



REPORT

To: Chair and Directors

Date: August 9, 2019

From: Michael Blatz, North Peace Land Use Planner

Subject: **Zoning Amendment Bylaw No. 2379, 2019, PRRD File No. 19-120**

RECOMMENDATION: *[Corporate Unweighted]*

That the Regional Board give Zoning Amendment Bylaw No. 2379, 2019, to rezone the property legally described as Lot 4 Section 9 Township 85 Range 20 W6M Peace River Plan 25380 from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone) within PRRD Zoning Bylaw No. 1343, 2001, first and second readings; further; that a public hearing be waived and that public notification be authorized to proceed.

BACKGROUND/RATIONALE:

Proposal

To rezone the subject property from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone) to facilitate the subdivision of the property into two 1.83 ha (4.5 ac) parcels. The subdivision was conditionally approved by the Agricultural Land Commission in May 2019 with Resolution #145/2019 (ALC File 58625). The proposed parcel sizes do not meet the minimum parcel size in the R-5 Zone, so a rezoning is required.

File Details

Owners: Johann & Elli Stadler
 Area: Electoral Area B
 Location: Charlie Lake
 Legal: Lot 4 Section 9 Township 85 Range 20 W6M Peace River PL 25380
 Civic Address: 13716 Wolsey Subdivision
 PID: 007-749-813
 Lot Size: 3.66 ha (9.05 ac)

Site Context

The subject property is approximately 19 km northwest of Fort St John, between Highway 97 N and Charlie Lake. The property is within the Wolsey Subdivision and is surrounded by residential properties that range in size from 1.83 ha (4.5 ac) to 4.98 ha (12.3 ac).

Site Features

Land

The southern portion of property is mostly cleared and is developed as a home site. The northern portion is partially cleared.

Staff Initials:

Dept. Head:

CAO:

Page 1 of 4

September 5, 2019

Structures

There is a residence and several accessory buildings on the southern portion of the property.

Access

The subject property is accessed from Wolsey Subdivision from the south. The proposed new lot would be accessed from Wolsey Subdivision from the west.

CLI Soil Rating

Soil on the property is a combination of 5c. Class 5 soils have very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible. Subclass C denotes adverse climate.

Comments & Observations

Applicant

The landowners intend to establish a new dwelling on the northern lot with access from Wolsey Subdivision and sell the southern lot.

Agricultural Land Reserve (ALR)

The subject property is within the ALR. The landowners applied for a subdivision in February 2019 (ALC File 58625). The PRRD Board considered the application on February 28, 2019 and authorized the application to proceed to the Agricultural Land Commission. The Agricultural Land Commission conditionally approved the application in May 2019 with Resolution #145/2019.

Official Community Plan (OCP)

The property is designated Medium Density Rural Residential (MDR) within PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009. Section 4.3.2 Policy 8 of the OCP states the principal use of land within this designation will generally be limited to residential uses and home-based businesses. Section 4.3.2 Policy 10 of the OCP states that the minimum parcel size for parcels with the MDR designation in Electoral Area B will not be less than 1.6 ha (4.0 ac).

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

Therefore the proposed uses, parcel sizes, and development pattern are consistent with the OCP.

Land Use Zoning

The property is zoned R-5 (Residential 5 Zone) within PRRD Zoning Bylaw No. 1343, 2001. Section 38.1 of the bylaw states that dwelling unit(s) are permitted principal land uses. However, the minimum parcel size is 4.0 ha (10.0 ac) in the R-5 zone and, at 1.83 ha (4.5 ac), the proposed parcel sizes do not meet the minimum.

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

Fire Protection Area

The subject property is outside all fire protection areas.

Mandatory Building Permit Area

The subject property is outside the Mandatory Building Permit Area.

Development Permit Area

The subject property is outside all Development Permit Areas.

Development Cost Charge Area

The subject property is outside the Development Cost Charge Area.

School District 60 School Site Acquisition Charge Area

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

Impact Analysis

Context

If the rezoning and subdivision move forward, one new residential parcel would be created. The proposed land use and parcel sizes are consistent with those of the surrounding parcels. The proposal is appropriate for the area.

Population & Traffic

A minor increase in traffic (one additional household) is anticipated should the proposed rezoning amendment be approved.

Sewage & Water

The landowners intend to develop a new lagoon and well in compliance with Northern Health regulations on the new property.

Comments Received from Municipalities & Provincial Agencies

Agricultural Land Commission

The subdivision was previously approved by the ALC, and as such staff have no objections.

Dawson Creek

No comment.

Fort St. John

Interests unaffected.

MoTI

The proposal falls within Section 52 of the *Transportation Act* and will require formal Ministry approval and signature. The Ministry has no objections to the proposed rezoning.

Northern Health

Must follow applicable acts and regulations.

Chetwynd, Hudson's Hope, Pouce Coupe, Taylor, Tumbler Ridge, MoFLNRORD & SD 60

No response received.

ALTERNATIVE OPTIONS:

1. That the Regional Board give Zoning Amendment Bylaw No. 2379, 2019, to rezone the property legally described as Lot 4 Section 9 Township 85 Range 20 W6M Peace River Plan 25380 from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone) within PRRD Zoning Bylaw No. 1343, 2001, first and second readings; further, that a public hearing, delegated to the Director of Electoral Area B, be scheduled.
2. That the Regional Board respectfully refuse Zoning Amendment Bylaw No. 2379, 2019, to rezone the property legally described as Lot 4 Section 9 Township 85 Range 20 W6M Peace River Plan 25380 from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone) within PRRD Zoning Bylaw No. 1343, 2001, as submitted.
3. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- ☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

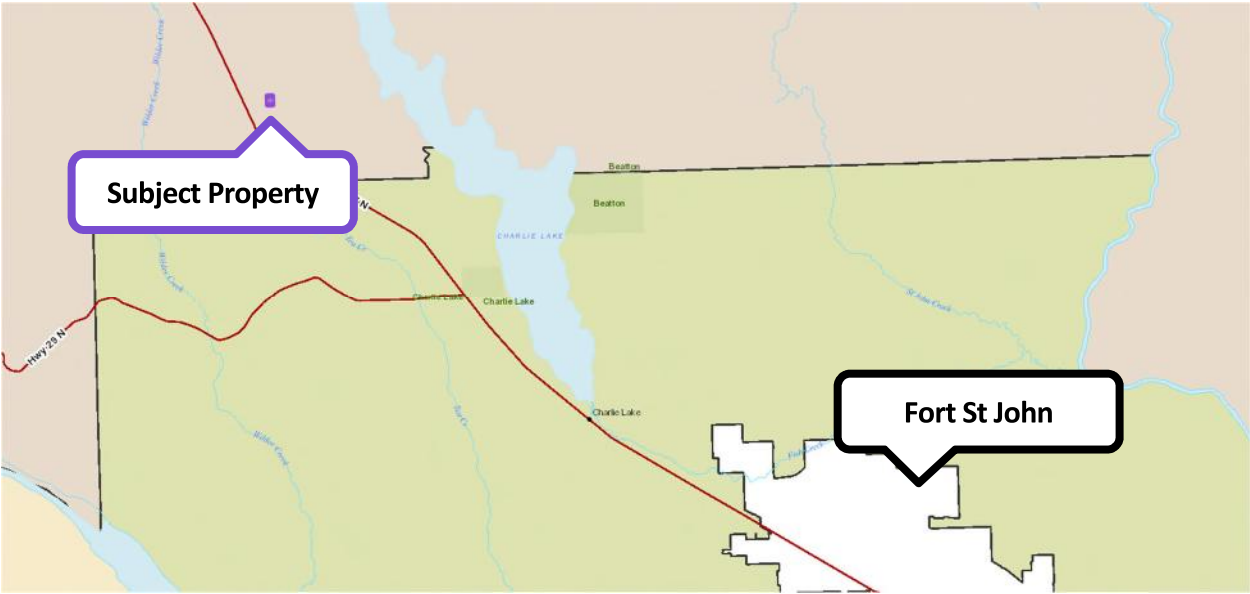
COMMUNICATIONS CONSIDERATION(S):

OTHER CONSIDERATION(S):

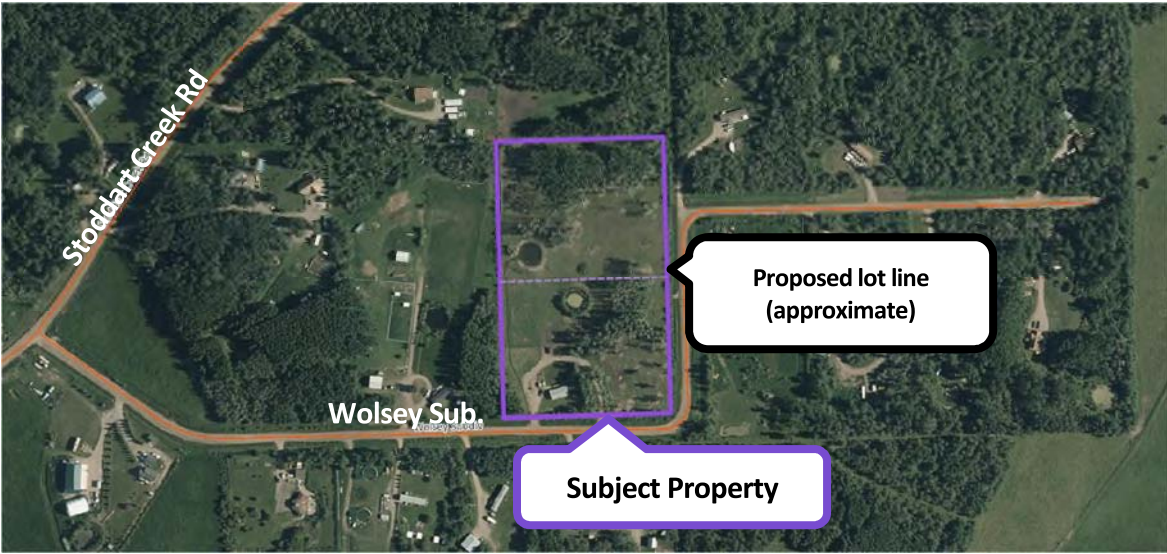
Attachments:

1. Maps
2. Application
3. ALC Decision for File 58625 & Resolution #145/2019
4. Referral responses from agencies
5. Director comments
6. Section 4 of PRRD North Peace Fringe Area OCP, Bylaw No. 1870, 2009
7. Section 37 of PRRD Zoning Bylaw No. 1343, 2001
8. Draft Bylaw No. 2379, 2019

Location: Charlie Lake area

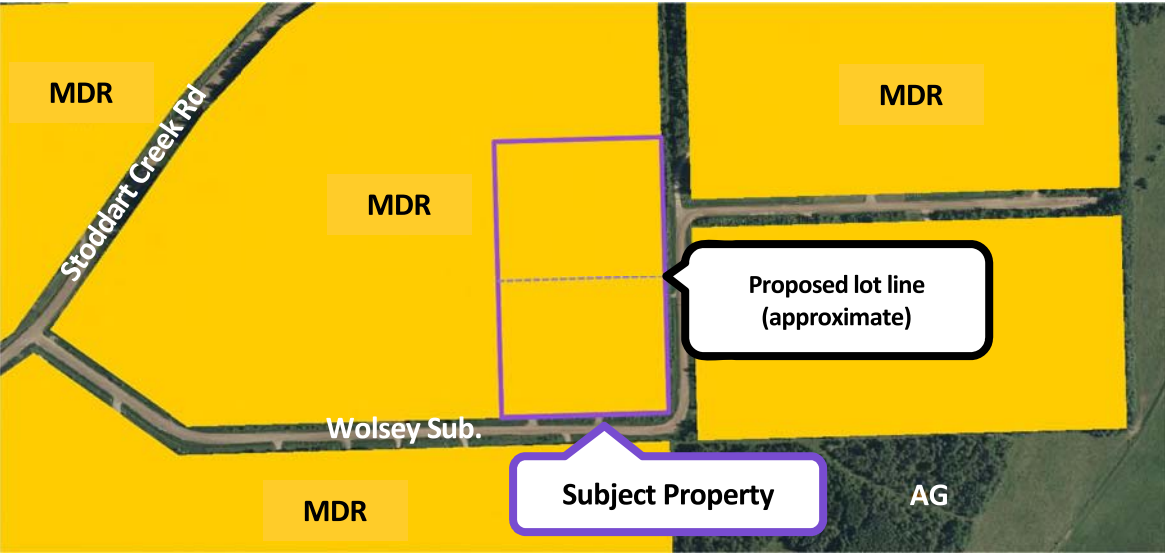


Aerial imagery

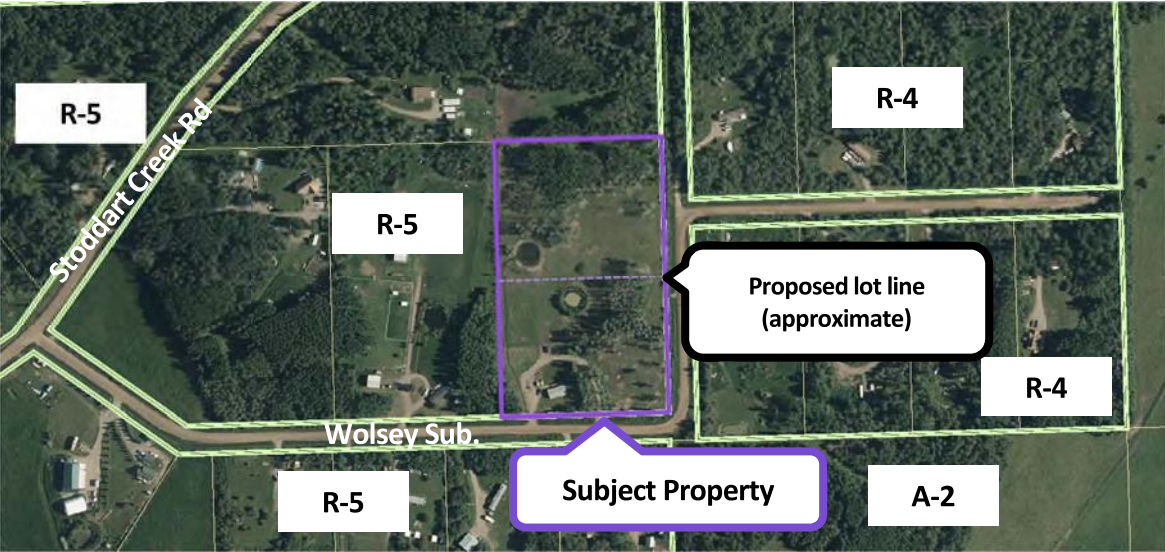


PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009:

Medium Density Rural Residential (MDR)

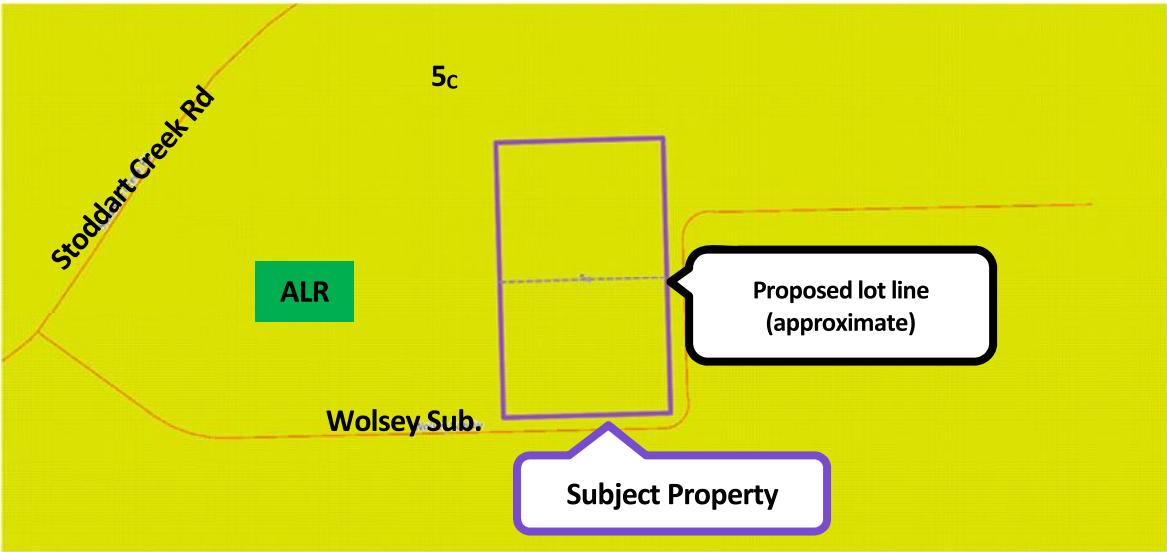


PRRD Zoning Bylaw No. 1343, 2001: Residential 5 (R-5) Zone



Agricultural Land Reserve: Within

CLI Soil Classification: 5_c



Bylaw No. 2165, 2016
Schedule A – Application for Development



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 Elli Stadler	Authorized Agent of Owner (if applicable)
Johann Stadler	Elli Stadler
Address of Owner	Address of Agent
[Redacted]	[Redacted]
[Redacted]	[Redacted]
[Redacted]	[Redacted]
[Redacted]	[Redacted]
E-mail:	[Redacted]

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
Lot 4 Section 9 Township 85	3.6622 ha./acres
Range 20 Plan 25380	ha./acres
	ha./acres
	TOTAL AREA ha./acres

Notice of collection of personal information:

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

4. Civic Address or location of property: 13716 Wolsey Sub

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: R5

Proposed zone: R4

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:

There is a house, a few sheds, a greenhouse on
the very south of the property.

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

(a) North Residential

(b) East Residential

(c) South Residential

(d) West Residential

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

Subdivision

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

A/C Approved our decision
* See attached

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

Right now we have a sewer Lagoon, planning to
do the same, if not approved I will do a
different one, what Northern Health approves.

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

We have a water well, planning to do one
on the other 1/2 property as well.

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.

Bylaw No. 2165, 2016
Schedule A – Application for Development

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



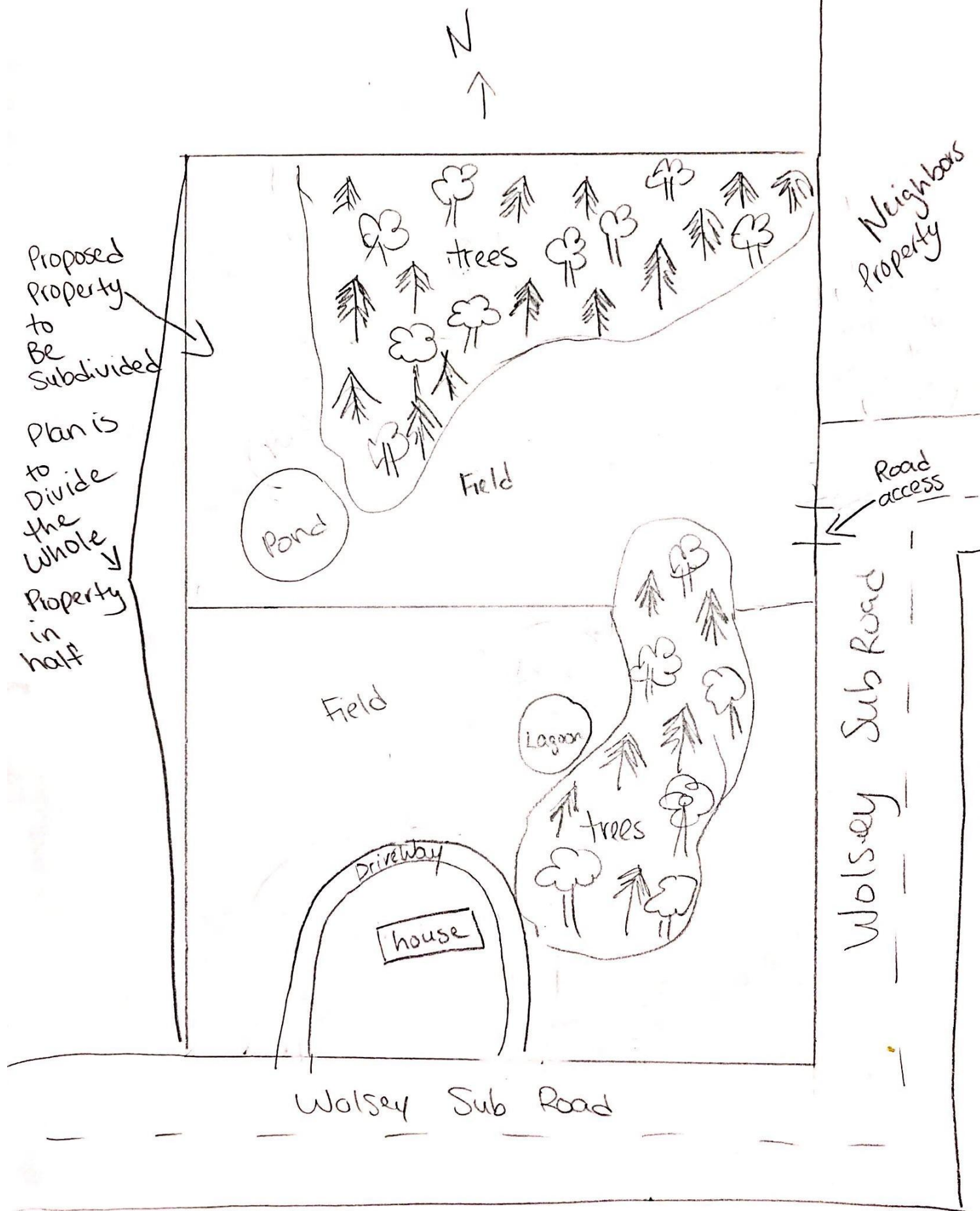
June 4/2019
Date signed

June 4/2019
Date signed

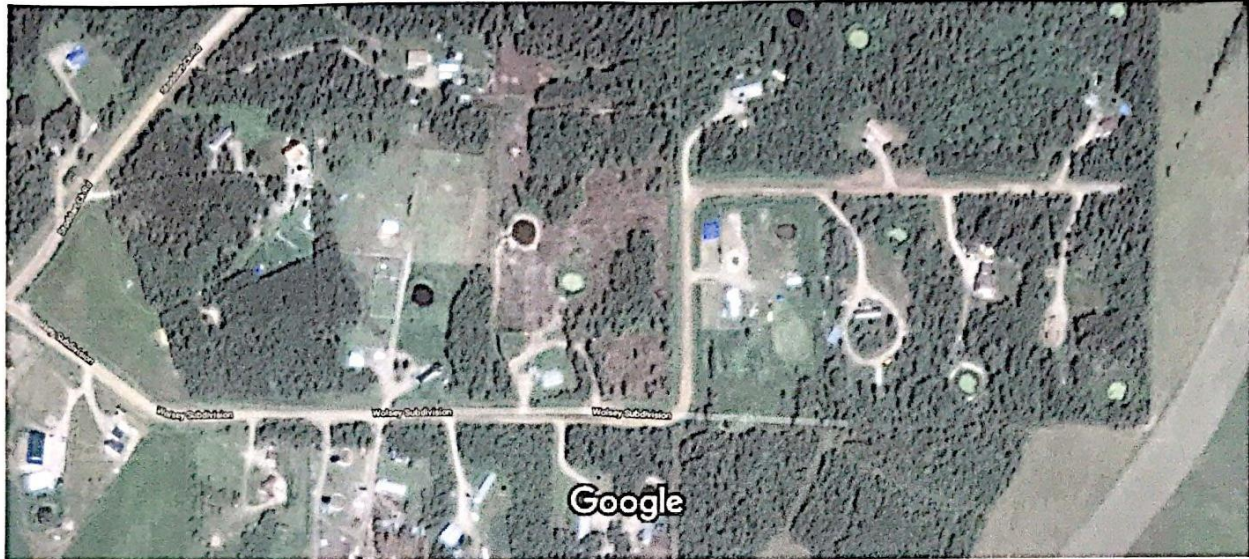
16. **AGENT'S AUTHORIZATION**

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 authorize	Johann Stadler	and	Elli Stadler	hereby
(name) application.	Elli Stadler	to act on my/our behalf regarding this		



Google Maps



Imagery ©2018 DigitalGlobe, Map data ©2018 Google 50 m



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

May 8, 2019

ALC File: 58625

Elli Stadler
DELIVERED ELECTRONICALLY

Dear Elli Stadler:

Re: Application 58625 to subdivide land in the Agricultural Land Reserve

Please find attached the Reasons for Decision of the North Panel for the above noted application (Resolution #145/2019). As agent, it is your responsibility to notify the applicant accordingly.

Review of Decisions by the Chair

Under section 33.1 of the *Agricultural Land Commission Act* (ALCA), the Chair of the Agricultural Land Commission (the "Commission") has 60 days to review this decision and determine if it should be reconsidered by the Executive Committee in accordance with the ALCA. You will be notified in writing if the Chair directs the reconsideration of this decision. The Commission therefore advises that you consider this 60 day review period prior to acting upon this decision.

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,

Shawna Wilson, Land Use Planner

Enclosures: Reasons for Decision (Resolution #145/2019)
 Schedule A: Decision Map

cc: Peace River Regional District (File: 19-027) Attention: Michael Blatz



AGRICULTURAL LAND COMMISSION FILE 58121
REASONS FOR DECISION OF THE NORTH PANEL

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

Applicants: Johann Stadler
Elli Stadler

Agent: Elli Stadler

Property: Parcel Identifier: 007-749-813
Legal Description: Lot 4, Section 9, Township 85,
Range 20, West of the Sixth
Meridian, Peace River District,
Plan 25380
Civic: 13716 Wolsey Subdivision, Charlie Lake, BC
Area: 3.7 ha

Panel: Janice Tapp, North Panel Chair
Ross Ravelli
Andrew Adams

**OVERVIEW**

- [1] The Property is located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA).
- [2] Pursuant to s. 21(2) of the ALCA, the Applicants are applying to the Agricultural Land Commission (the “Commission”) to subdivide the 3.7 ha Property into two lots of approximately 1.8 ha each. The purpose of the subdivision is to sell one lot for residential development (the “Proposal”).
- [3] The issue the Panel considered is whether the Proposal would impact the agricultural utility of the Property.
- [4] The Proposal was considered in the context of the purposes of the Commission set out in s. 6 of the ALCA. These purposes are:
- (a) to preserve the agricultural land reserve;
 - (b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,
 - (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

EVIDENTIARY RECORD

- [5] The Proposal along with related documentation from the Applicants, Agent, local government, and Commission is collectively referred to as the “Application”. All documentation in the Application was disclosed to the Agent in advance of this decision.

BACKGROUND

- [6] In 2007, ALC Application 37269 was submitted to the Commission to subdivide the Property into two lots of 1.8 ha for residential use. The Commission considered that the Property is



located in an existing residential subdivision and that the proposed subdivision would not impact existing or potential agricultural use of the Property or surrounding lands. The Commission approved the application by Resolution #607/2007 subject to completion of the subdivision within three years of the date of the decision. The subdivision was not completed within the three year time limit, and as such, the Applicants submitted the current Proposal to subdivide the Property.

EVIDENCE AND FINDINGS

[7] The Application was submitted on February 8, 2019 and was forwarded to the Commission by Peace River Regional District on March 5, 2019. Subsequently, on February 22, 2019, the ALCA was amended. The Applicant was given an opportunity to make written submissions relating to the amendment of the ALCA as it relates to this application.

Issue: Whether the Proposal would impact the agricultural utility of the Property

[8] The Property is currently used for residential purposes only. The Applicants submit that they presently live on the southern portion of the Property in a small modular home. The Applicants further submit that the Proposal would allow them to construct a new larger residence on the northern proposed lot and sell the southern proposed lot.

[9] The Property is 3.7 ha and is surrounded by small residential parcels. The Panel finds that the existing size of the Property and adjacent land uses restrict the current agricultural opportunities. Further, the Panel finds that there is limited potential to increase the area available for farming if the Property were combined with an adjacent parcel.

[10] The Property is designated Medium Density Rural Residential in the Peace River Regional District North Peace Fringe Area Official Community Plan Bylaw No.1870, 2009 (the OCP). The OCP states the minimum parcel size is 1.6 ha. The Peace River Regional District submits that the proposed use, parcel size, and development pattern are consistent with the OCP. The Panel considered the regional context of the Property



and the regional planning objectives. The Panel finds that the Proposal encourages infill residential development in an area that is predominantly residential, and that it may discourage subdivision and residential development on larger parcels with more agricultural utility.

[11] The Panel reviewed Resolution #627/2007, in which the Commission approved the proposed subdivision because the Property is located in an existing residential subdivision area and that subdivision would not impact existing or potential agricultural use of surrounding lands. In this regard, the Panel agrees with the reasons for decision recorded as Resolution #627/2007 and find that they are applicable to the current Proposal.

DECISION

[12] For the reasons given above, the Panel approves the Proposal to subdivide the Property into two lots of 1.8 ha each 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.

[13] 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.

[14] 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.

[15] These are the unanimous reasons of the Panel.

[16] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(5) of the ALCA.



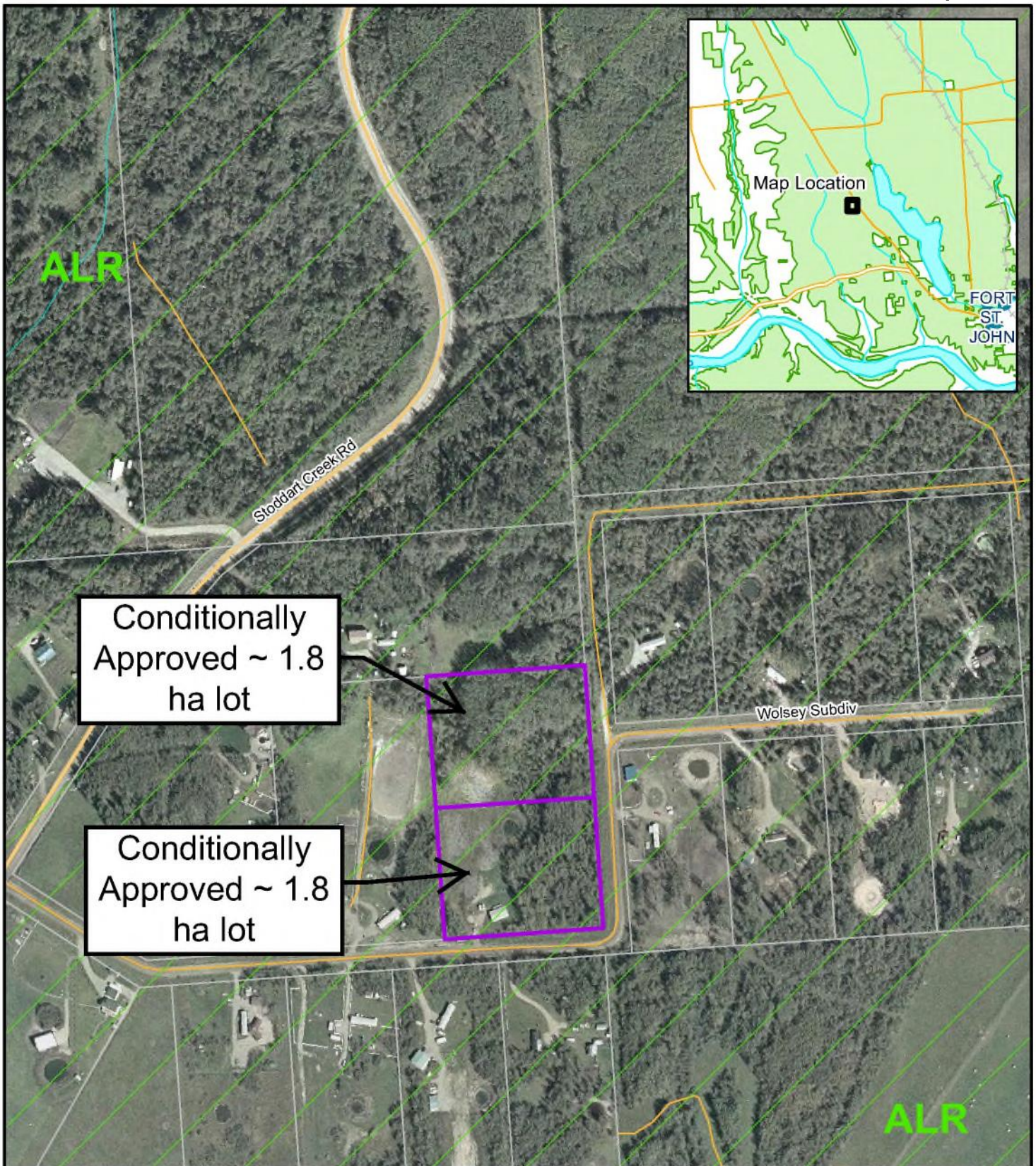
[17] Resolution #145/2019

Released on May 8, 2019



Janice Tapp, Panel Chair

On behalf of the North Panel



Schedule A: Agricultural Land Commission Decision Map
ALC File 58625 (Stadler)
Conditionally Approved Subdivision
ALC Resolution #145/2019

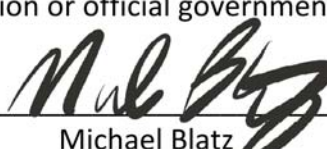
September 5, 2019



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-3 a)

Peace River Regional District	Zoning Bylaw No. 2379, 2019	Date: June 20, 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 (July 11, 2019). If no response is received within that time, it will be assumed that your agency's interests are unaffected.											
PURPOSE OF AMENDMENT: To rezone the subject property from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone) to facilitate a subdivision.											
GENERAL LOCATION: Charlie Lake											
LEGAL DESCRIPTION: Lot 4 Section 9 Township 85 Range 20 W6M Peace River Plan 25380 PID: 007-749-813											
AREA OF PROPERTY 3.66 ha (9.05 acres)	ALR STATUS: Within	OCP DESIGNATION: Medium Density Rural Res.									
Land Owners: Elli Stadler & Johann Stadler											
Please fill out the Response Summary on the back of this Form. If your agency's interests are unaffected, no further information is required. In all other cases, we would appreciate receiving additional information to substantiate your position and, if applicable, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.											
 Michael Blatz		Title: <u>North Peace Land Use Planner</u>									
This referral has also been forwarded to the following agencies: ☐ Northern Health ☐ Ministry of Transportation & Infrastructure via eDAS ☐ Ministry of Forests, Lands, Natural Resources Operations and Rural Development ☐ Agricultural Land Commission											
Other: <table border="0"><tr><td>☐ District of Chetwynd</td><td>☐ District of Hudson's Hope</td><td>☐ District of Taylor</td></tr><tr><td>☐ City of Dawson Creek</td><td>☐ Village of Pouce Coupe</td><td>☐ District of Tumbler Ridge</td></tr><tr><td>☐ City of Fort St. John</td><td>☐ School District 60</td><td></td></tr></table>			☐ District of Chetwynd	☐ District of Hudson's Hope	☐ District of Taylor	☐ City of Dawson Creek	☐ Village of Pouce Coupe	☐ District of Tumbler Ridge	☐ City of Fort St. John	☐ School District 60	
☐ District of Chetwynd	☐ District of Hudson's Hope	☐ District of Taylor									
☐ City of Dawson Creek	☐ Village of Pouce Coupe	☐ District of Tumbler Ridge									
☐ City of Fort St. John	☐ School District 60										
(As per the Management of Development Function)											

September 5, 2019

**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

July 10, 2019

Reply to the attention of Sara Huber
 ALC Issue: 51371
 Local Government File: 19-120

Michael Blatz
 Land Use Planner, Peace River Regional District
Michael.Blatz@PRRD.bc.ca
Delivered Electronically

Re: Peace River Regional District Zoning Amendment Bylaw No. 2379, 2019

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Zoning Amendment Bylaw No. 2379, 2019 (the “Bylaw”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Bylaw is consistent with the purposes of the Agricultural Land Commission Act (ALCA), the Agricultural Land Reserve General Regulation, (the “General Regulation”), the Agricultural Land Reserve Use Regulation (the “Use Regulation”), and any decisions of the ALC.

The Bylaw proposes to rezone the property identified as 13716 Wolsey Subdivision, Charlie Lake (the “Property”) from Residential 5 (R-5), which has a minimum lot size of 4 ha, to Residential 4 (R-4), which permits a minimum lot size of 1.8 ha, in order to facilitate a subdivision.

The ALC has determined that the Bylaw is related to ALC Application 58625, Resolution #145/2019, in which the Commission conditionally approved subdivision of the Property into two lots of approximately 1.8 ha each in order to sell one lot for residential development, subject to the submission of a survey plan within three years of the release of the decision.

ALC staff recognizes that the subdivision was previously approved by the Commission and that the proposed Bylaw is required in order to facilitate the subdivision. For this reason, ALC staff has no objection to the Bylaw.

The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any Orders of the Commission.

If you have any questions about the above comments, please contact the undersigned at 604-660-7019 or by e-mail (Sara.Huber@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosures: Referral of Zoning Amendment Bylaw No. 2379, 2019
58625d1 (Stradler) PREV

CC: Ministry of Agriculture – Attention: Lori Vickers

51371m1

September 5, 2019

Michael Blatz

From: Peter Nilsen <pnilsen@dawsoncreek.ca>
Sent: Thursday, June 20, 2019 11:58 AM
To: Michael Blatz
Subject: RE: PRRD File No. 19-120 | Zoning Amendment | Please comment by July 11

Hello Michael,

You can send these to my attention.

Staff have no comment on this file in particular.

Thanks,
Peter



Peter Nilsen, P.Eng.
Development Services Manager
City of Dawson Creek
Phone 250-784-3655 Fax 250-782-3203
www.dawsoncreek.ca
Like us on [facebook](https://www.facebook.com/cityofdawsoncreek)

From: Michael Blatz [mailto:Michael.Blatz@prrd.bc.ca]
Sent: June-20-19 11:52 AM
To: Peter Nilsen
Subject: FW: PRRD File No. 19-120 | Zoning Amendment | Please comment by July 11

Good morning Peter,

I see that Aaron is no longer with the City of Dawson Creek. To whom should we send our referrals going forward?

Thanks,
MB

From: Michael Blatz
Sent: Thursday, June 20, 2019 11:22 AM
To: PRRD_Internal <prrd.internal@prrd.bc.ca>
Subject: PRRD File No. 19-120 | Zoning Amendment | Please comment by July 11

Good morning,

Please review the attached document regarding a zoning amendment application for a property in the Charlie Lake area. Please comment on any potential effects on your agency's interests by **July 11, 2019**.

Proposal: To rezone the subject property from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone) to facilitate a subdivision.

If you have any questions, do not 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



PEACE RIVER REGIONAL DISTRICT



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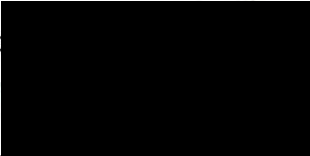


BYLAW AMENDMENT
REFERRAL FORM

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

	RESPONSE SUMMARY	Zoning Bylaw No. 2379, 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	

None

Signed:		Title:	Planning Manager
Date:	June 28, 2019	Agency:	City of Fort. St. John.



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

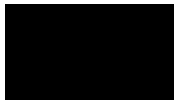
Attn: Michael Blatz, North Peace Land Use Planner

The Ministry of Transportation and Infrastructure has received and reviewed your referral of July 16, 2019 to rezone the subject property from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone) to facilitate a subdivision. The proposal falls within Section 52 of the Transportation Act and will require formal Ministry approval and signature.

The Ministry has no objections to the proposed rezoning.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact Jennifer Dyer at (250) 787-3335.

Sincerely,



Jennifer Dyer
Development Technician
Peace Region

Michael Blatz

From: Gu, Kang Min <KangMin.Gu@northernhealth.ca>
Sent: Thursday, June 20, 2019 3:30 PM
To: Michael Blatz
Subject: PRRD File No. 19-120 | Zoning Amendment | Please comment by July 11
Attachments: subdivision-guidelines.pdf

Good morning Michael,

The following is the comments from Northern Health regarding PRRD File No. 19-120 Zoning Amendment:

- Must not cause a health hazard and or must not contaminate or cause to contaminate any drinking water sources, wells, any water bodies.
- Must follow Public Health Act, Drinking Water Protection Act and its applicable regulations, Sewerage System Regulation and Groundwater Protection Regulation as applicable.
- Must have appropriate sewerage system installed and all the requirements met as applicable.
- Proper subdivision protocol be followed for subdividing this property. Please refer to Northern Health's 'Guidelines for Subdivision' for more information.

Please see attached subdivision guideline for your reference. Should you have any questions, please contact the undersigned.

Best regards,

Kang Min (Justin) Gu, CPHI(C), B. Tech, DFT
Environmental Health Officer

Northern Health – Fort St. John Health Unit

10115 110 Ave
Fort St John, BC V1J 6M9
Phone: (250) 263 – 6098
KangMin.Gu@northernhealth.ca



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PEACE RIVER REGIONAL DISTRICT

Memorandum

TO: Karen Goodings, Director of Electoral Area B
 FROM: Michael Blatz, North Peace Land Use Planner
 DATE: August 9, 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 # 19-120**) concerning Elli Stadler & Johann Stadler

COMMENTS

Response requested by August 23, 2019

No comment ☐

_____ Director/Municipality	_____ Date
--------------------------------	---------------

diverse. vast. abundant.

PLEASE REPLY TO:

☒ Box 810, 1981 Alaska Ave, Dawson Creek, BC V1G 4H8 Tel: (250) 784-3200 or (800) 670-7773 Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca
☐ 9505 100 St, Fort St. John, BC V1J 4N4 Tel: (250) 785-8084 Fax: (250) 785-1125 Email: prrd.fsj@prrd.bc.ca

September 5, 2019

Michael Blatz

From: Karen Goodings <kgooding@pris.bc.ca>
Sent: Friday, August 9, 2019 12:07 PM
To: Michael Blatz
Subject: RE: PRRD File 19-120 | Rezoning

CAUTION: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, I agree with the recommendation as it has approvals in place and I concur to waive the public hearing.

From: Michael Blatz [mailto:Michael.Blatz@prrd.bc.ca]
Sent: August-09-19 10:28 AM
To: Director Karen Goodings; Karen Goodings
Cc: PRRD_Internal
Subject: PRRD File 19-120 | Rezoning

Good morning Director Goodings,

Please review the attached report regarding a rezoning application near Charlie Lake. If you have any comments or questions, please forward them to me by August 23.

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 4 RESIDENTIAL AREAS

4.1 Goal

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

4.2 Objectives

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

4.3 General Policies

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

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

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

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

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

4.3.1 High Density Rural Residential (HDR)

- Policy 5** Within the High Density Rural Residential designation the principal use of land will generally be limited to; residential and home based business subject to zoning regulations.
- Policy 6** Within the High Density Rural Residential designation and parcels not on a lakeshore the minimum parcel size will not be less than:
- a) **2000 sq. metres (0.50 acre)** for lands connected to a community sewage system;
 - b) **8 ha (20 acres)** for lands not connected to a community sewage system;
 - c) **0.4 ha (1 acre)** for land described as District Lot 418, except Plan 18222, W6M., which recognizes the existing approvals on this property.
- Policy 7** The purpose of setting a large 8 ha (20 acres) minimum parcel size for lands not connected to a community sewage system, is to re-enforce the priority of first supporting subdivision having a community sewage system that are compatible to nearby rural or urban serviced areas, to promote infilling and compact development.
- Policy 8** High Density Residential subdivision will be directed to those areas having community sewer services to maximize existing sewer capacity or those areas planned to receive sewer service, encouraging compact development, as referenced in Section 11.3.1, Policy No. 10 to 12.

4.3.2 Medium Density Rural Residential (MDR)

- Policy 8** Within the Medium Density Rural Residential designation the principal use of land will generally be limited to; residential and home based business, subject to zoning regulations.
- Policy 9** Within the Medium Density Rural Residential designation the minimum parcel will not be less than:
- a) **0.8 ha (2 acres)** for lands;
 - i) connected to a community sewage system, or;
 - ii) where soil conditions are suitable for on-site sewage disposal and a system authorized by the agency having jurisdiction regarding sewage disposal;
 - b) **1.6 ha (4 acres)** for lands not connected to a community sewage system.
 - c) **0.3 ha (0.74 acre)** for land described as a portion of the Northwest ¼ of Section 1, Township 84, Range 18, W6M, PRD [Bylaw No. 2115, 2014]
- Policy 10** For parcels designated Medium Density Rural Residential lying within Electoral Area 'B' the minimum parcel size will not be less than **1.6 ha (4 acres)** as shown on Schedule B, Map No.'s 1 and 2.



PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

SECTION 37 R-4 (Residential 4 Zone - 1.8 ha)

1. Permitted Uses

The following PRINCIPAL USES and no others are permitted in a R-4 zone subject to Part IV of this bylaw and subject to Sub-Section 2 of this Section 37;

- (a) DWELLING UNIT(S);
- (b) TWO FAMILY DWELLING;
- (c) Market garden;
- (d) AGRICULTURE;

The following ACCESSORY uses and no others are permitted in a R-4 zone, subject to Part IV of this bylaw and Sub-Section 2 of this Section 37:

- (e) ACCESSORY building and ACCESSORY structure; (See Section 13)
- (f) AGRICULTURE-DOMESTIC;
- (g) BED and BREAKFAST accommodation; (See Section 16)
- (h) HOME BASED BUSINESS; (See Section 19)
- (i) SECONDARY SUITE; (See Section 25)
- (j) TEMPORARY ADDITIONAL DWELLING. (See Section 29)

2. Regulations

Minimum Parcel Size

- (a) The minimum parcel size is 1.8 hectares (4.5 acres).

Exceptions to the minimum parcel size as follows:

- i) "a portion of the North ½ of Section 35, Township 83, Range 19, W6M, PRD, for which the minimum parcel size is 1.6 ha (4.0 acres), in order to accommodate the subdivision of a portion of the property into 10 lots of 1.6 ha (4.0 acres)." [Bylaw No. 2025, 2012]
- ii) a 0.3 ha (0.74 acre) portion of the Northwest ¼ of Section 1, Township 84, Range 18, W6M, PRD for which the minimum parcel size shall not be less than 0.3 ha (0.74 acres). [Bylaw No. 2116, 2014]
- iii) Lot A, District Lot 418, Township 83, Range 18, W6M, PRD, Plan EPP14982, for which the minimum parcel size shall not be less than 1.1 ha (2.8 acres). [Bylaw No. 2149, 2014]
- iv) Lot A, Section 26, Township 83, Range 18, W6M, PRD, Plan PGP24062, for which the minimum parcel size shall not be less than 1.6 ha. (4.0 acres). [Bylaw No. 2183, 2015]
- v) Northeast ¼ of Section 33, Township 84, Range 20, W6M, PRD except firstly Parcel A (F7668); secondly Plan 20712; and thirdly Plan BCP16012, for which the minimum parcel size is 1.6 ha. (4.0 acres). [Bylaw No. 1950, 2011]
- vi) Lot 3, Section 24, Township 26, Plan 26246, shall not be less than 1.25 ha (3.1 acres). [Bylaw No. 2320, 2018]



PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

SECTION 37 R-4 (Residential 4 Zone - 1.8 ha) continued

Number and type of DWELLING UNIT(S)

- (b) One SINGLE FAMILY DWELLING is permitted on a parcel less than 3.6 hectares (9 acres) in size;
- (c) Two SINGLE FAMILY DWELLINGS or a TWO FAMILY DWELLING is permitted on a parcel 3.6 hectares (9 acres) or larger, but not both;
- (d) One TEMPORARY ADDITIONAL DWELLING, is permitted on a parcel 0.9 hectares (2.2 acres) and larger

Height

- (e) No building or structure shall exceed 10 metres (32.8 ft.) in HEIGHT

Setbacks

- (f) Except as otherwise permitted in this bylaw, no building or structure shall be located within:
 - (i) 7 metres (23 ft.) of a FRONT PARCEL LINE;
 - (ii) 3 metres (10 ft.) of an INTERIOR SIDE PARCEL LINE;
 - (iii) 5 metres (17 ft.) of an EXTERIOR SIDE PARCEL LINE;
 - (iv) 5 metres (17 ft.) of a REAR PARCEL LINE.

Agriculture

- (g) AGRICULTURE, use is permitted on parcels 4 hectares (10 acres) and larger;
- (h) AGRICULTURE DOMESTIC, is permitted on parcels 0.4 hectares (1 acre) and larger;

Where AGRICULTURE or AGRICULTURE-DOMESTIC are permitted the following regulations shall apply;

- (i) Maximum LOT COVERAGE for each commodity group is limited to the following:

COMMODITY GROUPS			
Apiculture (bees)	Greenhouse, Nursery, Speciality wood & Turf Crops	Livestock,* Poultry, Game and Fur	Mushroom growing facility
20%	Greenhouse: 75% Nurseries, Speciality Wood Crops & Turf Farms: 35%	35%	35%

*CONFINED LIVESTOCK AREAS are included in the LOT COVERAGE restriction.



PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

B-3 a)

SECTION 37 R-4 (Residential 4 Zone - 1.8 ha) Continued

The following structures do not fall under the LOT COVERAGE restrictions:

- detention ponds
- support structures used for shading, frost and wind protection of plants and animals.

Additional Uses

- (j) The following additional **ACCESSORY** use is permitted on lands legally described as:
- i) Lot 7, Plan 11345, Southwest 1/4, Section 1, Township 84, Range 18, W6M, PRD
Community Care Facility: to provide shelter for chemical and alcohol rehabilitation services for a maximum of twelve (12) clients and staff. [Bylaw No. 1595, 2005].

**PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2379, 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. 2379, 2019."
2. Schedule A – Map 1 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 4 Section 9 Township 85 Range 20 W6M PRD, Plan 25380, from R-5 "Residential 5 Zone" to R-4 "Residential 4 Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

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

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

Public Notification mailed on _____ day of _____, 2019.

Public Notification published on the _____ day of _____, 2019.

Ministry of Transportation approval received this _____ 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. 2379, 2019,
as adopted by the Peace River Regional District
Board on _____, 20____.

Corporate Officer

September 5, 2019

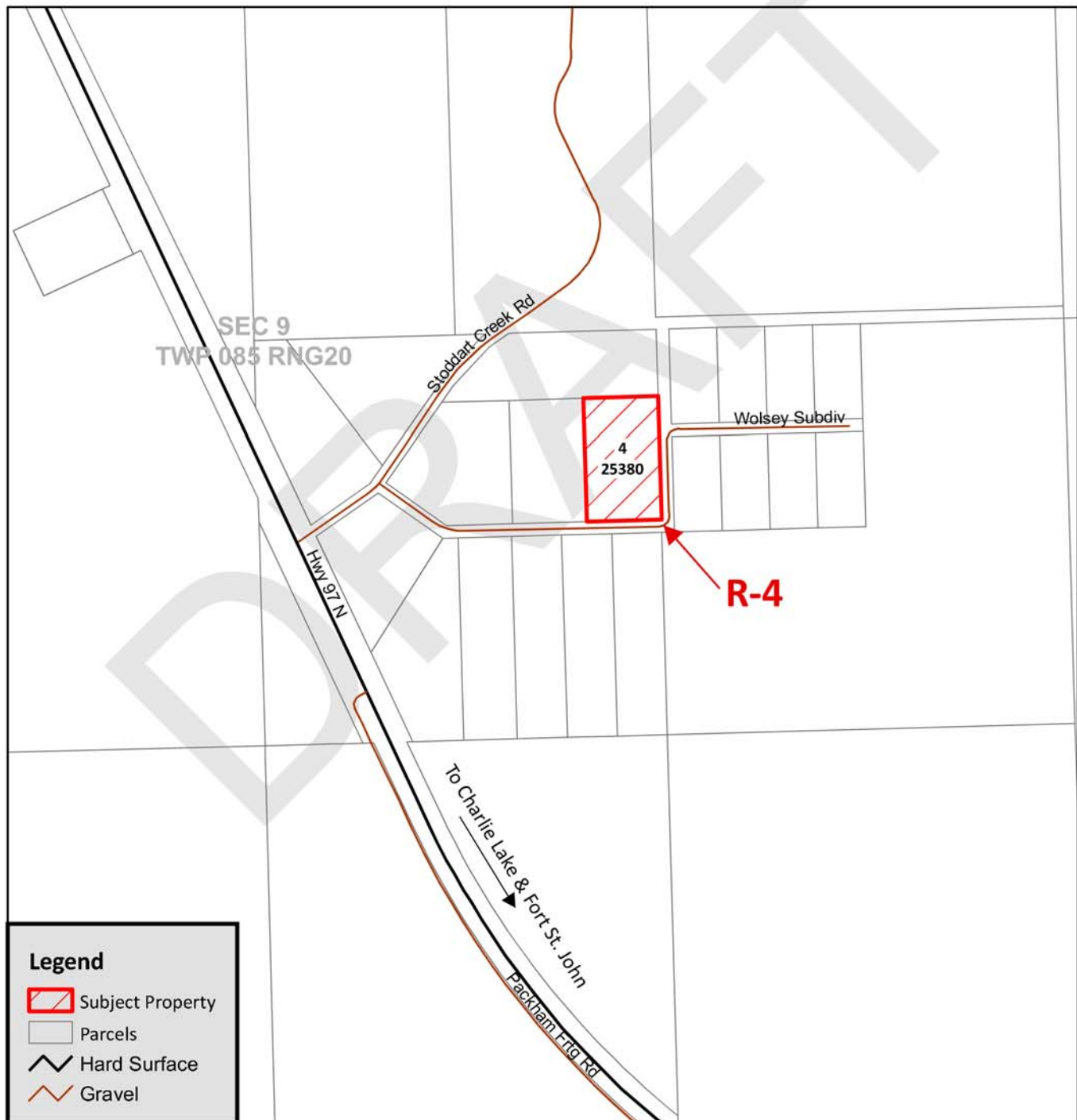


Peace River Regional District
Bylaw No. 2379, 2019
SCHEDULE "A"



1:12,000

Map No. 4 - Schedule A of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 4, Plan 25380, Section 9, Township 85, Range 20, W6M, PRD **from** R-5 "Residential 5 Zone" **to** R-4 "Residential 4 Zone" as shown shaded on the drawing below:



G:\Development_Services\BYLAWS\Bylaw_2379 - ZONING - PENDING.mxd

September 5, 2019

6/10/2019