



REPORT

To: Chair and Directors

Date: May 3, 2019

From: Michael Blatz, North Peace Land Use Planner

Subject: OCP & Zoning Amendment Bylaws No. 2359 & 2360, 2019, PRRD File No. 18-331

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board give third reading to Official Community Plan Amendment Bylaw No. 2359, 2019, to amend the OCP designation of PID 028-875-214 from Low Density Rural Residential to Medium Density Rural Residential, and Zoning Amendment Bylaw No. 2360, 2019, to rezone the same property from Residential 5 Zone to Residential 4 Zone.

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

That Official Community Plan Amendment Bylaw No. 2359, 2019 and Zoning Amendment Bylaw No. 2360, 2019 be adopted.

BACKGROUND/RATIONALE:

Proposal

To amend the subject property from Low Density Rural Residential (LDR) to Medium Density Rural Residential (MDR) within *PRRD North Peace Fringe Area OCP, Bylaw No. 1870, 2009*, and to rezone it from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone) within *PRRD Zoning Bylaw No. 1343, 2001*. The applicants intend to subdivide the property into two 2 hectare parcels and give one to their daughter to establish a residence.

File Details

File No.: 18-331
 Owners: William & Jennifer Pollard
 Area: Electoral Area C
 Location: Tea Creek
 Legal: Lot 1 Section 25 Township 84 Range 20 W6M Peace River District PL EPP20134
 Civic Address: 13469 279 Road Charlie Lake, BC
 PID: 028-875-214
 Lot Size: 4.00 ha (9.88 acres)

Summary of Application Procedure

December 13, 2018	Application received by PRRD
January 7, 2018	Application and draft bylaws circulated to municipalities and provincial agencies
February 28, 2019	Bylaws given first two readings, public hearing authorized
March 28, 2019	Notice of public hearing mailed to landowners within notification area
April 4 & 11, 2019	Notice of public hearing advertised in the Alaska Highway News newspaper
April 16, 2019	Public hearing held in Charlie Lake, BC

Comments Received from the Public & Public Hearing

The PRRD did not receive any written comments from the public regarding these bylaws. At the public hearing, one member of the public expressed concern that subdivision along Tea Creek could cause drainage issues on her property, approximately 4 kilometres downstream from the subject property.

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

Site Context

The subject property is northwest of Fort St John, near the intersection of Highways 97 N and 29 N. There is one residence on the property and Tea Creek runs through its east side. The entire quarter section is designated Low Density Rural Residential in the OCP and has five home sites, including the applicants'.

Site FeaturesLand

The property is mostly cleared. Tea Creek runs through the property.

Structures

There is one single family dwelling and one out building on the property.

Access

The subject properties front onto 279 Road.

CLI Soil Rating

Soil on the property is a combination of 3_W & 5⁶_T4⁴_X. Class 3 soils have moderately severe limitations that restrict the range of crops or require special conservation practices. Class 4 soils have severe limitations that restrict the range of crops or require special conservation practices. Class 5 soils have very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible. Subclass W denotes excess water; Subclass T denotes adverse topography; and Subclass X denotes soils with two or more adverse characteristics.

Fire Protection

The subject property is within the Charlie Lake Fire Protection area.

Comments & ObservationsApplicant

The applicants intend to subdivide the parcel to create a new lot to gift to their daughter. They feel it would result in a logical extension of the rural residential development to the west and surrounding area.

Agricultural Land Reserve (ALR)

The subject property is not within the ALR. However, much of the remainder of the quarter section is in the ALR, as are quarters to the north, west, and south.

Official Community Plan (OCP)

The subject property is designated as Low Density Rural Residential within the PRRD *North Peace Fringe Area OCP, Bylaw No. 1870, 2009* (NPFA OCP). According to Section 4.3.3, Policy 11 of the NPFA OCP, the principal use of land with this designation will generally be limited to residential, home-based businesses, agriculture, and equestrian or kennel facilities. The minimum parcel size is 4 hectares (10 acres). While the proposed use, residential, complies with the NPFA OCP, the proposed parcel sizes of 2 hectares do not. Therefore an OCP amendment from LDR to MDR is required. The minimum parcel size for lands not connected to a community sewer system with the MDR designation is 1.6 hectares (4 acres).

The NPFA OCP is currently under review. In the draft NPFA OCP, the subject property is proposed to be designated as MDR, according to Schedule B Map 13 (Draft). Therefore, the proposal complies with the most recent draft OCP and an amendment would not be required if the draft were adopted.

Land Use Zoning

The subject property is zoned R-5 (Residential 5 Zone) pursuant to PRRD *Zoning Bylaw No. 1343, 2001*. While the proposed residential use is permitted in the R-5 zone, the proposed parcel sizes of 2 hectares are smaller than the minimum of 4 hectares (10 acres). Therefore a zoning amendment from R-5 to R-4 is required. The minimum parcel size in the R-4 zone is 1.8 hectares (4.5 acres).

Permit Areas

The subject property is within the Mandatory Building Permit Area and the School District 60 School Site Acquisition Charge Area. It is outside PRRD's Development Permit Areas and Development Cost Charge Areas.

Impact Analysis**Context**

The quarter section is flanked by Medium Density Rural Residential to the east and west, which is mostly developed. The quarter is flanked by Low Density Rural Residential to the north and south, which is mostly undeveloped. The proposal is consistent with the residential character of the area.

Population & Traffic

A small increase in population and traffic is anticipated, should the proposed OCP and rezoning amendments and subsequent subdivision be approved.

Sewage

If approved, the new residential lot will require a sewage system approved by Northern Health. The applicant intends to use a lagoon.

Comments Received from Municipalities & Provincial Agencies

Chetwynd, Hudson's Hope, Pouce Coupe, Taylor, Tumbler Ridge, MoFLNRORD, Northern Health & SD 60

No response received.

Dawson Creek & Fort St. John

Interests unaffected.

Charlie Lake Fire Department

No concerns with the rezoning, and it should have little impact to service.

MoTI

The property falls within Section 52 of the *Transportation Act* and will require Ministry of Transportation and Infrastructure formal approval. The Ministry has no objections to the proposal for the zoning bylaw amendment. The Ministry has received and is currently reviewing the subdivision application for a two (2) lot subdivision for the property.

(MoTI approval received April 23, 2019)

ALTERNATIVE OPTIONS:

1. That the Regional Board refuse third reading of Official Community Plan Amendment Bylaw No. 2359, 2019, to amend the OCP designation of PID 028-875-214 from Low Density Rural Residential to Medium Density Rural Residential.
2. That the Regional Board refuse third reading of Zoning Amendment Bylaw No. 2360, 2019, to rezone PID 028-875-214 from Residential 5 Zone to Residential 4 Zone.
3. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:**FINANCIAL CONSIDERATION(S):****COMMUNICATIONS CONSIDERATION(S):****OTHER CONSIDERATION(S):****Attachments:**

1. Maps
2. Application
3. Referral responses from agencies
4. Director comments
5. Section 4.3.2 of *PRRD North Peace Fringe Area OCP, Bylaw No. 1870, 2009*
6. Section 37 of *PRRD Zoning Bylaw No. 1343, 2001*
7. Notice of public hearing
8. Public hearing minutes
9. Official Community Plan Amendment Bylaw No. 2359, 2019
10. Zoning Amendment Bylaw No. 2360, 2019



OCP & ZONING AMENDMENT REPORT

MAPS

FILE No. 18-331 (Pollard)

Location



Aerial imagery

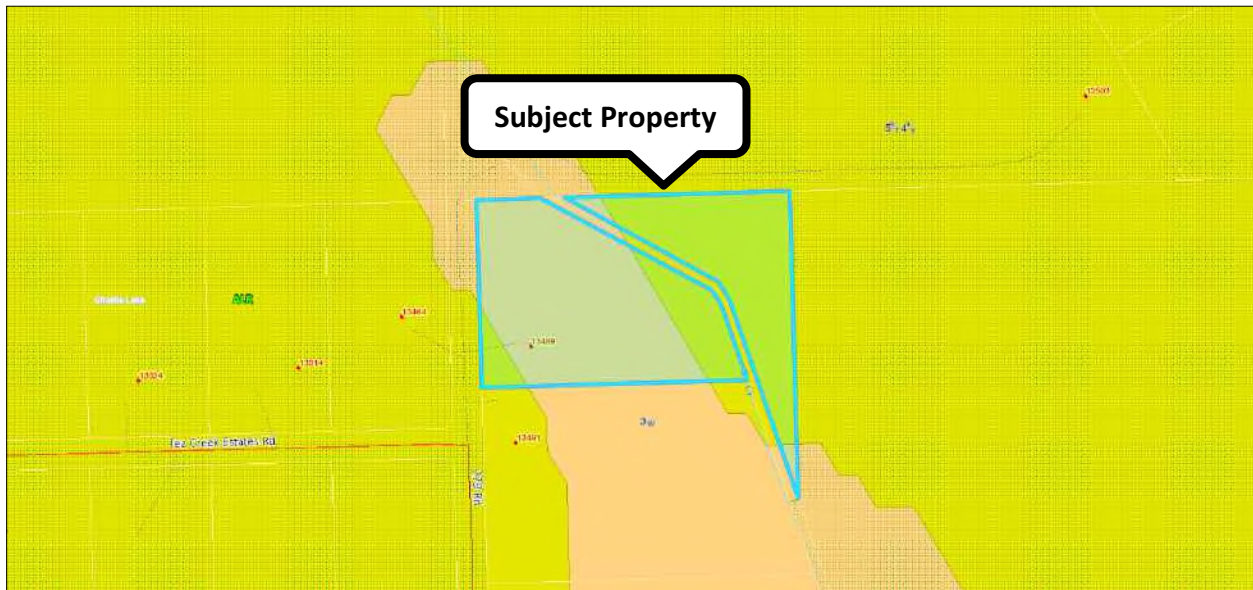




OCP & ZONING AMENDMENT REPORT

MAPS

FILE NO. 18-331 (Pollard)

PRRD North Peace Fringe Area OCP, Bylaw 1870, 2009: LDR – Low Density Rural Residential**PRRD Zoning Bylaw 1343, 2001:** R-5 – Residential 5 Zone**Agricultural Land Reserve:** Outside**CLI Soil Classification:** 3_W & 5⁶T4⁴_X



PEACE RIVER REGIONAL DISTRICT

18-331

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

(T) 250-784-3200..(F) 250-784-3201
(T) 250-785-8084 (F) 250-785-1125

Receipt # 7278



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 WILLIAM + JENNIFER POLLARD	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
84 LOT 1, PLAN EPP20134, SECTION 25,	ha./acres
TOWNSHIP 84, RANGE 20, MERIDIAN W6,	ha./acres
PEACE RIVER LAND DISTRICT	ha./acres
PID: 028-875-214	TOTAL AREA 4.00 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*.

May 16, 2019

4. Civic Address or location of property: 13469 279 ROAD
CHARLIE LAKE, BC

5. PARTICULARS OF PROPOSED AMENDMENT

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

☒ Official Community Plan (OCP) Bylaw amendment:
Existing OCP designation: LDR
Proposed OCP designation: MDR
Text amendment: _____

☒ Zoning Bylaw amendment:
Existing zone: R5
Proposed zone: R4
Text amendment: _____

☐ 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:
RESIDENCE

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

(a) North	<u>RURAL RESIDENCE</u>
(b) East	<u>RURAL RESIDENCE</u>
(c) South	<u>RURAL RESIDENCE</u>
(d) West	<u>RURAL RESIDENCE</u>

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

9. Reasons and comments in support of the application. Attach a separate sheet if necessary:
GIFTING TO DAUGHTER, See attached letter.

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

LAGOON

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

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

DEC. 10, 2018
Date signed



Signature of Owner

DEC 10, 2018
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:	

Re: Subdivision Application
W.T & Jennifer Pollard

Peace River Regional Board of Directors;

We feel that this piece of land would be a very logical extension of the rural residential now in place to the west, being Tee Creek Estates and other rural residential in the surrounding area with out causing any paticular precident.

Access to the proposed lot would be off of 279 rd, with Hydro, Natural Gas and Telephone already installed on the right of way of 279 rd.

The property is within the Charlie Lake Fire Protection Area, this being very important for safety and insurance purposes.

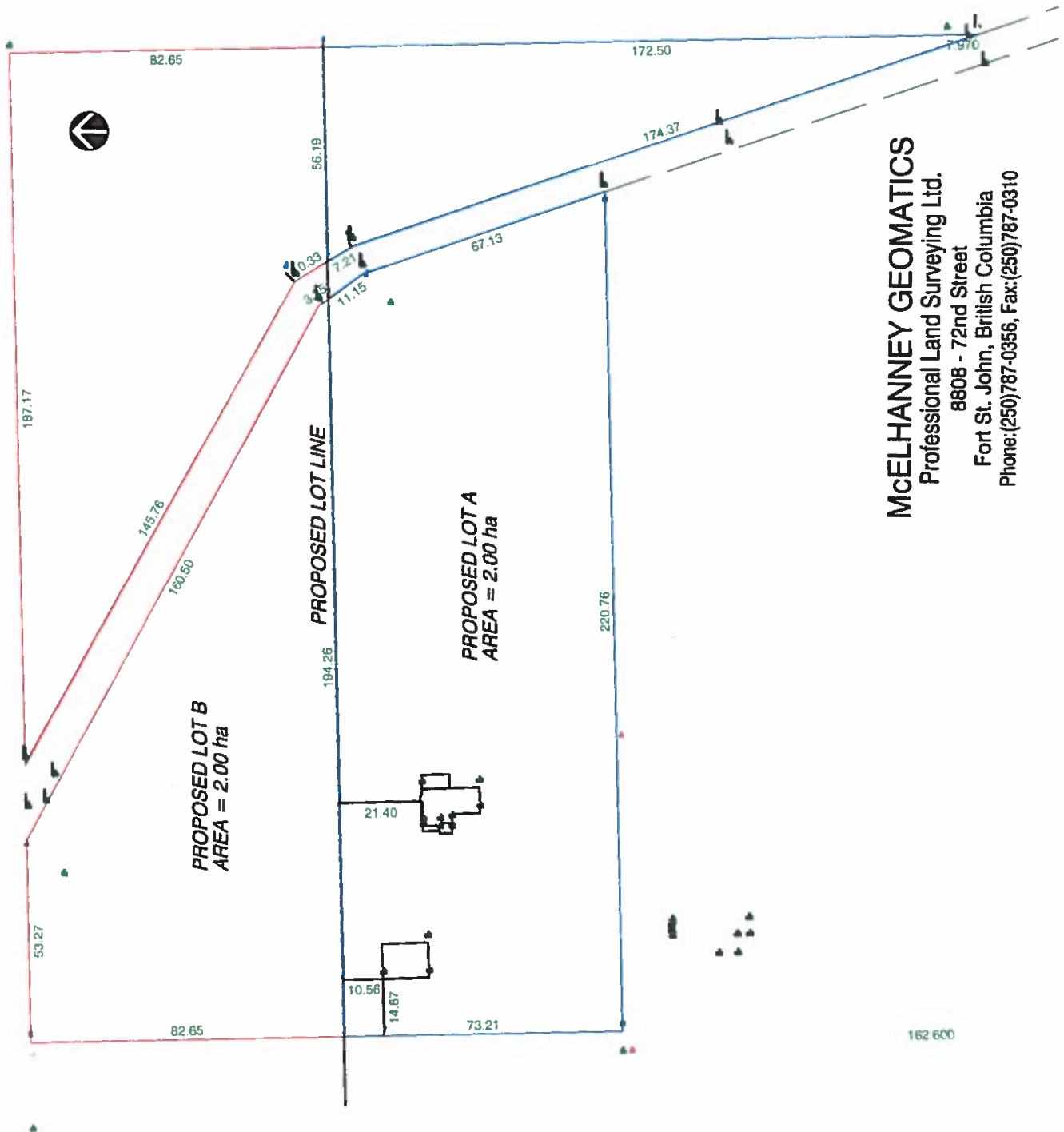
We have attached a scale map for your perusal, and as you can see, very little would change as to the ascetics.

Thank you for your consideration.

Respectively, submitted,

Jennifer & Bill Pollard

May 16, 2019



McELHANNEY GEOMATICS
Professional Land Surveying Ltd.
8808 - 72nd Street
Fort St. John, British Columbia
Phone: (250) 787-0356, Fax: (250) 787-0310

**SUBDIVISION PLAN OF LOT A,
EXCEPT PART ON PLANS BCP5191 AND
BCP5192 SECTION 25, TOWNSHIP 84,
RANGE 20, W6M PLAN BCP5190
PEACE RIVER DISTRICT**

PURSUANT TO SECTION 67 OF THE LAND TITLE ACT

BCGS 94A.005



THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED BY
NMAA QMASH, ON THE 28th DAY OF APRIL, 2012.

THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST
FILED UNDER #ECP135683, ON THE 1st DAY OF MAY, 2012.

THIS PLAN LIES WITHIN THE PEACE RIVER REGIONAL DISTRICT

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER
FOR THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE AND IS APPROVED
PURSUANT TO THE LAND TITLE ACT.
NOTIFY NUMBER: 2012-0015

LEGEND

- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST PLACED
- ⊙ DENOTES STANDARD CAPPED POST FOUND

NOTE: THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON
THE TRUE CORNERS.

GRID BEARINGS ARE DERIVED FROM DIFFERENTIAL GNSS OBSERVATIONS, AND ARE
REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10 (1290 MERIDIAN OF WEST
LONGITUDE) TO CONVERT GRID BEARINGS TO LOCAL ASTRONOMIC BEARINGS REFERRED
TO THE MERIDIAN THROUGH Fd CP 'A', add 1° 38' 15".

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED.
TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE
CORRECTION FACTOR OF 0.9999999999. THE CORRECTION FACTOR HAS BEEN DETERMINED
BASED ON AN ELLIPSOIDAL ELEVATION OF 174 m.

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ACHIEVED
ARE DERIVED FROM HRCAN PPP PROCESSING.
ESTIMATED HORIZONTAL POSITIONAL ACCURACY IS 0.2 METRES.

Fd CP 'A' 6242532.6
NAD83 (CSRS) 621284.7
EASTING UTM Zone 10
DATUM NAD83 (CSRS)

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

NE 1/4 SEC 23
EXCEPT PLAN 21314

NW 1/4 SEC 24
EXCEPT PLANS 21314 AND 24633

MCELHANNY GEOMATICS
Professional Land Surveying Ltd.
10000 100th Avenue, Suite 100
Fort St. John, British Columbia
Phone 250.787.0044 Fax 250.787.0919

JOB 3111-20844
DRAWING - 2084-ASR1
DATE: MAY 1, 2012

NO. 29

HIGHWAY

HOPE

HUDSONS

TEA CREEK

ROAD

ROAD

ROAD

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PLAN EPP20134

LOT 1
PLAN 23809
EXCEPT PART SUBDIVIDED
BY PLAN BCP5825
PLAN PGP47460

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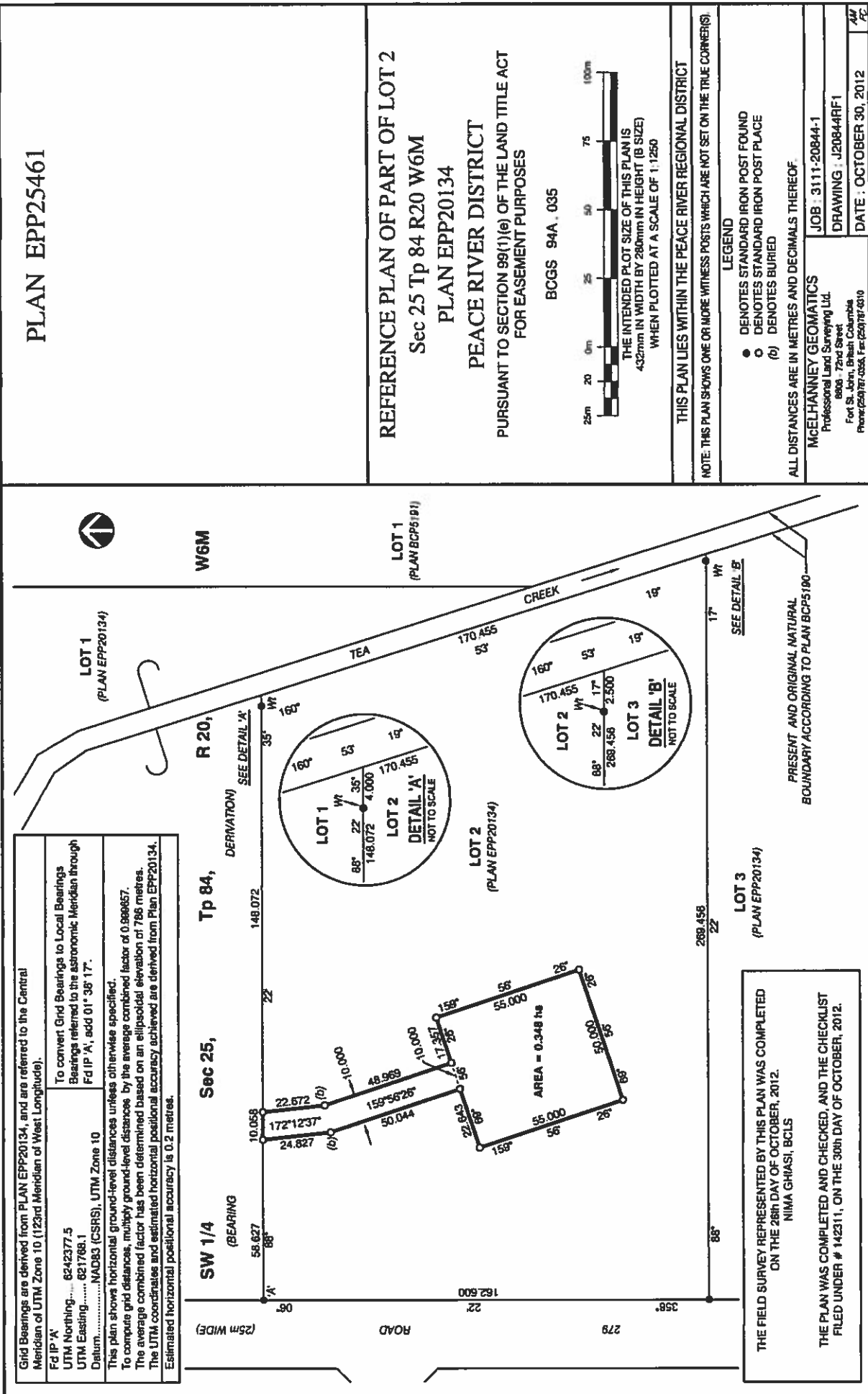
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SKETCH PLAN SHOWING
EXISTING IMPROVEMENT ON
LOT A EXCEPT PART ON PLANS
BCP5191 AND BCP5192
SEC 25, TP 84, R 20, W6M
PEACE RIVER DISTRICT
PLAN BCP5190



CIVIC ADDRESS: 13489 279 ROAD, HUDSONS HOPE HIGHWAY, CHARLIE LAKE, BC.
P.O. 002-657-216

ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF, AND ARE DERIVED FROM
PLAN BCP5190 AND UNREGISTERED PLAN EPP20134.
ALL BUILDING MEASUREMENTS ARE TO THE EXTERIOR OF MAIN WALLS.

THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND
FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE.
THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR CORNERS.
THIS PLAN WAS PREPARED FOR MUNICIPAL PURPOSES AND IS FOR THE EXCLUSIVE USE OF
OUR CLIENT

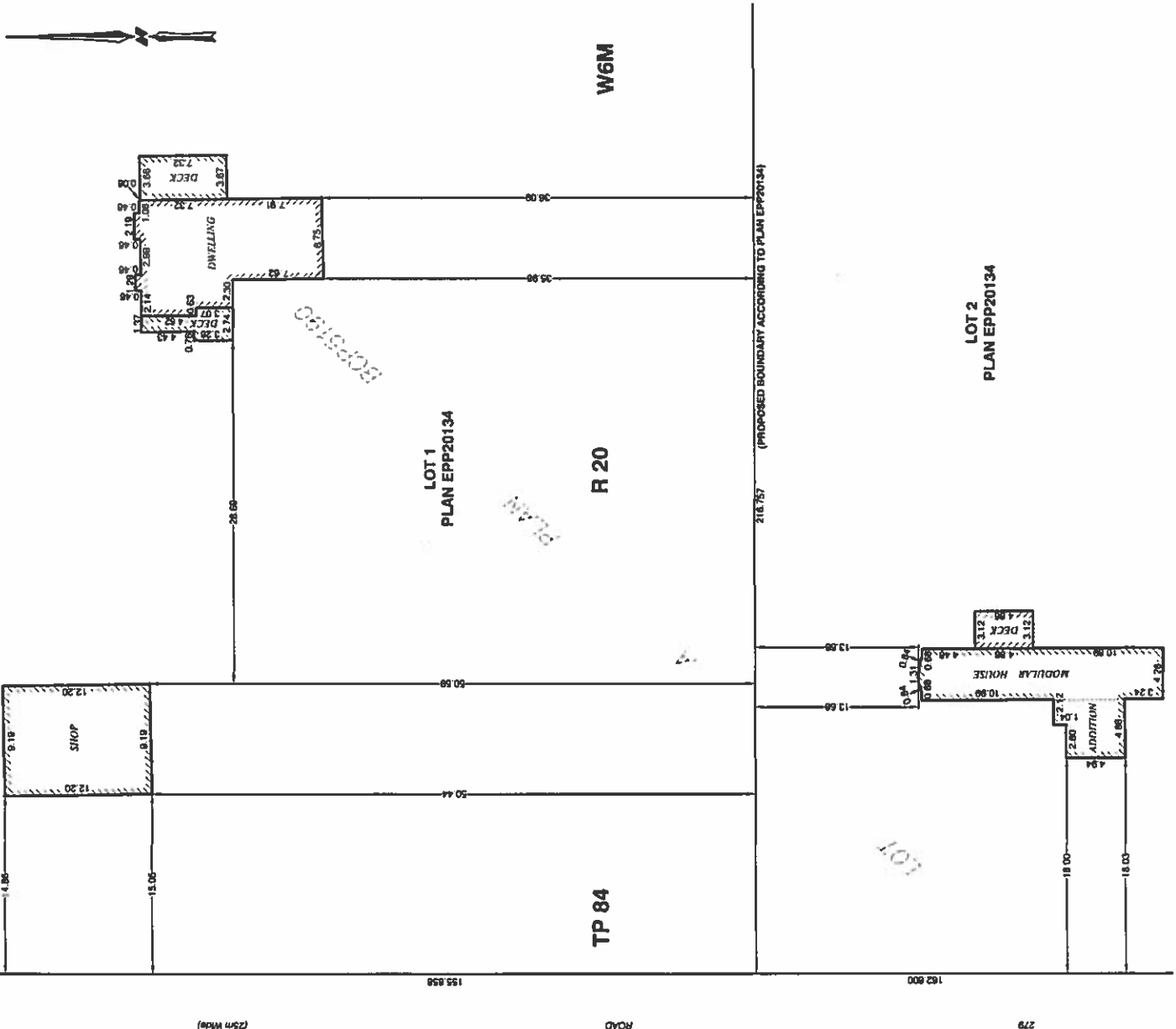
THIS SKETCH PLAN IS CERTIFIED CORRECT ACCORDING TO LAND TITLE AND SURVEY AUTHORITY
RECORDS AND FIELD SURVEYS THIS 14th DAY OF MAY, 2012.

NINA GHASLI, BOLS
THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR
ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY
AS A RESULT OF ANY ACTIONS MADE OR ACTIONS TAKEN
BASED ON THIS DOCUMENT

NO PERSON MAY COPY OR ALTER THIS CERTIFICATE WITHOUT
PRIOR CONSENT OF MCELHANNY GEOMATICS.
© THIS PLAN IS PROTECTED BY COPYRIGHT.

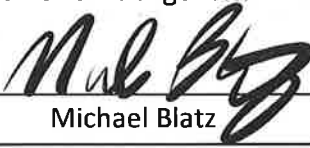
MCELHANNY GEOMATICS
Professional Geomatics Engineers
1008 7th Street
Fort St. John, British Columbia
Canada Y1C 1A4
Phone (250) 755-0504 Fax (250) 755-0504
JAG/EA JOB: 3111-0204-0501
Mcelhanny





BYLAW AMENDMENT
REFERRAL FORM

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	OCP & Zoning B/L# 2359 & 2360, 2018	Date: January 7, 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 (January 28, 2019). If no response is received within that time, it will be assumed that your agency's interests are unaffected.											
PURPOSE OF AMENDMENTS: To amend the subject property's Official Community Plan designation from Low Density Rural Residential to Medium Density Rural Residential and its zoning from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone). The applicants intend to subdivide the parcel into two lots.											
GENERAL LOCATION: Charlie Lake, BC											
LEGAL DESCRIPTION: Lot 1 Section 25 Township 84 Range 20 West of the Sixth Meridian, Peace River District PL EPP20134 [PID 028-875-214]											
AREA OF PROPERTY 4.0 ha (9.88 acres)	ALR STATUS: Outside	OCP DESIGNATION: Low Density Rural Residential									
Land Owners: William & Jennifer Pollard											
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.											
 Michael Blatz		Title: <u>North Peace Land Use Planner</u>									
This referral has also been forwarded to the following agencies: ☐ Northern Health Authority ☐ Ministry of Transportation & Infrastructure via eDAS ☐ Ministry of Forests, Lands, Natural Resources Operations and Rural Development											
Other: <table style="width: 100%;"> <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 60</td> <td>☐ Charlie Lake Fire Dept.</td> </tr> </table>			☐ 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 60	☐ Charlie Lake Fire Dept.
☐ 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 60	☐ Charlie Lake Fire Dept.									
<i>(As per the Management of Development Function)</i>											

May 16, 2019

Michael Blatz

From: Aaron Thompson <athompson@dawsoncreek.ca>
Sent: Monday, January 7, 2019 2:10 PM
To: Michael Blatz
Subject: RE: PRRD File 18-331 | OCP & Zoning Amendments | Please comment by January 28

Michael,

The City of Dawson Creek's interests are unaffected by this application.



Aaron Thompson, BPI

City Planner
City of Dawson Creek
P - 250.784.3601
www.dawsoncreek.ca
Like us on [facebook](#)

Please ~ only print this email if necessary!

The information transmitted herein is confidential and may contain privileged or personal information. It is intended solely for the person or entity to which it is addressed. Any review, re-transmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all digital and printed copies.

From: Michael Blatz [mailto:Michael.Blatz@prrd.bc.ca]
Sent: January-07-19 2:06 PM
To: PRRD_Internal
Subject: PRRD File 18-331 | OCP & Zoning Amendments | Please comment by January 28

Good afternoon,

Please review the attached application and respond with any comments by **January 28, 2019**.

If you have any questions, don't hesitate to get in touch.

Best,

Michael Blatz | Land Use Planner
PEACE RIVER REGIONAL DISTRICT | Direct: 250-785-8084
michael.blatz@prrd.bc.ca | www.prrd.bc.ca



IMPORTANT: The information transmitted herein is confidential and may contain privileged or personal information. It is intended solely for the person or entity to which it is addressed. Any review, re-transmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all digital and printed copies.



BYLAW AMENDMENT
REFERRAL FORM

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

	RESPONSE SUMMARY	OCP & Zoning B/L# 2359 & 2360, 2018
☐ Approval recommended for reasons outlined below	☒ Interests unaffected by bylaw	
☐ Approval recommended subject to conditions below	☐ Approval NOT recommended due to reasons outlined below	

None.

Signed: 	Title: <i>Planning Manager</i>
Date: <i>Jan. 17, 2019.</i>	Agency: <i>City of Fort St. John.</i>



Charlie Lake Fire Dept.

Office of the Fire Chief
Fire Chief Edward Albury
P.O. Box 250, Charlie Lake, BC.
250-785-1424

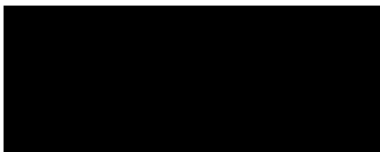
Reference: PL EPP20134 [PID 028-875-214]

Hello Michael,

In reference to property above, the Charlie Lake Fire Department has no concerns with the re-zoning from Zone 5 too Zone 4.

Understanding the re-zone request, this should have very little impact to our services.

Sincerely yours,



Chief Edward Albury

May 16, 2019



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

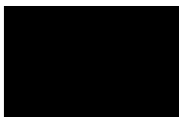
Attention: Michael Blatz, North Peace Land Use Planner

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral of January 7, 2019 to amend the subject property's Official Community Plan designation from Low Density Rural Residential to Medium Density Rural Residential and its zoning from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone). The property falls within Section 52 of the Transportation Act and will require Ministry of Transportation and Infrastructure formal approval.

The Ministry has no objections to the proposal for the zoning bylaw amendment. The Ministry has received and is currently reviewing the subdivision application for a two (2) lot subdivision under MoTI file 2018-06853. The proposed layout as submitted is not guaranteed as it is dependent on review and approval by the Provincial Approving Officer.

Thank you for the opportunity to comment. If you or the applicant has any questions, please contact me at (250) 787-3335 or by email at Jennifer.Dyer@gov.bc.ca

Sincerely,



Jennifer Dyer
Assistant District Development Technician

May 16, 2019

Michael Blatz

From: Chair Brad Sperling
Sent: Monday, February 11, 2019 9:15 AM
To: Michael Blatz
Cc: PRRD_Internal
Subject: RE: PRRD File 18-331 | OCP ZN | Please respond by Feb 25

please forward to the board

From: Michael Blatz
Sent: Monday, February 11, 2019 9:06 AM
To: Chair Brad Sperling
Cc: PRRD_Internal
Subject: PRRD File 18-331 | OCP ZN | Please respond by Feb 25

Good morning Chair Sperling,

Please find the attached referral package for an OCP & zoning amendment application. If you have any questions or comments, please respond by **Monday February 25, 2019**.

Best,

Michael Blatz | Land Use Planner

PEACE RIVER REGIONAL DISTRICT | Direct: 250-785-8084

michael.blatz@prrd.bc.ca | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



IMPORTANT: The information transmitted herein is confidential and may contain privileged or personal information. It is intended solely for the person or entity to which it is addressed. Any review, re-transmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all digital and printed copies.

Peace River Regional District– Schedule A
North Peace Fringe Area Official Community Plan By-law No. 1870, 2009

4.3.1 High Density Rural Residential (HDR)

- Policy 5** Within the High Density Rural Residential designation the principal use of land will generally be limited to; residential and home based business subject to zoning regulations.
- Policy 6** Within the High Density Rural Residential designation and parcels not on a lakeshore the minimum parcel size will not be less than:
- a) **2000 sq. metres (0.50 acre)** for lands connected to a community sewage system;
 - b) **8 ha (20 acres)** for lands not connected to a community sewage system;
 - c) **0.4 ha (1 acre)** for land described as District Lot 418, except Plan 18222, W6M., which recognizes the existing approvals on this property.
- Policy 7** The purpose of setting a large 8 ha (20 acres) minimum parcel size for lands not connected to a community sewage system, is to re-enforce the priority of first supporting subdivision having a community sewage system that are compatible to nearby rural or urban serviced areas, to promote infilling and compact development.
- Policy 8** High Density Residential subdivision will be directed to those areas having community sewer services to maximize existing sewer capacity or those areas planned to receive sewer service, encouraging compact development, as referenced in Section 11.3.1, Policy No. 10 to 12.

4.3.2 Medium Density Rural Residential (MDR)

- Policy 8** Within the Medium Density Rural Residential designation the principal use of land will generally be limited to; residential and home based business, subject to zoning regulations.
- Policy 9** Within the Medium Density Rural Residential designation the minimum parcel will not be less than:
- a) **0.8 ha (2 acres)** for lands;
 - i) connected to a community sewage system, or;
 - ii) where soil conditions are suitable for on-site sewage disposal and a system authorized by the agency having jurisdiction regarding sewage disposal;
 - b) **1.6 ha (4 acres)** for lands not connected to a community sewage system.
 - c) **0.3 ha (0.74 acre)** for land described as a portion of the Northwest ¼ of Section 1, Township 84, Range 18, W6M, PRD [Bylaw No. 2115, 2014]
- Policy 10** For parcels designated Medium Density Rural Residential lying within Electoral Area 'B' the minimum parcel size will not be less than **1.6 ha (4 acres)** as shown on Schedule B, Map No.'s 1 and 2.



PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

SECTION 38 R-5 (Residential 5 Zone - 4 ha)

1. Permitted Uses

The following PRINCIPAL USES and no others are permitted in a R-5 zone subject to Part IV of this bylaw and subject to Sub-Section 2 of this Section 38;

- (a) DWELLING UNIT(S);
- (b) Market garden;
- (c) AGRICULTURE;
- (d) KENNEL;
- (e) EQUESTRIAN FACILITY;

The following ACCESSORY uses and no others are permitted in a R-5 zone, subject to Part IV of this bylaw and Sub-Section 2 of this Section 38:

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

2. Regulations

Minimum Parcel Size

- (a) The minimum parcel size is 4.0 hectares (10 acres).

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.



PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

SECTION 38 R-5 (Residential 5 Zone - 4 ha) continued

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.

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.



PEACE RIVER REGIONAL DISTRICT

Notice of Public Hearing

OCP & ZONING AMENDMENTS BYLAW NO. 2359 & 2360, 2019

When:

April 16, 2019 | 7:00pm

Where:

Charlie Lake Hall

12717 Charlie Lake Hall Rd
Charlie Lake, B.C

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

Charlie Lake Area

Lot 1 Section 25 Township 84 Range 20 W6M Peace River District
PL EPP20134

The Peace River Regional District is hosting a meeting to discuss the proposed OCP & Zoning Amendments.

Proposal: To amend the subject property from Low Density Rural Residential (LDR) to Medium Density Rural Residential (MDR) within *PRRD North Peace Fringe Area OCP, Bylaw No. 1870, 2009* and to rezone it from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone) within *PRRD Zoning Bylaw No. 1343, 2001*. The applicants intend to subdivide the property into two 2 hectare parcels.



This notice is in general form only. Relevant background documents 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 C.

Shawn Dahlen, Chief Administrative Officer

diverse. vast. abundant.

May 16, 2019



Public Hearing Minutes - OCP & Zoning Amendment Bylaws No. 2359 & 2360, 2019

April 16, 2019 @ 7:00 p.m.

Charlie Lake Hall, 12717 Charlie Lake Hall Road, Charlie Lake BC

Attendance:

Peace River Regional District:	Brad Sperling, Director of Electoral Area C (Chair) Michael Blatz, Land Use Planner, Development Services
Applicant/Owner:	William & Jennifer Pollard
Public:	2 Attendees

1. Call to Order

Chair Brad Sperling called the meeting to order at 7:00 pm.

2. Statement of Public Hearing

Chair Brad Sperling stated the public hearing is held to allow the public to make representations to the Board respecting the proposed OCP change for the property described as Lot 1 Section 25 Township 84 Range 20 W6M Peace River District, Plan EPP20134 from Low Density Rural Residential to Medium Density Rural Residential and the proposed zoning change from Residential 5 Zone to Residential 4 Zone. The Chair stated the procedural rules in place to govern the conduct of the public hearing and invited staff to provide a brief summary of the application and proposal.

3. Introduction to Proposal

Staff provided those in attendance with a summary of proposed OCP & Zoning Amendment Bylaws No. 2359 & 2360, 2019 for the property described as Lot 1 Section 25 Township 84 Range 20 W6M Peace River District, Plan EPP20134, as printed in the agenda.

4. Summary of Application Procedure

Staff provided those in attendance with a summary of the application procedure, as printed in the agenda.

5. Comments From Agencies And Municipalities Received

Staff read the comments received from agencies and municipalities for the benefit of those in attendance at the hearing, as printed in the agenda.

6. Written Comments Received From Public

Staff stated no written comments from the public were received prior to 4:00 pm on April 16, 2019.

7. Comments From Applicant

Chair Brad Sperling asked William and Jennifer Pollard if they had any comments related to the proposed bylaws.

William Pollard spoke in support of the proposal, saying they intend to subdivide the property into two 2 hectare parcels and give one to their daughter.

8. Comments From Public

Chair Brad Sperling asked the members of the public if they had any comments related to the proposed bylaws.

Rosemarie Phillips stated that she was concerned about drainage on her property. She stated that she lives next to Goodbun subdivision, which is approximately 4 kilometres south of the subject property, and believes improper drainage from that development is causing water issues on her property. She was concerned that further subdivision along Tea Creek, such as the Pollard's proposal, might cause further issues downstream on her property. She had no objection to the proposed bylaws, but asked how much more water would drain into Tea Creek because of this proposed subdivision.

Chair Brad Sperling responded, saying he did not think the proposed subdivision would increase water drainage into Tea Creek. He invited her to discuss her concerns about drainage related to the Goodbun subdivision with him following the public hearing. He then called a second time for comments from the public related to the proposed bylaws.

Darwin Soychuk asked from where the new lot would be accessed.

The landowner, William Pollard, responded saying both parcels would be accessed from the unmaintained Ministry of Transportation & Infrastructure right-of-way north of where 279 Road ends. This was followed by general discussion about and clarification of where the proposed lot line would be. William Pollard confirmed that the lot line would run east-west, as shown in his application. This was followed by general discussion about approval processes for subdivision, zoning amendment, and Agricultural Land Reserve applications.

9. Final Comments From Applicant

Chair Brad Sperling invited the applicant to make any final comments. Mr. Pollard declined.

10. Termination of Public Hearing

Chair Brad Sperling closed the public hearing at 7:15 pm.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed Official Community Plan Amendment Bylaw No. 2359, 2019 and Zoning Amendment Bylaw No. 2360, 2019 held on Tuesday April 16, 2019.



Michael Blatz, Recorder



Director Brad Sperling, Chair

May 16, 2019

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2359, 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 Lot 1, Section 25, Township 84, Range 20, W6M, PRD, Plan EPP20134;

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. 2359, 2019."
2. Schedule B – Map 3 of "North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009" is hereby amended by redesignating Lot 1, Section 25, Township 84, Range 20, W6M, PRD, Plan EPP20134 from "Low Density Rural Residential" to "Medium Density Rural Residential", as shown shaded on Schedule "A" which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	<u>28th</u> day of	<u>February</u> , 2019.
READ A SECOND TIME THIS	<u>28th</u> day of	<u>February</u> , 2019.
Public Notification mailed on the	<u>28th</u> day of	<u>March</u> , 2019.
Public Hearing held on the	<u>16th</u> day of	<u>April</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. 2359, 2019", as adopted by the Peace
River Regional District Board
on _____, 20__.

Corporate Officer

May 16, 2019

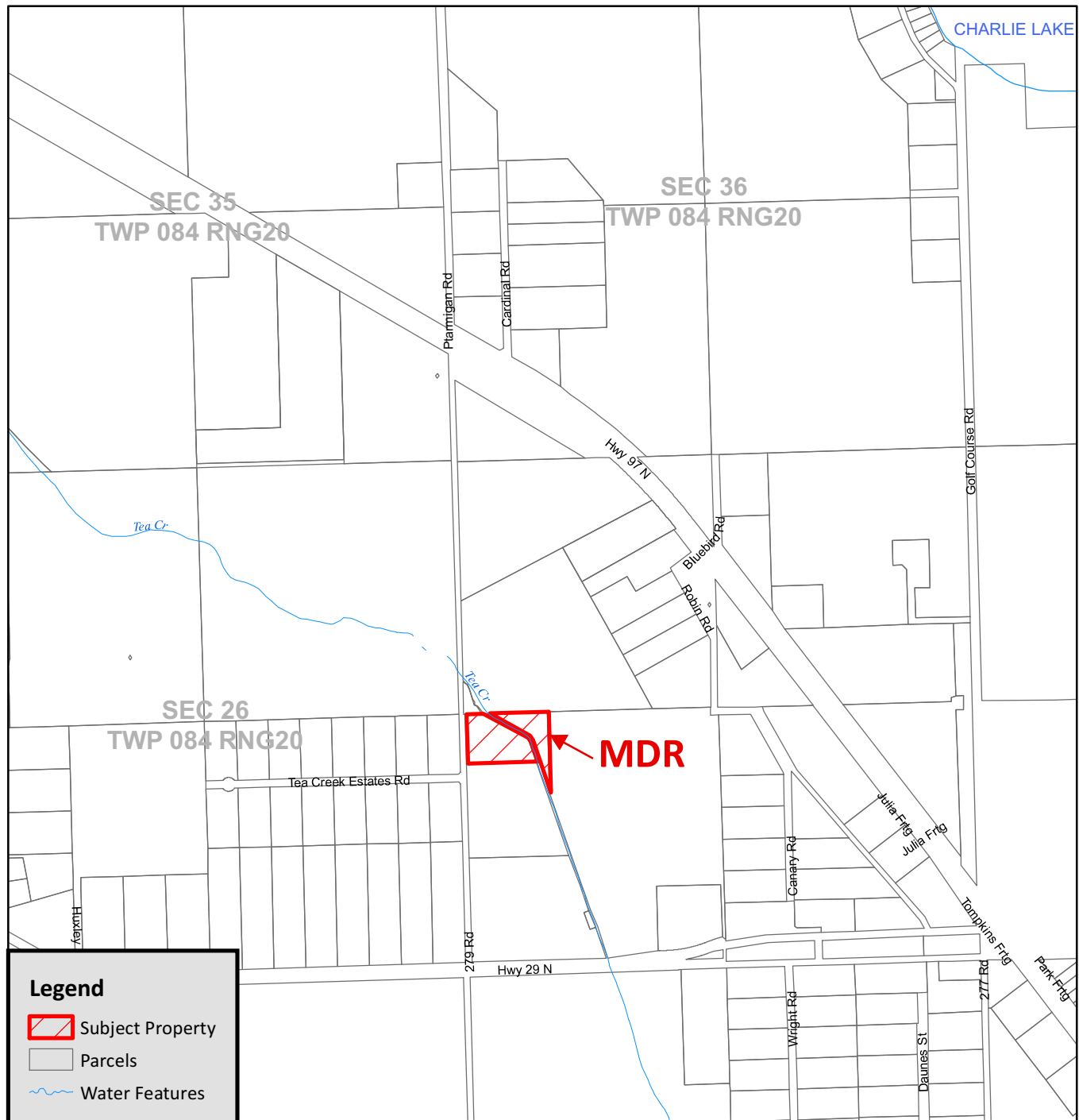


Peace River Regional District
Bylaw No. 2359, 2019
SCHEDULE "A"



1:19,000

Map No. 3 - Schedule A of "North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009" is hereby amended by redesignating Lot 1, Plan EPP20134, Section 25, Township 84, Range 20, PRD **from** LDR "Low Density Rural Residential" **to** MDR "Medium Density Rural Residential" as shown shaded on the drawing below:



G:\Development_Services\BYLAWS\Bylaw_2359 - OCP - PENDING.mxd

May 16, 2019

1/7/2019

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2360, 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. 2358, 2018."
2. Schedule A – Map 4 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 1, Section 25, Township 84, Range 20, W6M, PRD, Plan EPP20134, from R-5 "Residential 5 Zone" to R-4 "Residential 4 Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	<u>28th</u>	day of	<u>February</u>	, 2019.
READ A SECOND TIME THIS	<u>28th</u>	day of	<u>February</u>	, 2019.
Notification mailed on the	<u>28th</u>	day of	<u>March</u>	, 2019.
Public Hearing held on the	<u>16th</u>	day of	<u>April</u>	, 2019.
Ministry of Transportation approval received this	<u>23rd</u>	day of	<u>April</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. 2360, 2019,
as adopted by the Peace River Regional District
Board on _____, 20____.

Corporate Officer

May 16, 2019

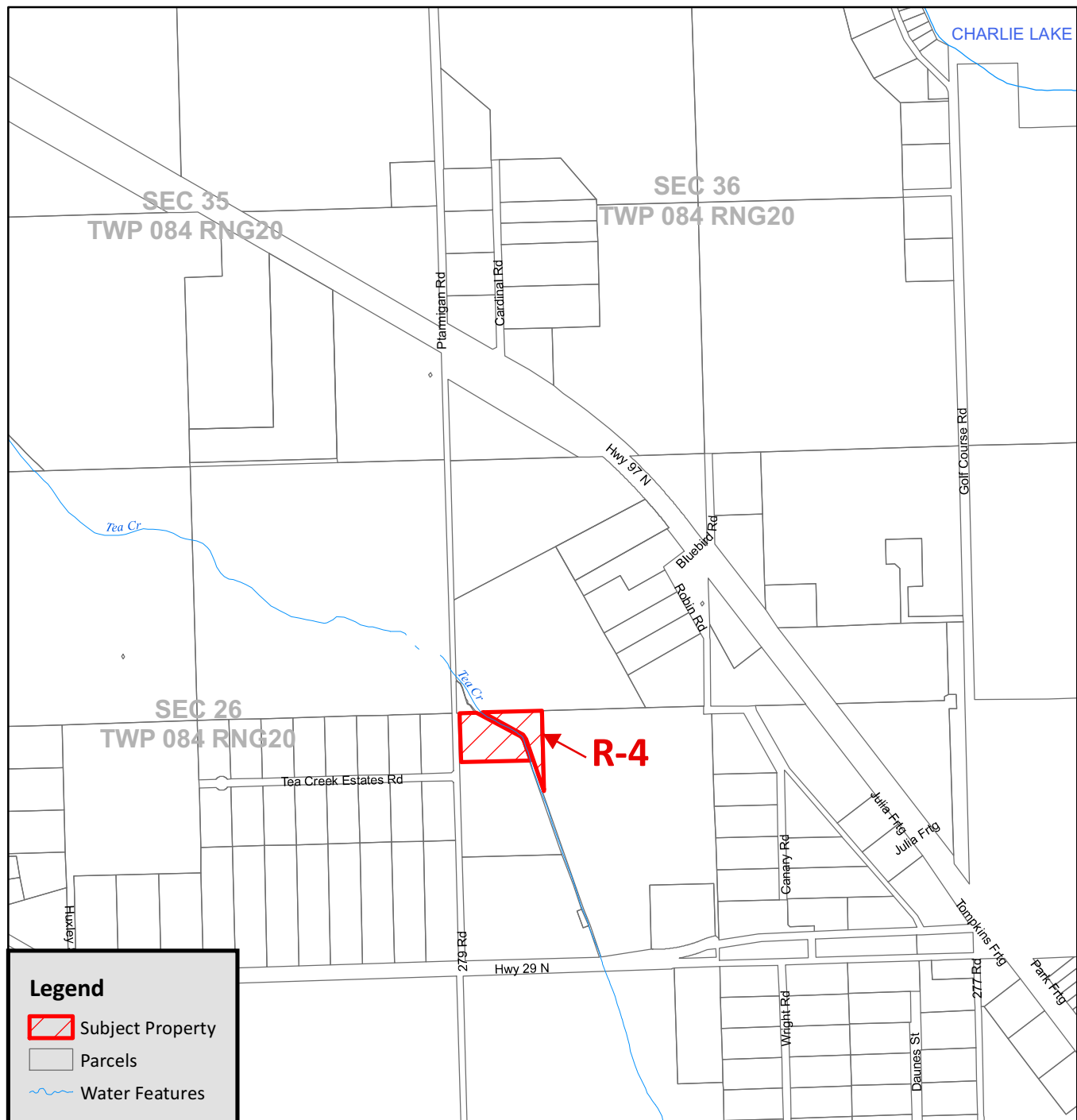


Peace River Regional District
Bylaw No. 2360, 2019
SCHEDULE "A"



1:19,000

Map No. 4 - Schedule A of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 1, Plan EPP20134, Section 25, Township 84, Range 20, PRD **from R-5 "Residential 5 Zone" to R-4 "Residential 4 Zone"** as shown shaded on the drawing below:



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May 16, 2019

1/7/2019