medium Density Rural Residential third reading; further,

That Zoning Amendment Bylaw No. 2352, 2019 to rezone the same property from A-2 (Large Agricultural Holdings Zone) to R-2 (Residential 2 Zone) be given third reading.

RECOMMENDATION #2: *[Corporate Unweighted – 2/3 Majority]*

That Official Community Plan Amendment Bylaw No. 2351, 2019 be adopted; further,

That Zoning Amendment Bylaw No. 2352, 2019 be adopted.

BACKGROUND/RATIONALE:

Proposal

To amend the OCP by re-designating a ± 1.8 ha (± 4.5 ac) portion of the subject property from Agriculture (AG) to Medium Density Rural Residential (MDR) and to amend the Zoning Bylaw by rezoning a ± 1.8 ha (± 4.5 ac) portion of the subject property from A-2 (Large Agricultural Holdings Zone) to R-2 (Residential 2 Zone).

File Details

File No.: 18-268
 Owner: Cherene & Donal Triska
 Agent: Tom Wolsey
 Area: Electoral Area D
 Location: South Taylor
 Legal: The NE $\frac{1}{4}$ of Section 12, Township 82, Range 18, W6M, PRD
 PID: 003-521-575
 Lot Size: 64.8 ha (160 ac)
 Civic address: 5603 232 Road

Site Context

The subject property is approximately 4 km south of Taylor, and approximately 1 km west of the Pingel Creek intersection with the Alaska Highway. The surrounding area is predominantly $\frac{1}{4}$ section parcels with some smaller lot subdivisions around the Pingel Creek Road intersection.

Staff Initials: KC

Dept. Head: KS

CAO:

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Summary of Application Procedure

September 26, 2018 The PRRD received the application.
 November 19, 2018 Application and draft bylaws circulated to municipalities and provincial agencies
 September 19, 2019 Bylaws given first two readings, public hearing authorized
 October 24, 2019 Notice of public hearing mailed to landowners within notification area.
 October 24 & 31, 2019 Notice of public hearing advertised in the Mirror News.
 November 7, 2019 Public hearing held in Taylor, BC.

Comments Received from the Public & Public Hearing

The Peace River Regional District did not received any written comments from the public. No written or direct comments were received at the Public Hearing.

The minutes from the public hearing are attached to this report.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse Official Community Plan Amendment Bylaw No. 2351, 2019, to amend the designation of a ±1.8 ha portion of the property identified as PID 003-521-575 from Agriculture to Medium Density Residential; further,
That Zoning Amendment Bylaw No. 2352, 2019, to rezone the same property from A-2 (Large Agricultural Holdings Zone) to R-2 (Residential 2 Zone) be respectfully refused.
2. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

None.

COMMUNICATIONS CONSIDERATION(S):

The outcome of the Board's decision will be communicated to the applicant.

OTHER CONSIDERATION(S):

Attachments:

1. Notice of public hearing
2. Public hearing Minutes
3. Official Community Plan Amendment Draft Bylaw No. 2351, 2019
4. Zoning Amendment Draft Bylaw No. 2352, 2019

External Link:

1. [July 26th, 2019 Staff Report for OCP Amendment Bylaw No. 2351, 2019 and Zoning Amendment Bylaw No. 2352, 2019](#)



PEACE RIVER REGIONAL DISTRICT

Notice of Public Hearing

OCP & ZONING AMENDMENT BYLAW NO. 2351 & 2352 2019

When:

November 7, 2019 at 7pm

Rescheduled from
October 22, 2019

Where:

Taylor Elementary School,
9808 Birch Avenue E,
Taylor BC

For More Information:

Contact:

Development Services

Tel: 250-784-3200

Toll Free: 1-800-670-7773

Email: prrd.dc@prrd.bc.ca

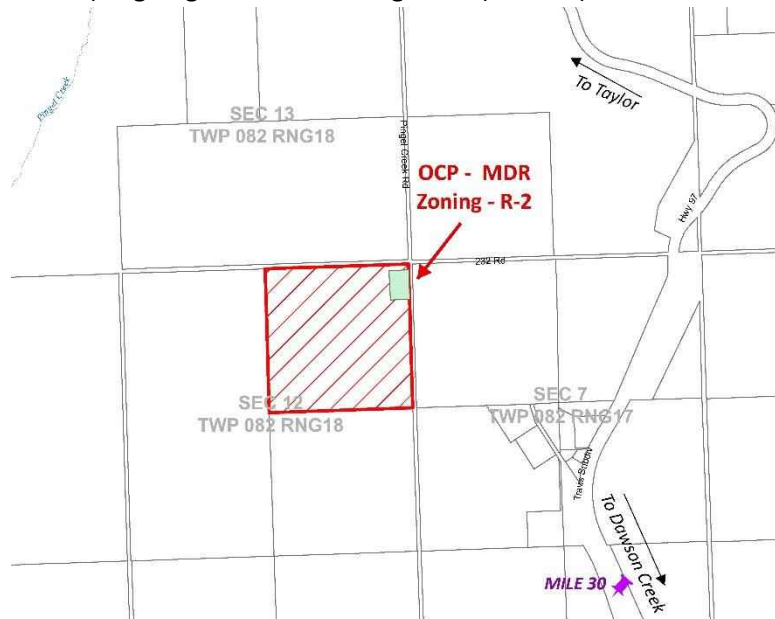


prrd.bc.ca | f

South Taylor

The NE ¼ of Section 12, Township 82, Range 18, W6M, PRD

The Peace River Regional District is hosting a public hearing to discuss the proposed Zoning Amendment.

Proposal: To amend a ±1.8 hectares portion (green) of the subject property (Red) from Agriculture (AG) to Medium Density Rural Residential (MDR) and to amend the Zoning Bylaw from A-2 (Large Agricultural Holdings Zone) to R-2 (Residential 2 Zone).

This notice is in general form only. Relevant background documents are available online at prrd.bc.ca or may be inspected from Monday through Friday, excluding holidays, between the hours of 8:30am – 4:30pm at the PRRD Dawson Creek office (1981 Alaska Avenue, Dawson Creek, BC) or 8:30am – Noon and 1:00pm – 4:30pm at the PRRD Fort St. John office (9505-100th Street, Fort St. John, BC).

Written comments or concerns accepted.

The holding of this public hearing has been delegated to the Director of Electoral Area D.

Shawn Dahlen, Chief Administrative Officer

diverse. vast. abundant.

November 28, 2019



PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES
Proposed Official Community Plan & Zoning Amendment
Bylaw No. 2351 & 2352 2019
Thursday, November 7, 2019 @ 7:00 pm
Taylor Elementary School, 9808 Birch Ave. East, Taylor, B.C

ATTENDANCE:

Peace River Regional District: Leonard Hiebert, Director of Electoral Area 'D' (Chair)
Kole Casey, South Peace Land Use Planner

Applicant/Owners: Cherene & Donal Triska
Agent: Tom Wolsey

Public: 3 members of the public

1. CALL TO ORDER

The Chair called the meeting to order at 7:09 pm.

2. STATEMENT OF PUBIC HEARING

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

3. INTRODUCTION TO PROPOSAL

Staff provided those in attendance with a summary of the proposed Official Community Plan & Zoning Amendment Bylaw Nos. 2351 & 2352, 2019 for the property legally described as The Northeast ¼ of Section 12, Township 82, Range 18, W6M, PRD

Staff summarized the proposal to amend the OCP by re-designating a ±1.8 ha (±4.5 ac) portion of the subject property from Agriculture (AG) to Medium Density Rural Residential (MDR) and to amend the Zoning Bylaw by rezoning a ± 1.8 ha (±4.5 ac) portion of the subject property from A-2 (Large Agricultural Holdings Zone) to R-2 (Residential 2 Zone).

4. 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.

5. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

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

6. WRITTEN COMMENTS RECEIVED FROM PUBLIC

Staff stated that as of 4:00 pm on November 7, 2019 the Peace River Regional District had not received any written comments from the public. No written comments were received at the Public Hearing.

7. COMMENTS FROM APPLICANT(S)

The Chair asked the agent and applicants if they had any comments related to the proposed bylaw.

- No comments

8. COMMENTS FROM PUBLIC

The Chair asked the members of the public in attendance if they had any comments related to the proposed bylaw.

- No comments

The Chair called again for comments from the public. None were offered.

9. FINAL COMMENTS FROM APPLICANT(S)

The Chair invited the agent and applicants to make any final comments.

- No comment

10. TERMINATION OF PUBLIC HEARING

The Chair terminated the Public Hearing at 7:14 pm.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed Official Community Plan & Zoning Amendment Bylaw Nos. 2351 & 2352, 2019 held on Thursday, November 7, 2019.



Kole Casey, Recorder



Director Leonard Hiebert, Chair

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2351, 2019

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";

AND WHEREAS, an application has been made to amend "North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009" to facilitate an associated zoning affecting the Northeast ¼ of Section 12, Township 82, Range 18, W6M, PRD;

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. 2351, 2019."
2. Schedule B – Index Map – South Taylor of "North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009" is hereby amended by redesignating ± 1.8 ha. (± 4.5 acre) portion of the Northeast ¼ of Section 12, Township 82, Range 18, 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	<u>19th</u>	day of	<u>September</u>	, 2019.
READ A SECOND TIME THIS	<u>19th</u>	day of	<u>September</u>	, 2019.
Notification published on	<u>24th and 31st</u>	day of	<u>October</u>	, 2019.
Public Hearing held on the	<u>7th</u>	day of	<u>November</u>	, 2019
READ A THIRD TIME this	<u> </u>	day of	<u> </u>	, 2019
ADOPTED THIS	<u> </u>	day of	<u> </u>	, 2019.

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. 2351, 2019", as adopted by the
Peace River Regional District Board
on _____, 20____.

Corporate Officer

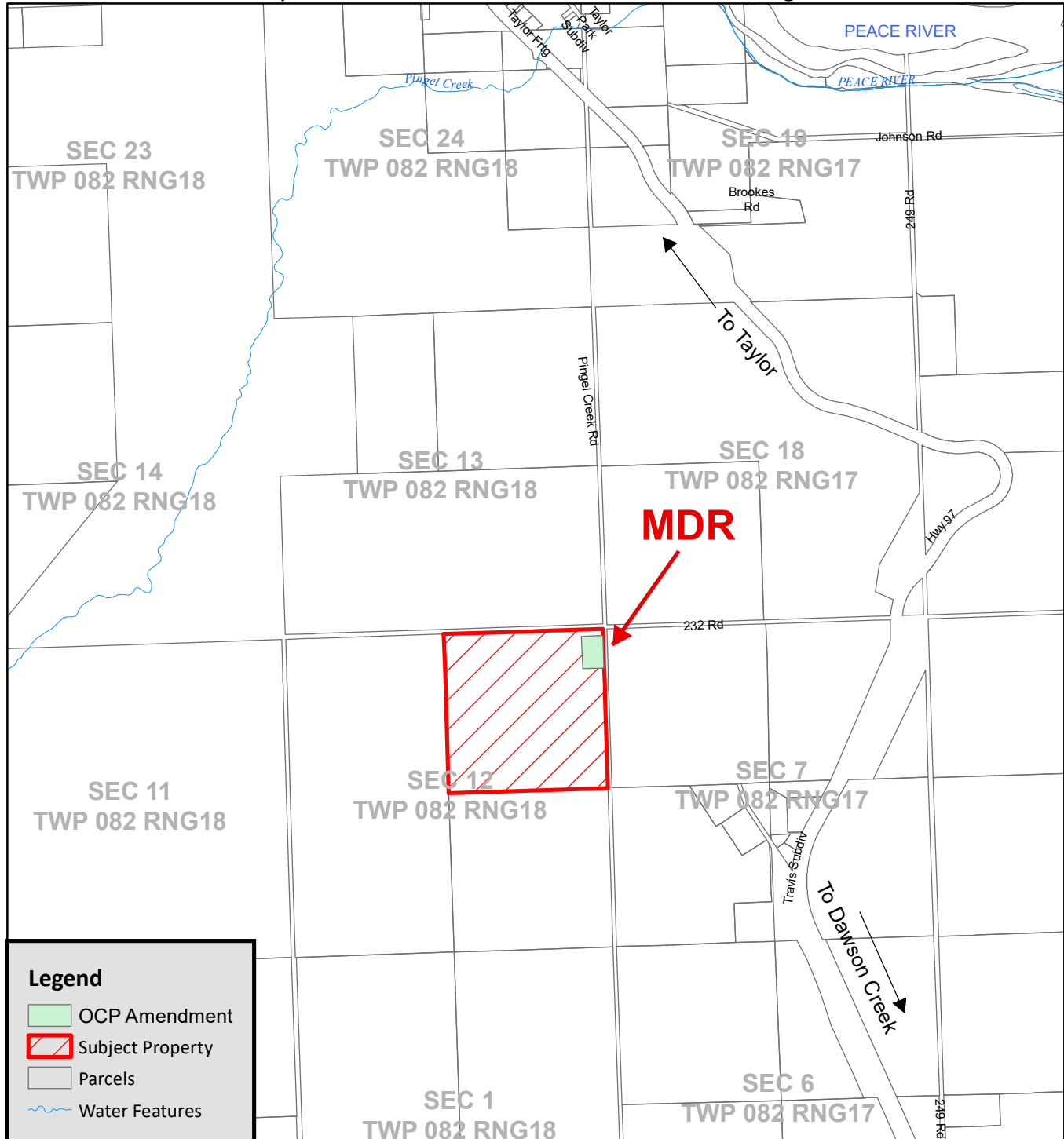
November 28, 2019



Peace River Regional District
Bylaw No. 2351, 2019
SCHEDULE "A"



Index Map - Schedule B - South Taylor of "North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009" is hereby amended by redesignating +/- 1.8 ha (+/- 4.5 acres) portion of the Northeast 1/4 of Section 12, Township 82, Range 18, W6M, PRD **from** AG "Agriculture" **to** MDR "Medium Density Residential" as shown shaded on the drawing below:



PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2352, 2019

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. 2352, 2019."
2. Schedule A – Map 17 – South Taylor of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning ± 1.8 ha. (± 4.5 acre) portion of the Northeast $\frac{1}{4}$ of Section 12, Township 82, Range 18, W6M, PRD, from A-2 "Large Agricultural Holdings Zone" to R-2 "Residential 2 Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	<u>19th</u>	day of	<u>September</u>	, 2019.
READ A SECOND TIME THIS	<u>19th</u>	day of	<u>September</u>	, 2019.
Notification published on	<u>24th and 31st</u>	day of	<u>October</u>	, 2019.
Public Hearing held on the	<u>7th</u>	day of	<u>November</u>	, 2019.
READ A THIRD TIME THIS	<u> </u>	day of	<u> </u>	, 2019
ADOPTED THIS	<u> </u>	day of	<u> </u>	, 2019.

(Corporate Seal has been
affixed to the original bylaw)

Chair

Corporate Officer

I hereby certify this to be a true and correct copy of "PRRD
Zoning Amendment Bylaw No. 2352, 2019, as
adopted by the Peace River Regional District
Board on _____, 20____.

Corporate Officer

November 28, 2019

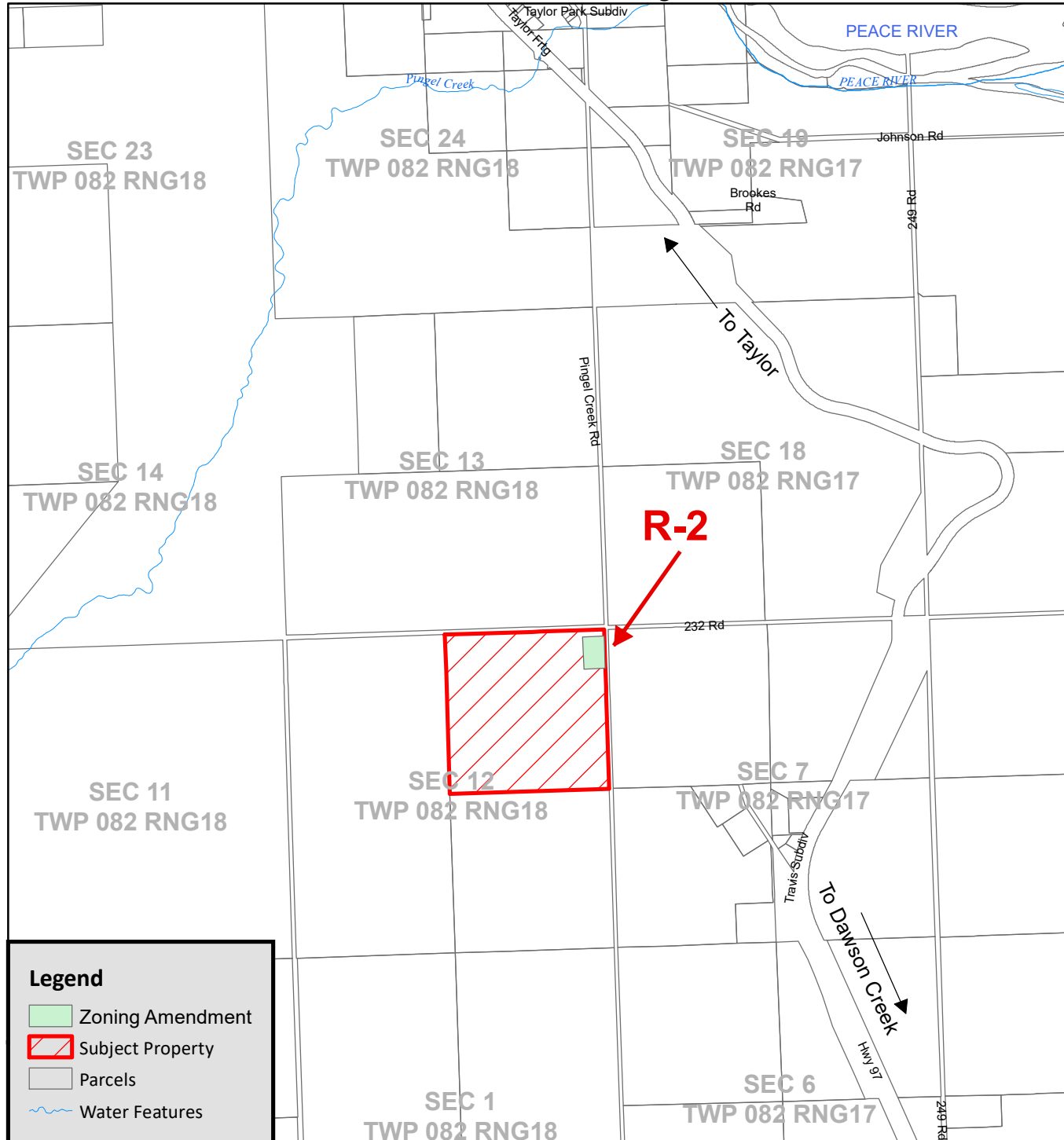


Peace River Regional District
Bylaw No. 2352, 2019
SCHEDULE "A"



1:30,000

Map No 17 - Schedule A of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning +/- 1.8 ha (+/- 4.5 acres) portion of the Northeast 1/4 of Section 12, Township 82, Range 18, W6M, PRD **from** A-2 "Large Agricultural Holdings Zone" **to** R-2 "Residential 2 Zone" as shown shaded on the drawing below:



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November 28, 2019

6/25/2019