



REPORT

To: Chair and Directors

Date: February 3, 2020

From: Kevan Sumner, General Manager of Development Services

Subject: Report – Zoning Amendment Bylaw No. 2391, 2020, PRRD File No. 18-269

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board give Zoning Amendment Bylaw No. 2391, 2020, to rezone the property identified as PID 004-212-860 from A-2 (Large Agricultural Holdings Zone) to RR-4 (Small Holdings Zone) under *Chetwynd Rural Area Zoning Bylaw No. 506, 1986*, first and second readings; further,

That a public hearing be waived pursuant to the *Local Government Act* Section 464(2), and public notification be authorized pursuant to the *Local Government Act* Section 467.

BACKGROUND/RATIONALE:

Proposal

To amend the zoning of the subject property from A-2 (Large Agricultural Holdings Zone) to RR-4 (Small Holdings Zone) under *Chetwynd Rural Area Zoning Bylaw No. 506, 1986*, to allow for future subdivision of the property for residential development.

File Details

Owners: Stuart and Trisha MacTavish
 Area: Electoral Area E
 Location: Sukunka Valley
 Legal: Lot 2 District Lots 2250 & 2713 Peace River Plan 31544
 Civic Address: 8119 Highway 29 South
 PID: 004-212-860
 Lot Size: 26.5 ha (65.5 ac)

File History

The PRRD received application 18-269 for an OCP and Rezoning Bylaw Amendment in October 2018. In February 2019, PRRD staff contacted the applicants to discuss options for their application under the anticipated *West Peace Fringe Area OCP Bylaw No. 2312, 2018* (WPFA OCP). Staff informed applicants the OCP amendments in their application would be considered after the adoption of the new WPFA OCP. The WPFA OCP was adopted at the October 24, 2019 Regional Board Meeting. Under the new WPFA OCP, the subject property is designated Settlement (S). The proposed use of the subject property is consistent with the Settlement designation, therefore eliminating the requirement for an OCP amendment. In November 2019, the applicants withdrew their request to change the OCP designation, but a zoning amendment is still required.

Site Context

The subject property is on the east side of the Sukunka River, bordering Highway 29 South. The subject property is located within the Sukunka Valley, approximately 13.0 km south of the District of Chetwynd.

The west and south portions of the property are bordered by cleared land with some treed areas. The east portion of the property borders the Highway 29 South right-of-way. There are rural residential properties on the east side of Highway 29 South, opposite the subject property. The north portion is bordered by a property used for commercial purposes.

Site Features

Land

Based on aerial photos and the applicants' site plan, the subject property is cleared on the west and southeast portions, with the remainder being tree-covered.

Structures

There is a house on the western portion of the property.

Access

The subject property is accessed via Highway 29 South.

CLI Soil Rating

Soil on the property is a combination of 5_T and 7⁸_{TP}6²_T:

- Class 5 soils have severe limitations restricting capability in perennial forage crop production, with improvement practices feasible;
- Class 6 soils are only capable to produce perennial forage crops, with improvement practices in feasible;
- Class 7 soils have no capacity for arable culture or permanent pasture;
- Subclass P denotes stoniness; and
- Subclass T denotes adverse topography.

Comments & Observations

Applicant

The proposed development is to subdivide the property into two lots. As far as farming, it is not worth it to buy the equipment to hay for the small size of the property and no one else will farm it because of the rocky soil conditions. The proposed subdivision line runs parallel to the road easement (driveway) that already splits the property.

Agricultural Land Reserve (ALR)

The subject property is within the ALR and is therefore subject to the provisions of the *Agriculture Land Commission Act*.

Official Community Plan (OCP)

Pursuant to *PRRD West Peace Fringe Area Official Community Plan Bylaw No. 2312, 2018* (WPFA OCP), the subject property is designated Settlement (S). Section 3.2.2 Policy 1 states residential uses as a principal land use within the Settlement designation. Section 3.2.3 Policy 1 states "infilling within existing settlement areas is encouraged prior to new subdivisions." Therefore, the proposed use for the subject property is consistent with the OCP.

Land Use Zoning

Pursuant to *Chetwynd Rural Area Zoning Bylaw No. 506, 1986*, the subject property is zoned A-2 (Large Agricultural Holdings Zone). Development of residential lots smaller than 63 ha in area is not permitted in the A-2 zone. The applicants are applying to amend the bylaw to rezone the subject property to RR-4 (Small Holdings Zone). The proposed residential lots would be permitted in the RR-4 zone.

Fire Protection Area

The subject property is outside all Fire Protection Areas.

Mandatory Building Permit Area

The subject property is outside all Mandatory Building Permit Areas

Development Permit Area

The subject property is outside all OCP Development Permit Areas.

Development Cost Charge Area

The subject property is outside the Development Cost Charge Area.

Impact AnalysisContext

The subject property as an RR-4 zone would result in similar activities as the RR-1 zone to the east and south of the property, on the east side the Highway 29 South. As such, the proposal is consistent with the residential character of the area.

Population & Traffic

No significant changes in traffic are anticipated should the proposed rezoning amendment be approved.

Sewage & Water

The applicants currently have a septic tank for sewage disposal and a cistern for water supply for their property.

Comments Received from Municipalities, Provincial Agencies, and Electoral Area DirectorsALC

No objections to the bylaw, which is proposed to facilitate a subdivision which was previously approved by the Commission. However, the RR-4 zone support land uses inconsistent with the *Agricultural Land Commission Act* and its regulations. Staff advises any land uses inconsistent with the ALCA and its regulations (such as a two family dwelling) are not permitted unless approved by the Commission.

MoTI

Supports the proposal, with conditions to be met prior to formal approval (see Attachment 3).

Northern Health

No objections, subject to conditions listed (see Attachment 3).

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse Zoning Amendment Bylaw No. 2391, 2020, to rezone the property identified as PID 004-212-860 from A-2 (Large Agricultural Holdings Zone) to RR-4 (Small Holdings Zone) under *Chetwynd Rural Area Zoning Bylaw No. 506, 1986*, as submitted.
2. That the Regional Board give Zoning Amendment Bylaw No. 2391, 2020, to rezone the property identified as PID 004-212-860 from A-2 (Large Agricultural Holdings Zone) to RR-4 (Small Holdings Zone) under *Chetwynd Rural Area Zoning Bylaw No. 506, 1986*, first and second readings; further,

That a public hearing be held pursuant to the *Local Government Act* Section 464(1), and that public notification be authorized pursuant to the *Local Government Act* Section 466; and finally,

That the public hearing be delegated to the Director of Electoral Area “E”.

3. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

None.

COMMUNICATIONS CONSIDERATION(S):

The Regional Board’s decision will be communicated to the applicant.

OTHER CONSIDERATION(S):

None.

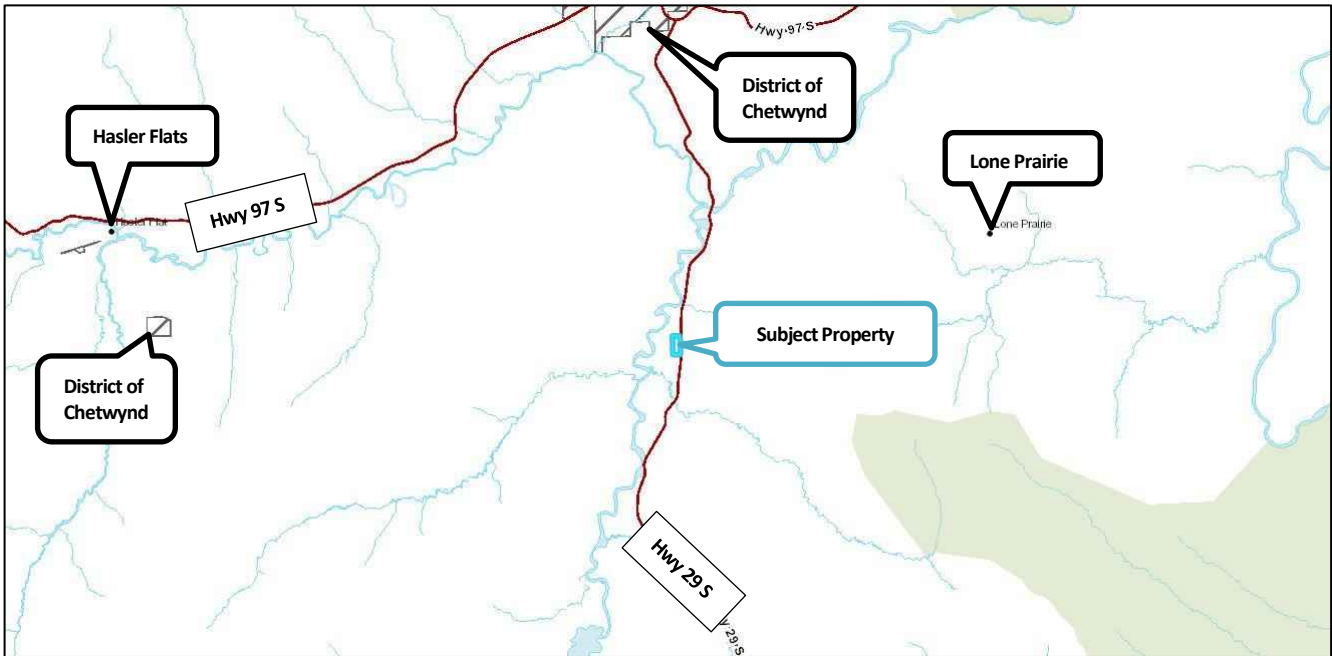
Attachments:

1. Maps
2. Application
3. Referral responses from agencies
4. Section 6.24 of *Chetwynd Rural Area Zoning Bylaw No. 506, 1986*
5. Draft Zoning Amendment Bylaw No. 2391, 2020

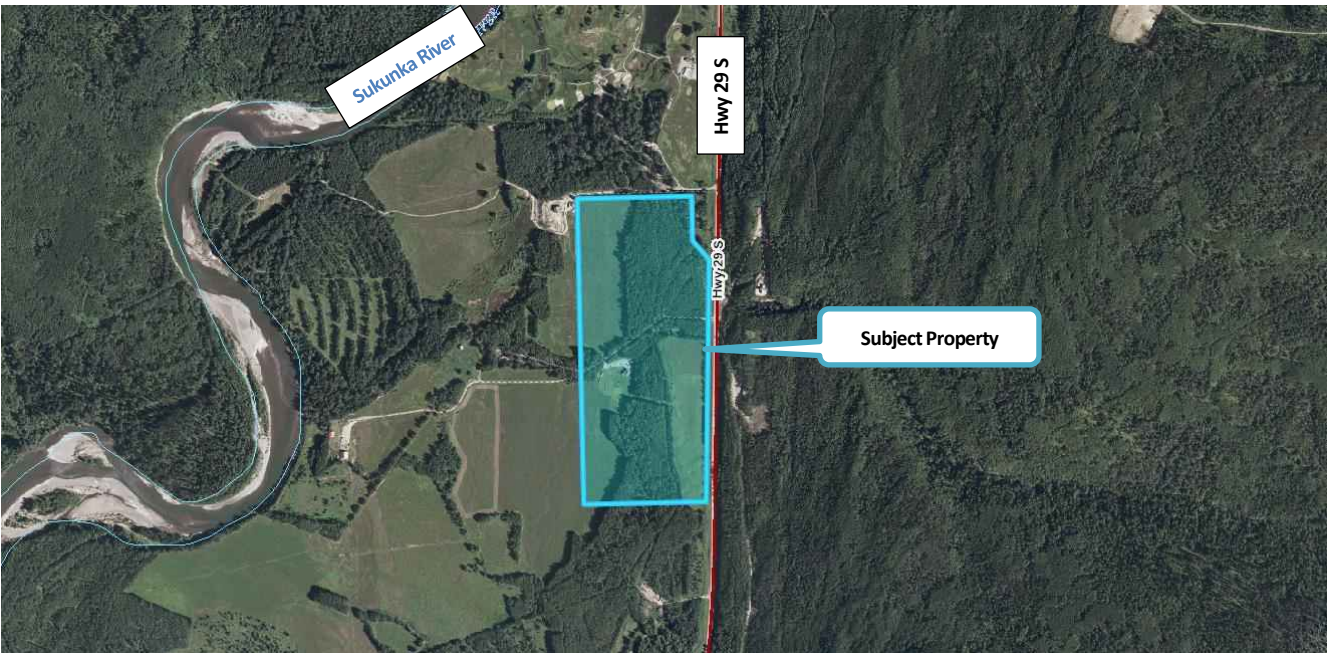
Subject Property



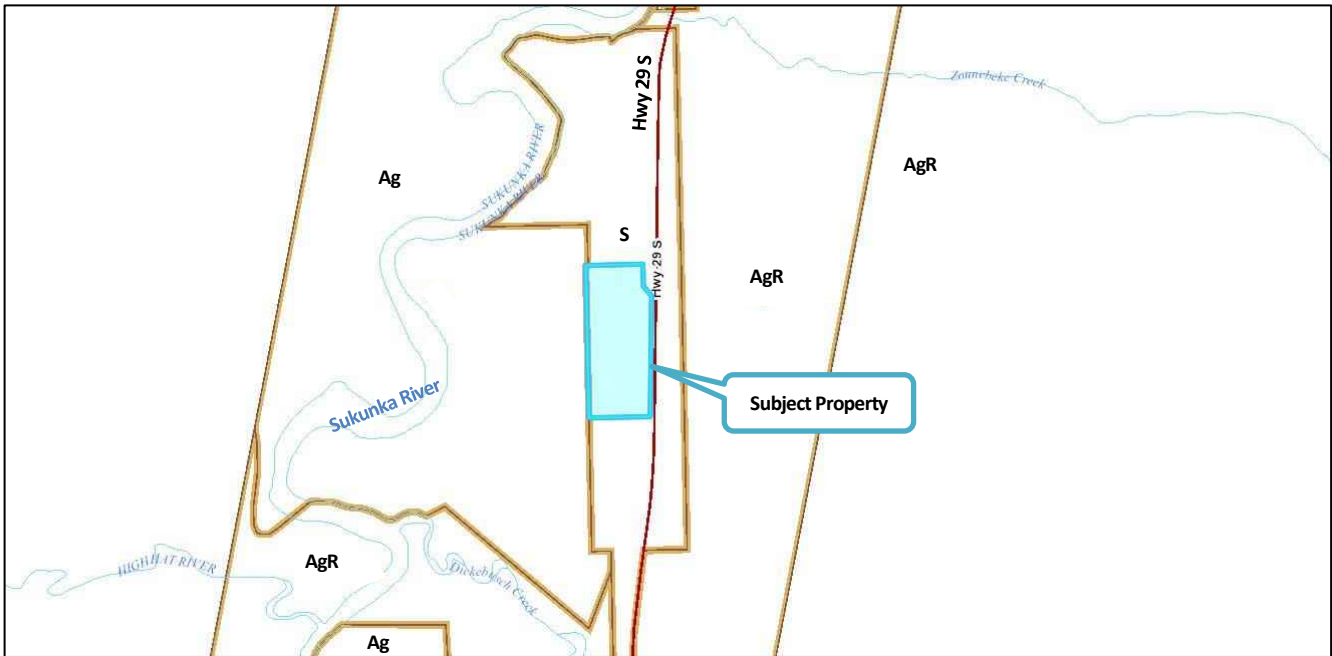
Location: Sukunka Valley



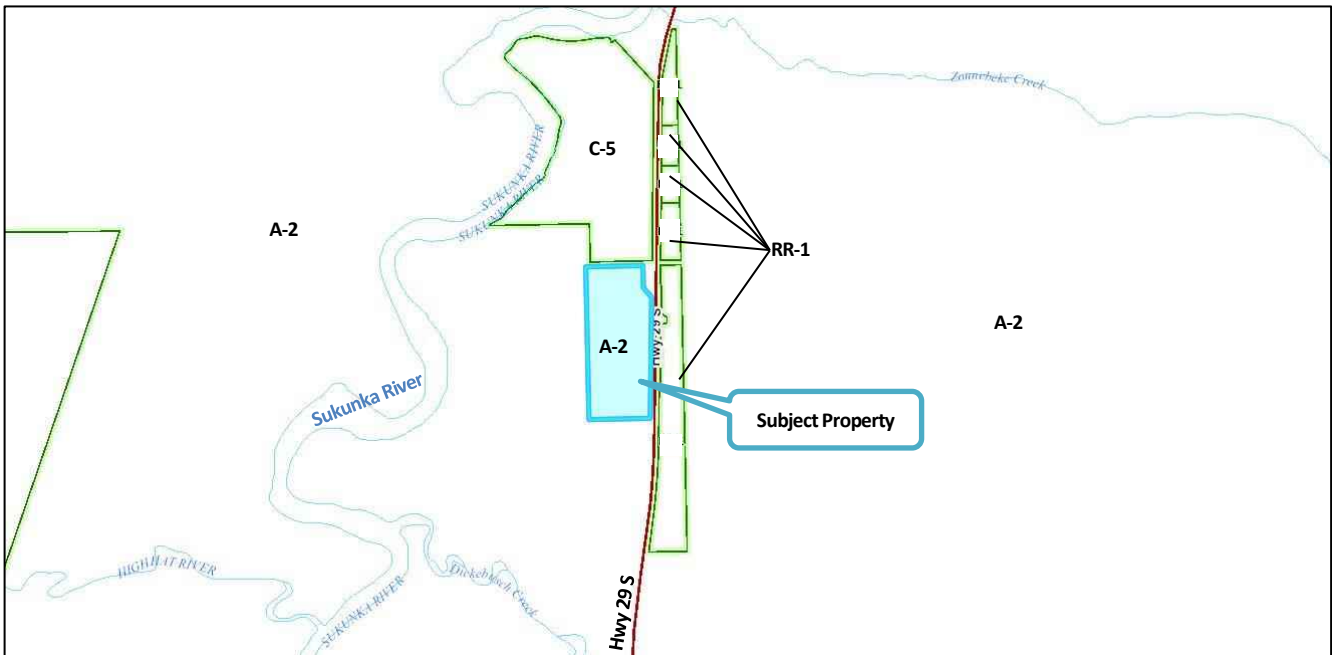
Aerial Imagery



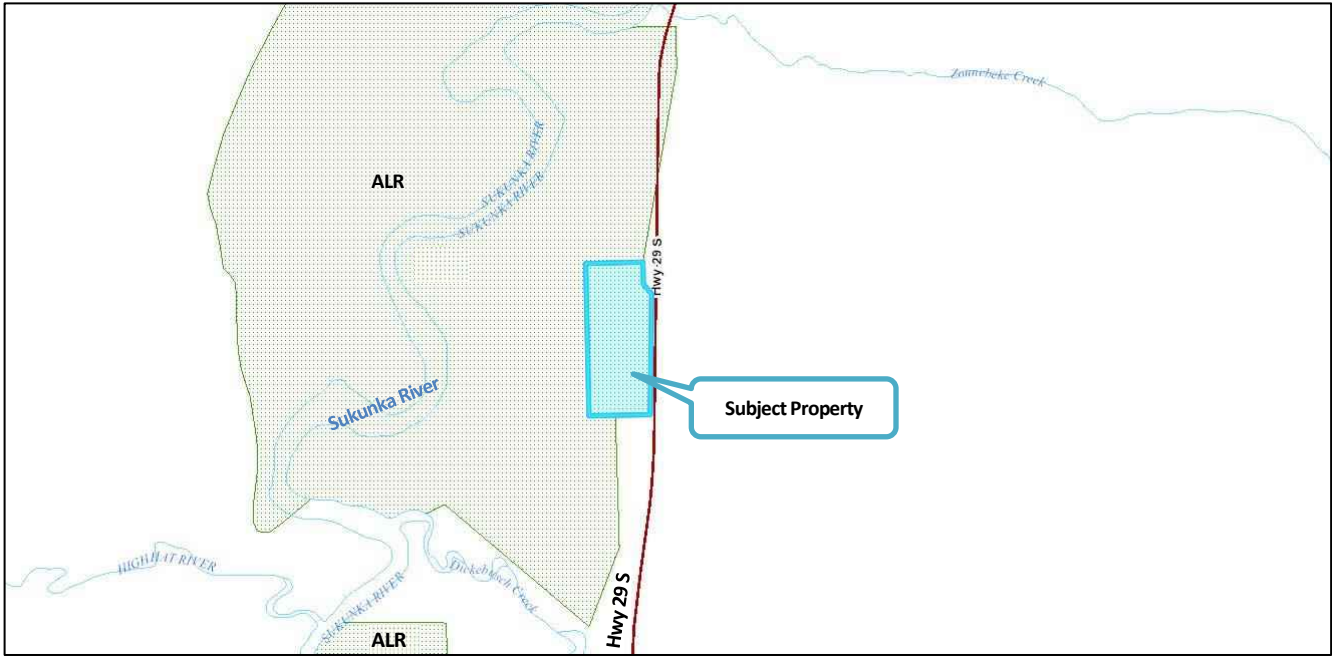
PRRD West Peace Fringe Area OCP Bylaw No. 2312, 2018: Settlement (S)



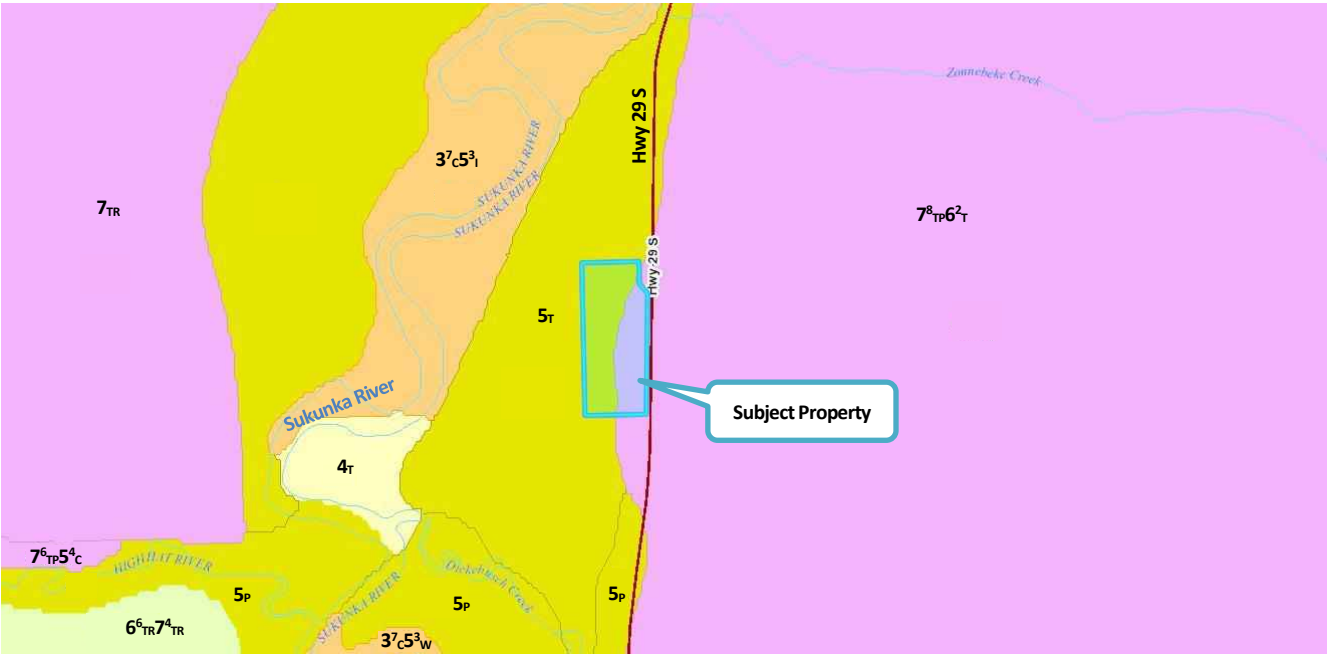
Chetwynd Rural Area Zoning Bylaw No. 506, 1986: A-2 (Large Agricultural Holdings Zone)



Agricultural Land Reserve: Within



CLI Soil Classification: 5_T and 7⁸_{TP}6²_T





PEACE RIVER REGIONAL DISTRICT

DAWSON CREEK 1981 Alaska Avenue (Box 810), Dawson Creek, BC (T) 250-784-3200..(F) 250-784-3201
 FORT ST. JOHN 9505 100TH Street, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125
 [Toll Free: 1-800-670-7773]

Receipt # _____

Application for Development**1. TYPE OF APPLICATION****FEE**

- | | |
|---|-------------|
| ☐ Official Community Plan Bylaw Amendment | \$ 1,000.00 |
| ☐ Zoning Bylaw Amendment | 650.00 |
| ☒ Official Community Plan / Zoning Bylaw Amendment combined | 1,050.00 |
| ☐ Temporary Use Permit | 350.00 |
| ☐ Development Permit | 165.00 |
| ☐ Development Variance Permit | 165.00 |
| ☒ Sign requirement | 150.00 |

In regard to applications for:

- i) an official community plan and/or zoning bylaw amendment;
- ii) temporary use permit;

Sign provided by the PRRD and sign posted pursuant to Section 8 of Bylaw No. 2165, 2016, **attached**.

2. PLEASE PRINT

Property Owner's Name Stuart + Trisha MacTavish	Authorized Agent of Owner (if applicable)
	Address of Agent
	City/Town/Village
	Postal Code
	Telephone Number:
	Fax Number:
	E-mail:

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot	
Parcel Identifier 004-212-860 Plan 31544	11.7	ha./acres
District Lot 2250 + 2713	13.9	ha./acres
		ha./acres
	TOTAL AREA	26.4 ha./acres

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*.

4. Civic Address or location of property: 8119 Hwy 29 South

5. PARTICULARS OF PROPOSED AMENDMENT

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

☒ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: Resource Agricultural PRRD Rural OCP

Proposed OCP designation: Residential PRRD Rural OCP

Text amendment: N/A

☒ Zoning Bylaw amendment:

Existing zone: A2 Chetwynd Rural Zoning Bylaw

Proposed zone: RR-4

Text amendment: N/A

☐ Development Variance Permit – describe proposed variance request:

N/A

☐ Temporary Use Permit – describe proposed use:

N/A

☐ Development Permit: Bylaw No. _____ Section No. _____

6. Describe the existing use and buildings on the subject property:

House

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

(a) North Residence

(b) East Highway

(c) South Residence

(d) West Residence

8. Describe the proposed development of the subject property. Attach a separate sheet if necessary:

Proposed development is to subdivide the property into 2 lots.

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

As far as farming it is not worth it for us to buy the equipment to pay for the small size of the property and no one else will farm it because of the rocky soil conditions. The proposed subdivision line runs parallel with the road easement (driveway) that already splits the property.

10. Describe the means of sewage disposal for the development:

We currently have a septic tank ~~for~~ for our home. I
would assume the proposed dwelling/property would
also use a septic tank.

11. Describe the means of water supply for the development:

We currently have a cistern for our home. I would
assume the proposed dwelling would also have a
cistern.

**THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY
YOUR 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:
- (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 of existing buildings and structures on the subject property, with distances to property lines;
 - (d) the location 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 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

Sept 25/18

Date signed



Signature of Owner

Sept 25/18

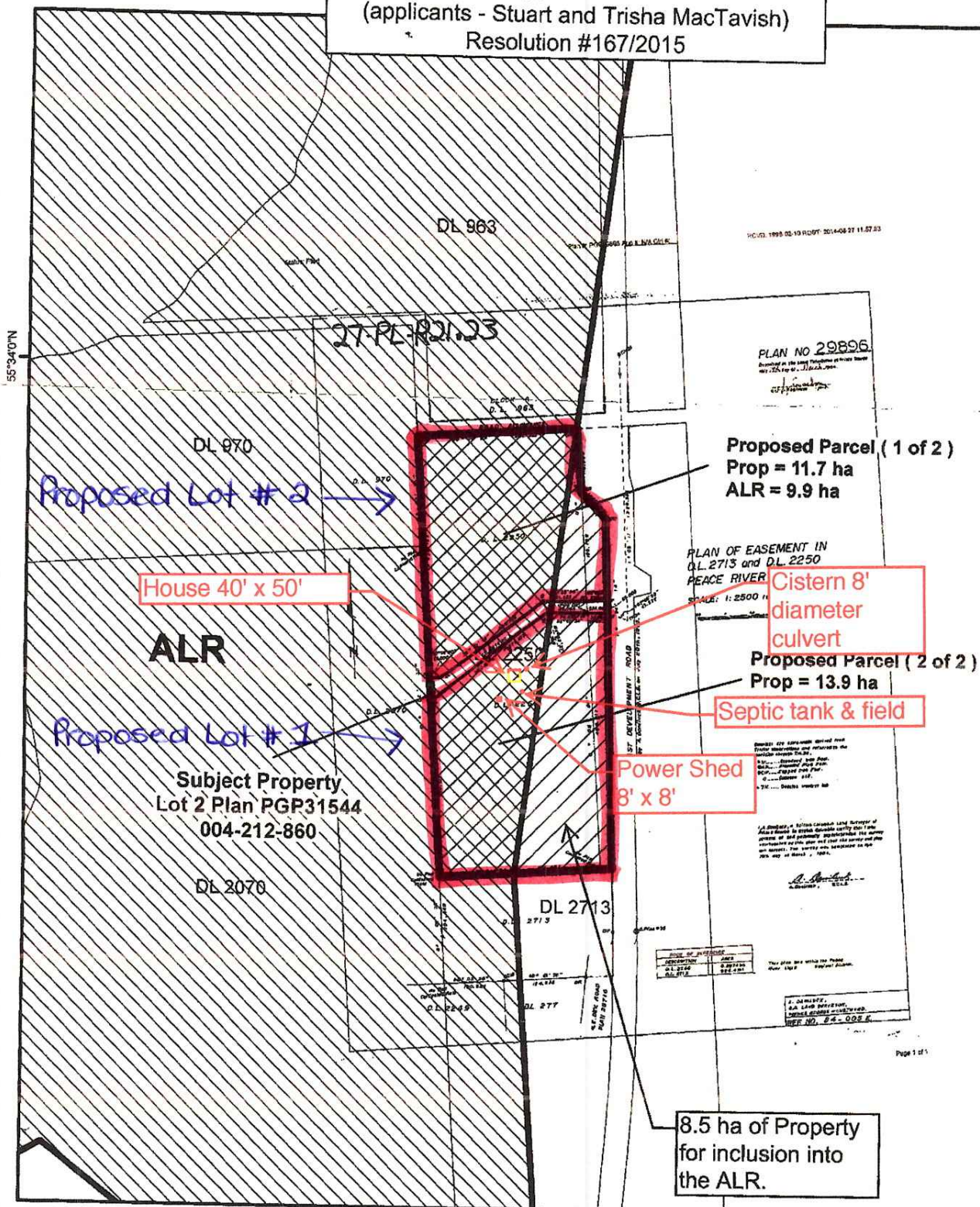
Date signed

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 authorize	and	hereby
(name) application.	to act on my/our behalf regarding this	
Agent address:		
Telephone:	Fax:	Email:
Signature of Owner:	Date:	
Signature of Owner:	Date:	

ALC application 53718
(applicants - Stuart and Trisha MacTavish)
Resolution #167/2015

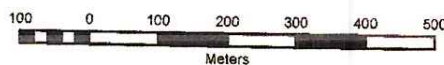


* map previously used for ALR Application, now submitting for ~~ALR~~ OCP+Zoning



ALC Context Map

Map Scale: 1:10,000



ALC File #: 53718
Mapsheet #: 93P.053
Map Produced: May 21, 2015
Regional District: Peace River

February 13, 2020

Jessica Russell

From: Trisha MacTavish [REDACTED]
Sent: Friday, November 22, 2019 11:19 AM
To: Jessica Russell
Subject: Re: Rezoning Application 18-269

CAUTION: This email originated from outside of the organization.

Hello Jessica,

Thank you for your help, please go ahead and revise our application to request a rezoning amendment.

Please let me know if you need anything else,
Trisha MacTavish
[REDACTED]

From: Jessica Russell <Jessica.Russell@prrd.bc.ca>
Sent: November 18, 2019 12:40 PM
To: Trisha MacTavish [REDACTED]
Subject: Rezoning Application 18-269

Good Afternoon Trisha,

The West Peace Fringe Area Official Community Plan (OCP) was adopted in late October. Now that this OCP has been adopted, the PRRD may move forward with your rezoning application. We do not require confirmation of a subdivision extension approval from the ALC to proceed, as this is an application for rezoning.

Danielle Patterson, the former Junior Planner at the PRRD had sent an e-mail February 5, 2019 offering options for how to proceed with the application in anticipation of the adoption of the OCP. Please find this e-mail attached for reference.

Your application was put on hold. The draft OCP lists the subject property as 'Settlement Centre'. Now that your property is designated as a Settlement Centre, an OCP amendment is not required. You are eligible for refund for the OCP-related fees (about \$400) as the request to change the OCP in your application can be removed. I am able to revise your application with your confirmation so that your application only requesting a rezoning amendment instead of the current application requesting an OCP and rezoning amendment. Alternatively, you may come into the PRRD office to revise the application yourself.

Please let me know how you would like to proceed.

Thank you,
Jessica

Jessica Russell | Junior Planner

Direct: 250-784-4845 | jessica.russell@prrd.bc.ca



BYLAW AMENDMENT
REFERRAL FORM

B-2 a)

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

Peace River Regional District	Zoning Bylaw No. 2391, 2020	Date: November 27, 2019									
You are requested to comment on the attached zoning bylaw amendment for potential effect on your agency's interests. We would appreciate your response within 21 days (December 18, 2019). If no response is received within that time, it will be assumed that your agency's interests are unaffected.											
PURPOSE OF AMENDMENTS: To rezone the subject property from A-2 "Large Agricultural Holdings Zone" to RR-4 "Small Holdings Zone"											
GENERAL LOCATION: Sukunka Valley, B.C.											
LEGAL DESCRIPTION: Lot 2 District Lots 2250 & 2713 Peace River Plan 31544											
AREA OF PROPERTY 26.43 ha (65.30 acres)	ALR STATUS: Within	OCP DESIGNATION: Settlement									
Land Owners: Trisha and Stuart MacTavish											
Please fill out the Response Summary on the back of this Form. If your agency's interests are unaffected, no further information is required. In all other cases, we would appreciate receiving additional information to substantiate your position and, if applicable, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.											
 _____ Jessica Russell		Title: <u>Junior Planner</u>									
This referral has also been forwarded to the following agencies: ☒ Northern Health Authority ☒ Ministry of Transportation & Infrastructure via eDAS ☒ Ministry of the Environment and Climate Change ☒ Ministry of Forests, Lands and Natural Resource Operations and Rural Development ☒ Agricultural Land Commission											
Other: <table><tr><td>☒ District of Chetwynd</td><td>☒ District of Hudson's Hope</td><td>☒ District of Taylor</td></tr><tr><td>☒ City of Dawson Creek</td><td>☒ Village of Pouce Coupe</td><td>☒ District of Tumbler Ridge</td></tr><tr><td>☒ City of Fort St. John</td><td>☒ School District 59</td><td></td></tr></table> (As per the Management of Development Function)			☒ District of Chetwynd	☒ District of Hudson's Hope	☒ District of Taylor	☒ City of Dawson Creek	☒ Village of Pouce Coupe	☒ District of Tumbler Ridge	☒ City of Fort St. John	☒ School District 59	
☒ District of Chetwynd	☒ District of Hudson's Hope	☒ District of Taylor									
☒ City of Dawson Creek	☒ Village of Pouce Coupe	☒ District of Tumbler Ridge									
☒ City of Fort St. John	☒ School District 59										

February 13, 2020


Agricultural Land Commission

201 – 4940 Canada Way
 Burnaby, British Columbia V5G 4K6
 Tel: 604 660-7000 | Fax: 604 660-7033
www.alc.gov.bc.ca

December 18, 2019

Reply to the attention of Sara Huber
 ALC Issue: 51627
 Local Government File: 18-269

Jessica Russell
 Junior Planner, Peace River Regional District
Jessica.Russell@prrd.bc.ca

Delivered Electronically
Re: Peace River Regional District Zoning Amendment Bylaw No. 2391, 2020

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Zoning Amendment Bylaw No. 2391, 2020 (the “Bylaw”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Bylaw is consistent with the purposes of the Agricultural Land Commission Act (ALCA), the Agricultural Land Reserve General Regulation, (the “General Regulation”), the Agricultural Land Reserve Use Regulation (the “Use Regulation”), and any decisions of the ALC.

Current Proposal

The Bylaw proposes to amend the zoning of the property identified as 8119 Highway 29 South, Chetwynd; PID: 004-212-860 (the “Property”) from A-2 (Large Agricultural Holdings Zone) to RR-4 (Small Holdings Zone) under the Chetwynd Rural Area Zoning Bylaw No. 506, 1986 in order to subdivide the Property into two lots of 11.7 ha and 13.9 ha. The Small Holdings Zone supports a minimum lot size of 8 ha.

Application History

In 2014, the Commission conditionally approved the subdivision of the Property into two lots: 11.7 ha (9.9 ha of which is in the ALR), and 13.9 ha (7.2 ha of which is in the ALR) as divided by an existing private access easement to the adjacent property (District Lot 2070) (Application 53718; Resolution #167/2015). As a condition of the approval, the subdivision was to be completed within three years (deadline: July 6, 2018), and required the submission of an application to include the non-ALR portion of the Property into the ALR. At this time, the Commission recognized that an amendment to the zoning would be required in order to facilitate the subdivision.

In 2017, the Commission approved the inclusion of the non-ALR portion of the Property, subject to the submission of a subdivision plan consistent with Resolution #167/2015 (Application 56475; Resolution #349/2017).

In 2018, the Commission granted the one year extension of the subdivision to July 6, 2019 (Application 53718; Resolution #41/2018).

ALC Staff Response

ALC staff recognizes that the Bylaw is proposed to facilitate a subdivision which was previously approved by the Commission by Resolution #167/2015 and that the majority of the conditions of that approval have been completed (with the exception of receiving the final survey plan). For this reason, ALC staff has no objection to the proposed Bylaw. However, ALC staff note that the RR-4 (Small Holdings Zone) supports land uses which are inconsistent with the ALCA and its regulations. ALC staff advises that any land uses inconsistent with the ALCA and its regulations (such as a two family dwelling) are not permitted unless approved by the Commission.

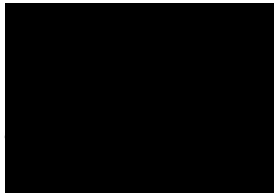
The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any Orders 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 604-660-7019 or by e-mail (Sara.Huber@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: Referral of Bylaw No. 2391

CC: Ministry of Agriculture – Attention: Lori Vickers

51627m1



Ministry of
Transportation
and Infrastructure

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

Attn: Jessica Russell,

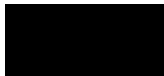
The Ministry of Transportation and Infrastructure (Ministry) has received and reviewed your referral of November 27, 2019 to amend the subject property's zoning from A-2 (Large Agricultural Holdings Zone) to RR-4 (Small Holdings Zone) within the Chetwynd Rural Area Zoning Bylaw 506, 1986. The property does fall within Section 52 of the Transportation Act and will require Ministry formal approval.

The Ministry is in support of the proposal however the following conditions must be met prior to formal approval:

1. The subject lot fronts on a Controlled Access (CA) Highway. For protection of the highway corridor and the safety of the travelling public, private accesses are permitted only at the discretion of the ministry. CA Highways carry stringent requirements for access, with a preference for alternate access. No direct access to Don Phillips Way 29S is supported from the subject lot. All access is to be via the side road network (T Bar C Road 29/Unconstructed Road Allowance).
2. Please note the Ministry has not received a subdivision application from the owner to subdivide the subject lot as shown in this referral package. The proposed subdivision 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 applicant has any questions or concerns; I encourage you to contact me at (250) 787-3445 or by email at Beth.Bahm@gov.bc.ca.

Sincerely,



Beth Bahm
Development Officer

Ministry of
Transportation and
Infrastructure

Peace District

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

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

February 13, 2020

December 17, 2019

Jessica Russell
Junior Planner
Peace River Regional District

RE: **Zoning Bylaw Amendment for Lot 2 District Lots 2250 & 2713 Peace River Plan 31544**

This letter is in regards to the Bylaw Amendment Application located at the above noted location in the Sukunka Valley. The intent of the application is to rezone the subject property from A-2 "Large Agricultural Holdings Zone" to RR-4 "Small Holdings Zone."

Based on the intended use of the Bylaw Amendment Application Northern Health has **no objections**, subject to the conditions below:

- As per the Public Health Act [SBC 2008] Ch. 28, the property owner must not create a health hazard.
- As per the Public Health Act [SBC 2008] Ch. 28, if the operator is required by regulation to have a licence or permit to engage in a regulated activity, the operator must obtain such licence or permit by submitting the appropriate application to the health officer prior to construction or operation of the regulated activity.
- As per the Public Health Act [SBC 2008] Ch. 28, an operator who engages in a regulated activity must comply with any requirement or duty set out in a regulation respecting the regulated activity.
- As per the Drinking Water Protection Act [SBC 2001] Ch. 9, the owner must not cause or allow contamination of a drinking water source, a well recharge zone, or an area adjacent to a drinking water source.

Please note that Northern Health's recommendation for approval of the zoning bylaw amendment does not guarantee approval at the time of subdivision. Northern Health assesses all subdivision applications referred in writing by an Approving Officer with the Ministry of Transportation and Infrastructure on the basis of current provincial health legislation and Northern Health policies and guidelines.

If you have any additional questions regarding this matter please contact me at 250-719-6500.

Sincerely,



Ali Moore CPHI(c)
Environmental Health Officer
Northern Health

February 13, 2020

Peace River–Liard Regional District
Chetwynd Rural Area Zoning Bylaw No. 506, 1986

PART SIX ZONES

RR-4 Small Holdings Zone – 8 ha (20 acres)

Permitted Uses

6.24 (A) The following uses and no others are permitted in a RR-4 zone except as provided for in Part 7 of this Bylaw:

- (i) single family dwelling;
- (ii) bed and breakfast accommodations; (663,1990)
- (iii) two family dwelling;
- (iv) agriculture excluding, intensive agriculture;
- (v) home occupation;
- (vi) home industry;
- (vii) storage yard for home industry;
- (viii) accessory building.

Regulations

(B) On a parcel located in a RR-4 zone:

Number of Single Family Dwellings

- (i) not more than two single family dwellings or a two family dwelling is permitted, but not both;

Height

- (ii) no building or structure shall exceed 10 metres in height;

Siting

- (iii) no single family dwelling or two family dwelling shall be located within:
 - (a) 7 metres of the front parcel line;
 - (b) 3 metres of an interior side parcel line;
 - (c) 5 metres of an exterior side parcel line; or
 - (d) 7 metres of the rear parcel line;
- (iv) no accessory building shall be located within:
 - (e) 7 metres of the front parcel line;
 - (f) 3 metres of an interior side parcel line;
 - (g) 5 metres of an exterior side parcel line; or
 - (h) 3 metres of the rear parcel line;

Peace River–Liard Regional District
Chetwynd Rural Area Zoning Bylaw No. 506, 1986

PART SIX ZONES

RR-4 Small Holdings Zone continued

Home Occupation and Home Industry

- (v) (a) home occupations shall be conducted entirely within a building containing a single family dwelling or a two family dwelling or within a building accessory to a single family dwelling or a two family dwelling;
- (b) home industries shall be conducted entirely within a building accessory to a single family dwelling or a two family dwelling;
- (c) storage yards for home industry shall be limited to a maximum of twenty percent (20%) coverage of the parcel, or 1.0 hectare (2.5 acres), whichever is less;
- (d) deleted by Bylaw No. 1176, 1998
- (e) retail sales of goods in the home occupation or home industry shall be permitted but shall be accessory to the principal home occupation or home industry use;

Off Street Parking

- (vi) off street parking spaces shall be provided and maintained in accordance with Section 7.8 of this bylaw;

Minimum Parcel Size

- (vii) the minimum parcel size is 8.0 hectares (20 acres).

Bed and Breakfast Accommodation

- (viii) regulations affecting the operation of bed and breakfast accommodations are provided in Section 7.10 of this bylaw. (Bylaw No. 663, 1990)

Accessory Building Floor Area Regulations

- (ix) regulations affecting the maximum accessory building floor area are provided in Section 7.13 of this Bylaw.

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2391, 2020

A bylaw to amend "Chetwynd Rural Area Zoning
Bylaw No. 506, 1986."

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt "Chetwynd Rural Area Zoning Bylaw No. 506, 1986";

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. 2391, 2020."
2. Schedule B – Map 1 of "Chetwynd Rural Area Zoning Bylaw No. 506, 1986" is hereby amended by rezoning Lot 2, District Lots 2250 and 2713, PRD Plan 31544 from A-2 "Large Agricultural Holdings Zone" to RR-4 "Small Holdings Zone", as shown shaded on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	_____	day of _____	, 2020.
READ A SECOND TIME THIS	_____	day of _____	, 2020.
Public Notification published on	_____	day of _____	, 2020.
Notification mailed on the	_____	day of _____	, 2020.
Ministry of Transportation	_____	day of _____	, 2020.
approval received this	_____	day of _____	, 2020.
READ A THIRD TIME THIS	_____	day of _____	, 2020.
ADOPTED THIS	_____	day of _____	, 2020.

(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. 2391, 2020,
as adopted by the Peace River Regional District
Board on _____, 20____.

Corporate Officer

February 13, 2020



Peace River Regional District
Bylaw No. 2391, 2020
SCHEDULE "A"



1:28,000

Schedule B - Map 1 of "Chetwynd Rural Area Zoning Bylaw No. 506, 1986" is hereby amended by rezoning Lot 2, District Lots 2250 and 2717, PRD, Plan 31544 **from** A-2 "Large Agricultural Holdings Zone" **to** RR-4 "Small Holdings Zone" as shown shaded on the drawing below:

