



REPORT

To: Chair and Directors

Date: March 15, 2019

From: Michael Blatz, North Peace Land Use Planner

Subject: Zoning Amendment Report – Bylaw No. 2327, 2019, PRRD File No. 18-276

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board read Zoning Amendment Bylaw No. 2327, 2019, to amend the zoning of Lot A Section 34 Township 84 Range 14 W6M, Peace River District, Plan 20678 from P “Public Use Zone” to R-2 “Residential 2 Zone” within *PRRD Zoning Bylaw No. 1000, 1996*, for a third time.

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

That the Regional Board adopt Zoning Amendment Bylaw No. 2327, 2019.

BACKGROUND/RATIONALE:

Proposal

To amend the zoning of the subject property from P “Public Use Zone” to R-2 “Residential 2 Zone” within *PRRD Zoning Bylaw No. 1000, 1996*.

File Details

File No.	18-276
Owner:	Albert Ira Yake
Area:	Electoral Area B
Location:	Goodlow, BC
Legal:	Lot A Section 34 Township 84 Range 14 W6M, Peace River District, Plan 20678
Civic Address:	1499 Cecil Lake Road
PID:	009-851-771
Lot Size:	2.62 ha (6.47 acres)

Summary of Application Procedure

October 9, 2018	Application received by PRRD
October 18, 2018	Application and draft bylaw circulated to municipalities and provincial agencies
February 14, 2019	Bylaw given first two readings, public hearing waived, notification authorized
March 11, 2019	Notice of intent to consider mailed to landowners within notification area
March 14 & 21, 2019	Notice of intent to consider advertised in the Alaska Highway News newspaper
March 14 – 28, 2019	Notice of intent to consider advertised on Energetic City website

Site Context

The subject property is east of Fort St John, along Cecil Lake Road in the Goodlow area. There used to be a community curling rink and community hall on the property, but it has been used for residential purposes for some time. The subject property is zoned for public use, with agricultural-zoned land surrounding it. There is a cluster of other uses approximately 800 metres west of the subject property at the intersection of Cecil Lake Road and 211 Road, including residential, commercial, and industrial.

Site FeaturesLand

The property is mainly cleared with a treed area extending along the west and south property lines.

Structures

There are three buildings on the property: a mobile home; the former Goodlow Curling Club building; and the former Goodlow Hall. Neither the Goodlow Curling Club building nor the Goodlow Hall are being used as originally intended: the former is used as an out building; the latter is not used due to its poor condition and the owner intends to demolish it in spring 2019. Should this rezoning application be approved, the mobile home would be considered the principal building and the others would be considered accessory buildings. Further, at approximately 435 m² (4680 sq. ft.) and 130 m² (1400 sq. ft.) respectively, the former curling club and community hall exceed the maximum permitted accessory building floor area of 232 m² (2498 sq. ft.) in the R-2 zone, per Section 14A of *PRRD Zoning Bylaw No. 1000, 1996*¹. However, the former Goodlow Curling Club building and the former Goodlow Hall were built in compliance with then-applicable bylaws, so they are considered lawfully non-conforming structures per s. 528-535 of the *Local Government Act*². Therefore, though these buildings would not comply with Section 14A of *PRRD Zoning Bylaw No. 1000, 1996*, they would be permitted or “grandfathered” under the *Local Government Act*, should this zoning bylaw be adopted.

Access

The subject property has access to Cecil Lake Road.

CLI Soil Rating

The subject property has a soil rating of 3_x. Class 3 soils have moderately severe limitations that restrict the range of crops or require special conservation practices. Subclass ‘X’ denotes soils having a limitation resulting from the cumulative effect of two or more adverse characteristics.

Fire Protection

The subject property is not within a fire protection area.

Comments & ObservationsApplicant

The applicant recently purchased the property and intends to maintain the existing non-complying residence.

¹ Note that there are no accessory building floor area limits in the P zone

² Sections 528-535 of the Local Government Act also put restrictions on maintenance, extension, and alteration of such buildings, with the intention that the site will eventually comply with the new bylaw.

Agricultural Land Reserve (ALR)

The subject property is within the ALR, as are the properties immediately to north, south, and west. The property to the east is partially within the ALR. The ALC has no objections to the proposal, assuming sufficient community recreational facilities exist elsewhere and no agricultural land will be converted for community recreation facilities in the area in the future.

Official Community Plan (OCP)

The subject property is designated as Rural Community in the *Peace River Regional District Rural Official Community Plan, Bylaw No. 1940, 2011*. According to Section 6.0, Policy 3 of the OCP, the principal use of land within this designation is to be agricultural, residential, commercial, light industrial, civic, or parks. The applicant intends to keep the existing residence, which aligns with the Rural Community designation.

Land Use Zoning

The subject property is zoned P (Public Use Zone) pursuant to *PRRD Zoning Bylaw No. 1000, 1996*. The P zone does not permit residential use, therefore a zoning amendment is required to bring the existing residential use into compliance. The proposed R-2 (Residential 2 Zone) permits residential use and is appropriate for the area; there are four properties within 800 metres with this designation. The proposal meets the minimum parcel size and setback regulation of *PRRD Zoning Bylaw No. 1000, 1996* for the R-2 zone. A complete list of regulations for the R-2 zone is included in Attachment 4.

Permit Areas

The subject property is outside the Mandatory Building Permit Area, Development Permit Areas, and Development Cost Charge Areas.

Impact AnalysisContext

The subject property has been used for residential purposes for some time, so a formal zoning amendment will not have any impact on the area. The Goodlow area has a range of uses including residential, agricultural, commercial, and industrial.

Population & Traffic

No change is anticipated.

Sewage

The applicant intends to continue using the existing lagoon.

Comments Received from Municipalities & Provincial AgenciesChetwynd, Hudson's Hope, Pouce Coupe, Tumbler Ridge, Mo FLNORD, SD #60

No response received.

Dawson Creek, Fort St John & Taylor

Interests unaffected.

Agricultural Land Commission (ALC)

Please be advised the Agricultural Land Commission would have no objection to the proposed change in zoning from P – Public Use Zone to Residential 2 Zone.

This being said, the ALC notes that the property was initially created as a community recreational property. It is assumed by the sale of the property for residential purposes that sufficient community recreational facilities exist elsewhere and this property was surplus to that need. The ALC expects that in the future there will be no applications in this area for conversion of agricultural land for recreational purposes.

MoTI

No objections.

Northern Health

Must follow applicable acts and regulations. See attached letter.

Comments Received from the Public

No comments from the public were received by the time this report was submitted for the agenda. Any comments received from the public in the interim will be reported verbally.

ALTERNATIVE OPTIONS:

1. That the Regional Board refuse Zoning Amendment Bylaw No. 2327, 2019, to amend the zoning of Lot A Section 34 Township 84 Range 14 W6M, Peace River District, Plan 20678 from P “Public Use Zone” to R-2 “Residential 2 Zone” within *PRRD Zoning Bylaw No. 1000, 1996*.
2. That the Regional Board provide further direction.

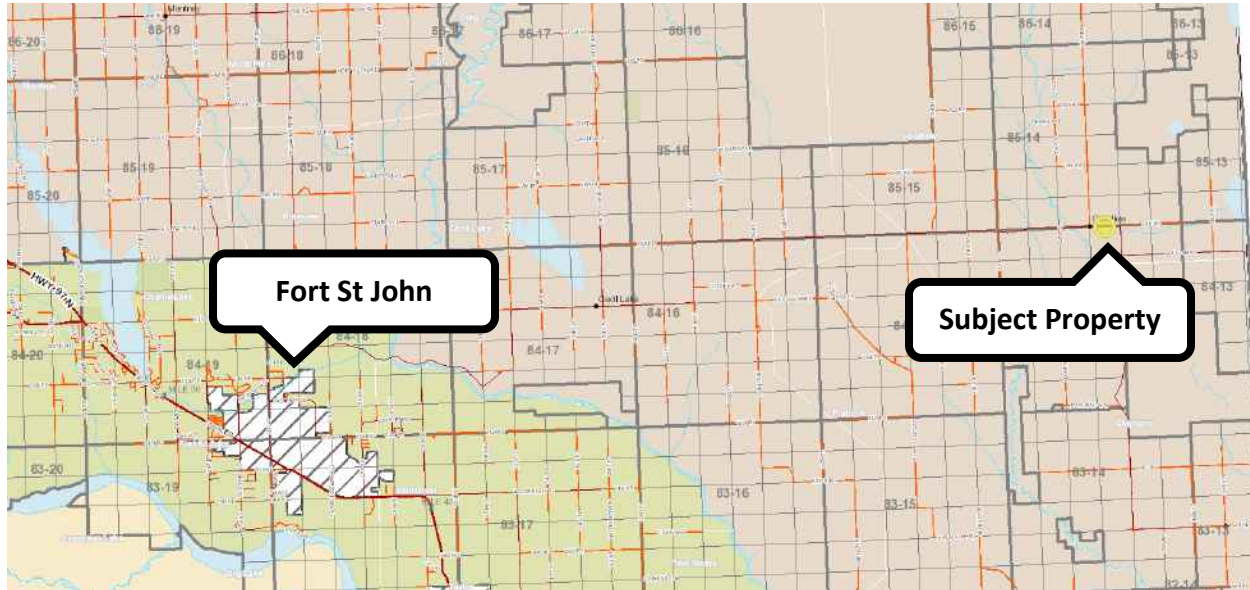
STRATEGIC PLAN RELEVANCE:**FINANCIAL CONSIDERATION(S):****COMMUNICATIONS CONSIDERATION(S):****OTHER CONSIDERATION(S):****Attachments:**

1. Maps
2. Application
3. Referral responses from agencies
4. Section 39 of *PRRD Zoning Bylaw No. 1000, 1996*
5. Director’s comment
6. Notice of intent to consider
7. Bylaw No. 2327, 2019



ZONING AMENDMENT REPORT
MAPS
FILE NO. 18-276

Context: Goodlow area



Aerial Imagery: Goodlow area



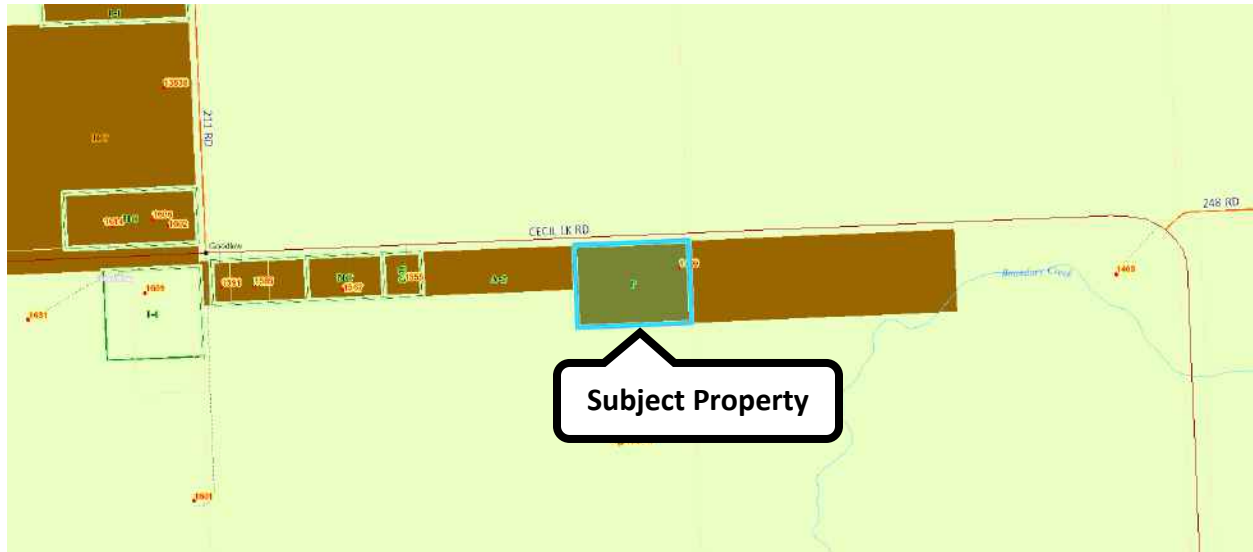


ZONING AMENDMENT REPORT MAPS

FILE NO. 18-276

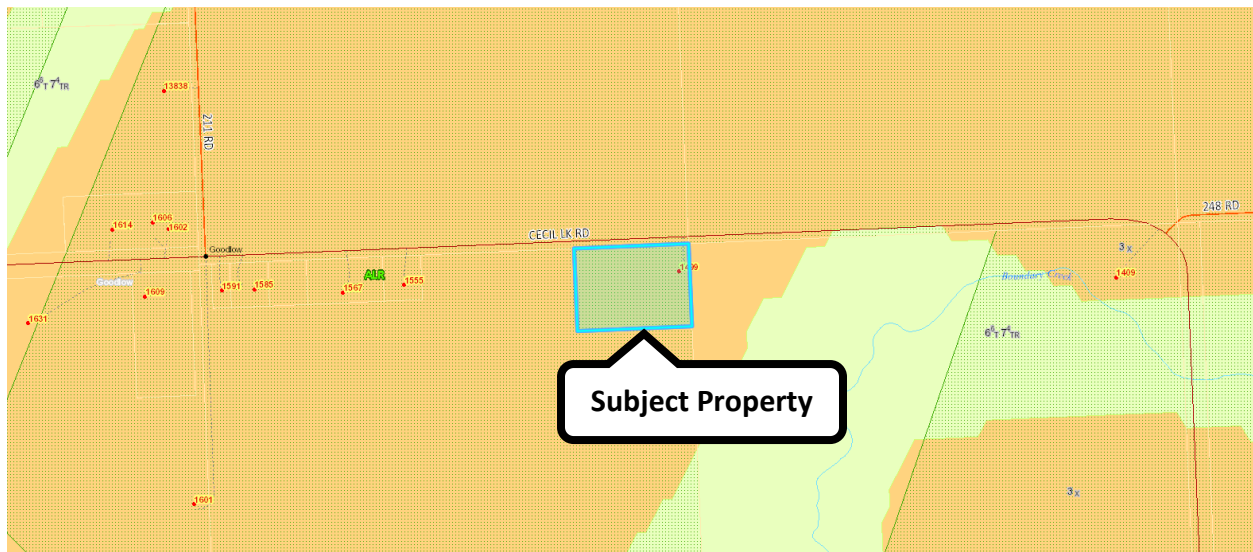
Official Community Plan: PRRD Rural OCP Bylaw No. 1940, 2011: Rural Community

Zoning: PRRD Zoning Bylaw No. 1000, 1996: Public Use Zone



Agricultural Land Reserve: Within

CLI Soil Classification: 3_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 # _____

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 ALBERT IRA YAKE	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 A SEC 34 TWP 84 RANGE 14 W6	~ 6 ha./acres
PLAN 20678	ha./acres
	ha./acres
	TOTAL AREA 6 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*.

1
March 28, 2019

4. Civic Address or location of property: 1499 CECIL LAKE ROAD.

5. PARTICULARS OF PROPOSED AMENDMENT

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

- ☐ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: _____

Proposed OCP designation: _____

Text amendment: _____

- ☒ Zoning Bylaw amendment:

Existing zone: P

Proposed zone: R2

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:

THIS LOT CONTAINS A RESIDENCE BUILDING (MOBILE HOME)
AND SOME OUTBUILDINGS THE LOT IS USED FOR
RESIDENTIAL LIVING.

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

(a) North FARM LAND

(b) East FARM LAND

(c) South FARM LAND

(d) West EMPTY LOT

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

NO DEVELOPMENT

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

LOT WAS RECREATION FOR COMMUNITY, SOLD TO BE USED
AS A PRIVATE RESIDENCE, I BOUGHT FROM BANK AND
WILL CONTINUE USE AS RESIDENCE.

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

LAGOON

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

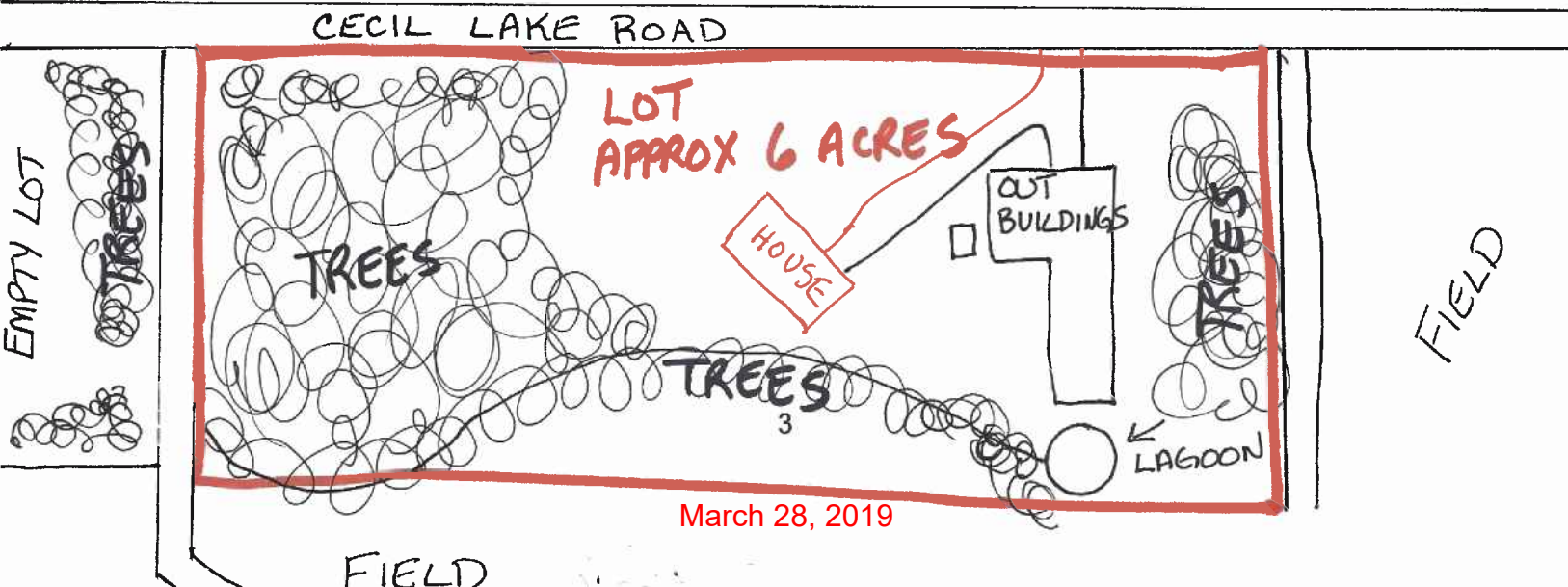
CISTERN

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

OCT 10/2018
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:	



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	Zoning B/L# 2327, 2018	Date: October 18, 2018
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 (November 8, 2018). If no response is received within that time, it will be assumed that your agency's interests are unaffected.		
PURPOSE OF AMENDMENT: To amend the zoning from P "Public Use Zone" to R-2 "Residential 2 Zone" to bring the existing residence into compliance.		
GENERAL LOCATION: Goodlow		
LEGAL DESCRIPTION: Lot A, Section 34, Township 84, Range 14, W6M, Peace River District, Plan 20678 [PID 009-851-771]		
AREA OF PROPERTY 2.62 ha (6.47 acres)	ALR STATUS: Within	OCP DESIGNATION: Rural Community
Land Owner: Albert Yake		
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: ☐ 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		
(As per the Management of Development Function)		

March 28, 2019

Michael Blatz

From: Alex Wallace <[REDACTED]>
Sent: Friday, October 19, 2018 10:06 AM
To: Michael Blatz
Subject: RE: PRRD File # 18-276 | Zoning Amendment Application | Please comment by November 8

Hello,

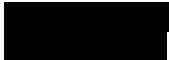
Interests unaffected by bylaw.

Thank you,



Alex Wallace, BPl., PMP

Development Services Manager
City of Dawson Creek



www.dawsoncreek.ca

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Please ~ only print this email if necessary!

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From: Michael Blatz [mailto:Michael.Blatz@prrd.bc.ca]
Sent: October 18, 2018 3:36 PM
To: PRRD_Internal
Subject: PRRD File # 18-276 | Zoning Amendment Application | Please comment by November 8

Good afternoon,

Please review the attached application and respond with any comments by **November 8, 2018**.

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.

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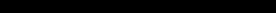
[Report as Phish/Fraud](#)

[Report as Not Spam](#)

[Forget previous vote](#)

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

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. In the top left corner, there is a small, handwritten mark that appears to be a checkmark or a stylized letter 'L' in blue ink. The rest of the page is completely blank.

Signed:		Title:	Planning Manager
Date:	November 1, 2018	Agency:	City of Fort St. John

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

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

	Title:
	Tyla Pennell, Corporate officer
Date: November 1, 2018	Agency: District of Taylor

March 28, 2019

Michael Blatz

From: Bednard, Gordon ALC:EX <[REDACTED]>
Sent: Monday, November 26, 2018 2:10 PM
To: Michael Blatz
Subject: PRRD File 18-276 Zoning Bylaw 2327,2018

Michael Blatz,

Thank you for the above referral.

Please be advised the Agricultural Land Commission would have no objection to the proposed change in zoning from P – Public Use Zone to Residential 2 Zone.

This being said, the ALC notes that the property was initially created as a community recreational property. It is assumed by the sale of the property for residential purposes that sufficient community recreational facilities exist elsewhere and this property was surplus to that need. The ALC expects that in the future there will be no applications in this area for conversion of agricultural land for recreational purposes.

Gordon Bednard,
Regional Planner
Agricultural Land Commission
[REDACTED]



Ministry of
Transportation
and Infrastructure

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

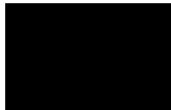
Attention: Michael Blatz, North Peace Land Use Planner

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral of October 18, 2018 to amend the zoning within Lot A, Section 34, Township 84, Range 14, W6M, Peace River District, Plan 20678 [PID 009-851-771] from P "Public Use Zone" to R-2 "Residential 2 Zone" to bring the existing residence into compliance. The property does not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Infrastructure formal approval.

The Ministry has no objections to the proposed zoning bylaw amendment.

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

March 28, 2019

NH comments for By-Law Referral from PRRD

Re: Zoning B/L # 2327, 2018

Must follow Public Health Act, Drinking Water Act and its applicable regulations, Sewerage System Regulations as applicable.

Must not cause a health hazard.

Must have appropriate sewerage system installed and all the requirements met as applicable.

Thanks,



Madhu Nair. CPHI (C), B. Tech, DFT, DHRM
Environmental Public Health Officer

Health Protection and Disease Prevention

Northern Health

10115-110th Avenue, Fort St. John, BC V1J 6M9

Tel: (250) 263-6000

Fax: (250) 263-6086

Oct 31 2018

March 28, 2019

SECTION 39 R-2 (Residential 2 Zone)

Permitted Uses

1. Subject to Section 26 of this bylaw, the following uses and no others are permitted in an R-2 zone:

- (a) dwelling unit;
- (b) day care centres;
- (c) public parks, playgrounds and tot lots; and
- (d) accessory buildings. (See Section 14) [Bylaw No. 1177, 1998]

Permitted accessory uses on any parcel include the following:

- (e) bed and breakfast accommodation;
- (f) home occupation or home industry; (See Sections 19 and 20)
- (g) limited agriculture.

Regulations

2. On a parcel located in an R-2 zone:

Minimum Parcel Size

- (a) The minimum parcel size is 1.8 hectares (4.5 acres) where there is no community sewage system;
- (b) The minimum parcel size is 0.4 hectare (1 acre) when the parcel or parcels are connected to a community sewage system.

Number and type of Dwelling Units

- (c) A maximum of one single family detached dwelling is permitted.

Height

- (d) No building or structure shall exceed ten (10) metres in height.

Setbacks

- (e) Except as otherwise specifically permitted in this bylaw, no building or structure other than an accessory building or accessory 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; or
 - (iv) 7 metres (23 ft.) of a rear parcel line.
- (f) Except as otherwise specifically permitted in this bylaw, no accessory building or accessory 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; or
 - (iv) 3 metres (10 ft.) of a rear parcel line.

Accessory Buildings

[Bylaw No. 1177, 1998]

See Section 14A of this bylaw for Accessory Building Floor Area.

Additional Uses

[Bylaw No. 1874, 2010]

(g) *the following accessory use is permitted on a 0.2 ha (0.5 acre) portion of land legally described as:*

Lot 1, Plan 26536, District Lot 3298, W6M,PRD, as shown shaded grey on Schedule "A" which is attached to and forms part of this bylaw.

i) *Abattoir*

Additional Requirements

See Sections 13 - 32 of this bylaw.

Michael Blatz

From: Michael Blatz
Sent: Friday, February 1, 2019 2:42 PM
To: 'Karen Goodings'
Subject: RE: PRRD File 18-276 | Rezoning | Please comment by January 31 2019
Attachments: sign.jpeg

Hi Director Goodings,

Thanks for your quick response. The applicant sent me a photo of the sign in October (attached) – if that saves you a trip.

MB

From: Karen Goodings <kgooding@pris.bc.ca>
Sent: Friday, February 1, 2019 2:39 PM
To: Michael Blatz <Michael.Blatz@prrd.bc.ca>
Subject: RE: PRRD File 18-276 | Rezoning | Please comment by January 31 2019

I am in support of the proposal but would like to make sure that there is a sign posted about the proposed change at the site. By the time it gets to the board I will make a decision on whether a public meeting would be a good idea.

From: Michael Blatz [<mailto:Michael.Blatz@prrd.bc.ca>]
Sent: February-01-19 12:06 PM
To: Karen Goodings
Subject: FW: PRRD File 18-276 | Rezoning | Please comment by January 31 2019

From: Michael Blatz
Sent: Thursday, January 17, 2019 3:18 PM
To: Director Karen Goodings <karen.goodings@prrd.bc.ca>
Cc: PRRD_Internal <prrd.internal@prrd.bc.ca>
Subject: PRRD File 18-276 | Rezoning | Please comment by January 31 2019

Good afternoon,

PRRD File 18-276 is attached for you to review and comment. Please forward any questions or comments by **January 31, 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





PEACE RIVER REGIONAL DISTRICT

Notice of Intent to Consider

ZONING AMENDMENT BYLAW NO. 2327, 2019

When:

March 28, 2019
10:00am

Where:

North Peace Cultural
Centre, Carpet Room

10015 100 Ave,
Fort St. John, BC

For More Information:

Contact:

Development Services

Tel: 250-784-3200

Toll Free: 1-800-670-7773

Email: prrd.dc@prrd.bc.ca



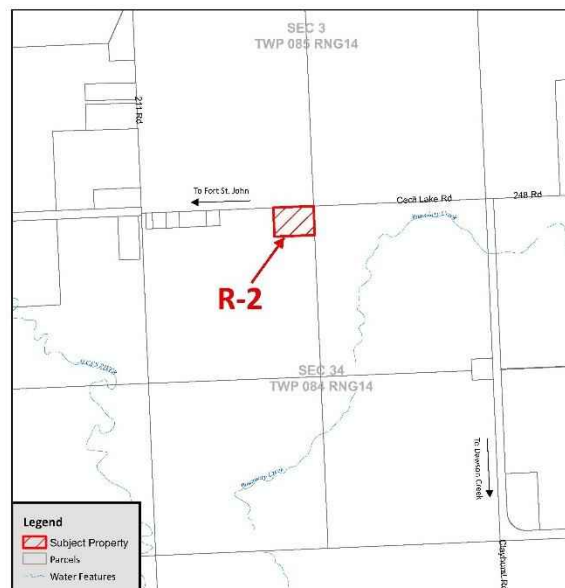
prrd.bc.ca | 

Goodlow Area

Lot A Section 34 Township 84 Range 14 W6M, Peace River District, Plan 20678

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

Proposal: To amend the zoning of the subject property from P "Public Use Zone" to R-2 "Residential 2 Zone" within PRRD Zoning Bylaw No. 1000, 1996.



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 B.

Shawn Dahlen, Chief Administrative Officer

diverse. vast. abundant.

March 28, 2019

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2327, 2019

A bylaw to amend the "Peace River Regional
District Zoning Bylaw No. 1000, 1996."

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt the "Peace River Regional District Zoning Bylaw No. 1000, 1996";

NOW THEREFORE the Regional Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

1. This by-law may be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2327, 2019."
2. Schedule A – Map 12 "Goodlow/Clearview" of "Peace River Regional District Zoning Bylaw No. 1000, 1996" is hereby amended by rezoning Lot A, Section 34, Township 84, Range 14, W6M, PRD, Plan 20678 from P "Public Use Zone" to R-2 "Residential 2 Zone", as shown on Schedule "A" which is attached to and forms part of this by-law.

READ A FIRST TIME THIS	<u>14th</u>	day of	<u>February</u>	, 2019.
READ A SECOND TIME THIS	<u>14th</u>	day of	<u>February</u>	, 2019.
Public notification published on	<u>14th & 21st</u>	day of	<u>March</u>	, 2019.
Notification mailed on the	<u>11th</u>	day of	<u>March</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
"PRRD Zoning Amendment Bylaw No. 2327, 2019,
as adopted by the Peace River Regional
District Board on _____, 20__.

Corporate Officer

March 28, 2019



Peace River Regional District
Bylaw No. 2327 2019
SCHEDULE "A"



Map No. 12 - "Goodlow/Clearview" - Schedule A of "Peace River Regional District Zoning Bylaw No. 1000, 1996" is hereby amended by rezoning Lot A, Plan 20678, Section 34, Township 84, Range 14, W6M, PRD **from** P "Public Use Zone" **to** R-2 "Residential 2 Zone" as shown shaded on the drawing below:

