



PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – AGENDA
Proposed Zoning Amendment Bylaw No. 2361, 2019
Tuesday, May 21, 2019 @ 7:00 pm
Devereaux Elementary School, 4584 208 Road, Arras 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 Zoning Amendment Bylaw No. 2361, 2019.

Every one of you present who believes that your interest is affected by the proposed bylaws 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 first and last name.

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: 4 Sam Ventures Ltd

Legal Description: Northeast 1/4 of Section 14 Township 78 Range 17 W6M Peace River except Plans A2035 & 32054

Proposal: To rezone 26.5 ha (65.6 ac) portion of the subject property from 'A-2' (Large Agriculture Holdings Zone) to 'R-6' (Residential 6 Zone) and a 34.2 ha (84.6 ac) portion of the subject property from 'A-2' (Large Agriculture Holdings Zone) to 'A-1' (Small Agriculture Holdings Zone) as part of an ALC conditionally approved two (2) lot subdivision along a railway right-of-way [ALC Resolution #290/2018].

4. SUMMARY OF APPLICATION PROCEDURE

Application received.	December 14, 2018
Application and draft bylaws circulated to municipalities and provincial agencies.	January 10, 2019
PRRD Board gives bylaw 1 st & 2 nd Reading and authorizes Public Hearing.	March 28, 2019
Public Hearing Notification published as follows: • Posted to the PRRD website (May 3) • Advertised in The Mirror (May 9 & 16) • Mailed to landowners/occupiers within 1500 m notification area (May 6) • Posted to the PRRD Facebook page (May 9, 16 & 20) • Advertised in the Northern Horizon newspaper (May 10) • Advertised on Energetic City website (April may 14-21)	May 2019
Public Hearing takes place at Devereaux Elementary School, 4584 208 Road, Arras BC	May 21, 2019

5. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

Fort St. John: Interests unaffected by bylaw

Ministry of Transportation and Infrastructure: Falls under 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.

Northern Health: No objections to the rezoning proposal, subject to general conditions from the *Public Health Act* [SBC 2008] and *Drinking Water Protection Act* [SBC 2001]

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. Public Notification for Zoning Amendment Bylaw No. 2361, 2019
- B. Peace River Regional District Report and Attachments: Zoning Amendment Bylaw No. 2361, 2019
- C. Proposed Zoning Amendment Bylaw No. 2361, 2019

Attachment A:

Public Notification for Zoning Amendment Bylaw No. 2361, 2019



PEACE RIVER REGIONAL DISTRICT

Notice of Public Meeting

ZONING AMENDMENT BYLAW NO. 2361, 2019

When:

Tuesday, May 21, 2019

7:00 pm

Where:

Devereaux Elementary
School

4584 208 Road

For More Information:

Contact:

Development Services

Tel: 250-784-3200

Toll Free: 1-800-670-7773

Email: prrd.dc@prrd.bc.ca



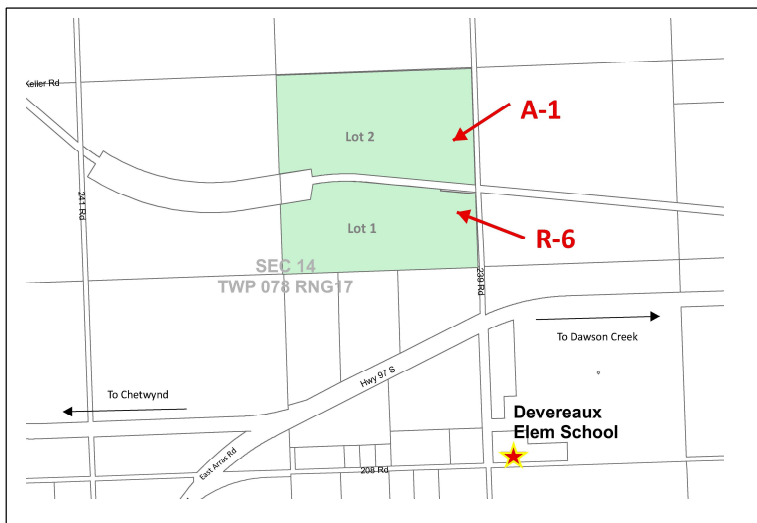
prrd.bc.ca |

Arras Area

Northeast 1/4 of Section 14 Township 78 Range 17 W6M Peace River except Plans A2035 & 32054

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

Proposal: To rezone a 26.5 ha (65.6 ac) portion of the subject property from 'A-2' (Large Agriculture Holdings Zone) to 'R-6' (Residential 6 Zone) and a 34.2 ha (84.6 ac) portion of the subject property from 'A-2' (Large Agriculture Holdings Zone) to 'A-1' (Small Agriculture Holdings Zone) that is separated along a railway right-of-way.



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 D.

Shawn Dahlen, Chief Administrative Officer

diverse. vast. abundant.

Attachment B:

Peace River Regional District Report and Attachments: Zoning Amendment Bylaw No. 2361,
2019



REPORT

To: Chair and Directors

Date: February 27, 2019

From: Danielle Patterson, Planning Intern

Subject: Zoning Amendment Bylaw No. 2361, 2019

RECOMMENDATION: [Corporate Unweighted]

THAT the Regional Board read Zoning Amendment Bylaw No. 2361, 2019 to rezone the property legally described as NE ¼ of S14 TP78 R17 W6M PR Except Plans A2035 & 32054 from 'A-2' (Large Agriculture Holdings Zone) to 'R-6' (Residential 6 Zone) on a 26.5 ha (65.6 ac) portion of the property and 'A-1' (Small Agriculture Holdings Zone) on a 34.2 ha (84.6 ac) portion of the property, for a first and second time; further, that a Public Hearing be held pursuant to the *Local Government Act* and that the Public Hearing be delegated to the Director of Electoral Area 'D'.

BACKGROUND/RATIONALE:

PROPOSAL: To rezone 26.5 ha (65.6 ac) portion of the subject property from 'A-2' (Large Agriculture Holdings Zone) to 'R-6' (Residential 6 Zone) and a 34.2 ha (84.6 ac) portion of the subject property from 'A-2' (Large Agriculture Holdings Zone) to 'A-1' (Small Agriculture Holdings Zone) as part of an ALC conditionally approved two (2) lot subdivision along a railway right-of-way [ALC Resolution #290/2018].

SITE DETAILS

OWNER: 4 Sam Ventures Ltd

AGENT: Not applicable

AREA: Electoral Area 'D'

PRRD FILE NUMBER: 18-335

LEGAL DESCRIPTION: Northeast 1/4 of Section 14 Township 78 Range 17 W6M Peace River except Plans A2035 & 32054

PID: 009-111-328

LOT SIZE: 60.75 ha (150.1 ac)

CIVIC ADDRESS: Not applicable

LOCATION: Arras

SITE CONTEXT: The subject property is located near Hwy 97 S, approximately 1 km from where Hwy 97 S meets East Arras Road. It is located in an area with ¼ sections used for haying and other crops and near the Arras rural community site, which has civic facilities and lots with areas varying from 1.8 ha (4.5 ac) to 8 ha (19.8 ac). The immediately surrounding land uses (and zones) are as follows:

- North: Agriculture and Rural Residential (zoned A-2)
- South: Agriculture and Rural Residential (zoned R-6)
- East: Agriculture (zoned A-2)
- West: Agriculture (zoned A-2)

Staff Initials:

Dept. Head:

CAO:

Page 1 of 4

SITE FEATURES

LAND: The subject property is mostly hayed; however there is a large area of tree coverage on the westward side of the property. A railway right-of-way transects the subject property.

STRUCTURES: No existing structures.

ACCESS: 239 Road, north of Hwy 97S.

CLI SOIL RATING: The soil is predominately Class 5C with an approximately 3.5 ha area of Class 0. Class 5 soils have very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible. Class 0 are organics not placed in a class (peat bogs, marsh, etc.). Subclass 'C' denotes the soil is effected by adverse climate.

FIRE: Within the Arras Fire Protection Area.

BUILDING INSPECTION AREA: Within the Voluntary Building Permit area.

COMMENTS AND OBSERVATIONS:

APPLICANT: The applicant wants a two (2) lot subdivision where the railway transects the property for estate planning, in order to leave one (1) lot each to two (2) adult children.

ALR: The subject property and the neighbouring properties are located in the ALR. The ALC has provided a conditional subdivision approval for the proposed two (2) lot subdivision along the railway right-of-way.

CURRENT OCP: The *PRRD South Peace Fringe Area Official Community Plan, No. 2048, 2012 (OCP)* designates 'Proposed Lot 1' as 'Low Density Residential' and 'Proposed Lot 2' as 'Agriculture'.

Within the 'Low Density Residential' designation, the principal uses of land will generally be limited to residential, home based business, agriculture, equestrian or kennel facilities, subject to zoning regulations [Policy 6.6.1(a)]. Parcels should have a minimum parcel size of 4 ha (10 ac) [Policy 6.6.1(b)]. 'Proposed Lot 1' plans are for either continued haying and/or future residential use and is 26.5 ha (65.6 ac) in area; therefore 'Proposed Lot 1' is consistent with the OCP.

Within the 'Agriculture' designation, permitted principal uses include agriculture and uses compatible with agriculture; businesses directly complementary to the agricultural industry; and temporary worker camps (subject to zoning and temporary use permit processes) [Policy 5.1.2]. The designation allows parcels smaller than 63 ha (155 ac) when the proposed parcel is separated from the remainder by a railway right-of-way [Policy 5.1.2(ii)]. 'Proposed Lot 2' is used for haying and the 34.2 ha (84.6 ac) parcel is separated by a railway right-of-way; therefore, 'Proposed Lot 2' is consistent with the OCP.

ZONING: Within *PRRD Zoning Bylaw No. 1343, 2001*, the proposed lots are zoned 'A-2' (Large Agricultural Holdings Zone). Within this zone, the permitted principal uses are agriculture; agriculture-intensive; agriculture-domestic; wood harvesting and forestry; mining, including gravel extraction and processing; asphalt plant; oil and gas wells, pipelines; production facilities; land treatment facility, non-commercial;

Kennel; equestrian facility; work camps occupied for less than six months, with less than 30 people; trapping, hunting, guiding, outfitting establishments; an airstrip; and dwelling units.

While the uses of 'Proposed Lot 1' and 'Proposed Lot 2' are consistent with zoning, the size of the proposed lots are not consistent with the minimum parcel size of 63 ha (155 ac); therefore, a zoning amendment is required.

Within the 'A-1' zone, the minimum parcel size is 15 ha (37 ac) and the permitted principal uses are agriculture; agriculture-intensive; agriculture-domestic; wood harvesting and forestry; mining, including gravel extraction and processing; asphalt plant; oil and gas well, pipelines; production facilities; land treatment facility, non-commercial; kennel; equestrian facility; and dwelling units [Section 32]. Within the 'R-6' zone, the minimum parcel size is 8 ha (20 ac) and the permitted principle uses are dwelling units; market garden; agriculture; kennel; and equestrian facility [Section 39]. The uses and sizes of 'Proposed Lot 1' and 'Proposed Lot 2' are consistent with the permitted uses and lot sizes of 'R-6' and 'A-1', respectively.

IMPACT ANALYSIS:

CONTEXT: The proposed rezoning along the railway right-of-way to 'A-1' (Proposed Lot 2, north of railway) and 'R-6' (Proposed Lot 1, south of railway) provides a transition between larger agricultural properties and the rural community boundary of Arras that is comprised of a mix of rural residential, smaller farms, and civic properties.

AGRICULTURE: The subdivision has been conditionally approved by ALC Resolution #290/2018. The proposed rezoning would allow the 60.75 ha (150.1 ac) to continue to be used for hay production. If rezoning and subdivision are both approved, any new permitted principles uses would have already been permitted under 'A-2' with the exception of a market garden in the 'R-6' zone [Sections 32, 33, and 39 of Zoning Bylaw 1343]; therefore, the effect on agriculture is likely to be minimal.

WATER & SEWER: The subject property has two (2) dugouts, one (1) on each proposed lot.

POPULATION & TRAFFIC: With the proposed rezoning and subsequent subdivision, the number of permitted dwellings, based on new ALC regulations, would be a maximum of one (1) dwelling per parcel. The proposal has the potential to increase local traffic by an average of 2.6 persons and two (2) additional vehicles [based on Stats Can 2016 census estimate for Electoral Area 'D' and two (2) vehicles per dwelling]. The size of 'Proposed Lot 1' would allow the applicant to make a future application to the ALC and Ministry of Transportation and Infrastructure for consideration of an additional two (2) lot subdivision.

COMMENTS RECEIVED FROM MUNICIPALITIES AND PROVINCIAL AGENCIES

CHETWYND, DAWSON CREEK, HUDSON'S HOPE, TAYLOR, POUCE COUPE, TUMBLER RIDGE, SCHOOL DISTRICT #59, ALC, BC OGC, ARRAS FIRE DEPT.: No response received.

FORT. ST. JOHN: *"Interests unaffected by bylaw"* with comment: *"subdivision request supported by the Agricultural Land Commission as tied to amendment and OCP consistency. No concerns."*

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE: Falls under 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”* [see attached referral response].

NORTHERN HEALTH: No objections to the rezoning proposal, subject to general conditions from the *Public Health Act* [SBC 2008] and *Drinking Water Protection Act* [SBC 2001] [see attached referral response].

ALTERNATIVE OPTIONS:

1. THAT the Regional Board read Zoning Amendment Bylaw No. 2361, 2019 to rezone the property legally described as NE ¼ of S 14 TP 78 R 17 W6M PR Except Plans A2035 & 32054 from ‘A-2’ (Large Agriculture Holdings Zone) to ‘R-6’ (Residential 6 Zone) on a 26.5 ha (65.6 ac) portion of the property and ‘A-1’ (Small Agriculture Holdings Zone) on a 34.2 ha (84.6 ac) portion of the property, for a first and second time; further, that the holding of a Public Hearing be waived pursuant to s. 464(2) of the *Local Government Act*, and public notification pursuant to s. 467 of the *Local Government Act* be authorized.
2. THAT the Regional Board refuse the application as submitted to rezone the property legally described as NE ¼ of S 14 TP 78 R 17 W6M PR Except Plans A2035 & 32054 from ‘A-2’ (Large Agriculture Holdings Zone) to ‘R-6’ (Residential 6 Zone) on a 26.5 ha (65.6 ac) portion of the property and ‘A-1’ (Small Agriculture Holdings Zone) on a 34.2 ha (84.6 ac) portion of the property.

STRATEGIC PLAN RELEVANCE:

FINANCIAL CONSIDERATION(S):

COMMUNICATIONS CONSIDERATION(S):

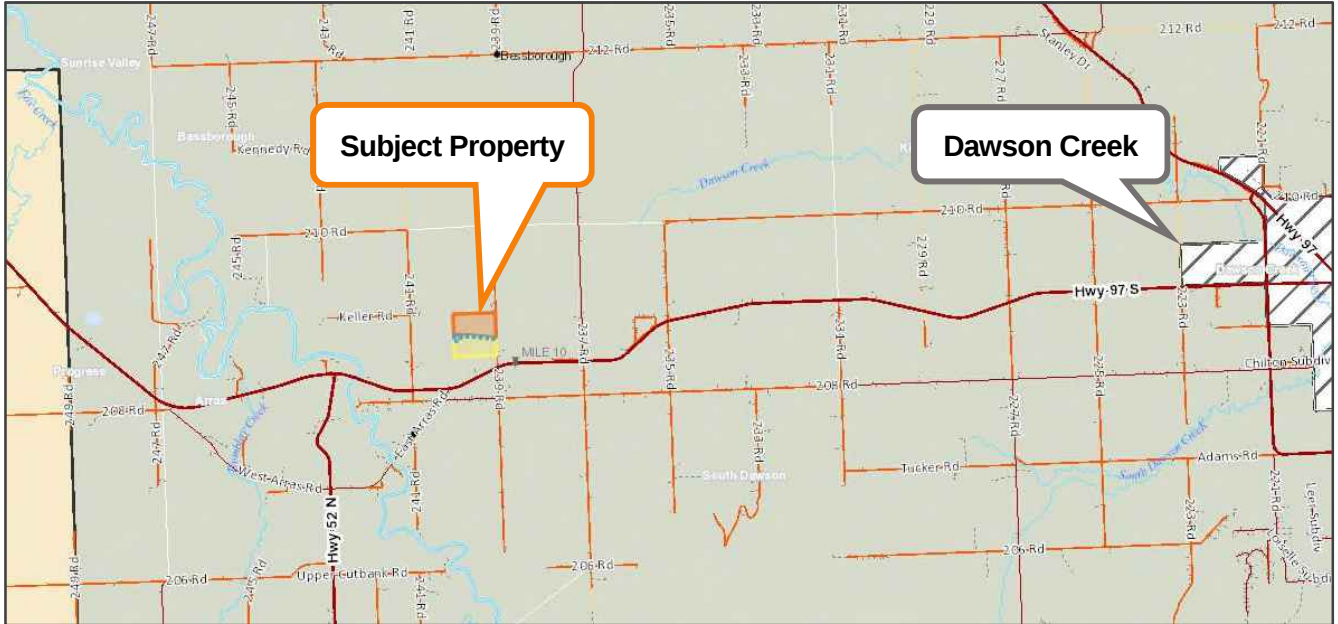
OTHER CONSIDERATION(S):

Attachments:

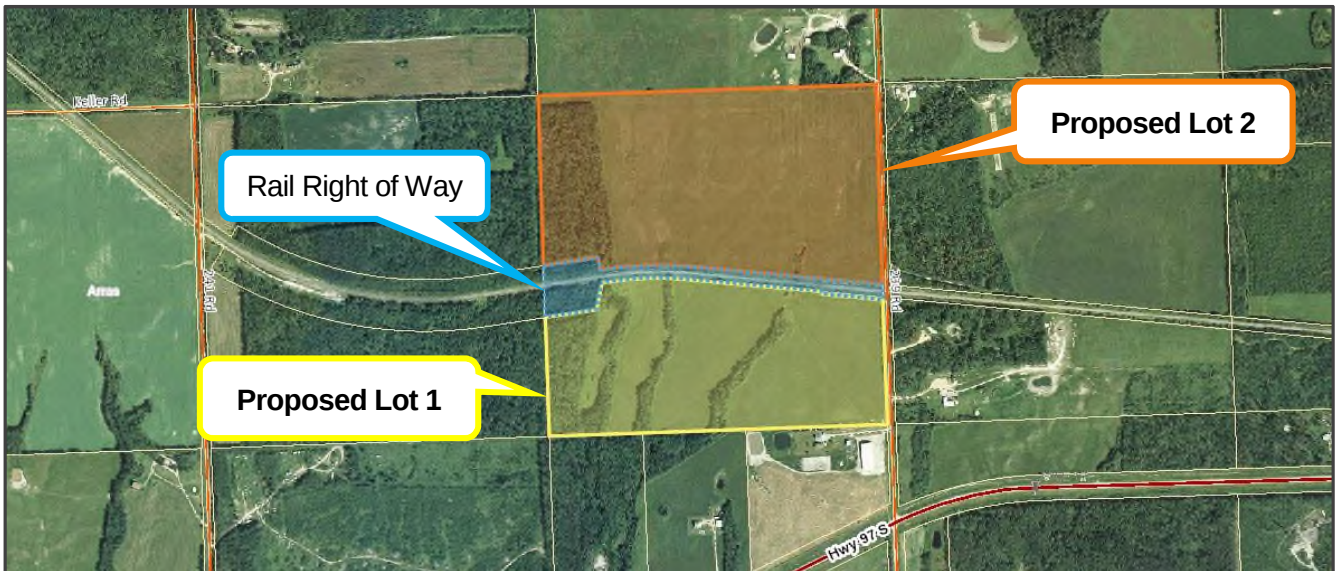
1. Maps
2. Application
3. ALC Resolution #290/2018
4. Referral responses from agencies/local governments
5. Comments from Electoral Area Director
6. Zoning Amendment Bylaw No. 2361, 2019

MAPS

Context Map

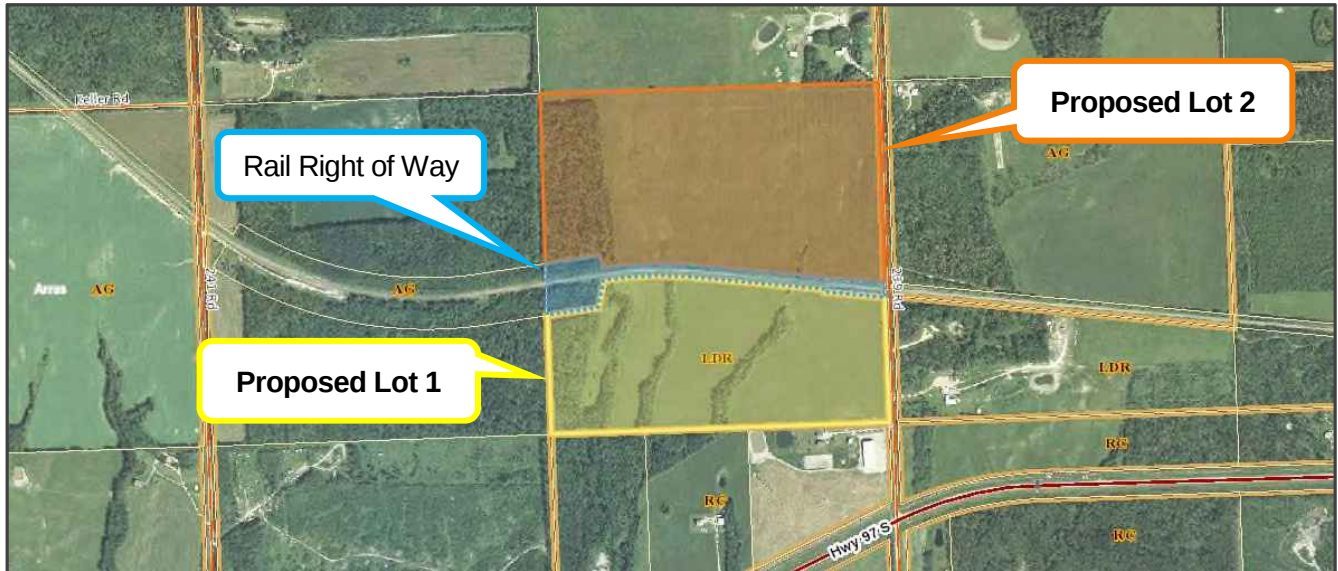


Aerial Photo

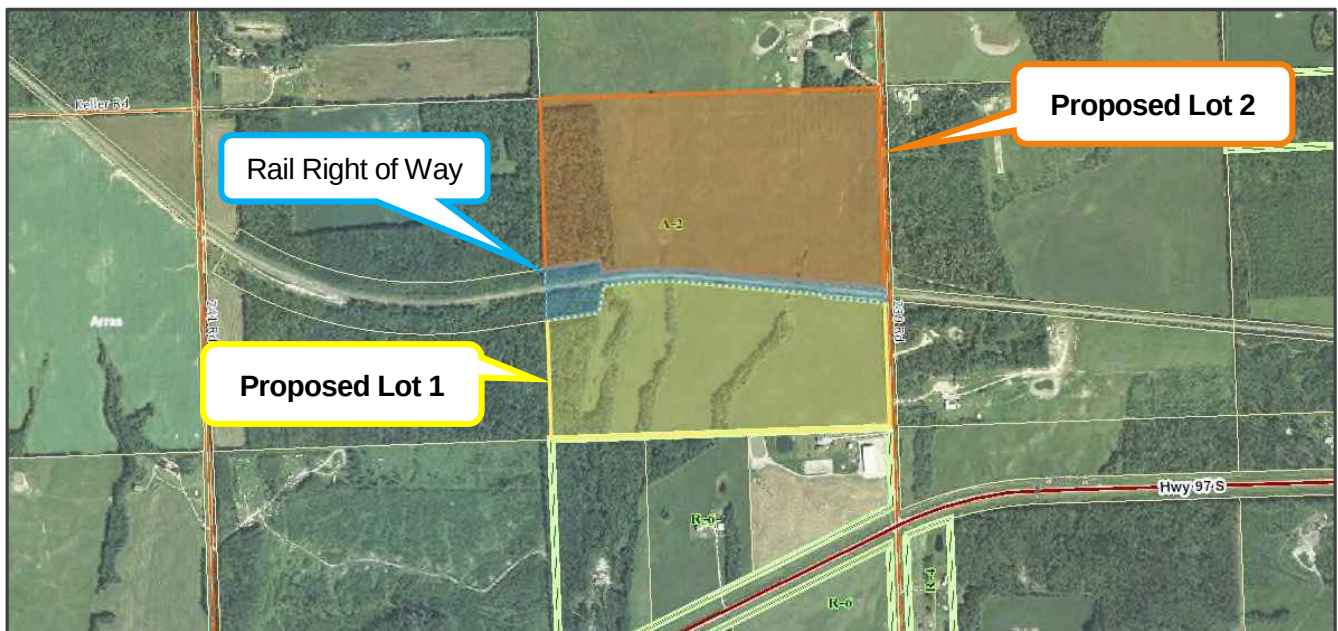


MAPS
Application for Rezoning
File No. 18-335

South Peace Fringe Area OCP Bylaw No. 2048, 2012: 'Agriculture' (Lot 2/RoW) and Low Density Residential (Lot 1)

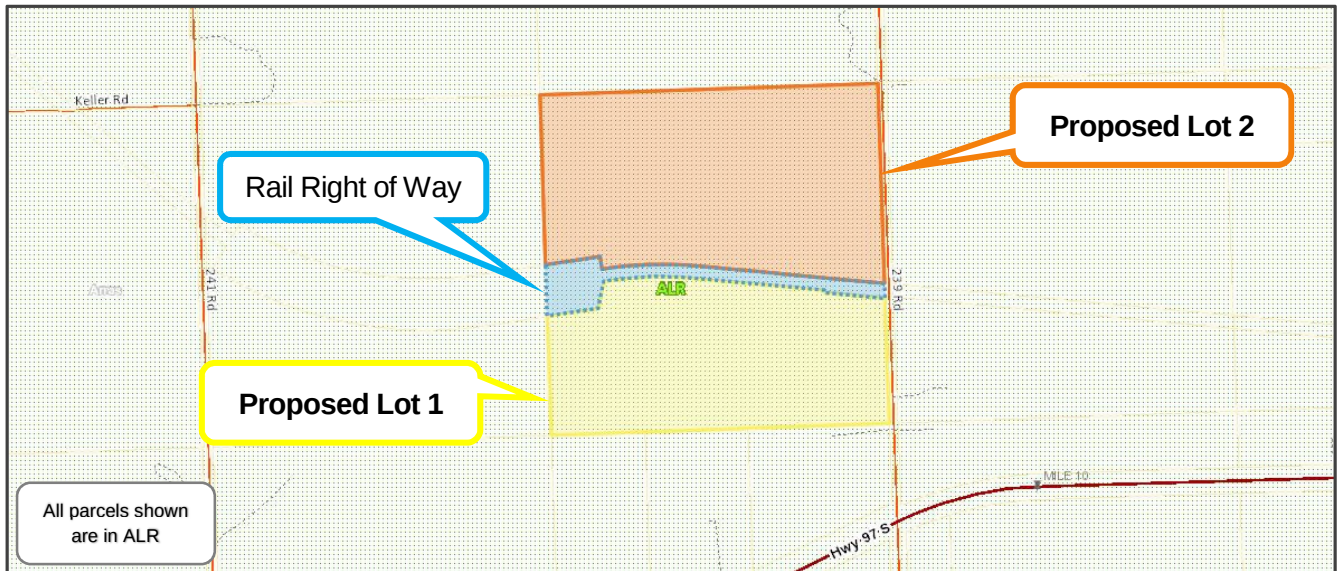


PRRD Zoning Bylaw No. 1343, 2001: A-2 'Large Agricultural Holdings Zone'

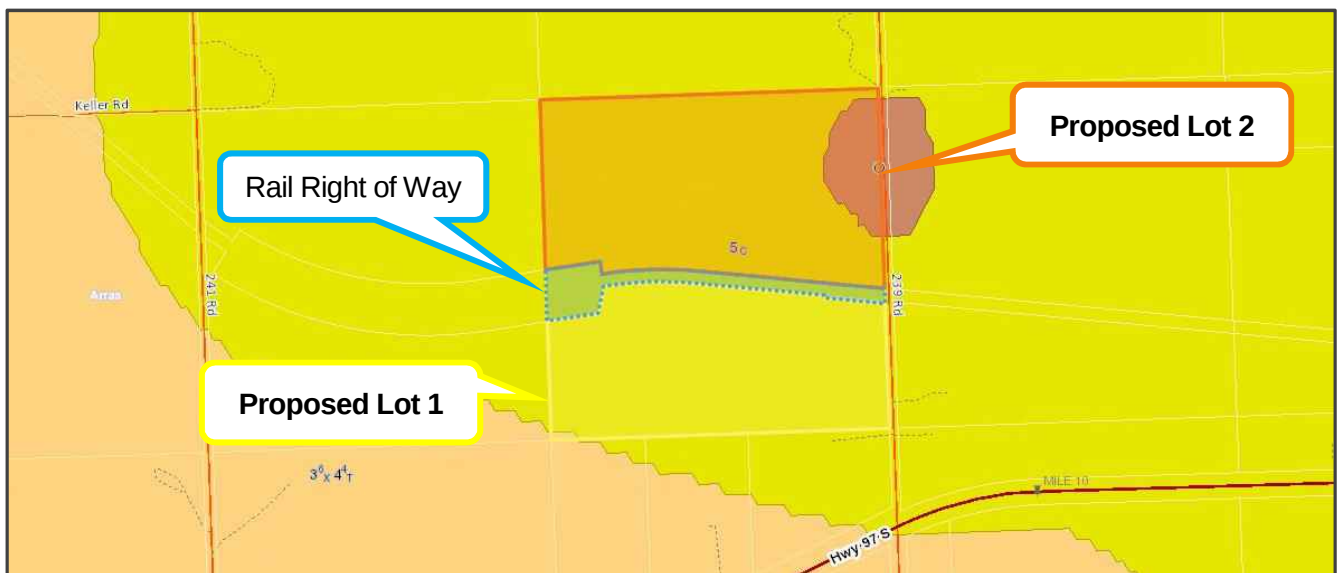


MAPS
Application for Rezoning
File No. 18-335

Agricultural Land Reserve: Within



CLI-Soil Classification: Mostly 5C with O in the northeast corner





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 4sam Ventures Ltd	Authorized Agent of Owner (if applicable) Murray Samuelson
Address of Owner Box 122	Address of Agent [REDACTED]
City/Town/Village Dawson Creek	City/Town/Village [REDACTED]
Postal Code V1G 4G3	Postal Code [REDACTED]
Telephone Number:	Telephone Number: [REDACTED]
Fax Number:	Fax Number: [REDACTED]
E-mail:	E-mail: [REDACTED]

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
NE1/4 of SEC14 TP78 R17W6M	Lot 1 26.5 ha./acres
same	Lot 2 34.2 ha./acres
	ha./acres
	TOTAL AREA 60.7 ha./acres

Notice of collection of personal information:

Personal information on this form is collected for the purpose of processing this application. The personal information is collected under the authority of the *Local Government Act* and the bylaws of the PRRD. Documentation/Information submitted in support of this application can be made available for public inspection pursuant to the *Freedom of Information and Protection of Privacy Act*.

4. Civic Address or location of property: 239 Road north of Hwy 97 south

5. PARTICULARS OF PROPOSED AMENDMENT

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

☐ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: _____

Proposed OCP designation: _____

Text amendment: _____

☒ Zoning Bylaw amendment:

Existing zone: A-2

Proposed zone: Lot 1 low density residential Lot 2 Agriculture

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:

No buildings on property. Existing use is haying

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

- (a) North Agricultural/Farm - Horse pasture/Hay/ Farm house
(b) East Residential - Horse pasture/Hay/Single family dwelling subdivision
(c) South Residential - Hay/ Single family dwelling subdivision
(d) West Unused - Trees

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

No proposed development at this time other than the subdivision into Lot 1 and 2 to separate titles

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

Subdivision will allow development of each parcel separately

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

No development needing sewage disposal is proposed at this time.

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

No development needing water supply is proposed at this time.

There is a dugout on each proposed lot which may have been used
for stock watering purposes in the past.

**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.

 Murray Samuelson

Signature of Owner

Dec 14/18

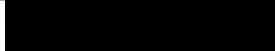
Date signed

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 4sam Ventures Ltd		and		hereby	
authorize					
(name) Murray Samuelson		to act on my/our behalf regarding this application.			
Agent address:					
Telephone: 		Fax:		Email: 	
Signature of Owner:				Murray Samuelson 2018.12.14 09:05:42 -07'00'	
Signature of Owner:				Date: Dec 14/18	
Signature of Owner:				Date:	

Danielle Patterson

From: Murray Samuelson <[REDACTED]>
Sent: Tuesday, January 8, 2019 2:16 PM
To: Danielle Patterson
Subject: Re: PRRD zoning application file no. 18-335 - confirmation of zoning for application

Yes Danielle confirmed as stated. Also I would like to have my son Keenan Samuelson pick up the sign that I need to put up as I am not able to make it into office in the near future.

Thank you,
Murray

Sent from my iPhone

On Jan 8, 2019, at 2:11 PM, Danielle Patterson <Danielle.Patterson@prrd.bc.ca> wrote:

Happy New Year Murray,

As per our chat this afternoon about zoning options for your application, I wanted to confirm that you are applying for the following:

- The north lot (proposed lot 2): A-1 (Small Agricultural Holdings)
- The south lot (proposed lot 1): R-6 (Residential Zone 6)

Please email me back to confirm this.

Thank you and have a great day.

Sincerely,

Danielle

Danielle Patterson, BA, BPI | Planning Intern

Direct: 250-784-4845 | Extension: 261 | Email: Danielle.Patterson@prrd.bc.ca

PEACE RIVER REGIONAL DISTRICT | Box 810, 1981 Alaska Highway Avenue, Dawson Creek, BC V1G 4H8

Toll Free: (24 hrs): **1-800-670-7773** | Office: **250-784-3200** | Fax: **250-784-3200** | www.prrd.bc.ca

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Peace River Regional District

4-Jan-2018

PID: 014-643-731
Roll Number: 759-088046.010
Legal Description: PT OF THE NE 1/4 OF SEC 14 TP 78 R 17 W6M PEACE RIVER SHOWN ON PL A2035

Parcel Size

3.66 Hectares 9.05 Acres



This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Peace River Regional District should be contacted for information regarding other conditions such as easements, rights-of-way or covenants.



Peace River Regional District

4-Jan-2018

PID: 009-111-328

Roll Number: 759-006173.001

Legal Description: NE 1/4 OF SEC 14 TP 78 R 17 W6M PEACE RIVER EXC PLS A2035 & 32054

Parcel Size

34.22 Hectares

84.55 Acres



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Peace River Regional District

4-Jan-2018

PID: 014-643-740

Roll Number: 759-006174.001

Legal Description: NW 1/4 OF SEC 14 TP 78 R 17 W6M PEACE RIVER EXC PL A2035

Parcel Size

30.64 Hectares

75.72 Acres



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Peace River Regional District

4-Jan-2018

PID: 004-509-617

Roll Number: 759-006180.120

Legal Description: L 3 SEC 14 TP 78 R 17 W6M PEACE RIVER PL 30011

Parcel Size

8.82 Hectares

21.80 Acres



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Peace River Regional District

4-Jan-2018

PID: 009-111-239

Roll Number:

Legal Description: PT OF THE NE 1/4 OF SEC 14 TP 78 R 17 W6M PEACE RIVER SHOWN ON PL 32054

Parcel Size

0.09 Hectares

0.22 Acres



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Peace River Regional District

4-Jan-2018

PID: 009-111-328

Roll Number: 759-006173.001

Legal Description: NE 1/4 OF SEC 14 TP 78 R 17 W6M PEACE RIVER EXC PLS A2035 & 32054

Parcel Size

26.52 Hectares

65.54 Acres



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**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 19, 2018

ALC File: 57180

4 Sam Ventures Ltd.
DELIVERED ELECTRONICALLY

Attn: Murray Samuelson

Re: Application 57180 to Subdivide Land in the Agricultural Land Reserve

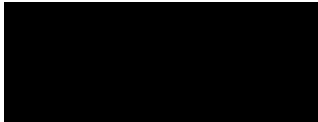
Please find attached the Reasons for Decision for the above noted application (Resolution #290/2018). As agent, it is your responsibility to notify the applicant accordingly.

Request for Reconsideration of a Decision

Under section 33(1) of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. The request must be received within one (1) year from the date of this decision's release. For more information, refer to *ALC Policy P-08: Request for Reconsideration* available on the Commission website.

Please direct further correspondence with respect to this application to ALC.North@gov.bc.ca.

Yours truly,



Mike Bandy, Land Use Planner

Enclosures: Reasons for Decision (Resolution #290/2018)
Schedule A: Decision Map

cc: Peace River Regional District (File No. 18-003), Attn: Kole Casey



AGRICULTURAL LAND COMMISSION FILE 57180

REASONS FOR DECISION OF THE CHIEF EXECUTIVE OFFICER

Subdivision Application Submitted Under s. 21(2) of the *Agricultural Land Commission Act*

Applicant: 4 Sam Ventures Ltd.

Agent: Murray Samuelson

Property: Parcel Identifier: 009-111-328

**Legal Description: The North East 1/4 of Section
14, Township 78, Range 17, West of the 6th
Meridian, Peace River District, Except Plans
A2035 and 32054**

Civic: Arras, BC

Area: 60.7 ha

Chief Executive Officer: Kim Grout

(the "CEO")



OVERVIEW

1. The Property is located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA). The Property is located within Zone 2 as defined in s. 4.2 of the ALCA.
2. Pursuant to s. 21(2) of the ALCA, the Applicant is applying to the Agricultural Land Commission (the "Commission") to subdivide the 60.7 ha Property into a 26.5 ha lot and a 34.2 ha lot, as divided by an existing rail right-of-way (ROW) (the "Proposal").
3. The Proposal is consistent with the South Peace Fringe Area Official Community Plan (the "OCP") adopted by the Peace River Regional District in 2012. The proposed 26.5 ha lot is designated as Residential Low Density in the OCP, and the proposed 34.2 ha lot is designated as Agricultural. The Commission endorsed the OCP on September 5, 2012 by ALC Resolution #21N/2012.
4. The Proposal along with related documentation from the Applicant, Agent, local government, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Applicant in advance of this decision.
5. On October 19th, 2017 the Commission delegated decision-making to the CEO by Resolution #046N/2017. In accordance with section 27 of the ALCA the Commission specified that the following applications may be decided by the CEO:
 2. Exclusion, subdivision, and non-farm use applications that are consistent with a specific planning decision of the Commission made by resolution.

DECISION

1. After reviewing the Application, I am satisfied that the Proposal is consistent with Criterion #2 of Resolution #046N/2017 and approve the Proposal.



[7] The Proposal to subdivide the Property into a 26.5 ha lot and 34.2 ha lot is approved subject to the following conditions:

- a. the submission of a survey plan delineating the area to be subdivided;
- b. the survey plan to be in substantial compliance with Schedule A of this decision; and,
- c. the survey plan be submitted within three years from the date of release of this decision.

[8] When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the subdivision plan.

[9] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

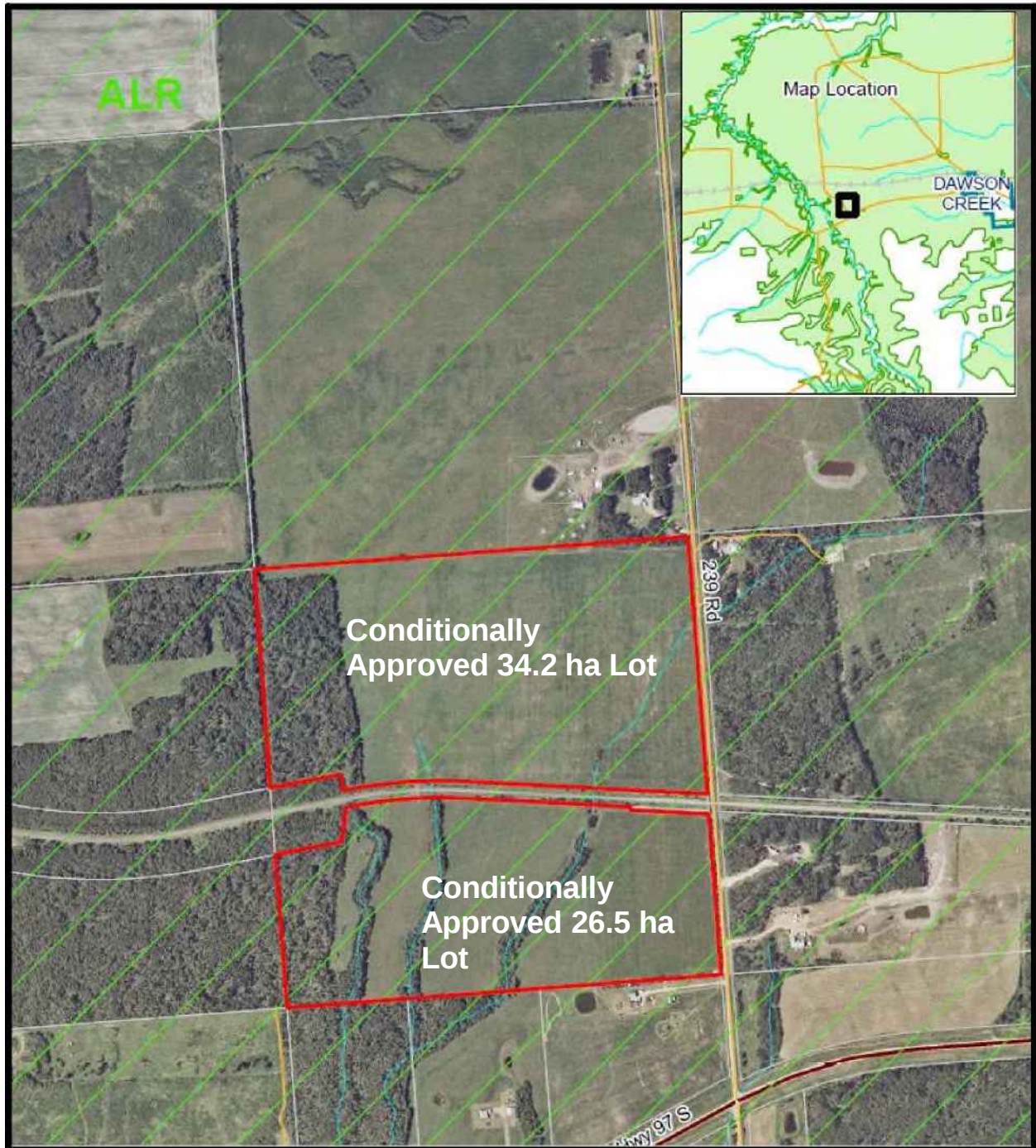
[10] A decision of the CEO is a decision of the Commission pursuant to s. 27(5) of the ALCA.

[11] Resolution #290/2018

Released on September 19, 2018



Kim Grout, Chief Executive Officer



The Property
PID: 009-111-328 (60.7 ha)

January 11, 2019

Danielle Patterson
Planning Intern
Peace River Regional District

RE: Zoning Bylaw Amendment No. 2361 for Northeast ¼ of Section 14 Township 78 Range 17 W6M Peace River except Plans A2035 & 32054

This letter is in regards to the Zoning Amendment Bylaw Application located at the above noted location in the Arras area. The intent of the application is to amend PRRD Zoning Bylaw No. 1343, 2001 by rezoning a 26.53 ha (65.55 ac) portion of the subject property from 'A-2' (Large Agriculture Holdings Zone) to 'R-6' (Residential 6 Zone) and a 34.22 ha (84.55 ac) portion of the subject property from 'A-2' (Small Agriculture Holdings Zone).

Based on the intended use of the application, **Northern Health has no objections** to the bylaw amendment, subject to the conditions below:

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

Please note that Northern Health's recommendation for approval of the zoning bylaw amendment does not guarantee approval at the time of subdivision. Northern Health assesses all subdivision applications referred in writing by an Approving Officer with the Ministry of Transportation and Infrastructure on the basis of current provincial health legislation and Northern Health policies and guidelines. The Approving Officer will only refer those subdivision applications that have lots sizes of less than 10 acres for Northern Health for evaluation. However, if the Approving Officer has a concern where the lots are 10 acres or larger, these may also be referred to Northern Health. Northern Health assesses each application based on the suitability of proposed lots, which are not serviced by a community sewage disposal system, for service by an on-site sewage disposal system.

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

Sincerely,



Ali Moore CPHI(c)
Environmental Health Officer
Northern Health



Ministry of
Transportation
and Infrastructure

Our file: 2019-00187
Your file: 18-335
Date: January 14, 2019

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

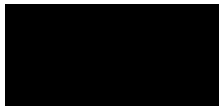
Attention: Danielle Patterson, Planning Intern

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral of January 10, 2019 to amend PRRD Zoning Bylaw No. 1343, 2001 by rezoning a 26.53 ha. (65.55 ac) portion of the subject property from 'A-2' (Large Agriculture Holdings Zone) to 'R-6' (Residential 6 Zone) and a 34.22 ha (84.55 ac) portion of the subject property from 'A-2' (Large Agriculture Holdings Zone) to 'A-1' (Small Agriculture Holdings 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. The Ministry has received and is currently reviewing the subdivision application for a two (2) lot subdivision under 2018-06057. 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



18-335 4Sam Ventures (Samuelson)	RESPONSE SUMMARY	Zoning Amendment Bylaw No. 2361, 2019
☐ Approval recommended for reasons outlined below	☒ Interests unaffected by bylaw	
☐ Approval recommended subject to conditions below	☐ Approval NOT recommended due to reasons outlined below	

- Subdivision request supported by the Agricultural Land Commission as tied to amendment, and OCP consistency.
- No concerns.

Signed: [Redacted Signature]	Title: Planning Manager
Date: Jan. 30, 2019.	Agency: City of Fort St. John

Please email responses to Danielle Patterson (danielle.patterson@prrd.bc.ca) by January 31, 2019.

Peace River Regional District Memorandum

To: Leonard Hiebert, Director of Electoral Area 'D'

From: Danielle Patterson, Planning Intern

Date: Wednesday, February 27, 2019

RE: Zoning Amendment Bylaw No. 2361, 2019 (4 Sam Ventures Ltd)

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 attached report and application are provided for your review. Please return this form by or before Wednesday, March 13, 2019.

Please contact me if you have any questions.

Thank you.

☐ **No Comment**

☒ **Comments**

Hi Danielle,

I am in favor of the zoning amendment.

Date: March 5, 2019

Initial: LH

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2361, 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. 2361, 2019."
2. Schedule B – Map 6 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning:
 - a) a 26.53 ha. (65.55 acre) portion of the Northeast ¼, Section 14, Township 78, Range 17, W6M, PRD except Plans A2035 and 32054, from A-2 "Large Agriculture Holdings Zone" to R-6 "Residential 6 Zone"; as shown on Schedule A which is attached to and forms part of this bylaw; and
 - b) a 34.22 ha (84.55 acre) portion of the Northeast 1/4, Section 14, Township 78, Range 17, W6M, PRD except Plans A2035 and 32054, from A-2 "Large Agriculture Holdings Zone" to A-1 "Small Agriculture Holdings 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.
Notification mailed 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. 2361, 2019,
as adopted by the Peace River Regional District
Board on _____, 20____.

Corporate Officer



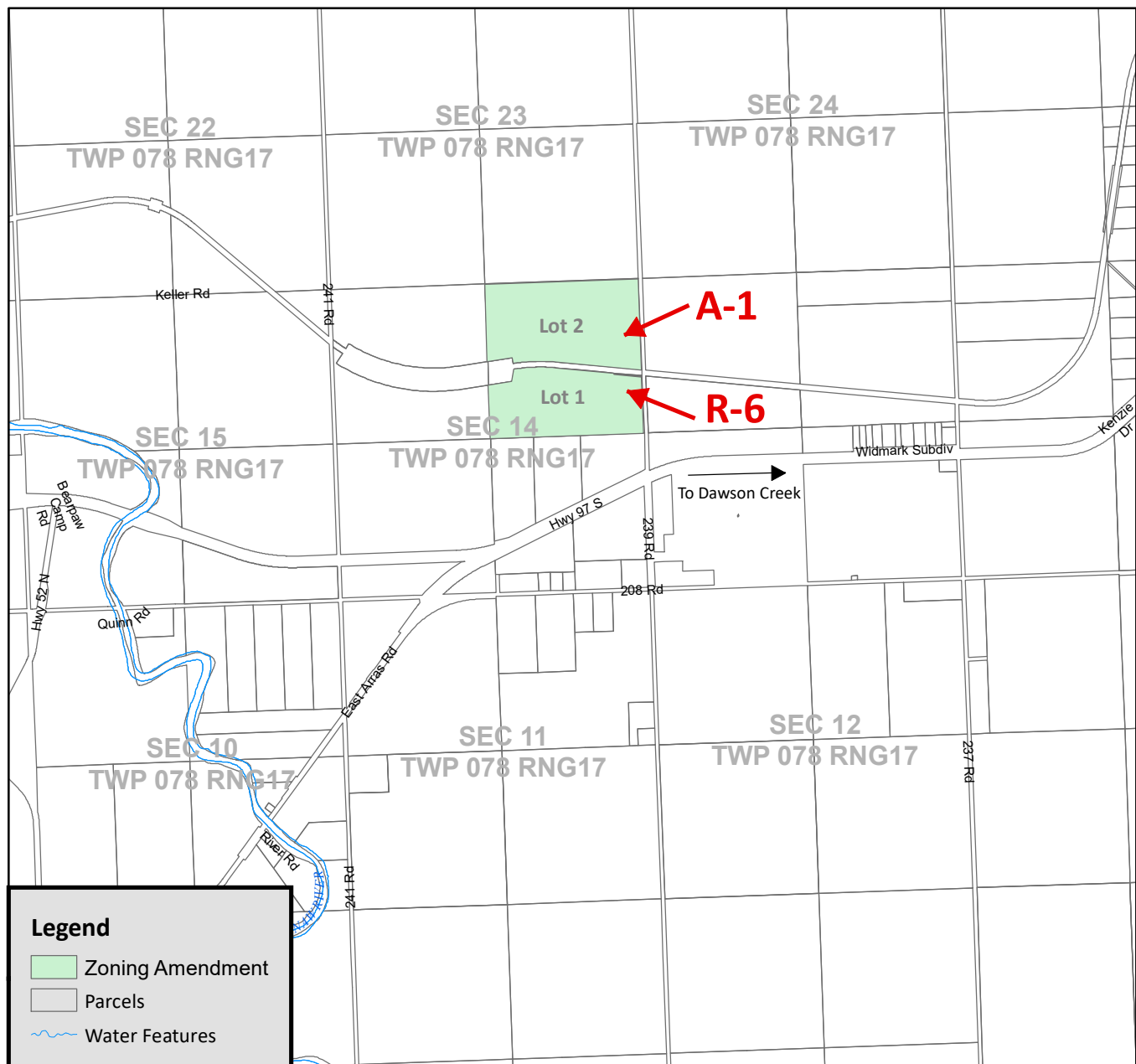
Peace River Regional District
Bylaw No. 2361, 2019
SCHEDULE "A"



1:33,000

Map No. 6 - Schedule B of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a) a 26.53 ha (65.55 acres) portion of the Northeast 1/4, Section 14, Township 78, Range 17, W6M, PRD, except plans A2035 and 32054, **from** A-2 "Large Agriculture Holdings Zone" **to** R-6 "Residential 6 Zone" as shown shaded on the drawing below: and

b) a 34.22 ha (84.55 acres) portion of the Northeast 1/4, Section 14, Township 78, Range 17, W6M, PRD, except plans A2035 and 32054, **from** A-2 "Large Agriculture Holdings Zone" **to** A-1 "Small Agriculture Holdings Zone" as shown shaded on the drawing below:



Attachment C:

Proposed Zoning Amendment Bylaw No. 2361, 2019

PEACE RIVER REGIONAL DISTRICT

Bylaw No. 2361, 2019

A bylaw to amend Peace River Regional District
Zoning Bylaw No. 1343, 2001."

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 - b) a 34.22 ha (84.55 acre) portion of the Northeast 1/4, Section 14, Township 78, Range 17, W6M, PRD except Plans A2035 and 32054, from A-2 "Large Agriculture Holdings Zone" to A-1 "Small Agriculture Holdings Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	28 th	day of	March	, 2019.
READ A SECOND TIME THIS	28 th	day of	March	, 2019.
Public Notification mailed on the	6 th	day of	May	, 2019.
Public Notification published on the	9 th and 16 th	day of	May	, 2019.
Public Hearing held on the	21 st	day of	May	, 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. 2361, 2019,
as adopted by the Peace River Regional District
Board on _____, 20__.

Corporate Officer



Peace River Regional District
Bylaw No. 2361, 2019
SCHEDULE "A"



1:33,000

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