



REPORT

To: Chair and Directors

Date: July 11, 2019

From: Michael Blatz, North Peace Land Use Planner

Subject: Zoning Amendment Report – Bylaw No. 2369, 2019, PRRD File No. 19-036

RECOMMENDATION #1: *[Corporate Unweighted]*

That the Regional Board give Zoning Amendment Bylaw No. 2369, 2019, to rezone a 111.01 ha (274.31 ac) portion of PID 004-056-159 from A-2 (Large Agricultural Holdings Zone) to R-2 (Residential 2 Zone), third reading.

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

That the Regional Board adopt Zoning Amendment Bylaw No. 2369, 2019.

BACKGROUND/RATIONALE:

Proposal

To rezone the subject property from A-2 (Large Agricultural Holdings Zone) to R-2 (Residential 2 Zone) within *PRRD Zoning Bylaw No. 1000, 1996*. The applicants intend to develop the property in phases, for an eventual total of twelve ± 4 ha. (± 10 ac) lots and one ± 12 ha (± 30 ac) residential lot.

File Details

File No.: 19-036
 Owners: Country Acres Developments Ltd.
 Agent: Paul Bergen
 Area: Electoral Area B
 Location: Prespatou BC
 Legal: District Lot 2518 Peace River except parcels 18700, 22630, 31494, PGP41938 & PGP44763
 PID: 004-056-159
 Lot Size: 135.77 ha (335.50 ac)

Site Context

The subject property is on the west side of Prespatou, northwest of the intersection of Store Avenue and Prespatou Road. The lot is irregularly shaped and is adjacent to a variety of land uses including residential, civic, commercial, and agricultural.

Staff Initials:

Dept. Head:

CAO:

Page 1 of 2

July 25, 2019

Summary of Procedure

Zoning Amendment Bylaw No. 2369, 2019 was read for a first and second time on April 25th, 2019. The following activities have occurred since then:

June 6, 2019	Notice of public hearing mailed to landowners within notification area
June 13 & 20, 2019	Notice of public hearing advertised in the Alaska Highway News newspaper
June 25, 2019	Public hearing held in Prespatou, BC

Comments from the Public

No written comments were received prior to the public hearing on June 25, 2019. At the public hearing, two members of the public spoke in support of the proposal, citing a need for more housing in the area.

ALTERNATIVE OPTIONS:

1. That Zoning Amendment Bylaw No. 2369, 2019, to rezone a 111.01 ha (274.31 ac) portion of PID 004-056-159 from A-2 (Large Agricultural Holdings Zone) to R-2 (Residential 2 Zone), be refused 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. April 15th, 2019 Staff Report for Zoning Amendment Bylaw No. 2369, 2019
 - a. Maps
 - b. Application
 - c. Referral responses from agencies
 - d. Referral response from Electoral Area Director
 - e. Section 39 of *PRRD Zoning Bylaw No. 1000, 1996*
 - f. Draft Bylaw No. 2369, 2019
2. Public Hearing Minutes
3. Zoning Amendment Bylaw No. 2369, 2019

External Links:

1. [Public Hearing Agenda](#)



REPORT

To: Chair and Directors

Date: April 1, 2019

From: Michael Blatz, North Peace Land Use Planner

Subject: Zoning Amendment Report – Bylaw No. 2369, 2019, PRRD File No. 19-036

RECOMMENDATION: [All Directors – Corporate Unweighted]

That the Regional Board give Zoning Amendment Bylaw No. 2369, 2019, to rezone a 111.01 hectare (274.31 acre) portion of PID 004-056-159 from A-2 (Large Agricultural Holdings Zone) to R-2 (Residential 2 Zone), first and second readings; further, that a public hearing, delegated to the Director of Electoral Area B, be scheduled.

BACKGROUND/RATIONALE:

Proposal

To rezone the subject property from A-2 (Large Agricultural Holdings Zone) to R-2 (Residential 2 Zone) within *PRRD Zoning Bylaw No. 1000, 1996*. The applicants intend to develop the property in phases, for an eventual total of twelve ± 4 ha. (± 10 ac.) lots and one ± 12 ha. (± 30 ac.) residential lot.

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 Owners: Country Acres Developments Ltd.
 Agent: Paul Bergen
 Area: Electoral Area B
 Location: Prespatou BC
 Legal: District Lot 2518 Peace River except parcels 18700, 22630, 31494, PGP41938 & PGP44763
 PID: 004-056-159
 Lot Size: 135.77 ha. (335.50 ac.)

Site Context

The subject property is on the west side of Prespatou, northwest of the intersection of Store Avenue and Prespatou Road. The lot is irregularly shaped and is adjacent to a variety of land uses including residential, civic, commercial, and agricultural.

Site Features

Land

The land is mostly cleared of trees.

Structures

There are no structures on the property.

Access

The subject property has access directly off Store Avenue and via a right-of-way off Prespatou Road.

CLI Soil Rating

Soil on the property is a combination of 0⁶5⁴_w & 4⁸_x5²_w soils.

- Class 0 soils are organic soils, not placed in capability classes
- Class 4 soils have severe limitations that restrict the range of crops or require special conservation practices
- Class 5 soils have very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible
- Subclass W denotes excess water
- Subclass X denotes two or more adverse characteristics

Fire Protection

The subject property is outside all fire protection areas.

Comments & ObservationsApplicant

The applicant indicates Prespatou is a growing community with a shortage of land and homes for its residents. He says that people buy and live on quarter sections with no intention of farming them, but they have few viable alternatives. He thinks that opening up smaller residential lots would make quarter section prices more affordable for farmers because they would have less competition and it would allow residents to stay in their home community. The applicant intends to develop the site in phases, starting with four lots accessible from Store Avenue. They intend to develop 9 lots accessible from a new right-of-way off Prespatou Road in the second phase.

Agricultural Land Reserve (ALR)

The subject property is not within the ALR. It was removed from the ALR by ALC Resolution #213/2013 and still borders some properties in the ALR. As such, development should consider proper edge planning in accordance with the Government of BC's *Guide to Edge Planning* and the ALC's *Landscape Buffer Specifications*.

Official Community Plan (OCP)

The subject property is designated as RC (Rural Community) within the *PRRD Rural OCP, Bylaw No. 1940, 2011*. According to Section 6 of the OCP, Rural Communities are meant to have a range of land uses, including residential. The minimum parcel size is 1.6 hectares (4.0 acres).

Therefore the proposed use and lot sizes comply with the OCP.

Land Use Zoning

The subject property is zoned A-2 (Large Agricultural Holdings Zone) pursuant to *PRRD Zoning Bylaw No. 1000, 1996*. While the dwelling units are a permitted land use in the A-2 zone, the proposed parcel sizes of 4 hectares are smaller than the minimum of 63 hectares (155 acres) set out in Section 36.2.

Therefore, the applicant applied to rezone to R-2 (Residential 2 Zone). The proposed residential use is a permitted principal use and the proposed lot sizes meet the minimum lot size regulation of 1.8 hectares (4.5 acres) of the R-2 zone.

Permit & Charge Areas

The subject property is within the School District 60 School Site Acquisition Charge Area, which will apply upon successful subdivision. It is outside PRRD's Mandatory Building Permit, Development Permit, and Development Cost Charge Areas.

Impact AnalysisContext

The proposal is consistent with the rural residential character of the area and, if successful, would result in a total of approximately 30 new lots developed in phases. The current phase would result in 4 new lots and the next phase would result in 5 additional lots. The applicant suggest a total of 30 lots at completion.

Population & Traffic

An increase in population and traffic is anticipated, should the proposed rezoning amendment and subsequent subdivision(s) be approved. The applicant indicates this will happen in phases.

Sewage

If approved, the new residential lots will require sewage systems approved by Northern Health.

Comments Received from Municipalities & Provincial Agencies

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

No response received.

Dawson Creek

Interests unaffected.

MoTI

No objections to the rezoning.

ALTERNATIVE OPTIONS:

1. That the Zoning Amendment Bylaw No. 2369, 2019, to rezone a 111.01 hectare (274.31 acre) portion of PID 004-056-159 from A-2 (Large Agricultural Holdings Zone) to R-2 (Residential 2 Zone), be given first and second readings; further, that public notice be issued in lieu of holding a public hearing.
2. That the application to rezone a 111.01 hectare (274.31 acre) portion of PID 004-056-159 from A-2 (Large Agricultural Holdings Zone) to R-2 (Residential 2 Zone), be refused as submitted.
3. That the Regional Board provide further direction.

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

OTHER CONSIDERATION(S):**Attachments:**

1. Maps
2. Application
3. Referral responses from agencies
4. Referral response from Electoral Area Director
5. Section 39 of *PRRD Zoning Bylaw No. 1000, 1996*
6. Draft Bylaw No. 2369, 2019

Reviewed by the Board April 25, 2019

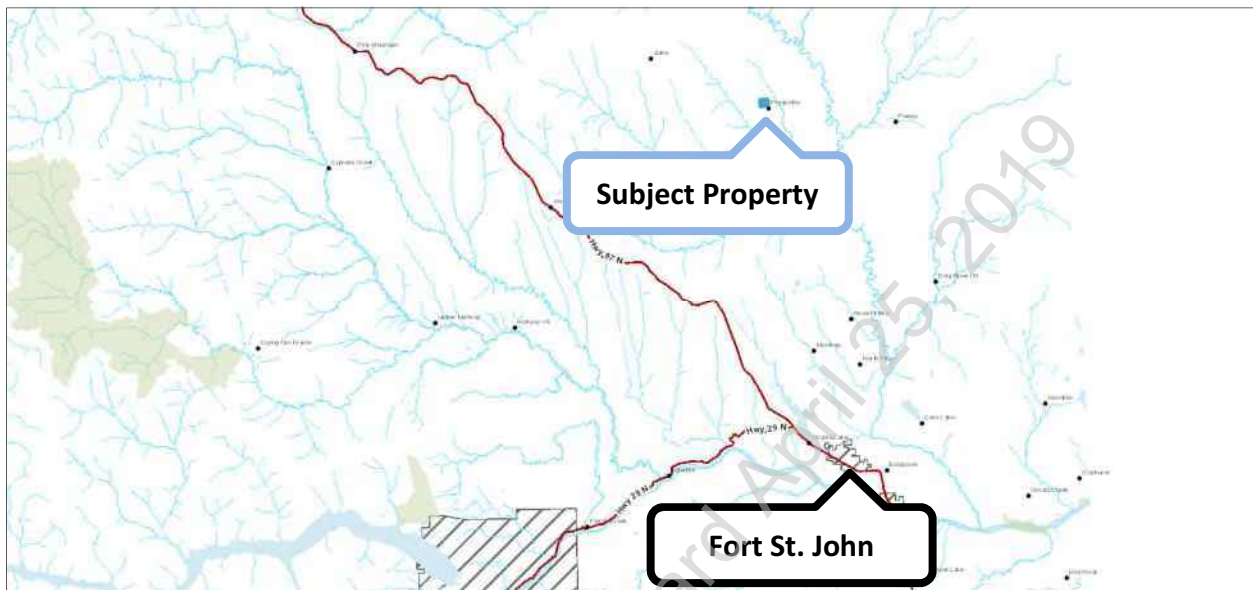


ZONING AMENDMENT REPORT

MAPS

FILE NO. 19-036

Location: Prespatou, BC



Aerial imagery





ZONING AMENDMENT REPORT

MAPS

FILE NO. 19-036

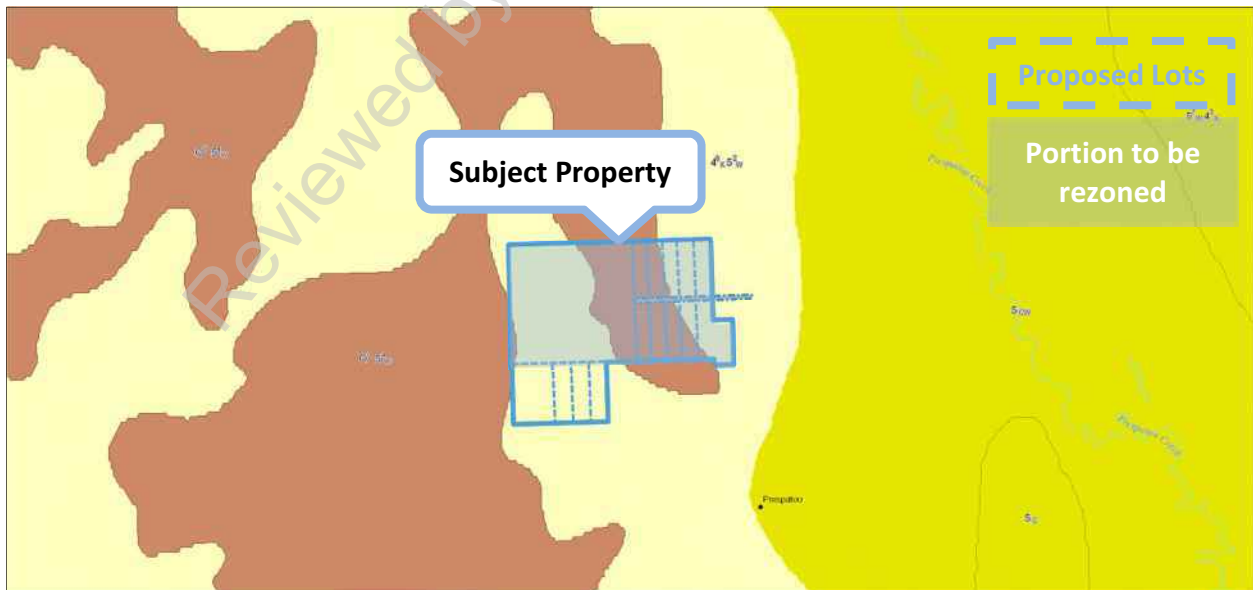
PRRD Rural OCP Bylaw No. 1940, 2011: Rural Community**PRRD Zoning Bylaw 1000, 1996: A-2 – Large Agricultural Holdings Zone**



ZONING AMENDMENT REPORT

MAPS

FILE NO. 19-036

Agricultural Land Reserve: Outside**CLI Soil Classification: 0⁶5⁴_w & 4⁸x5²_w**



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 Country Acres Developments Ltd.	Authorized Agent of Owner (if applicable)
Address of Owner [REDACTED]	Address of Agent
City/Town/Village [REDACTED]	City/Town/Village
Postal Code [REDACTED]	Postal Code
Telephone Number: [REDACTED]	Telephone Number:
Fax Number:	Fax Number:
E-mail: [REDACTED]	E-mail:

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
District Lot 2518, Peace River Land District	10 ha./acres
004 056 159	ha./acres
	ha./acres
	TOTAL AREA 330 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: 87.2 kms North from Fort St. John

Peace Regional District

5. PARTICULARS OF PROPOSED AMENDMENT

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

☒ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: PRRD official Community Plan Bylaw No. 1940, 2011

Proposed OCP designation: _____

Text amendment: _____

☐ Zoning Bylaw amendment:

Existing zone: _____

Proposed zone: _____

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:

Farming, trees

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

(a) North Farming

(b) East Residential

(c) South Farming

(d) West Farming

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

See attached document

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

See attached document

Prespatou Subdivision

Country Acre's is a small land company in Prespatou. It is owned by Henry, Joe and Paul Bergen. We own a parcel of land in the heart of Prespatou about 330 acres in size.

Prespatou is a small community of about 2000 people made up of farmers, loggers, and oilfield employment. It is located 100 kms north of Fort St. John. We have 3 churches, a school, senior's lodge, general store, co-op fuel station, residential water loading station, 2 vehicle mechanic shops and 2 heavy duty\truck shops.

The community of Prespatou is a fast-growing community made up of mostly Mennonites. Many of us are 2nd, 3rd and 4th generation that live in Prespatou. To illustrate the problem. Here is an example of the average family. Size is approx. 5 children. (I Paul have 8, Joe has 7, - 4 of which are married and currently squatting on other people's land, which is the norm here. Henry has 8). I would estimate 90% of people that grow up here stay here. This creates a shortage of land and homes for people to live in. The growth of the community has been very steady for many years and seems to be picking up speed instead of slowing down. Many of the people living here have a farming background and are farmers at heart. Allowing nonfarming people to move to a lot (not all people want to) helps keep land farm prices affordable because farmers aren't competing with people that are buying quarters of land just to live on. Also, young people that want to buy a farm cannot afford one when it comes up for sale as they don't even own a lot therefor have no equity for a down payment.

Subdividing in Prespatou has been a real challenge for many years. Partly due to our rural location, distant to gravel, land prices and such. Most laws made around subdividing and road building are made in larger centre's and often don't work well for rural settings. The price of land is low compared to other region's as the crops don't grow as well as a lot of other places. Another reason for lower land prices is a higher cost of living due to travel costs associated with rural community living. Getting gravel out here to build roads is a real challenge as the trucking to get the load here is more than the gravel cost itself making road cost close to double what they would be in FSJ.

We would propose to build a gravel road with 10 acre lots. We would propose to build the road base with sandstone and cap it with gravel. This seems to work well in our area as sandstone makes a very solid base. This is also very economical. The mile 73 road was built about 15 years ago from Buick Creek northwards and was holding up just as well as other roads in the area except for the fact it wasn't capped up with gravel properly as planned when it was built. The main road through Prespatou is also built on a sandstone base about 10 year's ago and is holding up well. Also, the proposed road is a residential road and shouldn't be subject to heavy loads all the time as the 73 road is. We could source sandstone from the same pit the ministry used to build the Prespatou Rd. We would then cap it with gravel and make for a very nice solid road. Also, almost any oilfield road is built from sandstone and many or most of these roads don't even get a gravel cap. The oilfield roads get severe year-round use and abuse (heavy loads year-round). Canfor also builds all their roads with sandstone including the tommy lakes road which is 130 km's long.

We are a growing community and the people of Prespatou want to stay here but it is hard to do if we are grid locked. A number off people have tried to develop in our area with limited success due to

July 25, 2019

capital costs. Our long-term plan is to develop parcel 2518 in stages. Our original road costs to get a road to where we can sell lots will be a bit of a lump sum, but we hope to keep making lots into the future to help with the initial cost of road and hydro. We don't feel there is a big enough market and the cost would be substantial to develop more than 13 lots for now. We completed 7 lots in 2015 and they all sold and were occupied within 9 months, showing the need for more development. We are a growing community and the people of Prespatou want to stay here but it is hard to do if we are grid locked. A number of people have tried to develop in our area with limited success largely due to capital costs.

We (Country Acre Developments) would propose to do a 2 phase development plan. First phase would be to survey everything but only develop and sell the first 4 lots (on the south side as we have upgraded that road already). Next phase would be to build a road on the north side and develop and sell those lots. The 30 acre lot would be a future lot for myself.

Paul Bergen

[REDACTED]

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

N/A

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

N/A

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.

DL 793

Part N1.

DL 2617

PLAN 18700

2

DL 2518

STORE AVE

L 25'6"

L 25'6"

Proposed

DL 2517

Blk A

Plan 19112

Plan 17404

2 3 4

PRESPATON RD

Reviewed by the Board April 25, 2019

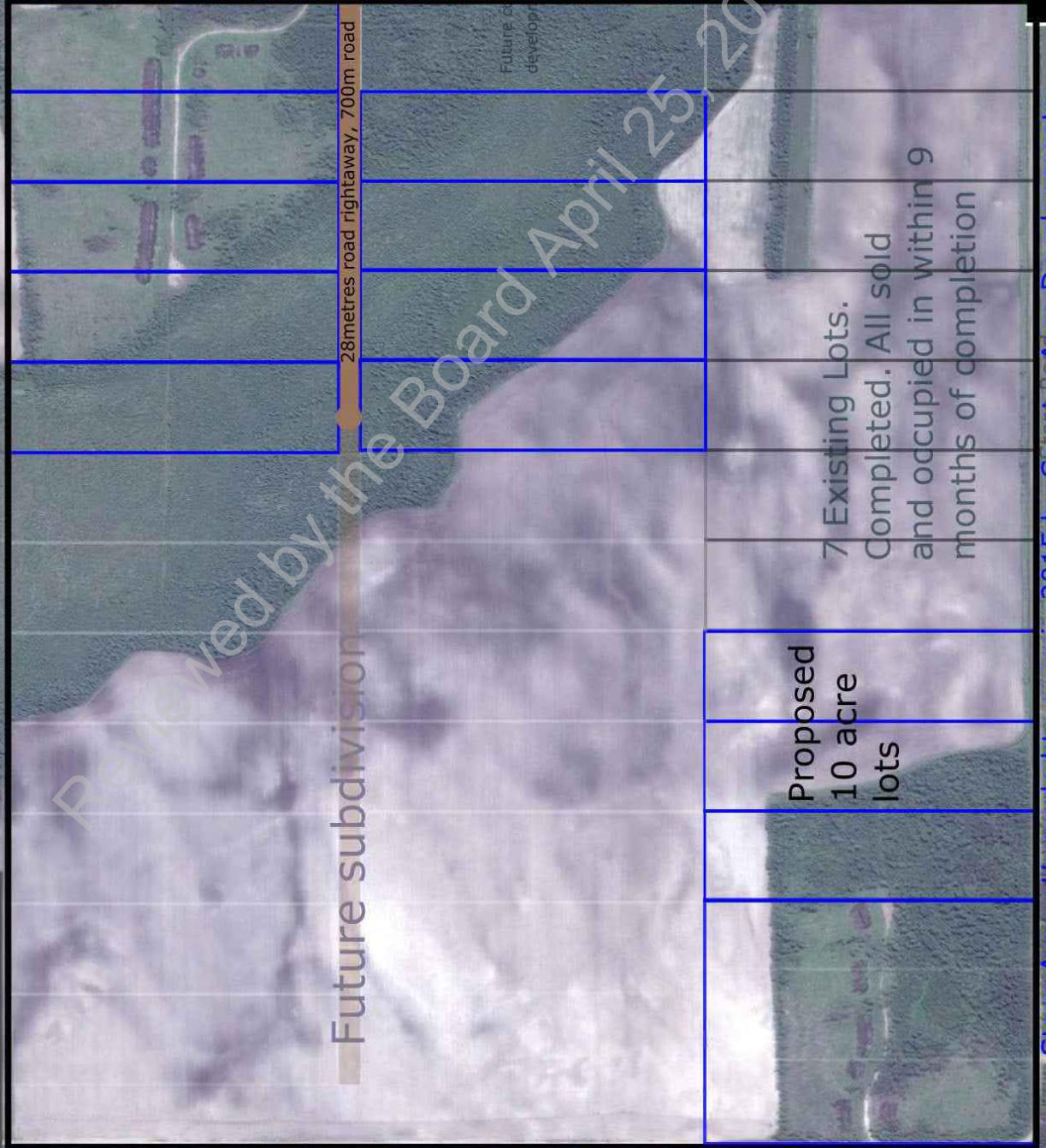
B-4 a)

Prespatou Subdivision District Lot 2518, Peace River Land District

Blue- Proposed Lots
White - Future Lots
Gray- Existing Lots

Paul Bergen 250-261-3062
September 2018

All lots are 10acres



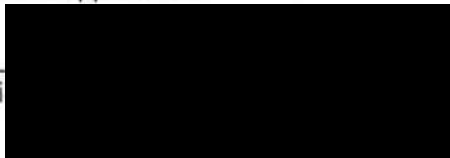
July 25, 2019

SCALE 1:7500

200meters

B-4 a)
N

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.

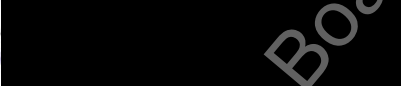
Si 

Signature of Owner

Feb 20, 2019
Date signed
Feb 20, 2019
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	and	hereby
authorize		
(name)	to act on my/our behalf regarding this	
application.		
Agent address:		
Telephone:	Fax:	Email:
Signature of Owner:		Date: <u>Feb 20, 2019</u>
Signature of Owner:		Date: <u>Feb 20/19</u>

Michael Blatz

From: [REDACTED]
Sent: Tuesday, March 5, 2019 8:53 AM
To: Michael Blatz
Subject: RE: PRRD File 19-036 | Zoning Amendment

Hi Michael

I was in at your office yesterday and paid for the application for rezoning and picked up a sign.
 I'm thinking we want to go with a R2 zone?
 When do I need to put up the rezoning sign and for how long does it need to be up?

Paul Bergen
 [REDACTED]

From: Michael Blatz <Michael.Blatz@prrd.bc.ca>
Sent: Wednesday, February 27, 2019 12:02 PM
To: [REDACTED]
Subject: PRRD File 19-036 | Zoning Amendment

Hello Paul,

This email is to confirm that the PRRD received your development application. I saw a note in your file that you're unsure which type of application this falls under. It appears to me that you need a zoning amendment, to rezone the property from A-2 to a residential zone. You have a few different residential zones to choose from (see Zoning Bylaw 1000: <https://prrd.bc.ca/wp-content/uploads/bylaws/zoning-bylaw-text-only/Bylaw-1000-text-November-2-2018.pdf>), but it looks to me like R-1, R-2, R-3 (or some combination) would work best for your development. Please let me know which zone(s) you'd like to apply for. A zoning amendment costs \$650 + \$150 for a sign (you can pick that up at our office in Fort St. John) for a total of \$800. We will start processing your application once payment is received.

You will also need to apply for a subdivision through the Ministry of Transportation and Infrastructure if you haven't done so already. More info on that can be found here https://www.th.gov.bc.ca/da/Subdivision_Home.asp and here https://www.th.gov.bc.ca/da/L2_applic.asp.

Don't hesitate to get in touch if you have any questions.

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



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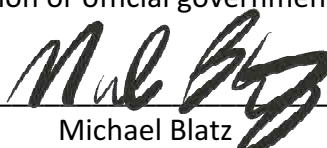
[Report as Spam](#)



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

B-4 a)

Peace River Regional District	Zoning Bylaw No. 2369, 2019	Date: March 8, 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 (March 29, 2019). If no response is received within that time, it will be assumed that your agency's interests are unaffected.		
PURPOSE OF AMENDMENTS: To rezone the subject property from A-2 "Large Agricultural Holdings Zone" to R-2 "Residential 2 Zone"		
GENERAL LOCATION: Prespatou, BC		
LEGAL DESCRIPTION: District Lot 2518, PRD, except Plans 18700, 22630, 31494, PGP41938, PGP44763, BCP44091, EPP50130 and EPP74631 PID: 004-056-159		
AREA OF PROPERTY 135.77 ha (335.50 acres)	ALR STATUS: Outside	OCP DESIGNATION: Rural Community
Land Owners: Country Acres Developments Ltd.		
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 ☐ City of Dawson Creek ☐ City of Fort St. John ☐ District of Hudson's Hope ☐ Village of Pouce Coupe ☐ School District 60 ☐ District of Taylor ☐ District of Tumbler Ridge		
(As per the Management of Development Function)		

July 25, 2019

Michael Blatz

From: Aaron Thompson <[REDACTED]>
Sent: Monday, March 11, 2019 8:32 AM
To: Michael Blatz
Subject: RE: PRRD File 19-036 | Zoning Amendment | Please comment by March 29 2019

Michael,

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

**Aaron Thompson, BPI**

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

Please ~ only print this email if necessary!

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From: Michael Blatz [mailto:Michael.Blatz@prrd.bc.ca]
Sent: March-08-19 4:32 PM
To: PRRD_Internal
Subject: PRRD File 19-036 | Zoning Amendment | Please comment by March 29 2019

Good afternoon,

Please review the attached application and respond with any comments by **March 29, 2019**.

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

Best,

Michael Blatz | Land Use Planner

PEACE RIVER REGIONAL DISTRICT | Direct: 250-785-8084
michael.blatz@prrd.bc.ca | www.prrd.bc.ca



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Ministry of
Transportation
and Infrastructure

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

Attn: Michael Blatz, North Peace Land Use Planner

The Ministry of Transportation and Infrastructure (Ministry) has received and reviewed your referral of March 8, 2019 to rezone the subject properties located at DL 2518 PEACE RIVER EXC PLS 18700 22630 31494 PGP41938 & PGP44763 from A-2 "Large Agricultural Holdings Zone" to R-2 "Residential 2 Zone". 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 rezoning. Please note the ministry has received a subdivision application from the owner to subdivide as proposed in this referral package. The proposed lot 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) [REDACTED] or by email at [REDACTED].

Sincerely,

Beth Bahm
District Development Technician

July 25, 2019



PEACE RIVER REGIONAL DISTRICT

Memorandum

TO: Karen Goodings, Director of Electoral Area B
 FROM: Michael Blatz, North Peace Land Use Planner
 DATE: April 10, 2019
 RE: **Proposed Zoning Bylaw Amendment**

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 Zoning Bylaw amendment package (**File # 19-036**) concerning Country Acres Developments Ltd.

COMMENTS

Response requested by April 24, 2019

No comment ☐

Reviewed by the Board April 25, 2019

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) 785-0129 Email: prrd.fsj@prrd.bc.ca

July 25, 2019

Michael Blatz

From: Director Karen Goodings
Sent: Thursday, April 11, 2019 9:29 AM
To: Michael Blatz
Subject: RE: PRRD File 19-036 | Rezoning | Please comment by April 24

No comment, a public hearing would be important.

From: Michael Blatz
Sent: Wednesday, April 10, 2019 2:55 PM
To: Director Karen Goodings; Karen Goodings
Cc: PRRD_Internal
Subject: PRRD File 19-036 | Rezoning | Please comment by April 24

Hello Director Goodings,

Please review the attached report for a rezoning in Prespatou. If you have any questions or comments about the application, please forward them to me by **April 24, 2019**.

Best,

Michael Blatz | Land Use Planner

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

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



PEACE RIVER REGIONAL DISTRICT



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

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.

Reviewed by the Board April 25, 2019

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2369, 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. 2369, 2019."
2. Schedule A – Map 9 of "Peace River Regional District Zoning Bylaw No. 1000, 1996" is hereby amended by rezoning a 111.01 hectare (274.31 acre) portion of District Lot 2518, PRD, except Plans 18700, 22630, 31494, PGP41938, PGP44763, BCP44091, EPP50130 and EPP74631 from A-2 "Large Agricultural Holdings 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	_____	day of	_____	, 2019.
READ A SECOND TIME THIS	_____	day of	_____	, 2019.
Public Hearing held on the	_____	day of	_____	, 2019.
Notification mailed 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
"PRRD Zoning Amendment Bylaw No. 2369, 2019,
as adopted by the Peace River Regional
District Board on _____, 2019.

Corporate Officer

July 25, 2019

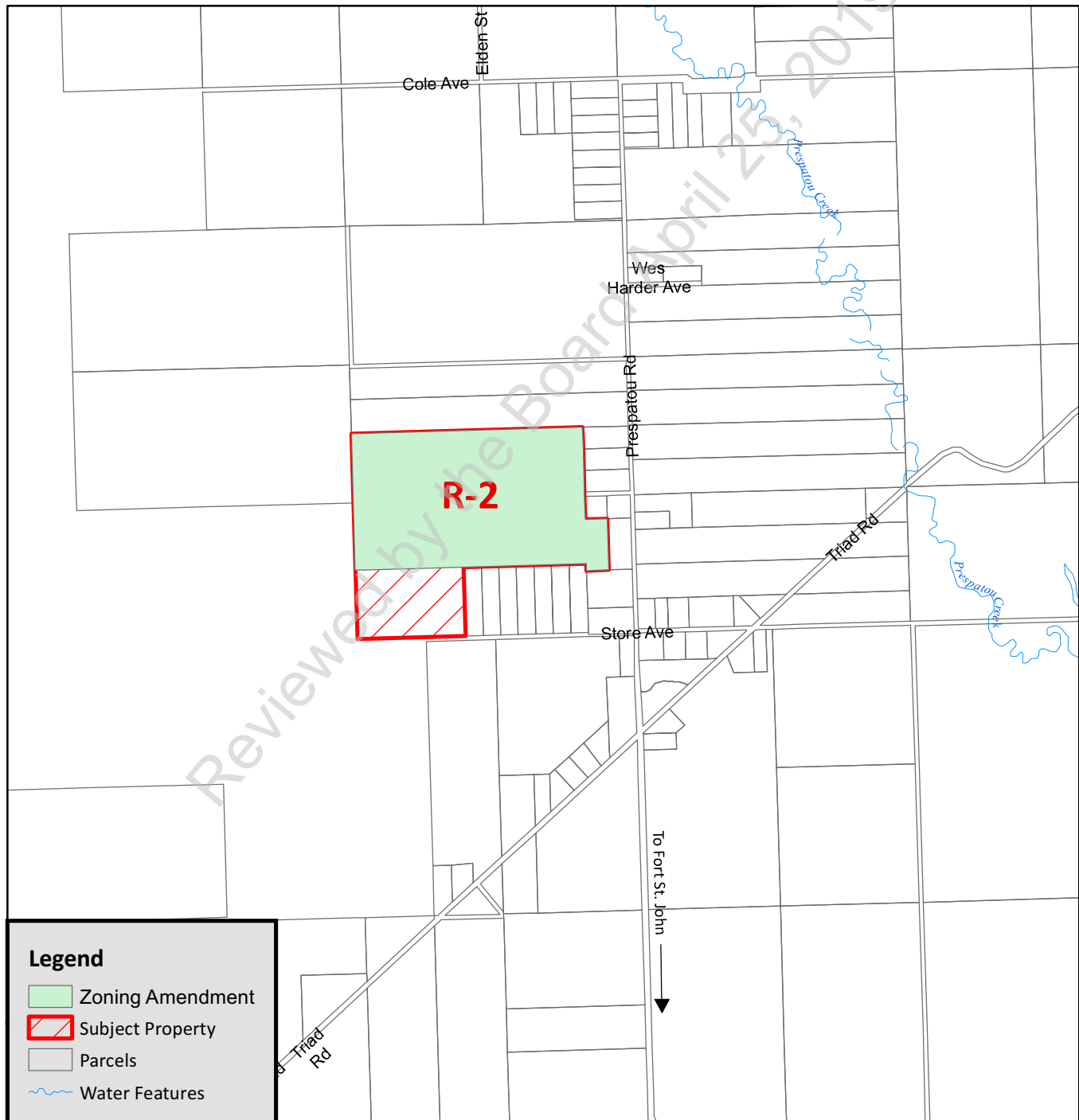


Peace River Regional District
Bylaw No. 2369, 2019
SCHEDULE "A"



1:35,000

Map No. 9 - Schedule A of "Peace River Regional District Zoning Bylaw No. 1000, 1996" is hereby amended by rezoning a 111.01 hectare (274.31 acres) portion of District Lot 2518, PRD except plans 18700, 22630, 31494, PGP41938, PGP44763, BCP44091, EPP50130 and EPP74631 **from** A-2 "Large Agriculture Holdings Zone" **to** R-2 "Residential 2 Zone" as shown shaded on the drawing below:





PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES
Proposed Zoning Amendment Bylaw No. 2369, 2019
Tuesday, June 25, 2019 @ 7:00 pm
Prespatou Elementary – Secondary School, 22113 Triad Road, Prespatou BC

ATTENDANCE:

Peace River Regional District: Karen Goodings, Director of Electoral Area 'B' (Chair)
Michael Blatz, North Peace Land Use Planner

Applicant/Owner: Paul Bergen (Agent for Country Acres Developments Ltd.)

Public: 17 members of the public

1. CALL TO ORDER

The Chair called the meeting to order at 7:03 pm.

2. STATEMENT OF PUBLIC HEARING

The Chair stated the procedural rules in place to govern the conduct of the public hearing.

3. INTRODUCTION TO PROPOSAL

Staff provided those in attendance with a summary of the proposed Zoning Amendment Bylaw No. 2369, 2019 for the property legally described as District Lot 2518 Peace River except parcels 18700, 22630, 31494, PGP41938, PGP44763, BCP44091, EPP50130 and EPP74631.

Staff summarized the proposal to rezone a 111.01 ha (274.31 ac) portion of the subject property from A-2 (Large Agricultural Holdings Zone) to R-2 (Residential 2 Zone) within *PRRD Zoning Bylaw No. 1000, 1996*.

4. SUMMARY OF APPLICATION PROCEDURE

Staff provided a summary of the application procedures and timeline as outlined in the agenda for those in attendance at the hearing.

5. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

Staff read aloud and summarized the comments received from agencies and municipalities as outlined in the agenda.

6. WRITTEN COMMENTS RECEIVED FROM PUBLIC

Staff stated that as of 4:00 pm on June 25, 2019 the Peace River Regional District had not received any written comments from the public.

7. COMMENTS FROM APPLICANT(S)

The Chair asked the agent for the application, Paul Bergen, if he had any comments related to the proposed bylaw.

- Mr. Bergen spoke in support of the proposal, saying there is a need for more residential development in the Prespatou area, adding there is a problem with squatters in the area.

8. COMMENTS FROM PUBLIC

The Chair asked the members of the public in attendance if they had any comments related to the proposed bylaw. The following comments were made by the attendees:

- A member of the public agreed with Mr. Bergen's comments and indicated his support for the proposal.
- A second member of the public indicated his support for the proposal and estimated that there are 30 squatters in the Prespatou area.

The Chair called a second and third time for comments from the public. None were offered.

9. FINAL COMMENTS FROM APPLICANT(S)

The Chair invited the agent to make any final comments. The agent declined.

10. TERMINATION OF PUBLIC HEARING

The Chair terminated the Public Hearing at 7:13 pm.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed Zoning Amendment Bylaw No. 2369, 2019 held on Tuesday June 25, 2019.



Michael Blatz, Recorder



Director Karen Goodings, Chair

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2369, 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. 2369, 2019."
2. Schedule A – Map 9 of "Peace River Regional District Zoning Bylaw No. 1000, 1996" is hereby amended by rezoning a 111.01 hectare (274.31 acre) portion of District Lot 2518, PRD, except Plans 18700, 22630, 31494, PGP41938, PGP44763, BCP44091, EPP50130 and EPP74631 from A-2 "Large Agricultural Holdings 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>25th</u>	day of	<u>April</u>	, 2019.
READ A SECOND TIME THIS	<u>25th</u>	day of	<u>April</u>	, 2019.
Public Hearing held on the	<u>25th</u>	day of	<u>June</u>	, 2019.
Notification mailed on the	<u>6th</u>	day of	<u>June</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. 2369, 2019,
as adopted by the Peace River Regional
District Board on _____, 2019.

Corporate Officer

July 25, 2019



Peace River Regional District
Bylaw No. 2369, 2019
SCHEDULE "A"



Map No. 9 - Schedule A of "Peace River Regional District Zoning Bylaw No. 1000, 1996" is hereby amended by rezoning a 111.01 hectare (274.31 acres) portion of District Lot 2518, PRD except plans 18700, 22630, 31494, PGP41938, PGP44763, BCP44091, EPP50130 and EPP74631 **from** A-2 "Large Agriculture Holdings Zone" **to** R-2 "Residential 2 Zone" as shown shaded on the drawing below:

