

**PEACE RIVER REGIONAL DISTRICT****PUBLIC HEARING – AGENDA****Proposed OCP & Zoning Amendments Bylaw Nos. 2385 & 2386, 2019**

January 14, 2020 @ 7:00 p.m.

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

1. CALL TO ORDER**2. STATEMENT OF PUBLIC HEARING (Chair)**

This public hearing is convened pursuant to Section 465 of the *Local Government Act* to allow the public to make representations to the Board respecting matters contained in proposed **OCP & Zoning Amendments Bylaw Nos. 2385 & 2386, 2019**.

Every one of you present who believes that your interest is affected by the proposed bylaw shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaw. None of you will be discouraged or prevented from making your views known. However, it is important that you restrict your remarks to matters contained in the proposed bylaw.

When speaking please commence your remarks by clearly stating your name and address.

Members of the Board may, if they so wish, ask questions of you following your presentation. However, the function of the Board at this public hearing is to listen to you rather than to debate the merits of the proposed bylaw.

After this public hearing has concluded, the Board may, without further notice, give whatever effect the Board believes proper to the representations made at this hearing.

3. INTRODUCTION TO PROPOSAL

Landowner: Bill & Amber Dyer

Legal Description: Lot 2 Section 24 Township 84 Range 20 W6M Peace River Plan 31270

Proposal: To redesignate the subject property from LDR (Low Density Rural Residential) to MDR (Medium Density Rural Residential) in PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009 and rezone the subject property from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone) in PRRD Zoning Bylaw No. 1343, 2001. The applicant intends to subdivide the property, resulting in four lots total.

4. SUMMARY OF APPLICATION PROCEDURE

September 13, 2019	The PRRD received the application
September 17, 2019	The PRRD referred the application and draft bylaws to provincial agencies and partner municipalities
November 14, 2019	The PRRD Board gave the bylaws 1 st and 2 nd reading and authorized a public hearing.
December 23, 2019	The PRRD mailed notifications of the public hearing to landowners within the notification area
January 2 & 9, 2020	The PRRD advertised the public hearing notification in the Alaska Highway News
January 14, 2020	The PRRD held a public hearing in Charlie Lake BC

5. COMMENTS RECEIVED FROM AGENCIES AND MUNICIPALITIES

Agricultural Land Commission

ALC staff confirm that the property was excluded from the ALR, and as such have no objections.

Charlie Lake Fire Department

No concerns.

MoTI

The Ministry has no objections to the proposed rezoning.

Dawson Creek, Fort St. John, Chetwynd, Hudson's Hope, Pouce Coupe, Taylor, Tumbler Ridge, PRRD Solid Waste, Northern Health, MoECC MoFLNRORD & SD 60

No response received.

6. WRITTEN COMMENTS RECEIVED FROM PUBLIC

7. COMMENTS FROM APPLICANT

8. COMMENTS FROM PUBLIC

9. FINAL COMMENTS FROM APPLICANT

10. TERMINATION OF PUBLIC HEARING

List of Attachments:

- A. Official Community Plan Amendment Bylaw No. 2385, 2019 p. 4
- B. Zoning Amendment Bylaw No. 2386, 2019 p. 7
- C. Public Notification of Public Hearing p. 10
- D. Report - OCP & Zoning Amendments Bylaw Nos. 2385 & 2386, 2019 p. 12
 - a. Maps
 - b. Application
 - c. Referral responses from agencies
 - d. Director comments
 - e. Section 4 of PRRD North Peace Fringe Area OCP, Bylaw No. 1870, 2009
 - f. Section 37 of PRRD Zoning Bylaw No. 1343, 2001
 - g. Draft Official Community Plan Amendment Bylaw No. 2385, 2019
 - h. Draft Zoning Amendment Bylaw No. 2386, 2019

Attachment A

Official Community Plan Amendment Bylaw No. 2385, 2019

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2385, 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 2, Section 24, Township 84, Range 20, W6M, PRD, Plan 31270;

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. 2385, 2019."
2. Schedule B – Map 3 of "North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009" is hereby amended by redesignating Lot 2, Section 24, Township 84, Range 20, W6M, PRD, Plan 31270 from LDR "Low Density Rural Residential" to MDR "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>14th</u>	day of	<u>November</u>	, 2019.
READ A SECOND TIME THIS	<u>14th</u>	day of	<u>November</u>	, 2019.
Notification mailed on the	<u>23rd</u>	day of	<u>December</u>	, 2019.
Public Notification published on the	<u>2nd and 9th</u>	day of	<u>January</u>	, 2020.
Public Hearing held on the	<u>14th</u>	day of	<u>January</u>	, 2020.
READ A THIRD TIME THIS	_____	day of	_____	, 2020.
ADOPTED THIS	_____	day of	_____	, 2020.

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. 2385, 2019", as adopted by the Peace
River Regional District Board
on _____, 20____.

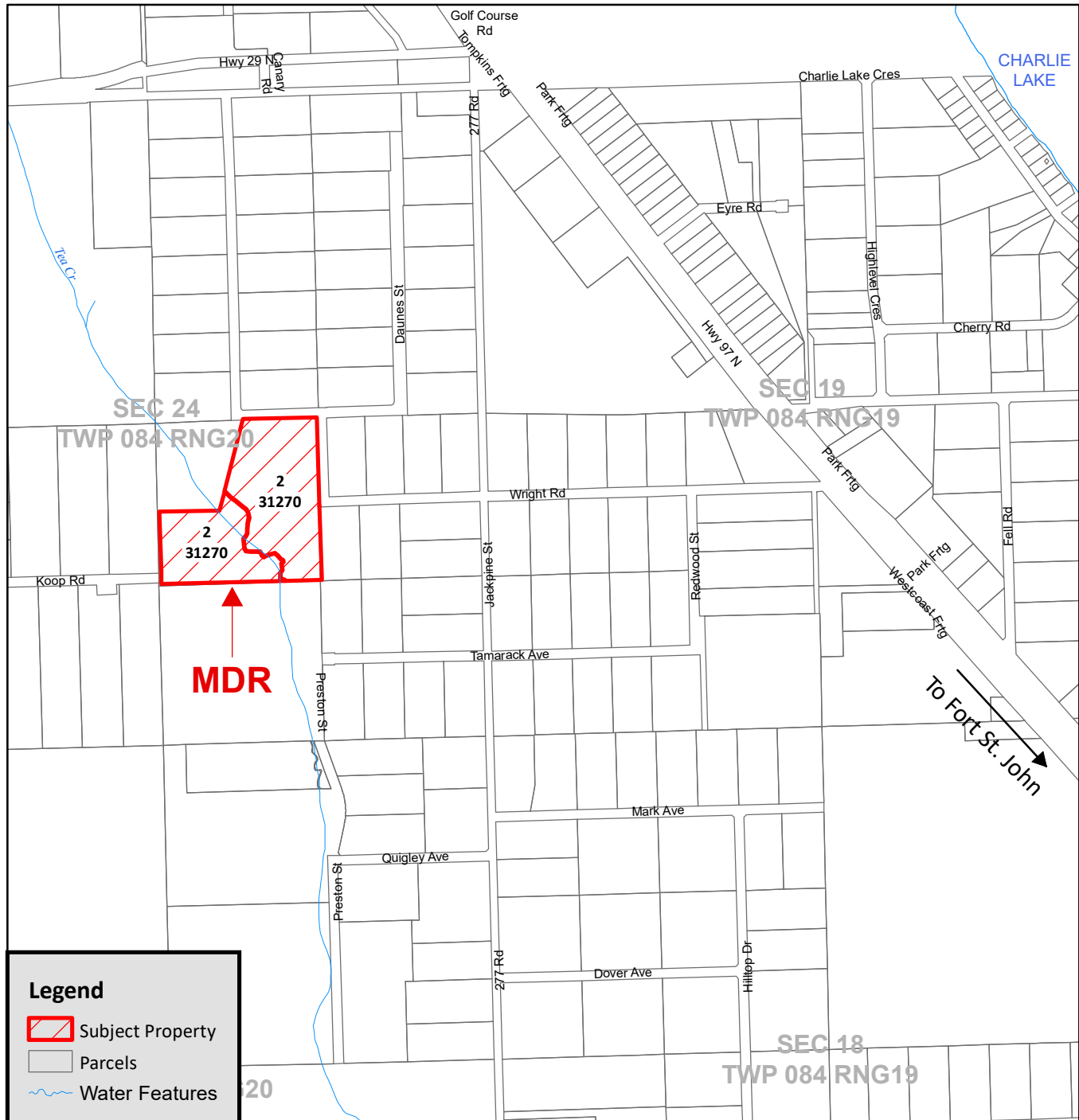
Corporate Officer



Peace River Regional District
Bylaw No. 2385, 2019
SCHEDULE "A"



Schedule B - Map 3 of "North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009" is hereby amended by redesignating Lot 2, Section 24, Township 84, Range 20, W6M, PRD, Plan 31270 **from** LDR "Low Density Rural Residential" **to** MDR "Medium Density Rural Residential" as shown shaded on the drawing below:



Attachment B

Zoning Amendment Bylaw No. 2386, 2019

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2386, 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. 2386, 2019."
2. Schedule A – Map 5 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 2, Section 24, Township 84, Range 20 W6M, PRD, Plan 31270, 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>14th</u>	day of	<u>November</u>	, 2019.
READ A SECOND TIME THIS	<u>14th</u>	day of	<u>November</u>	, 2019.
Notification mailed on the	<u>23rd</u>	day of	<u>December</u>	, 2019.
Public Notification published on the	<u>2nd and 9th</u>	day of	<u>January</u>	, 2020.
Public Hearing held on the	<u>14th</u>	day of	<u>January</u>	, 2020.
READ A THIRD TIME THIS	_____	day of	_____	, 2020.
ADOPTED THIS	_____	day of	_____	, 2020.

 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. 2386, 2019,
 as adopted by the Peace River Regional District
 Board on _____, 20____.

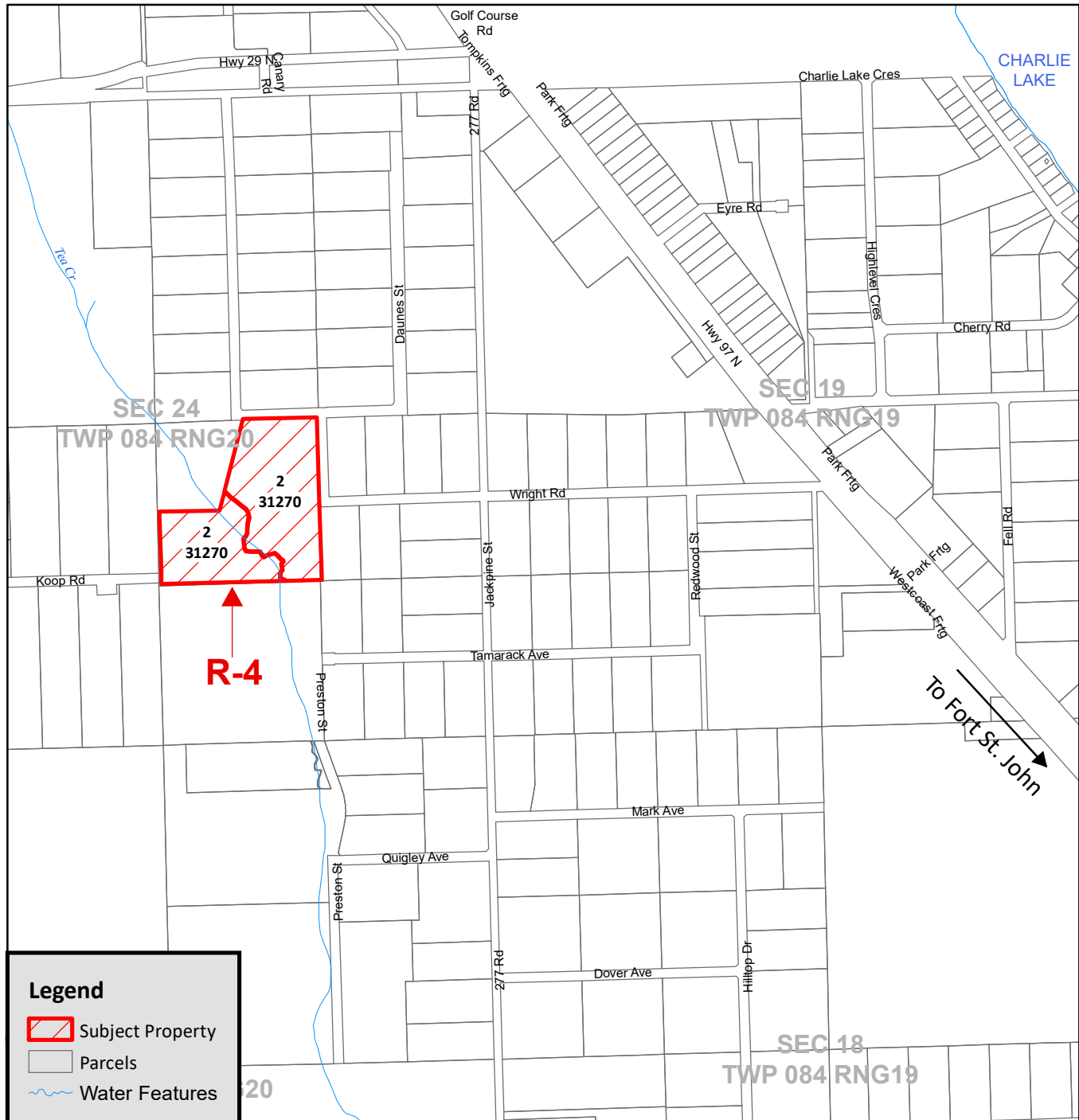
 Corporate Officer



Peace River Regional District
Bylaw No. 2386, 2019
SCHEDULE "A"



Schedule A - Map 5 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 2, Section 24, Township 84, Range 20, W6M, PRD, Plan 31270 **from** R-5 "Residential 5 Zone" **to** R-4 "Residential 4 Zone" as shown shaded on the drawing below:



Attachment C

Public Notification of Public Hearing



PEACE RIVER REGIONAL DISTRICT

Notice of Public Hearing

OFFICIAL COMMUNITY PLAN & ZONING AMENDMENTS BYLAW NOS. 2385 & 2386, 2019

When:

TUESDAY, JANUARY 14,
2020 | 7:00PM

Where:

CHARLIE LAKE
COMMUNITY HALL

12717 CHARLIE LAKE HALL
ROAD, CHARLIE LAKE BC

For More Information:

Contact:

Development Services

Tel: 250-784-3200

Toll Free: 1-800-670-7773

Email: prrd.dc@prrd.bc.ca



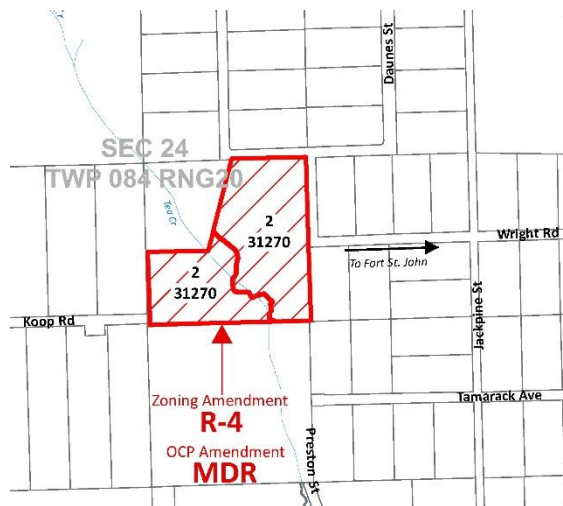
prrd.bc.ca | f

Charlie Lake

Lot 2 Section 24 Township 84 Range 20 W6M Peace River Plan 31270

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

Proposal: To redesignate the subject property from LDR (Low Density Rural Residential) to MDR (Medium Density Rural Residential) in PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009 and rezone the subject property from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone) in PRRD Zoning Bylaw No. 1343, 2001. The applicant intends to subdivide the property, resulting in four lots total.



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 C.

Shawn Dahlen, Chief Administrative Officer

diverse. vast. abundant.

Attachment D

Report - OCP & Zoning Amendments Bylaw Nos. 2385 & 2386, 2019



PEACE RIVER REGIONAL DISTRICT

REPORT

To: Chair and Directors

Date: October 22, 2019

From: Kevan Sumner, General Manager of Development Services

Subject: OCP & Zoning Amendments Bylaw Nos. 2385 & 2386, 2019, PRRD File No. 19-172

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board has considered the requirements of s. 475 of the *Local Government Act* and has provided opportunity for early and ongoing consultation with those persons, organizations and authorities the Board considers will be affected as summarized in the staff report from the General Manager of Development Services dated October 22, 2019 regarding Bylaw Nos. 2385 and 2386; further,

That Official Community Plan Amendment Bylaw No. 2385, 2019, to amend the designation of the property identified as PID 005-214 from Low Density Rural Residential (LDR) to Medium Density Rural Residential (MDR), be read a first and second time; and further,

That Zoning Amendment Bylaw No. 2386, 2019, to rezone the same property from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone), be read a first and second time; and finally

That a public hearing, delegated to the Director of Electoral Area C, be scheduled.

BACKGROUND/RATIONALE:**Proposal**

To redesignate the subject property from LDR (Low Density Rural Residential) to MDR (Medium Density Rural Residential) in PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009 and rezone the subject property from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone) in PRRD Zoning Bylaw No. 1343, 2001. The applicant intends to subdivide the property, resulting in four lots¹ total:

- Lot 1: 4.66 ha (11.50 ac), existing home site developed, accessed from Wright Road
- Lot 2: 2.02 ha (5.00 ac), existing home site developed, accessed from Wright Road
- Lot 3: 3.64 ha (9.00 ac), undeveloped area, accessed from Koop Road
- Lot 4: 1.82 ha (4.50 ac), undeveloped area, accessed from Wright Road

File Details

Owners: Bill & Amber Dyer
Area: Electoral Area C
Location: Charlie Lake
Legal: Lot 2 Section 24 Township 84 Range 20 W6M Peace River PI 31270
Civic Address: 13141 Wright Road
PID: 005-214-742
Lot Size: 12.02 ha (29.69 ac)

¹ Subdivision approval is not guaranteed. Lot sizes, quantity, and configuration are subject to change.

Staff Initials: *MS*Dept. Head: *KS*CAO: *[Signature]*

Page 1 of 4

Site Context

The subject property is in a predominantly residential area in Charlie Lake, west of Highway 97. Nearby properties to the north, east, and west range in size from 1.83 ha (4.52 ac) to 4.56 ha (11.28 ac).

Site Features

Land

The property is partially cleared of trees and has two developed home sites. Tea Creek runs through the property.

Structures

There are two residences and five accessory buildings on the property.

Access

The subject property is currently accessed from the east via Wright Road, and proposed lots 1, 2, and 4 will all be accessed via Wright Road. An access from the west via Koop Road is proposed for the proposed Lot 3.

Comments & Observations

Applicant

The landowners intend to sell the 2.02 ha (5.00 ac) lot to their daughter, who has an established residence on the property. Proposed Lot 3 is an area of their property that is cut off from the home site by Tea Creek, and therefore underused. The landowners intend to sell Proposed Lots 3 and 4 in the future.

Agricultural Land Reserve (ALR)

The subject property is outside the ALR. The property was excluded in 2010 by Resolution # 2704/2010.

Official Community Plan (OCP)

The subject property is designated as Low Density Rural Residential (LDR) 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 residential use complies with the NPFA OCP, three of the proposed parcel sizes do not. Therefore an OCP amendment from LDR to Medium Density Residential (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 lots in the proposed subdivision all meet the minimum parcel size requirement.

The proposal aligns with Section 1.5.2 Policy 9, which encourages compact infill development and discourages sprawl. The proposal also fulfills Objective 3 in Section 4.2 of the OCP, which directs “infill and direct residential subdivision to areas designated HDR, MDR, LDR, and Settlement Centre before considering any new areas not identified in this plan.”

As noted above, the proposal is consistent with the applicable policies of the OCP, with the exception of the minimum parcel size requirement. An OCP amendment is required to allow for smaller parcel sizes on this property prior to the subdivision of the property as proposed by the property owners.

Land Use Zoning

The property is zoned R-5 (Residential 5 Zone) within PRRD Zoning Bylaw No. 1343, 2001. Section 38.1 of the bylaw states that dwelling unit(s) are permitted principal land uses. However, the minimum parcel size is 4.0 ha (10.0 ac) in the R-5 zone and three of the proposed parcel sizes do not meet that minimum.

Therefore, the landowner is applying to rezone the property to R-4 (Residential 4 Zone). The proposed use and parcel sizes are consistent with the R-4 Zone regulations, as stated in Section 37 of the zoning bylaw.

Fire Protection Area

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

Mandatory Building Permit Area

The subject property is within the Mandatory Building Permit Area.

Development Permit Area

The subject property is outside all Development Permit Areas.

Development Cost Charge Area

The subject property is outside the Development Cost Charge Area.

School District 60 School Site Acquisition Charge Area

The subject property is within the School District 60 School Site Acquisition Charge Area.

Impact Analysis

Context

If the rezoning and subdivision move forward, three new residential parcels would be created, two of which already have established home sites. The proposed land use and parcel sizes are consistent with those of the surrounding parcels. The proposal is appropriate for the area.

Population & Traffic

A minor increase in traffic is anticipated should the proposed rezoning amendment be approved. Two of the proposed lots have established home sites and are not anticipated to generate more traffic as a result of this application. The two new lots would generate a small increase in traffic and population, split between Wright Road and Koop Road.

Sewage & Water

The existing home sites have established lagoons, a well, and a cistern. The owners of the new lots would need to develop sewage and water systems in compliance with Northern Health regulations.

Comments Received from Municipalities & Provincial Agencies

Agricultural Land Commission

ALC staff confirm that the property was excluded from the ALR, and have no objections.

Charlie Lake Fire Department

No concerns

MoTI

The Ministry has no objections to the proposed rezoning.

Dawson Creek, Fort St. John, Chetwynd, Hudson's Hope, Pouce Coupe, Taylor, Tumbler Ridge, PRRD Solid Waste, Northern Health, MoECC MoFLNRORD & SD 60

No response received.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse Official Community Plan Amendment Bylaw No. 2385, 2019, to amend the designation of Lot 2 Section 24 Township 84 Range 20 W6M Peace River Plan 31270 from Low Density Rural Residential (LDR) to Medium Density Rural Residential (MDR), and Zoning Amendment Bylaw No. 2386, 2019, to rezone the same property from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone), as submitted.
2. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- ☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

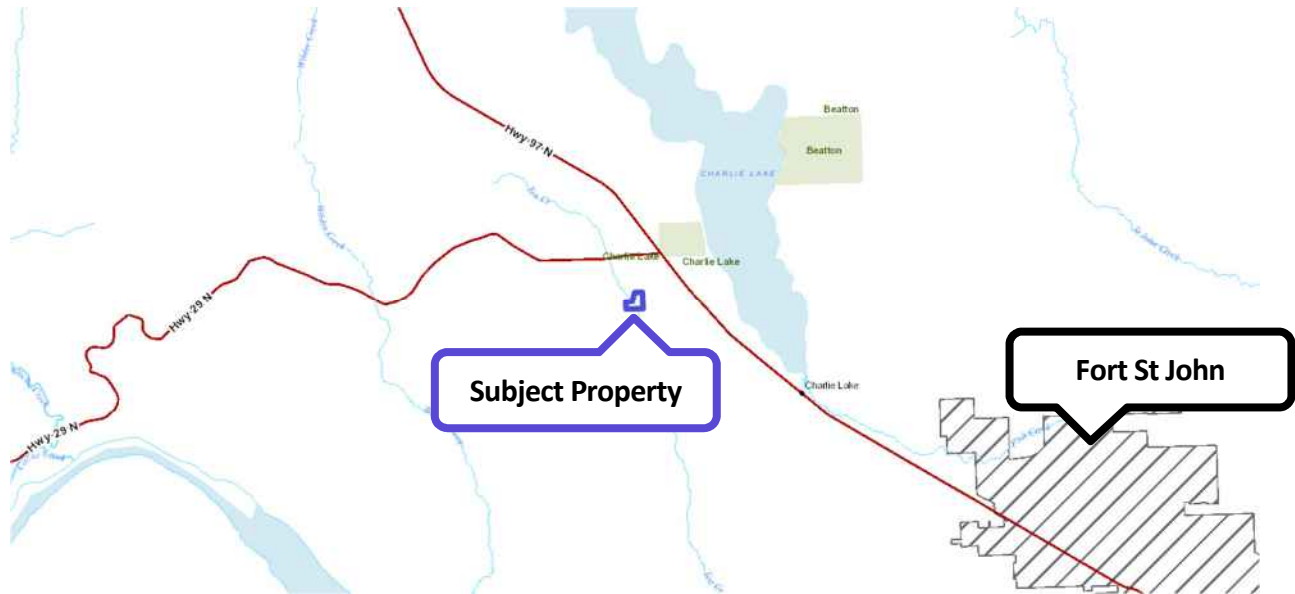
COMMUNICATIONS CONSIDERATION(S):

OTHER CONSIDERATION(S):

Attachments:

1. Maps
2. Application
3. Referral responses from agencies
4. Director comments
5. Section 4 of PRRD North Peace Fringe Area OCP, Bylaw No. 1870, 2009
6. Section 37 of PRRD Zoning Bylaw No. 1343, 2001
7. Draft Official Community Plan Amendment Bylaw No. 2385, 2019
8. Draft Zoning Amendment Bylaw No. 2386, 2019

Location: Charlie Lake area

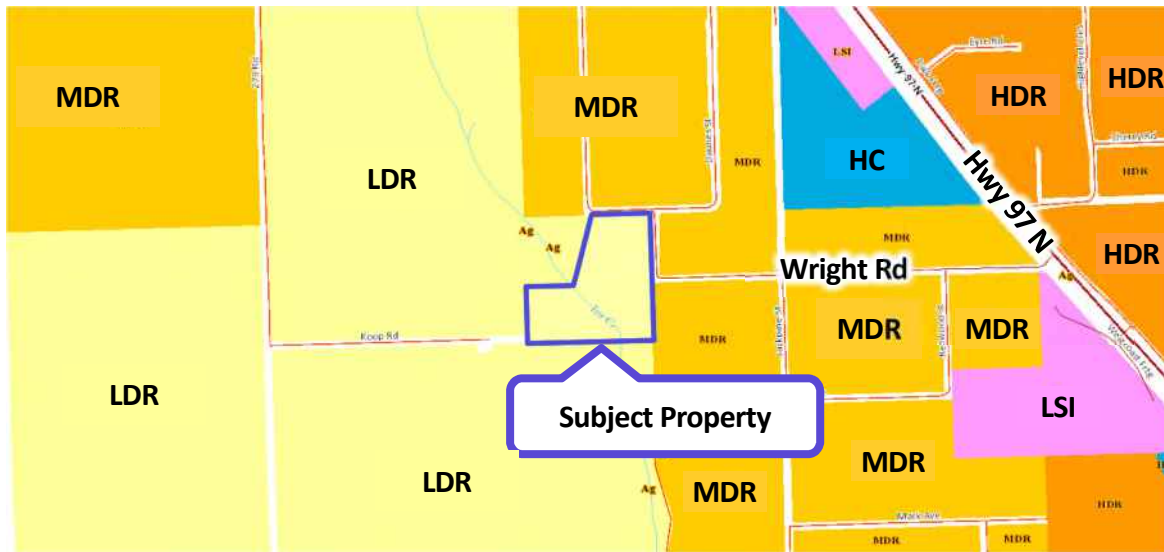


Aerial imagery

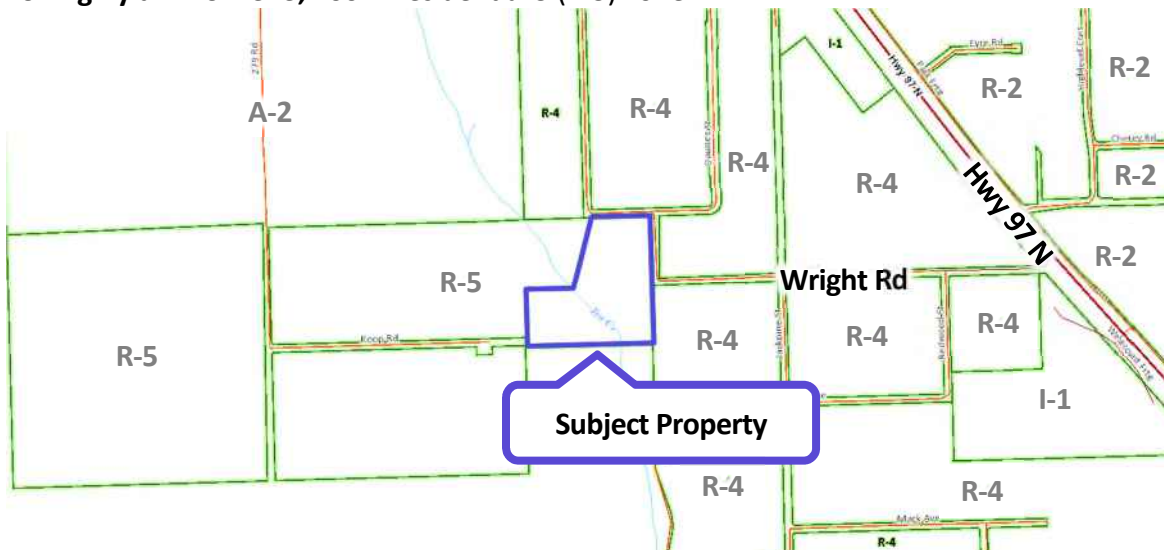


PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009:

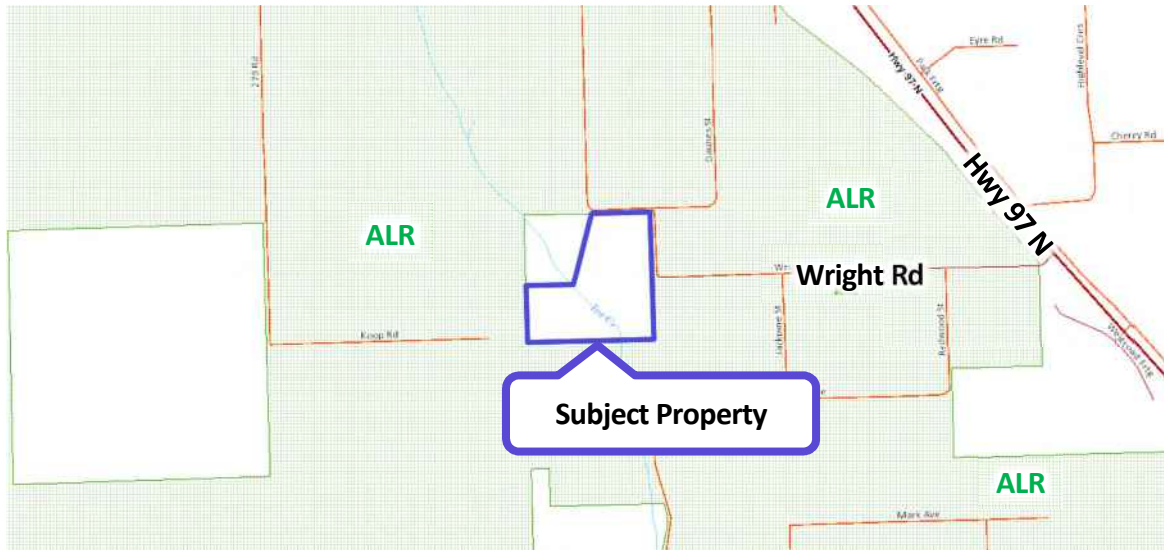
Low Density Rural Residential (LDR)



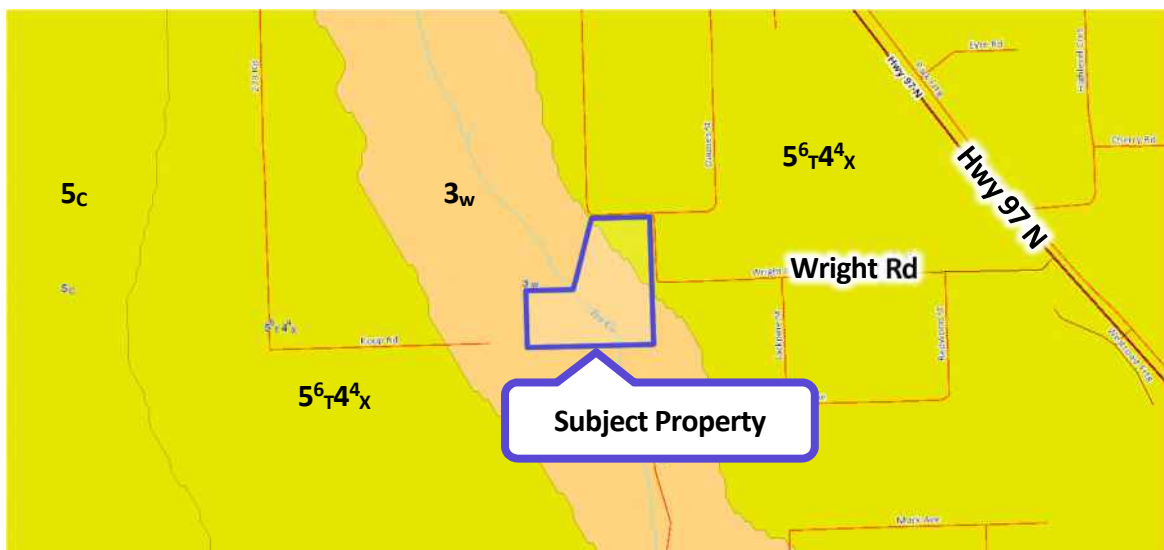
PRRD Zoning Bylaw No. 1343, 2001: Residential 5 (R-5) Zone



Agricultural Land Reserve: Outside



CLI Soil Classification: 3_w & 5⁶_T4⁴_x





PEACE RIVER REGIONAL DISTRICT

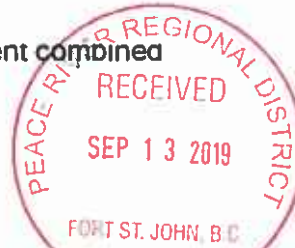
DAWSON CREEK 1981 Alaska Avenue (Box 810), Dawson Creek, BC (T) 250-784-3200..(F) 250-784-3201
 FORT ST. JOHN 9505 100TH Street, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125
 [Toll Free: 1-800-670-7773]

Receipt # 7658

Application for Development

1. TYPE OF APPLICATION

- | | |
|---|-------------|
| ☐ Official Community Plan Bylaw Amendment | Fee |
| ☐ Zoning Bylaw Amendment | \$ 1,000.00 |
| ☒ Official Community Plan / Zoning Bylaw Amendment combined | 650.00 |
| ☐ Temporary Use Permit | 1,050.00 |
| ☐ Development Permit | 350.00 |
| ☐ Development Variance Permit | 165.00 |
| ☒ Sign requirement | 165.00 |
| | 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 Bill and Amber Dyer	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
Lot 2 Sec 24 Township 84 Range 20 W6M P.R. PI 31270 (PID: 005-214-742)	12.01 (30 Acres) ha./acres
	ha./acres
	ha./acres
	TOTAL AREA 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*.

Schedule A - Application for Development

4. Civic Address or location of property: 13141 Wright Rd. Charlie Lk.

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: R-5

Proposed zone: R-4

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:

Currently There are 2 Private Residential Homes,
1 Pole building Hay Shed., and 4 Utility Sheds, Tack room etc.

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

(a) North 4.5-5 acrer Residential lots With Private Homes
(b) East 4.5-5 acre " " " " "
(c) South 40 acre Residential with Private Home
(d) West 12 acre Residential Lots With Private Homes.

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

To subdivide into 4.5 acre or larger lots to be
Sold ~~as~~ as Residential acrages.

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

Wishing to Sell a 4.5 acre lot to Our daughter who
already has a home on our Property.
Other lots to be sold in future due to existing creek making
them inaccessible from our home site.

Schedule A – Application for Development

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

Current Homes have sewer Lagoons

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

One home has well and one home has cistern Tank.

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.

Schedule A – Application for Development

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

Date signed

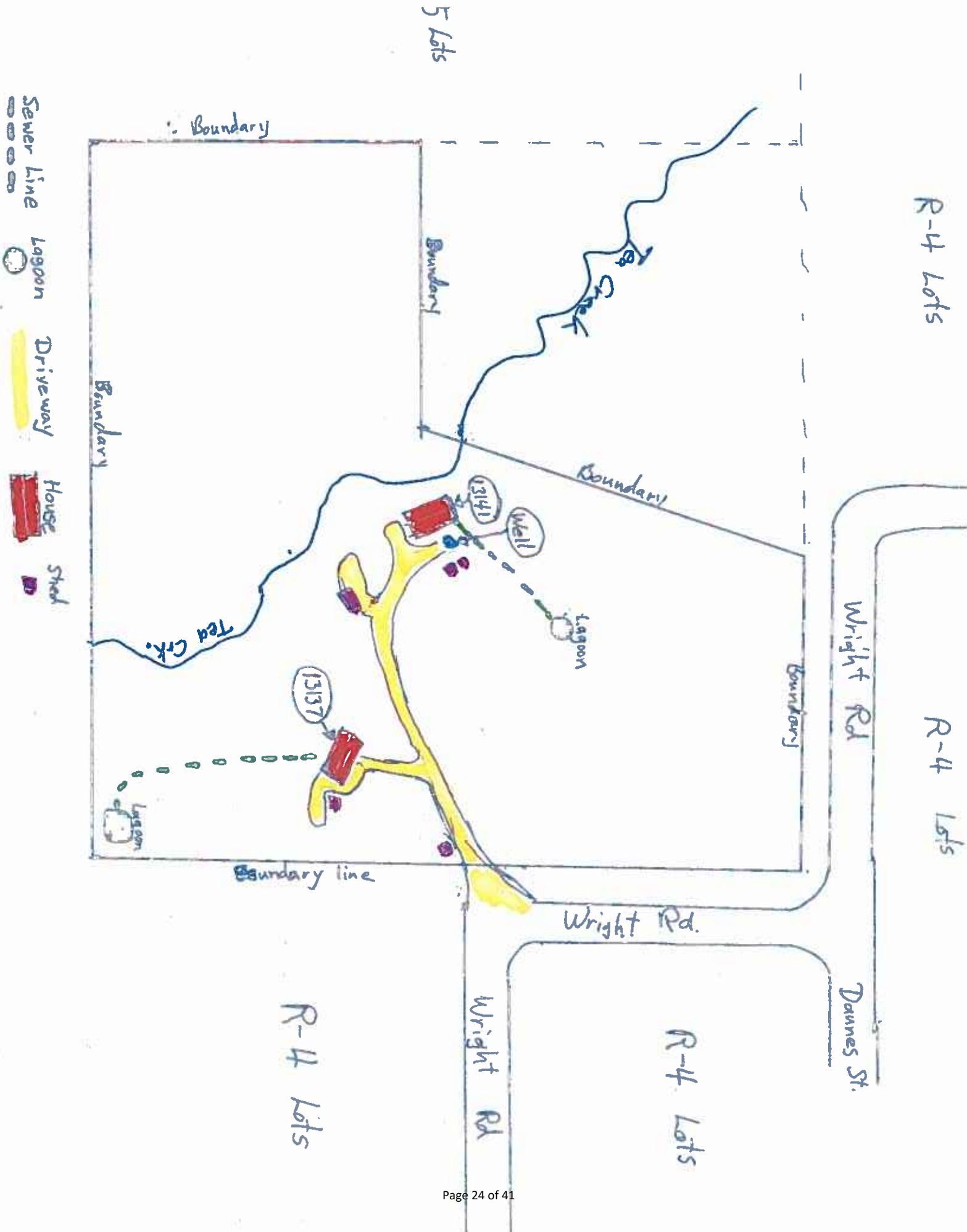
Signature of Owner

Date signed

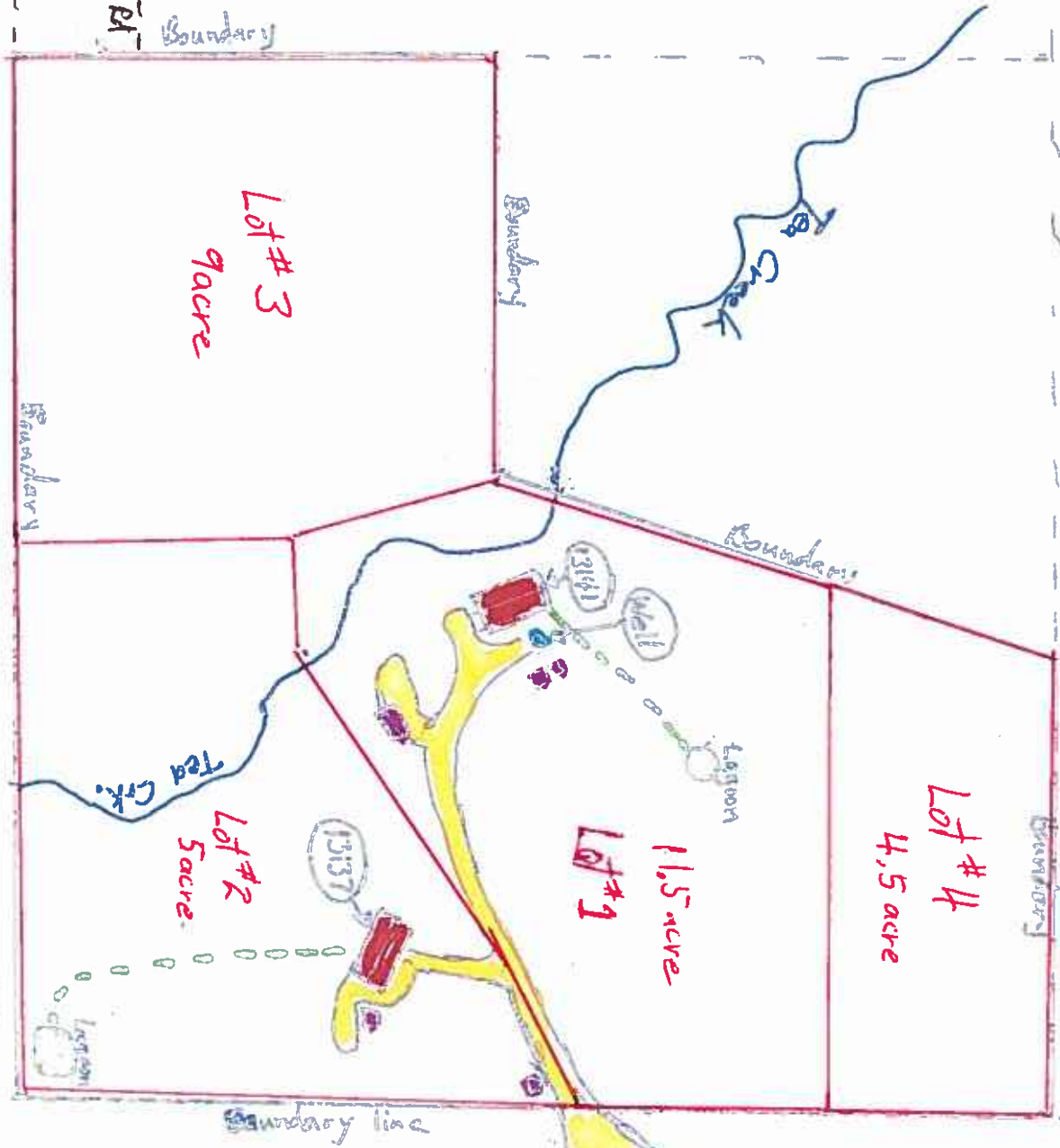
16. AGENT'S AUTHORIZATION

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 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:	



- Sewer line
- Lagoon
- Driveway
- House
- Shed
- Proposed Subdivision Boundaries



R-4 lots

R-4 lots

R-4 lots

R-4 lots



Public Hearing Agenda - Bylaw Nos. 2359 & 2360, 2019
BYLAW AMENDMENT
REFERRAL FORM

January 14, 2020

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 Amendments, Bylaw Nos. 2385 & 2386, 2019	Date: September 17, 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 (October 8, 2019). If no response is received within that time, it will be assumed that your agency's interests are unaffected.		
PURPOSE OF AMENDMENT: To redesignate the subject property from LDR (Low Density Rural Residential) to MDR (Medium Density Rural Residential) in the OCP and rezone the subject property from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone) to facilitate a subdivision.		
GENERAL LOCATION: Charlie Lake		
LEGAL DESCRIPTION: Lot 2 Section 24 Township 84 Range 20 W6M Peace River Plan 31270 PID: 005-214-742		
AREA OF PROPERTY 12.02 ha (29.69 acres)	ALR STATUS: Outside	OCP DESIGNATION: Low Density Rural Residential
Land Owners: Bill & Amber Dyer		
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 ☐ Ministry of Transportation & Infrastructure via eDAS ☐ Ministry of Forests, Lands, Natural Resources Operations and Rural Development ☐ Ministry of Environment & Climate Change ☐ Agricultural Land Commission		
Other: ☐ 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. ☐ PRRD Solid Waste <i>(As per the Management of Development Function)</i>		

**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

September 30, 2019

Reply to the attention of Sara Huber
ALC Issue: 51559
Local Government File: 19-172

Michael Blatz
Land Use Planner, Peace River Regional District
Michael.Blatz@prrd.bc.ca

Delivered Electronically

Re: Peace River Regional District Official Community Plan and Zoning Amendment Bylaw Nos. 2385 & 2386, 2019

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) North Peace Fringe Area (NPFA) Official Community Plan (OCP) and Zoning Amendment Bylaw Nos. 2385 and 2386 (the “Bylaws”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Bylaws are consistent with the purposes of the Agricultural Land Commission Act (ALCA), the Agricultural Land Reserve (ALR) General Regulation, (the “General Regulation”), the Agricultural Land Reserve Use Regulation (the “Use Regulation”), and any decisions of the ALC.

Application History:

In 2010, the Commission approved the exclusion of 13141 Wright Road, Charlie Lake, PID: 005-214-742 (the “Property”) in order to facilitate the subdivision of the Property into 4 ha lots (Application 51892; Resolution #2704/2010). In its decision, the Commission cited that it had previously supported the non-agricultural designation of the lands surrounding Tea Creek in its review of the NPFA OCP (Planning Review 42447; Resolution #1105/2009). As a result, the Commission recognized that such lands would be permitted subdivision or exclusion as applications were received. A condition of Resolution #2704/2010 was that the subdivision plan be submitted to the Commission within three years of the date of the decision (i.e. a deadline of October 27, 2013). In 2011, the ALC authorized registration of the subdivision plan.

Current Proposal:

The Bylaws propose to redesignate the Property from Low Density Rural Residential (LDR) to Medium Density Rural Residential (MDR) in the NPFA OCP and rezone the Property from Residential 5 Zone (R-5) to Residential 4 Zone (R-4) to facilitate a subdivision.

While the Property was previously subdivided into 4 ha lots, the applicants are now proposing to subdivide the Property into four lots of 4.5 acres (1.8 ha), 11.5 acres (4.7 ha), 5 acres (2 ha), and 9 acres (3.6 ha).

ALC Staff Comments:

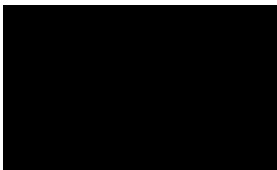
ALC staff confirms that the Property is no longer within the ALR. For this reason, ALC staff has no objection to the proposed Bylaws and associated subdivision.

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.

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 PRRD OCP and Zoning Amendment Bylaw Nos. 2385 and 2386

CC: Ministry of Agriculture – Attention: Lori Vickers

51559m1



PEACE RIVER REGIONAL DISTRICT

CHARLIE LAKE FIRE DEPARTMENT
13065 FIRE HALL ROAD
BOX 250, CHARLIE LAKE, BC, V0C-1H0
250-785-1424



From: The Officer of Fire Chief, Charlie Lake Fire Department

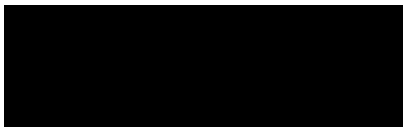
Date: September 17, 2019

Re: Rezoning application, PID 005-214-742

Hello Michael,

With respect to the property application, intent to rezone above PID number, Charlie Lake Fire Department has no concerns.

Regards,



Fire Chief Edward Albury
Charlie Lake Fire Department



Ministry of
Transportation
and Infrastructure

Our file: 2019-05813
Your file: PRRD# 19-172
Date: October 21, 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 (Ministry) has received and reviewed your referral dated October 8, 2019 to amend the subject property from LDR (Low Density Rural Residential) to MDR (Medium Density Rural Residential) in the OCP and rezone the subject property from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone) to facilitate a subdivision. 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 proposal. 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 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 [REDACTED] or call [REDACTED].

Sincerely,

Development Officer- Peace District

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



PEACE RIVER REGIONAL DISTRICT

Memorandum

TO: Brad Sperling, Director of Electoral Area C
FROM: Development Services Department
DATE: October 25, 2019
RE: **Application for Official Community Plan & Zoning Bylaw Amendments**

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 and report are provided for your review.

Please find attached a copy of the OCP and zoning bylaw amendments application (**File # 19-172**) concerning Bill and Amber Dyer.

COMMENTS

Response requested by November 8, 2019

No comment ☐

Director/Municipality

Date

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) 785-4125 Email: prrd.fsj@prrd.bc.ca

Michael Blatz

From: Planning Department
Sent: Monday, October 28, 2019 10:22 AM
To: Michael Blatz
Subject: FW: PRRD File 19-172 | Please respond by November 8

From: Chair Brad Sperling <brad.sperling@prrd.bc.ca>
Sent: Sunday, October 27, 2019 8:37 AM
To: Planning Department <planning@prrd.bc.ca>
Cc: PRRD_Internal <prrd.internal@prrd.bc.ca>
Subject: Re: PRRD File 19-172 | Please respond by November 8

Ok to proceed

From: Planning Department
Sent: Friday, October 25, 2019 4:26:26 PM
To: Chair Brad Sperling
Cc: PRRD_Internal
Subject: PRRD File 19-172 | Please respond by November 8

Good afternoon Chair Sperling,

Please review the attached report about a development application in the Charlie Lake area. If you have any comments, please submit them by November 8, 2019.

Best,

Development Services

PEACE RIVER REGIONAL DISTRICT | Direct: 250-784-3200

planning@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

SECTION 4 RESIDENTIAL AREAS

4.1 Goal

To support a variety of housing types and densities for a diverse population within the NPFA and to accommodate the different needs of individuals and families of varying income levels and age groups.

4.2 Objectives

1. To recognize the varied housing needs and lifestyle preferences within the fringe area, and provide for a wide range of residential locations, types, tenures and densities, that contributes to a rural lifestyle and is suitable for the diverse needs of the residents.
2. Prioritize the study and development of new service areas that would benefit from a community sewer system where feasible.
3. Infill and direct residential subdivision to areas designated HDR, MDR, LDR and Settlement Centres before considering any new areas not identified in this Plan.
4. To support special needs and affordable housing opportunities within the Plan area.
5. To accommodate Home Based Businesses in the HDR, MDR, LDR designations provided that the home business is clearly incidental and subordinate to the principal use of the property and subject to zoning regulations.
6. Spot zoning is not supported by this Plan, therefore, Industrial or commercial scale business will not be allowed in the residential designations and should be directed to appropriate designated areas.

4.3 General Policies

Policy 1 Development of HDR that encourages infilling and includes subdivision servicing standards compatible to nearby urban serviced areas, are a priority before supporting subdivision that has no community services.

Policy 2 For residential designated parcels fronting on Charlie Lake the minimum parcel size will not be less than **0.4 ha (1 acre)** and the parcel will have a minimum lake frontage of **55 metres (180 ft)**.

Policy 2 Large parcels designated High or Medium Density Rural Residential currently being used for agriculture may continue, until these are developed for residential use and are subject to zoning regulations.

Policy 3 Subdivision and land use proposals will be examined and considered in areas designated 'High, Medium or Low Density Rural Residential' subject to the factors listed below and in addition to those set out in Section 15.5 i) to xv) Subdivision and Development Guidelines:

- a) Proposed subdivision demonstrates orderly sequence of development, being on land adjacent to existing subdivision, which clearly promotes compact development and avoids sprawl, as referenced in Sec. 1.5.2, Policy 9.

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 to12.

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.

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 $\frac{1}{2}$ 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 $\frac{1}{4}$ 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 $\frac{1}{4}$ 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]



Public Hearing Agenda - Bylaw Nos. 2359 & 2360, 2019
PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

January 14, 2020

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:
- i) 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. 2385, 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 2, Section 24, Township 84, Range 20, W6M, PRD, Plan 31270;

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. 2385, 2019."
2. Schedule B – Map 3 of "North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009" is hereby amended by redesignating Lot 2, Section 24, Township 84, Range 20, W6M, PRD, Plan 31270 from LDR "Low Density Rural Residential" to MDR "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 _____ day of _____, 2019.

READ A SECOND TIME THIS _____ day of _____, 2019.

Notification mailed on the _____ day of _____, 2019.

Public Hearing held on the _____ day of _____, 2019

READ A THIRD TIME THIS _____ day of _____, 2019.

ADOPTED THIS _____ day of _____, 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. 2385, 2019", as adopted by the Peace
River Regional District Board
on _____, 20__.

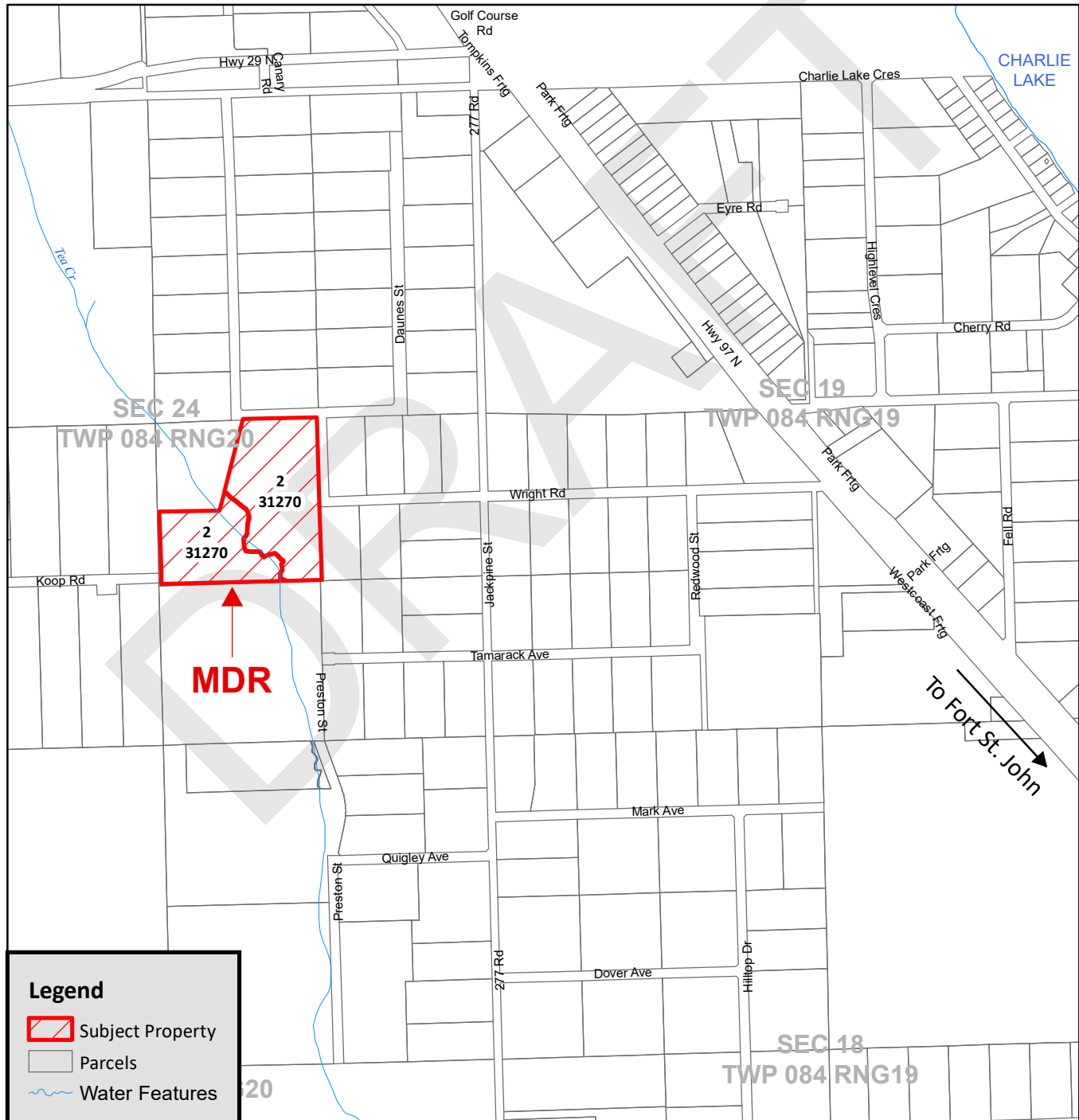
Corporate Officer



Peace River Regional District
Bylaw No. 2385, 2019
SCHEDULE "A"



Schedule B - Map 3 of "North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009" is hereby amended by redesignating Lot 2, Section 24, Township 84, Range 20, W6M, PRD, Plan 31270 **from** LDR "Low Density Rural Residential" **to** MDR "Medium Density Rural Residential" as shown shaded on the drawing below:



PEACE RIVER REGIONAL DISTRICT**Bylaw No. 2386, 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. 2386, 2019."
2. Schedule A – Map 5 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 2, Section 24, Township 84, Range 20 W6M, PRD, Plan 31270, 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

_____ day of _____, 2019.

READ A SECOND TIME THIS

_____ day of _____, 2019.

Public Notification mailed on

_____ day of _____, 2019.

Public Notification published on the

_____ day of _____, 2019.

READ A THIRD TIME THIS

_____ day of _____, 2019

ADOPTED THIS

_____ day of _____, 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. 2386, 2019,
as adopted by the Peace River Regional District
Board on _____, 20____.

Corporate Officer



Peace River Regional District
Bylaw No. 2386, 2019
SCHEDULE "A"



Schedule A - Map 5 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 2, Section 24, Township 84, Range 20, W6M, PRD, Plan 31270 **from** R-5 "Residential 5 Zone" **to** R-4 "Residential 4 Zone" as shown shaded on the drawing below:

