



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.

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.

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:

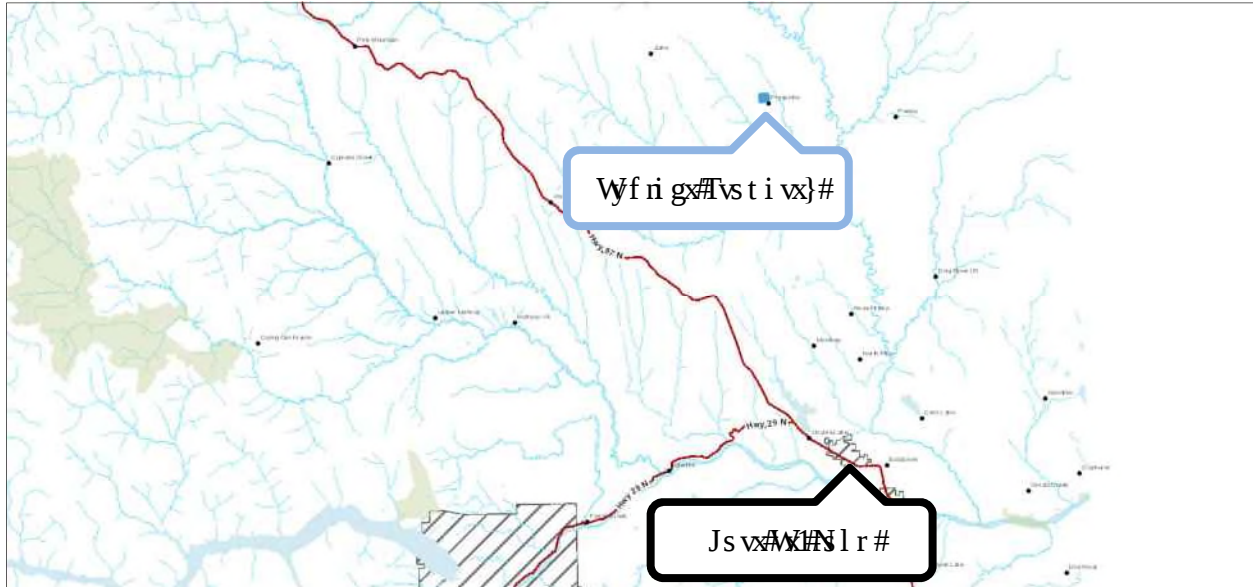
1. Maps
2. Application
3. Referral responses from agencies
4. Referral response from Electoral Area Director
5. Section 39 of *PRRD Zoning Bylaw No. 1000, 1996*
6. Draft Bylaw No. 2369, 2019



B-2 a)

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April 25, 2019

Teki #4#j#6#



B-2 a)

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April 25, 2019

Teki #5#j#6#



B-2 a)

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CPMw #Grewjgexnr #B987 [#] #\ 85[



April 25, 2019

Teki #6#j#6#



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

☐ Official Community Plan Bylaw Amendment	FEE \$ 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

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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

1/2" 642' x 1.00'

STORE AVE

L 25'6"

1/2" 25.5'

Prespatou

Blk A

1/2" 642' x 1.00'

DL 2517

B-2 a)

Plan 17404

2

3

4

PRESPATOU RD

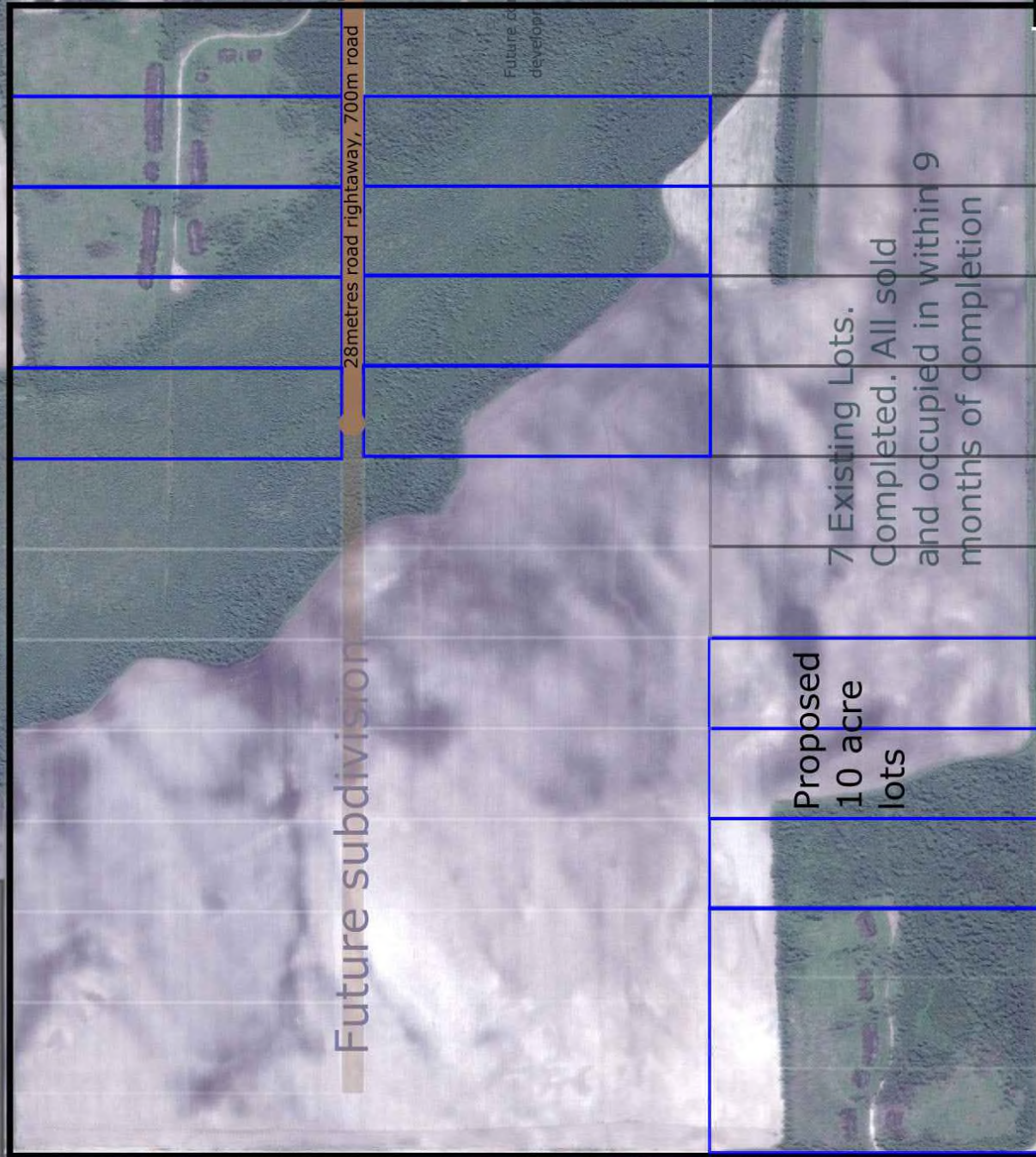
Plan 19112

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



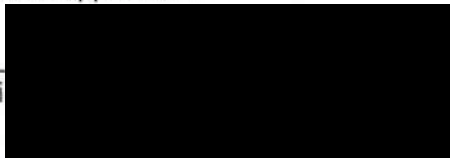
April 25, 2019

B-2 & N

Prespatou

Store Ave. . Upgraded to spec in 2015 by Country Acre Developments

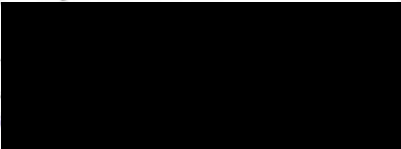
15. I / We the undersigned hereby declare that the information provided in this application is complete and is, to the best of my / our knowledge, a true statement of the facts related to this application.

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>

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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

SRP nMichael Blatz <Michael.Blatz@prrd.bc.ca>
+HQTh Wednesday, February 27, 2019 12:02 PM
, Rn [REDACTED]
+ZCVDh 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,

& JD BHO#BT | Land Use Planner

PEACE RIVER REGIONAL DISTRICT | Direct: o o
michael.blatz@prrd.bc.ca | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



%&) (* , ' ' , n 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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April 25, 2019

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Michael,

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



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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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Good afternoon,

Please review the attached application and respond with any comments by ~~10:00~~ f h

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

Best,
%DC=BF#E=NT | Land Use Planner
PEACE RIVER REGIONAL DISTRICT | Direct: i i
michael.blatz@prrd.bc.ca | www.prrd.bc.ca



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April 25, 2019



Ministry of
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PEACE RIVER REGIONAL DISTRICT



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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.

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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

April 25, 2019

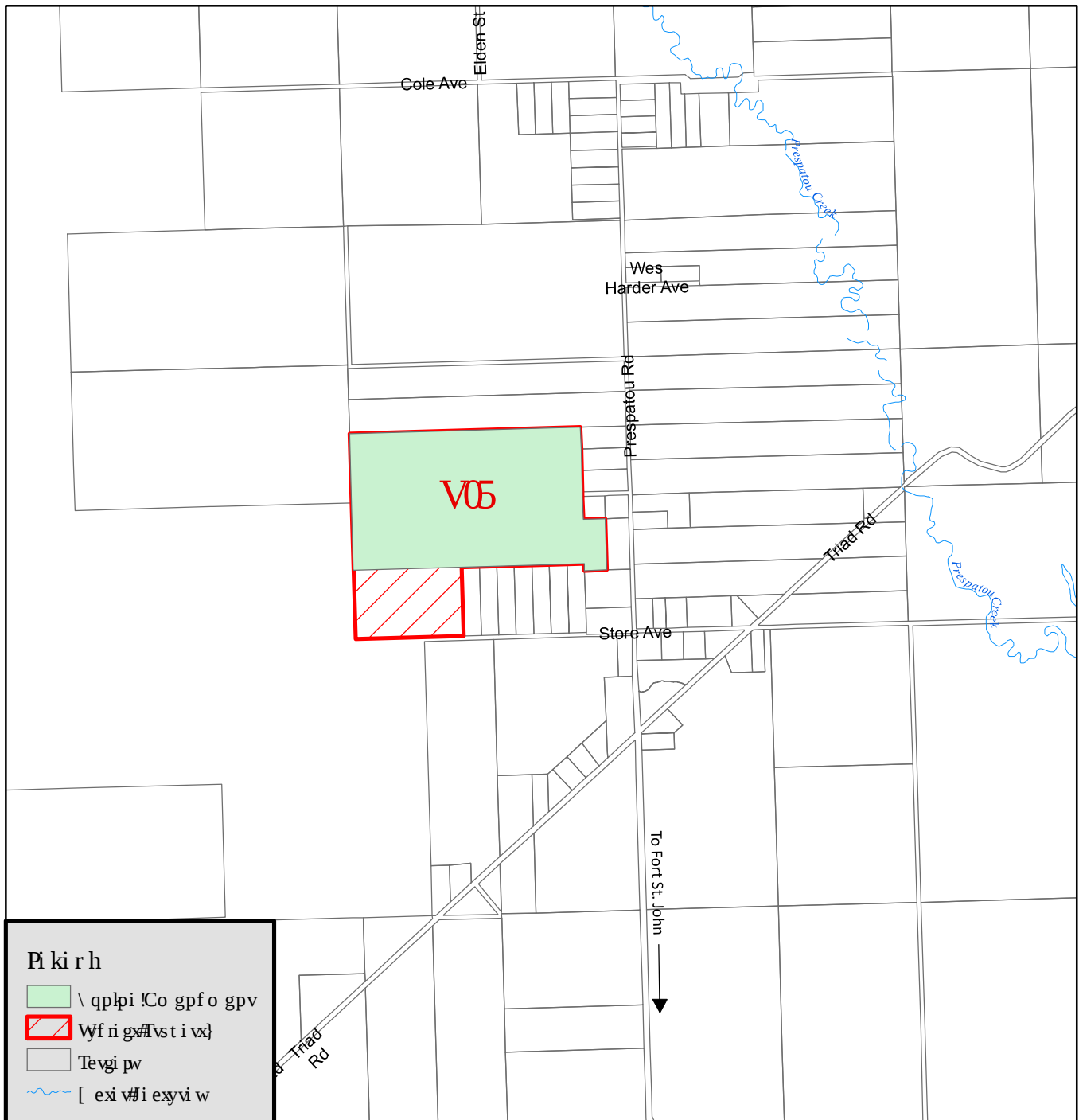


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