



REPORT

To: Chair and Directors

Date: November 18, 2019

From: Kevan Sumner, General Manager of Development Services

Subject: Report – Zoning Amendment Bylaw No. 2357, 2019, PRRD File No. 19-137

RECOMMENDATION: *[Corporate Unweighted]*

That the Regional Board give Zoning Amendment Bylaw No. 2357, 2019, which proposes to rezone the properties legally described as PID 024-883-212 and PID 026-723-816, from A-2 (Large Agricultural Holdings Zone) to R-5 (Residential 5 Zone) first and second readings;

Further, that a Public Hearing, delegated to the Director of Electoral Area C, be held pursuant to the *Local Government Act* Section 464(1) and public notification be authorized pursuant to the *Local Government Act* Section 466.

BACKGROUND/RATIONALE:

Proposal

To amend the zoning of the subject properties from A-2 (Large Agricultural Holdings Zone) to R-5 (Residential 5 Zone) within *PRRD Zoning Bylaw No. 1343, 2001*. The proposed rezoning would allow the subject properties to conform to development in the area. The applicant intends to subdivide the property, resulting in three lots replacing the current two lots:

- Lot 1: 4.69 ha (11.6 ac), new lot on northern portion of property.
- Lot 2: 5.8 ha (14.3 ac), remainder of present western lot
- Lot 3: 6.0 ha (14.8 ac), remainder of present eastern lot

File Details

Owners: Kevin Aitchison
 Agent: Brian Elliott, Tryon Land Surveying
 Area: Electoral Area C
 Location: Charlie Lake
 Legal: Lot A Section 29 Township 84 Range 19 W6M Peace River Plan PGP46064, except Plan BC2745
 Lot A Section 29 Township 84 Range 19 W6M Peace River Plan BCP24329
 Civic Address: None assigned
 PID: 024-883-212
 026-723-816
 Lot Sizes: 8.02 ha (19.82 ac)
 8.60 ha (21.23 ac)

Site Context

The subject properties are on the east side of Charlie Lake, along the waterfront, approximately 4.5 km north of the Settlement of Charlie Lake, and approximately 6.0 km northwest of the City of Fort St. John. The subject properties are currently zoned A-2 (Large Agriculture Holdings Zone), and are vacant. The

proposed uses of the properties are rural residential use and possibly haying. The western boundaries of the properties are bordered by Charlie Lake. The southern and eastern boundaries of the properties are bordered by residential properties. The northern boundaries are bordered by Beaton Provincial Park.

Site Features

Land

Based on aerial photos and the applicant's site plan, the subject properties are mostly tree-covered, with an area of hay land on the eastern half of the easternmost parcel.

Structures

There are no structures on the properties.

Access

The subject properties are accessed via Sunnyside Drive.

CLI Soil Rating

Soil on the properties are a combination of 3_T.

- Class 3 soils have moderately severe limitations that restrict the range of crops or require special conservation practices; and
- Subclass T denotes topography.

Comments & Observations

Applicant

Currently, the subject properties are vacant. Should the parcels be rezoned and subdivided, the landowner intends to sell the two parcels on the south side and use those funds to build a new primary residence on the north parcel. See map attachment at the end of the application for proposed subdivision boundaries.

Agricultural Land Reserve (ALR)

The subject properties are within the ALR and are therefore subject to the provisions of the *Agriculture Land Commission Act*.

Official Community Plan (OCP)

The subject properties are designated as MDR (Medium Density Rural Residential) within the *PRRD North Peace Fringe Area Official Community Plan, Bylaw No. 1870, 2009* (NPFA OCP). According to Section 4.3.2 Policy 8 (NPFA OCP), residential uses are the intended principal use of land within the MDR designation.

Section 4.3 Policy 2 (NPFA OCP) states for "residential designated parcels fronting on Charlie Lake the minimum parcel size [is] 0.4 ha (1 acre) and the parcel will have a minimum lake frontage of 55 metres (180 ft.)." The proposed subdivision will create three lots with sizes of 4.69 ha (11.6 ac), 5.8 ha (14.3 ac), and 6.0 ha (14.8 ac). Two lots will have lake frontage, both with a frontage greater than 55 metres (180 ft.).

Section 4.3.2 Policy 9(b) (NPFA OCP) states the minimum parcel size within the MDR designation is "1.6 ha (4 acres) for lands not connected to a community sewage system." All proposed new lots are greater than 1.6 ha. Therefore, the proposed parcel use and sizes align with the NPFA OCP.

Land Use Zoning

The subject properties are zoned A-2 (Large Agricultural Holdings Zone) pursuant to *PRRD Zoning Bylaw No. 1343, 2001*. The surrounding properties are zoned R-4 (Residential 4 Zone). The applicant is applying to

amend the bylaw to rezone the subject properties to R-5 (Residential 5 Zone). The proposed uses are permitted under the R-5 zone.

The proposal would result in a change in zone for the subject properties.

Fire Protection Area

The subject properties are within the Charlie Lake Fire Protection Area.

Mandatory Building Permit Area

The subject properties are within the Mandatory Building Permit Area.

Development Permit Area

One subject property, Lot A Section 29 Township 84 Range 19 W6M Plan BCP24329 is within the Charlie Lake Development Permit Area No. 3 and is subject to Section 13.6 Charlie Lake Development Permit Area No. 3 guidelines in the NPFA OCP and the *Peace River Regional District Lakeshore Development Guidelines, 2000*. The other parcel is outside all Development Permit Areas.

Development Cost Charge Area

The subject properties are outside the Development Cost Charge Area.

School District 60 School Site Acquisition Charge Area

The subject properties are within the School District 60 School Site Acquisition Charge Area.

Impact Analysis

Context

The subject properties as an R-5 zone would result in similar activities as the R-4 zone to the east and south areas surrounding the property. The proposal is consistent with the residential character of the area.

Population & Traffic

Traffic changes are anticipated should the proposed rezoning amendment be approved. There may be an increase in residential-related traffic activity in the area.

Sewage & Water

The applicant intends to use an on-site septic treatment for sewage disposal, to be approved by Northern Health. The applicant intends to use cisterns or wells for water.

Comments Received from Municipalities & Provincial Agencies

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

Taylor Fire Department

No response received.

ALC

No objection.

Charlie Lake Fire Department

Access to the properties must support width, height and weights of fire apparatus that may be responding in case of incident. This comment will be included in PRRD comments to any future MoTI subdivision referral.

Fort St. John

Interests unaffected.

MoTI

No objections.

Northern Health

Proposal subject to listed conditions (See Attachment 3).

PRRD Environmental Services Department

No comments.

ALTERNATIVE OPTIONS:

1. That the Regional Board refuse Zoning Amendment Bylaw No. 2357, 2019, to rezone the properties legally described as PID 024-883-212 and PID 026-723-816 under *PRRD Zoning Bylaw No. 1343, 2001* as submitted.
2. That the Regional Board defer Zoning Amendment Bylaw No. 2357, 2019, which proposes to rezone the properties legally described as PID 024-883-212 and PID 026-723-816, from A-2 (Large Agricultural Holdings Zone) to R-5 (Residential 5 Zone) pending an ALC decision to exclude the subject properties from the ALR.
3. That the Regional Board give Zoning Amendment Bylaw No. 2357, 2019, which proposes to rezone the properties legally described as PID 024-883-212 and PID 026-723-816, from A-2 (Large Agricultural Holdings Zone) to R-5 (Residential 5 Zone) first and second readings; and
Further, that a Public Hearing, delegated to the Director of Electoral Area C, be held pursuant to the *Local Government Act* Section 464(1) and public notification be authorized pursuant to the *Local Government Act* Section 466; and

Further that the public hearing be deferred pending ALC decision to exclude the subject properties from the ALR.

4. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

None.

COMMUNICATIONS CONSIDERATION(S):

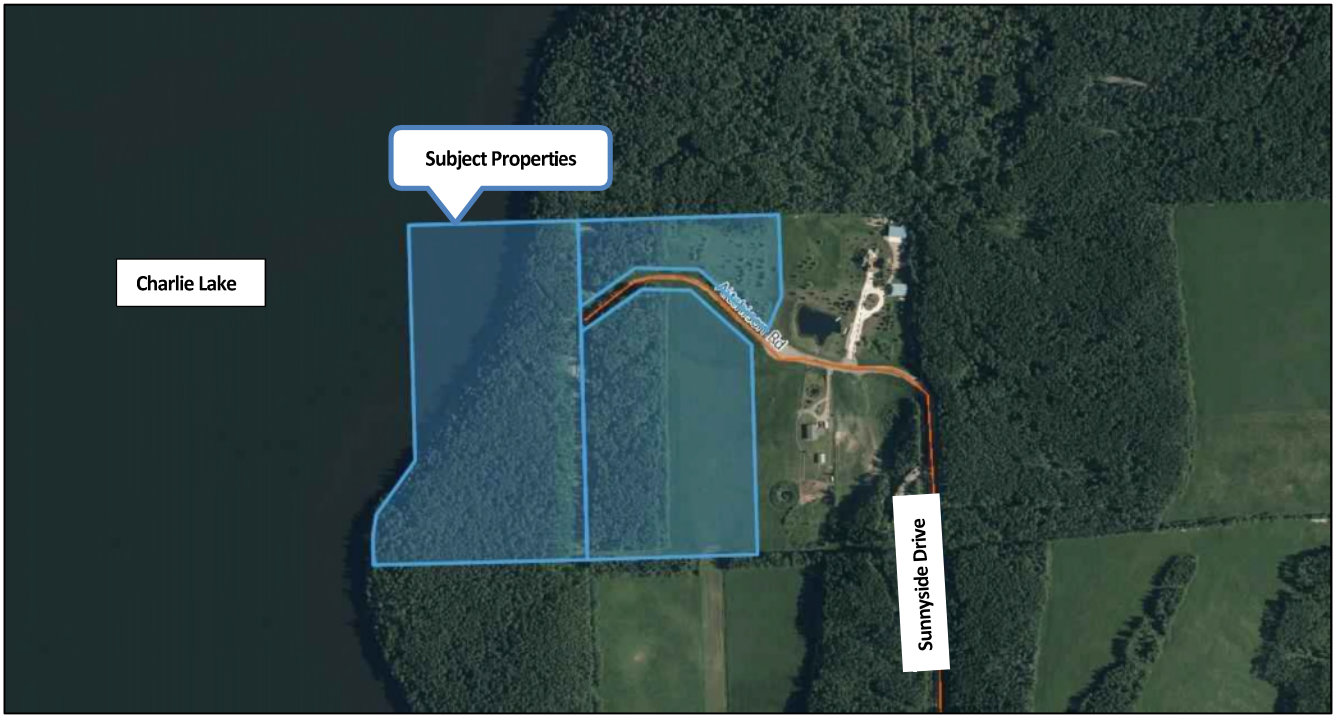
The outcome of the Board's decision will be communicated to the applicant.

OTHER CONSIDERATION(S):

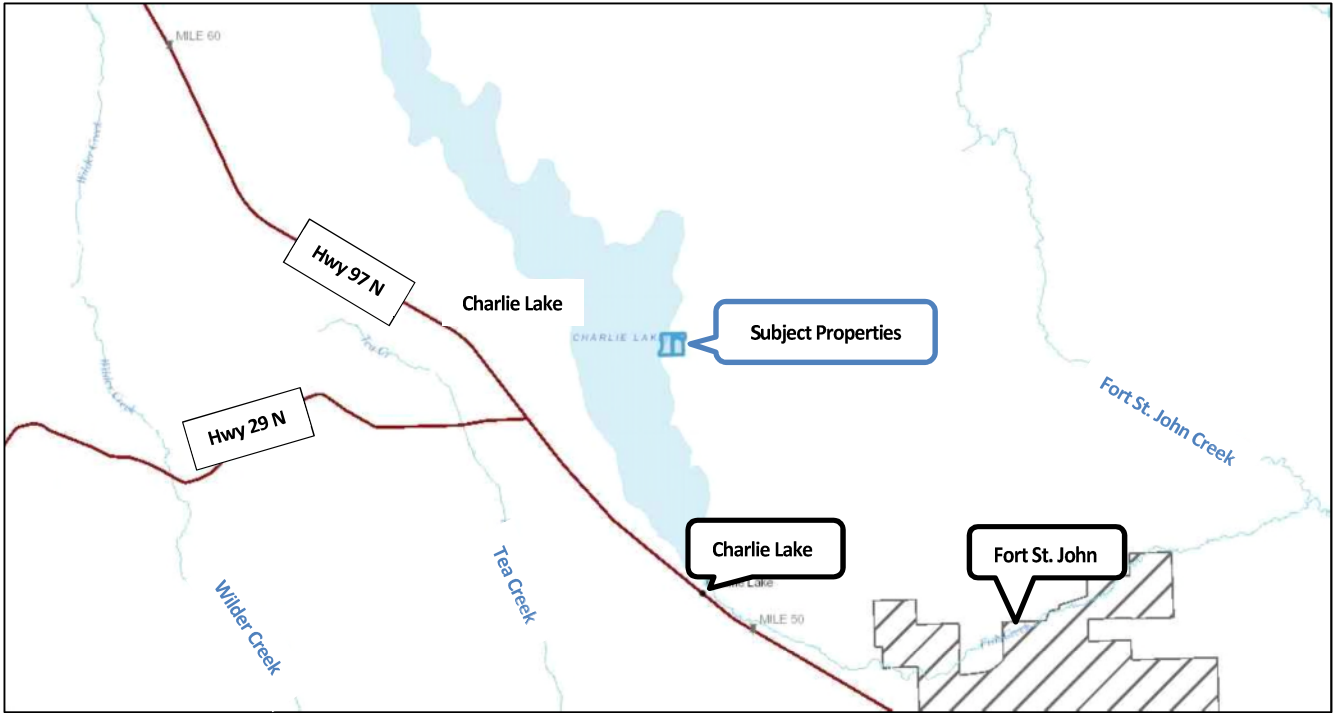
Attachments:

1. Maps
2. Application
3. Referral responses from agencies
4. Referral response from Electoral Area Director
5. Section 38 of *Peace River Regional District Zoning Bylaw No. 1343, 2001*
6. Draft Bylaw No. 2357, 2019

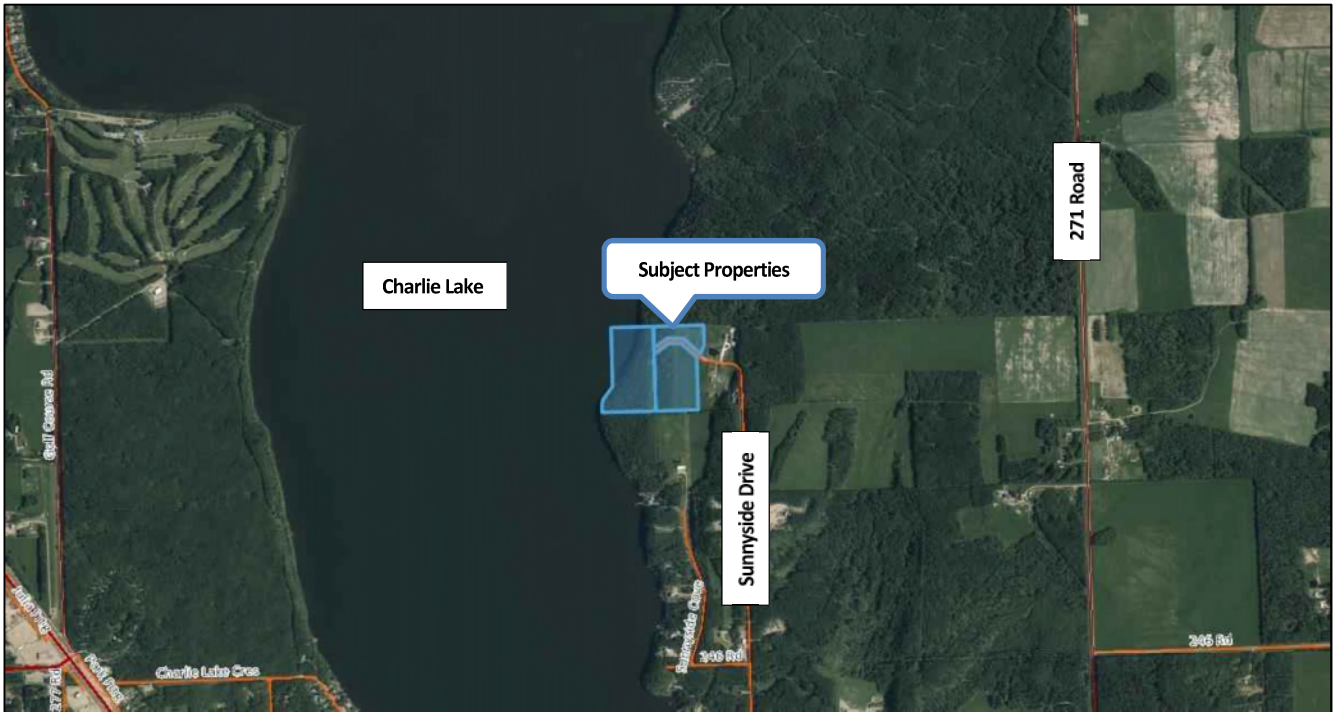
Subject Properties



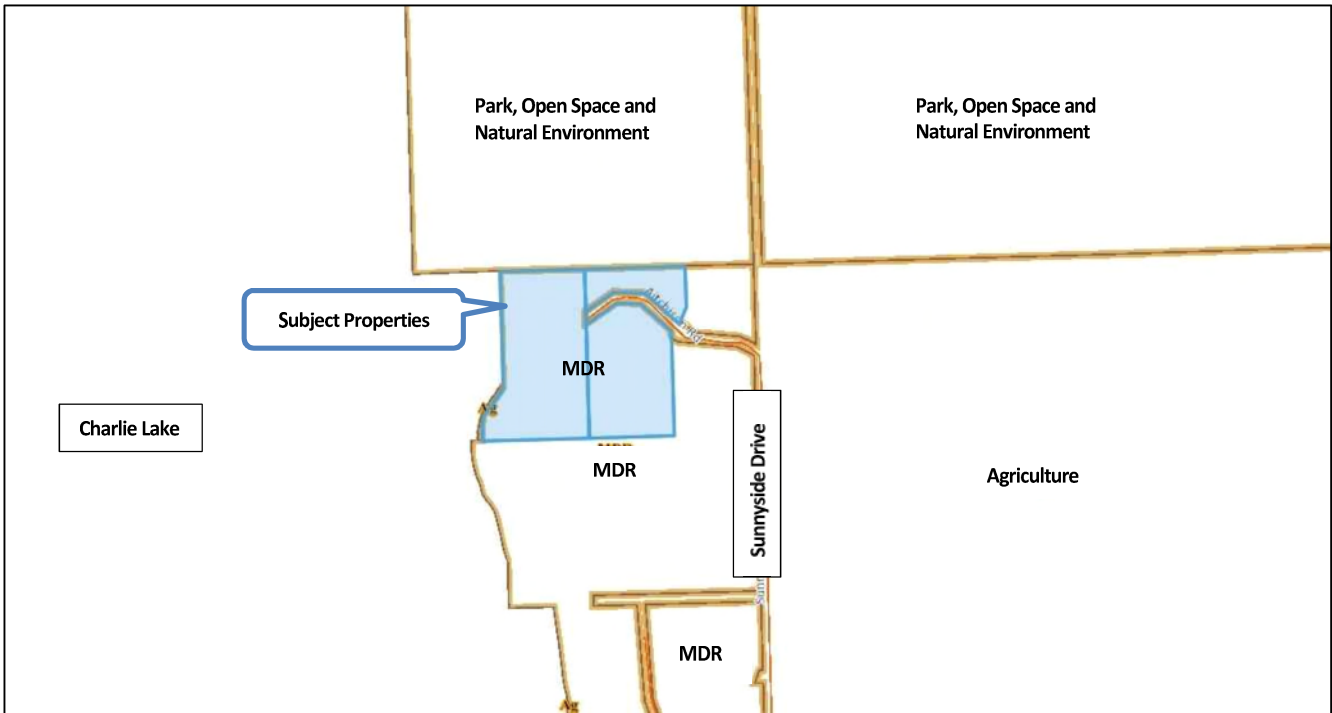
Location: Charlie Lake



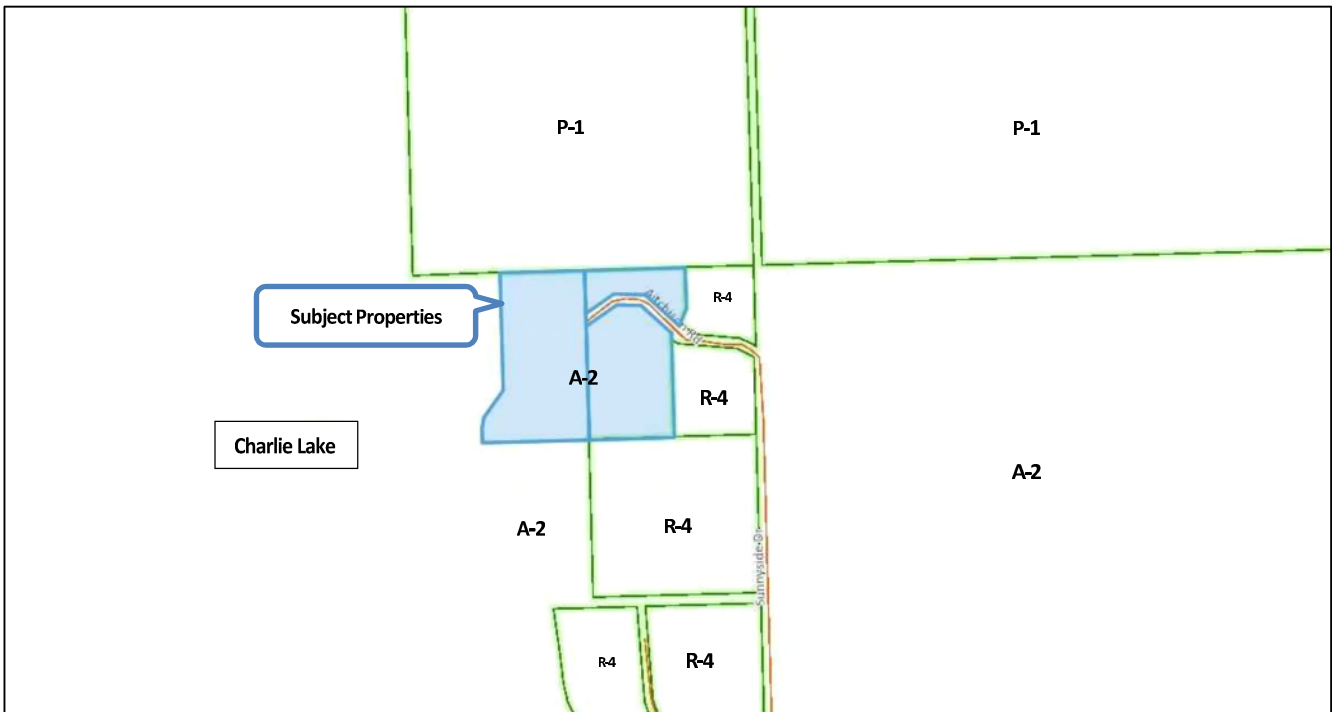
Aerial Imagery



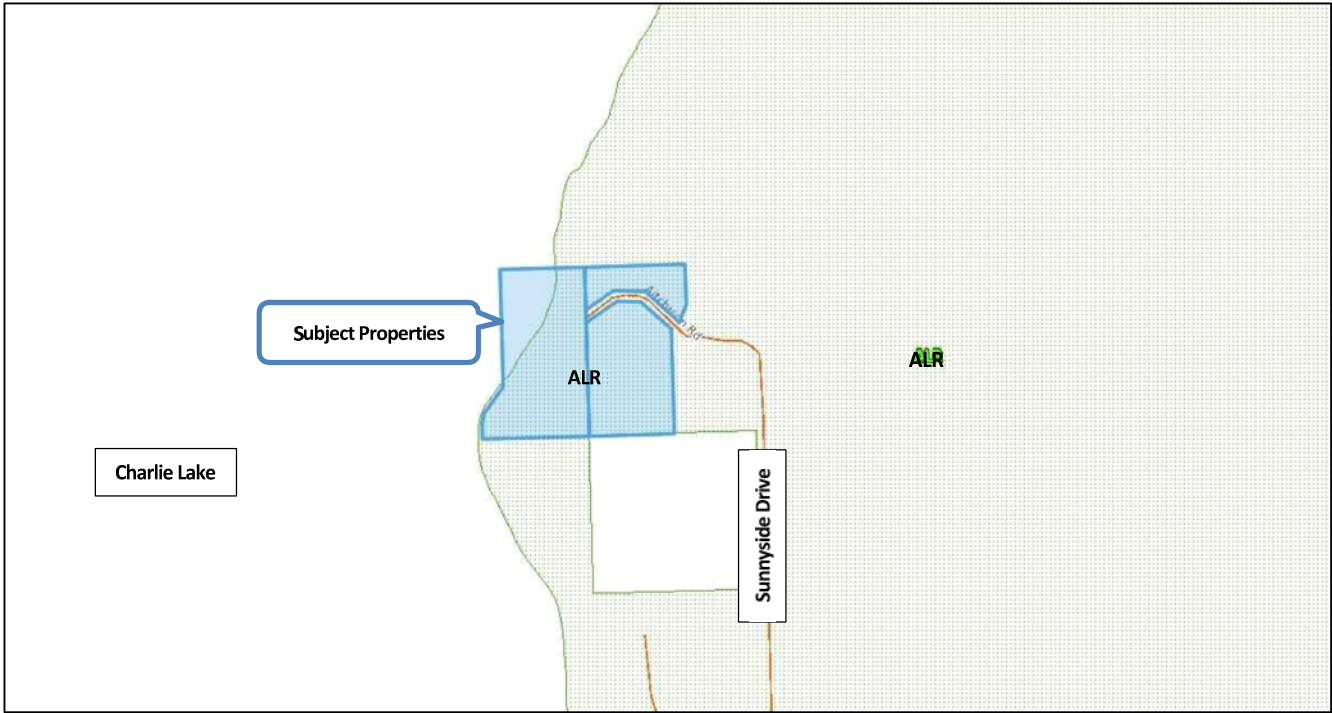
PRRD North Peace Fringe Area OCP Bylaw No. 1870, 2009: Medium Density Rural Residential (MDR)



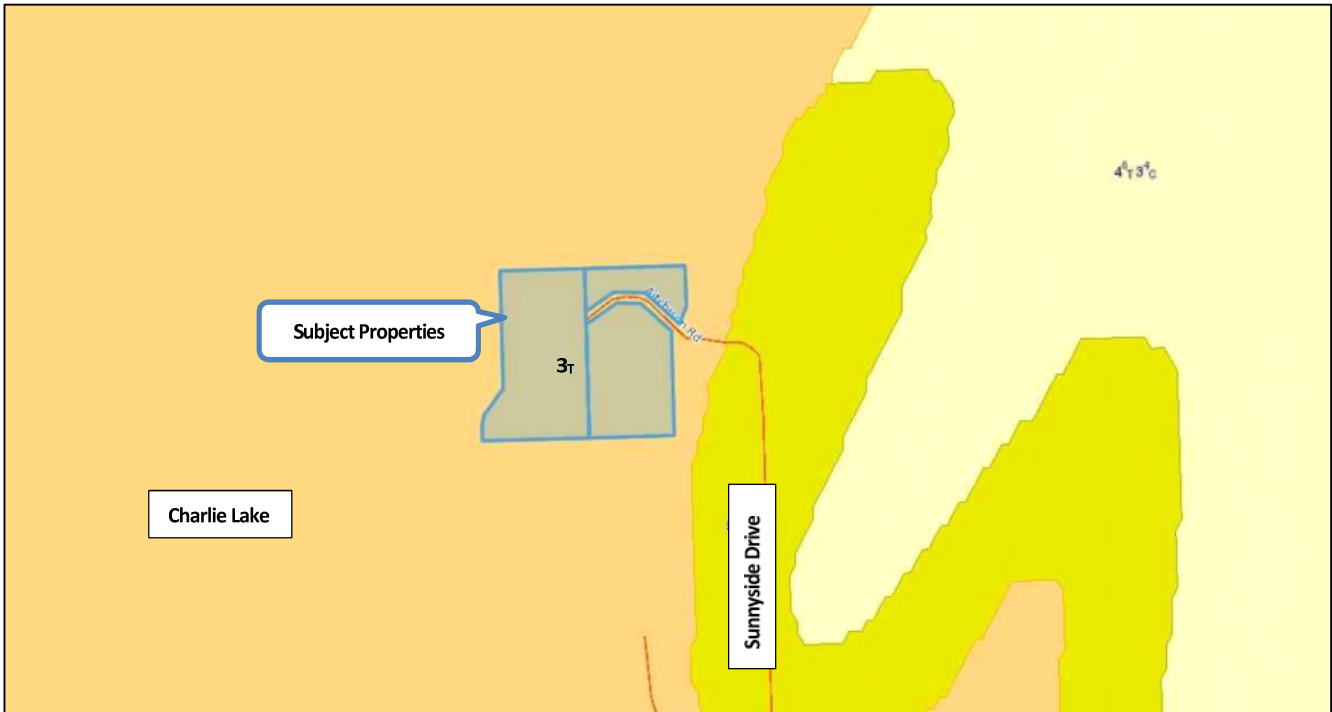
PRRD Zoning Bylaw No. 1343, 2001: A-2 (Large Agricultural Holdings)



Agricultural Land Reserve: Within



CLI Soil Classification: 3_T





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 KEVIN AITCHISON	Authorized Agent of Owner (if applicable) BRIAN ELLIOTT TRYON LAND SURVEYING
	Address of Agent 11320 100th AVENUE
	City/Town/Village FORT ST JOHN
	Postal Code V1J 1Z9
	Telephone Number: 250-262-0031
	Fax Number: 250-782-6029 E-mail: bellliott@tryongroup.ca

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
REM. L.A SEC.29 TP84 R9 W6M PLAN PGP46064	8.57ha ha./acres
PID 024-883-212	ha./acres
REM. L.A SEC.29 TP84 R19 W6M PLAN BCP24329	8.0ha ha./acres
PID 026-723-816	TOTAL AREA 16.57ha 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: NONE ASSIGNED

5. PARTICULARS OF PROPOSED AMENDMENT

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

☐ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: _____

Proposed OCP designation: _____

Text amendment: _____

☒ Zoning Bylaw amendment:

Existing zone: A-2

Proposed zone: R-5

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:

The properties are vacant.

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

(a) North Beaton Provincial Park

(b) East rural residential

(c) South rural residential

(d) West Charlie Lake

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

Three parcels are proposed for rural residential use

and possibly haying. See attached plan.

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

This proposal conforms with development in the area.

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

There will be on-site septic treatment with plans to be
approved by Northern Health.

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

cisterns or wells

THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY YOUR APPLICATION.

12. Proof of ownership of the subject property or properties. (For example: Certificate of State of Title, BC Land Title Office Property Title Search or recent Property Tax Notice.)
13. A Sketch Plan of the subject property or properties, showing:
 - (a) the legal boundaries and dimensions of the subject property;
 - (b) boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
 - (c) the location of existing buildings and structures on the subject property, with distances to property lines;
 - (d) the location of any proposed buildings, structures, or additions thereto, with distances to property lines;
 - (e) the location of any existing sewage disposal systems;
 - (f) the location of any existing or proposed water source.

ADDITIONAL OR MORE DETAILED INFORMATION MAY BE REQUESTED BY THE PEACE RIVER REGIONAL DISTRICT FOLLOWING REVIEW OF YOUR APPLICATION.

If it is necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a British Columbia Land Surveyor may be required.

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

Brian Elliott XXXXXXXXXX Signature of Owner Agent	July 18, 2019 Date signed
Signature of Owner	Date signed

16. **AGENT'S AUTHORIZATION**

If you have an agent act on your behalf in submission of this application, the following authorization **MUST** be signed by **ALL** property owners.

I / We _____ and _____ hereby		
authorize SEE ATTACHED AUTHORIZATION LETTER		
(name) _____ to act on my/our behalf regarding this		
application.		
Agent address: _____		
Telephone: _____	Fax: _____	Email: _____
Signature of Owner: _____		Date: _____
Signature of Owner: _____		Date: _____

Name: Kevin Aitchison

Email Address:

Address:

Phone Number:

Cellular Phone:

Facsimile:

Postal Code:

Date: March 12, 2018

To Whom It May Concern:

Re: Proposed Subdivision of Parts of Lot A Plan BCP24329 & Lot A Plan BCP2745, Except Part in Plan BCP2745 Both of Section 29 Township 84 Range 19 W6M PRD

Please accept this letter as my/our authorization for Tryon Land Surveying Ltd. to act as my/our agent in the above captioned subdivision.

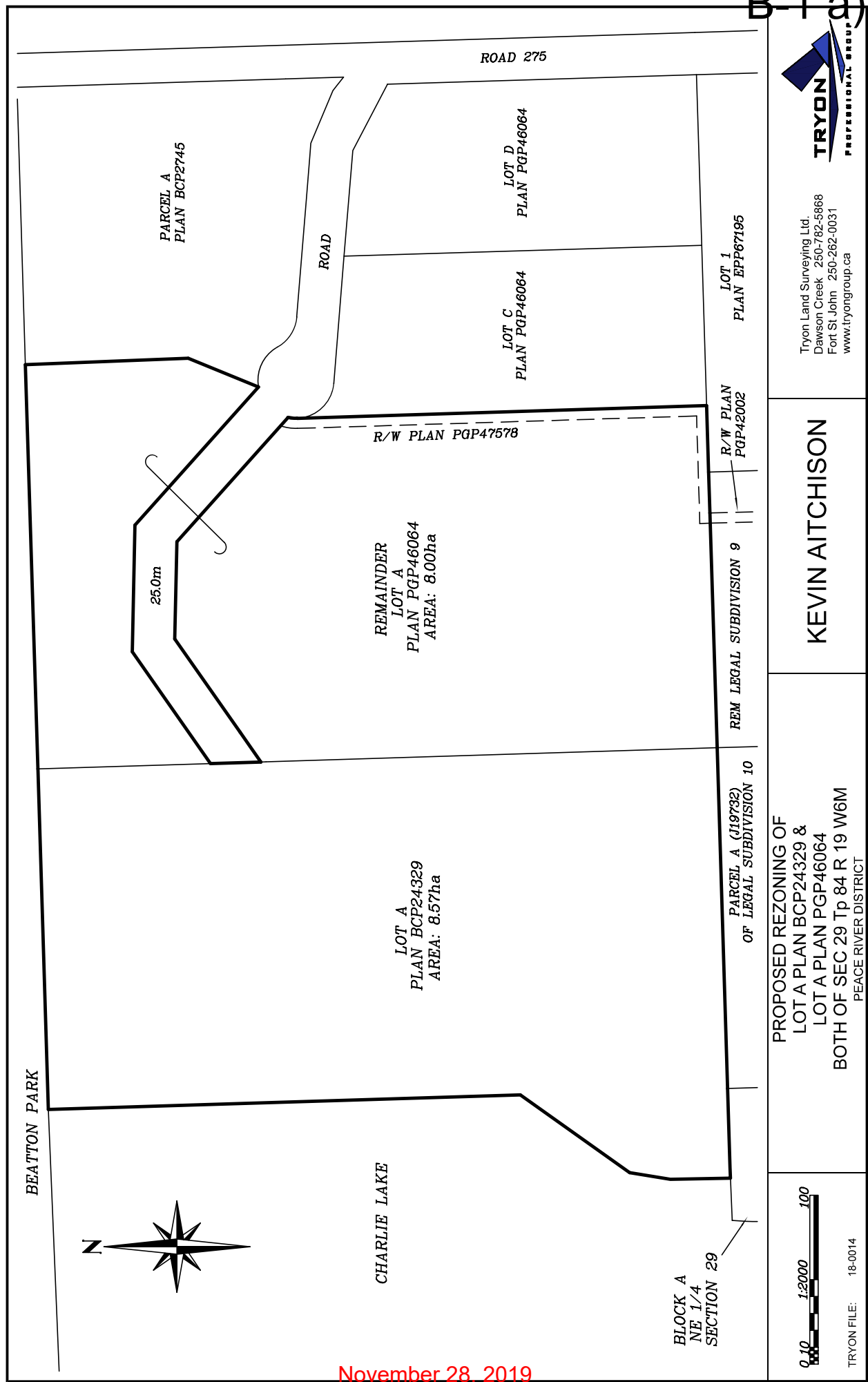
Thank you.

Yours truly,

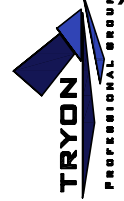
Signed by: Kevin Aitchison

Signed by:

November 28, 2019



B 1 a)



Tryon Land Surveying Ltd.
Dawson Creek 250-782-5868
Fort St John 250-262-0031
www.tryongroup.ca

KEVIN AITCHISON

PROPOSED REZONING OF
LOT A PLAN BCP24329 &
LOT A PLAN PGP46064
BOTH OF SEC 29 Tp 84 R 19 W6M
PEACE RIVER DISTRICT

0, 10, 1:2000, 100

TRYON FILE: 18-0014

November 28, 2019



PEACE RIVER REGIONAL DISTRICT

Development Approvals Technician
 300-10003 110th Avenue
 Fort St John, BC V1J 6M7
 Re: Proposed 3 lot conventional subdivision

PRRD File # 18-279
 MOTI File # 2018-05370
 November 6, 2018

**Re: Proposed 3 lot conventional subdivision
 PID 024-883-212, Lot A Plan PGP46064 Except Part in Plan BCP2745 Section 29 Township 84 Range 19
 West of the 6th Meridian Peace River District
 and 026-723-816, Lot A Plan BCP24329 Section 29 Township 84 Range 19 Peace River District**

In response to this subdivision proposal, in which proposed 'Lot 1' is comprised of the northern portion of the parcel with the legal description *Lot A Plan PGP46064 Except Part in Plan BCP2745 Section 29 Township 84 Range 19 West of the 6th Meridian Peace River District* and the northern portion of the parcel with legal description *Lot A Plan BCP24329 Section 29 Township 84 Range 19 Peace River District*, with the remainder of each legal description forming smaller lots for a total of three (3) lots with areas of 4.7 ha (11.6 ac), 5.8 ha (14.3), and 6.0 ha (14.8 ac) (hereinafter referred to as 'Lot 1', 'Remainder Lot A Plan BCP24329,' and 'Remainder Lot A Plan PGP46064', respectively), please note the following:

1. The subject properties are partially within the Agricultural Land Reserve; therefore, the subject properties are subject to the provisions of the *Agriculture Land Commission Act*. Subdivision approval has been conditional provided by the Agricultural Land Commission based on *Section 27(5) of the ALC Act*. Conditions outlined in Resolution #287/2018 are as follows:
 - 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.*

The completion of the above noted conditions are required before final subdivision approval.

2. The three (3) proposed lots on the two subject properties are designated 'Medium Density Rural Residential' in the *Peace River Regional District North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009 (NPFA OCP 2009)*.
 - a. The principal land use within this designation will generally be limited to residential and home based business, subject to zoning regulations [*Policy 4.3(3)*]. The applicant's proposed use for a residence with the potential for a secondary use for small-scale haying for the three (3) lots is compatible with the permitted uses within this designation.
 - b. Within this designation the minimum parcel size will not be less than 1.6 ha (4 ac) when the lands are not connected to a community sewage system or will not be less than 0.8

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) 785-8081 Fax: (250) 785-1125 Email: prrd.fsj@prrd.bc.ca

November 28, 2019

ha (2 ac) when connected to a community sewage system or where soil conditions are suitable for on-site sewage disposal and a system has been authorized by the agency having jurisdiction regarding sewage disposal [*Policy 4.3.2(9)*]. Based on the site plan provided by the applicant, all three (3) lots in the proposed subdivision exceed the minimum parcel size required within this designation.

- c. When a residential property is fronting on Charlie Lake, the minimum parcel size will not be less than 0.4 ha (1 ac) and the parcel will have a minimum lake frontage of 55 m (180 ft) [*Policy 4.3(2)*]. This policy applies to proposed 'Lot 1' and 'Remainder Lot A Plan BCP24329' and based on the proposed subdivision plan provided by the applicant, these lots meet the requirements of the NPFA OCP. 'Remainder Lot A Plan PGP46064' is not affected by this policy.

Based on the reasons noted above, the applicant's proposal is consistent with the *Peace River Regional District North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009 (NPFA OCP 2009)*.

3. All three (3) of the proposed lots are zoned 'A-2' (Large Agricultural Holdings Zone) pursuant to the *Peace River Regional District Zoning Bylaw No. 1343, 2001*. Within the 'A-2' (Large Agricultural Holdings Zone):
 - a. Permitted uses include agriculture; agriculture-intensive; agriculture-domestic; wood harvesting and forestry; mining, including gravel extraction and processing; asphalt plant; oil and gas wells, pipelines; production facilities; land treatment facility, non-commercial; kennel; equestrian facility; work camps occupied for less than six months, with less than 30 people; trapping, hunting, guiding, outfitting establishments; an airstrip; and dwelling units.
 - b. The minimum parcel size is 63 ha (155 ac).

The proposed use of the three (3) lots is consistent with zoning but the applicant may find rezoning to a 'Residential' zone more complimentary to the intended use as presented in their application. A 'Residential' zone would also be consistent with the goals of the *NPFA OCP*.

The proposed size of the three (3) lots is not consistent with zoning. If the application meets the requirements of *Section 514* of the *Local Government Act*, a zoning amendment would not be required; otherwise, the applicant will need to apply for rezoning of both subject properties.

4. Prior to the approval of the subdivision the School District 60 School Site Acquisition Charge of \$1000.00/new lot would be payable for a total of \$1000.00. The School Site Acquisition Charge can be paid to the Peace River Regional District office in Fort St John or Dawson Creek.
5. 'Remainder Lot A Plan BCP24329,' and proposed 'Lot 1' are within the Charlie Lake Development Permit Area. A Development Permit will be required prior to subdivision approval. To learn more about the Charlie Lake Development Permit and its requirements,

please see the PRRD website at: <https://prrd.bc.ca/wp-content/uploads/page/development-permit/Charlie-Lake-Development-Permit-Area-No.-3.pdf>

6. The southwestern corner of 'Remainder Lot A Plan BCP24329' is within the *Charlie Lake Watershed Reserve No. 0288651*. The Ministry of Environment and Climate Change Strategy is the agency having jurisdiction regarding any works within this reserve and should be contacted directly for requirement details.
7. This proposal is within the PRRD Mandatory Building Permit Area.

If you, or the applicant, have any questions regarding the above, please contact me.

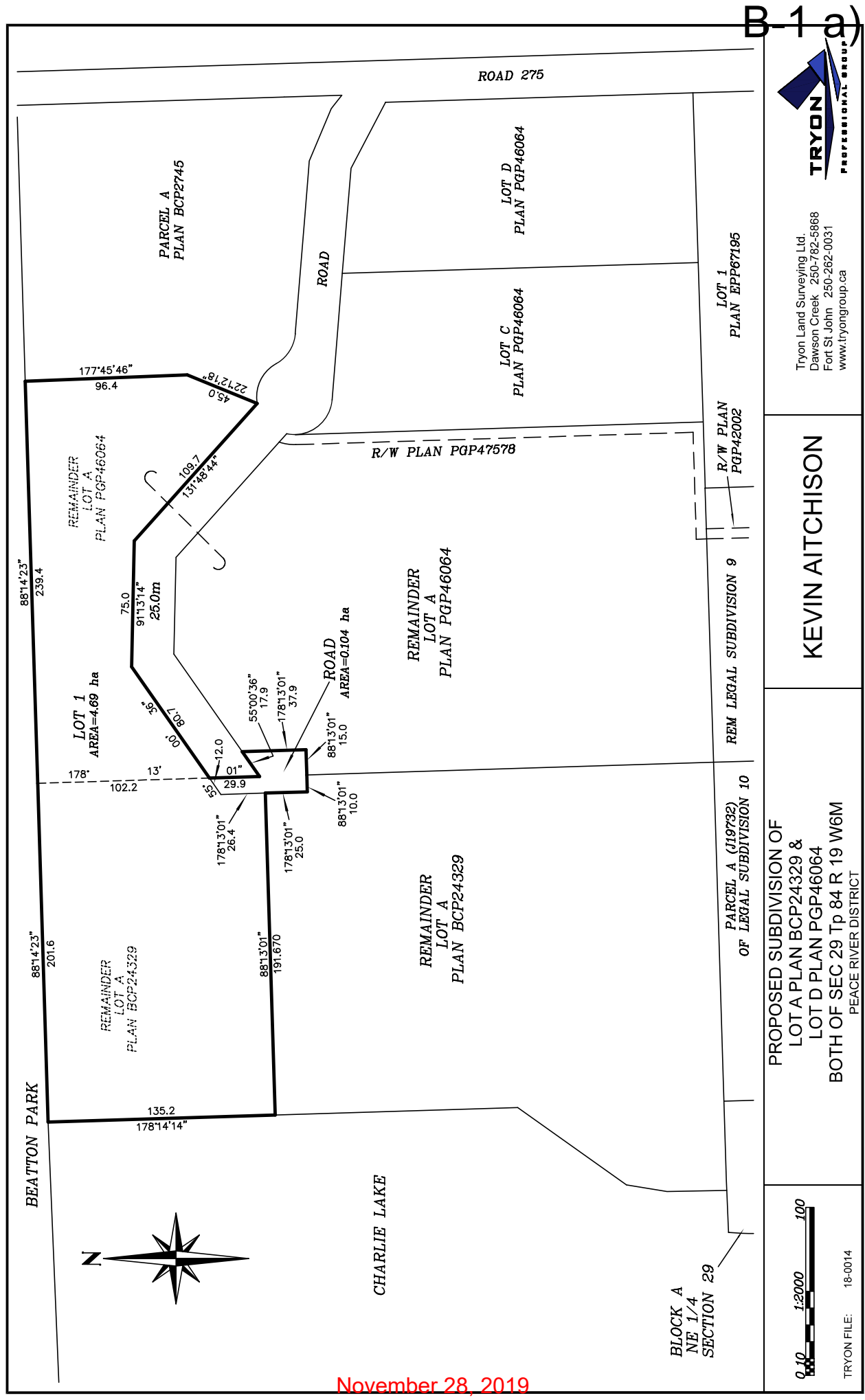
Sincerely,



Danielle B. Patterson, Planning Intern

C: Brad Sperling, Director of Electoral Area "C"
Agent: Nathan Mahon, Tryon Land Surveying Ltd. [nmahon@tryongroup.ca]

November 28, 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-1 a)

Peace River Regional District	Zoning Bylaw No. 2357, 2019	Date: August 23, 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 (September 13, 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-5 "Residential 5 Zone"														
GENERAL LOCATION: Charlie Lake, BC														
LEGAL DESCRIPTION: Lot A, Plan PGP46064 except Plan BCP2745, Section 29 Township 84, Range 19 W6M, PRD; and Lot A, Plan BCP24329 Section 29, Township 84, Range 19, W6M, PRD														
AREA OF PROPERTY 16.61. ha (41.04 acres)	ALR STATUS: Within	OCP DESIGNATION: Medium Density Rural Residential												
Land Owners: Kevin Aitchison														
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.														
 _____ Jessica Russell		Title: <u>Junior Planner</u>												
This referral has also been forwarded to the following agencies: ☐ Northern Health Authority ☐ Ministry of Transportation & Infrastructure via eDAS ☐ Ministry of the Environment and Climate Change ☐ Ministry of Forests, Lands and Natural Resource 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>☐ Charlie Lake Fire Dept.</td></tr><tr><td>☐ District of Taylor Fire Dept.</td><td>☐ Fort St. John Fire Dept.</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	☐ Charlie Lake Fire Dept.	☐ District of Taylor Fire Dept.	☐ Fort St. John Fire Dept.	
☐ 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	☐ Charlie Lake Fire Dept.												
☐ District of Taylor Fire Dept.	☐ Fort St. John Fire Dept.													
(As per the Management of Development Function)														

November 28, 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

August 27, 2019

Reply to the attention of Sara Huber
ALC Issue: 51514
Local Government File: 19-137

Jessica Russell
Junior Planner, Peace River Regional District
Jessica.Russell@prrd.bc.ca

Delivered Electronically

Re: Peace River Regional District Zoning Amendment Bylaw No. 2357-2019

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Zoning Amendment Bylaw No. 2357, 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.

On August 2, 2019, the ALC received a referral for PRRD Zoning Amendment Bylaw No. 2357, 2019 which proposed to rezone the two properties from A-2 “Large Agricultural Holdings Zone” to R- 5 “Residential 5 Zone”. On August 15, 2019, the ALC responded to the referral advising that the ALC has no objection to the proposed Bylaw.

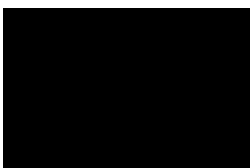
As previously stated in the August 15, 2019 letter, the ALC staff recognizes that the Commission has endorsed the OCP which designated these Properties for rural residential use. For this reason, the ALC has no objection the Bylaw.

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



November 28, 2019



PEACE RIVER REGIONAL DISTRICT

CHARLIE LAKE FIRE DEPARTMENT
13065 FIRE HALL ROAD
BOX 250, CHARLIE LAKE, BC, V0C-1H0
250-785-1424



From: The Officer of Fire Chief, Charlie Lake Fire Department

Date: Aug. 26, 2019

Re: Lot A, Plan PG46064 except Plan BC2745, Section 29 Township 84, Range 19 W6M, PRD; and Lot A, Plan BC24329 Section 29, Township 84, Range 19, W6M, PRD

PID 024-883-212 & 026-723-816

Hello,

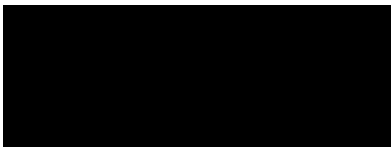
In reference to properties above, the Charlie Lake Fire department has only one concern with the re-zoning from A2 to R5.

Access to the properties must support width, height and weights of fire apparatus that may be responding in case of incident.

Understanding the re-zoning request, this should have every little impact to our services.

The only request

Regards,



Fire Chief Edward Albury
Charlie Lake Fire Department

November 28, 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

Peace River Regional District	Zoning Bylaw No. 2357, 2019	Date: August 23, 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 (September 13, 2019). If no response is received within that time, it will be assumed that your agency's interests are unaffected.														
PURPOSE OF AMENDMENTS: To <u>rezone</u> the subject property from A-2 "Large Agricultural Holdings Zone" to R-5 "Residential 5 Zone"														
GENERAL LOCATION: Charlie Lake, BC														
LEGAL DESCRIPTION: Lot A, Plan PGP46064 except Plan BCP2745, Section 29 Township 84, Range 19 W6M, PRD; and Lot A, Plan BCP24329 Section 29, Township 84, Range 19, W6M, PRD														
AREA OF PROPERTY 16.61. ha (41.04 acres)	ALR STATUS: <u>Within</u>	OCP DESIGNATION: Medium Density Rural Residential												
Land Owners: Kevin Aitchison														
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.														
_____ Jessica Russell		Title: <u>Junior Planner</u>												
This referral has also been forwarded to the following agencies: ☐ Northern Health Authority ☐ Ministry of Transportation & Infrastructure via eDAS ☐ Ministry of the Environment and Climate Change ☐ Ministry of Forests, Lands and Natural Resource 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>☐ Charlie Lake Fire Dept.</td> </tr> <tr> <td>☐ District of Taylor Fire Dept.</td> <td>☐ Fort St. John Fire Dept.</td> <td></td> </tr> </table> (As per the Management of Development Function)			☐ 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	☐ Charlie Lake Fire Dept.	☐ District of Taylor Fire Dept.	☐ Fort St. John Fire Dept.	
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November 28, 2019

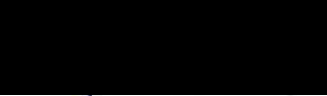


BYLAW AMENDMENT
REFERRAL FORM

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

	RESPONSE SUMMARY	Zoning Bylaw No. 2357, 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: September 6, 2019	Agency: City of Fort St. John



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

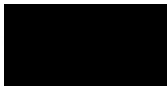
Attention: Jessica Russell, Junior Planner

The Ministry of Transportation and Infrastructure (Ministry) has received and reviewed your referral dated August 2, 2019 to rezone the subject properties from A-2 "Large Agricultural Holdings Zone" to R-5 "Residential 5 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 the subject lot as shown in this referral package. The proposed subdivision 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 proponent has any questions, please contact me at (250) 787-3237.

Sincerely,



Development Officer- Peace District

Jessica Russell

From: Gu, Kang Min (Justin) <KangMin.Gu@northernhealth.ca>
Sent: Thursday, August 29, 2019 2:15 PM
To: Jessica Russell
Subject: RE: Bylaw No., 2357 Rezoning
Attachments: subdivision-guidelines.pdf

CAUTION: This email originated from outside of the organization.

Good Afternoon Jessica,

The following is the comments from Northern Health regarding Bylaw No., 2357 regarding a proposed rezoning:

- 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,

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 – 6000
KangMin.Gu@northernhealth.ca



The contents of this electronic mail transmission are PRIVILEGED, intended to be CONFIDENTIAL, and for the sole use of the designated recipient. If this message has been misdirected, or if a resend is desired, please contact the sending office as soon as possible.

Jessica Russell

From: Paulo Eichelberger
Sent: Friday, August 23, 2019 2:23 PM
To: Jessica Russell
Subject: RE: Re-Referral Package for Review

Hey, Jessica,

No comments from the Env Services dept, as the development is well outside the Charlie Lake Sewer Service Area and nowhere near our infrastructure.

Many thanks!

Paulo Eichelberger | General Manager of Environmental Services

Direct: 250-784-3226 | paulo.eichelberger@prrd.bc.ca

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

Toll Free: (24 hrs): 1-800-670-7773 | Office: 250-784-3200 | Fax: 250-784-3201 | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



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From: Jessica Russell <Jessica.Russell@prrd.bc.ca>

Sent: Friday, August 23, 2019 2:03 PM

To: resource.development@northernhealth.ca; megan.demaniuk@northernhealth.ca; frontcounterbc@gov.bc.ca; authorizingagency@fortstjohn.gov.bc.ca; martin.collins@gov.bc.ca; Huber, Sara ALC:EX <Sara.Huber@gov.bc.ca>; alc.north@gov.bc.ca; alc.soil@gov.bc.ca; d-chet@gochetwynd.com; clerk@hudsonshope.ca; lford@districtoftaylor.com; pnilsen@dawsoncreek.ca; admin@poucecoupe.ca; tradmin@dtr.ca; Renee Jamurat <RJamurat@fortstjohn.ca>; cjackson@fortstjohn.ca; bhooker@prn.bc.ca; dboyd@prn.bc.ca; Edward Albury <Edward.Albury@prrd.bc.ca>; Ron Schildroth <Ron.Schildroth@prrd.bc.ca>; fire@fortstjohn.ca; sbyford@districtoftaylor.com; Paulo Eichelberger <Paulo.Eichelberger@prrd.bc.ca>

Cc: PRRD_Internal <prrd.internal@prrd.bc.ca>

Subject: Re-Referral Package for Review

To whom it may concern,

Please find attached the re-referral package for Bylaw No., 2357 regarding a proposed rezoning for a private property near Charlie Lake, BC for your review. The initial referral was sent August 2, 2019.

If your agency has comments regarding the re-referral, please send a new response. If no new response is received, I will use the previously submitted response (if applicable) from the initial referral.

Please forward any questions or comments to me by September 13.

Jessica Russell

From: Chair Brad Sperling
Sent: Friday, October 11, 2019 8:55 AM
To: Jessica Russell
Subject: Re: Rezoning Application Referral Package for Review

This may proceed, however I never waive public hearings. Please change that option

From: Jessica Russell
Sent: Friday, October 4, 2019 3:55:14 PM
To: Chair Brad Sperling
Subject: Rezoning Application Referral Package for Review

Director Sperling,

Please find attached Rezoning Application File No. 19-137 Referral Package for your review.

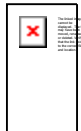
Please return any questions or comments by October 18, 2019.

Thank you,
Planning Services

PEACE RIVER REGIONAL DISTRICT | Box 810, 1981 Alaska Highway Avenue, Dawson Creek, BC V1G 4H8
Toll Free: (24 hrs): **1-800-670-7773** | Office: **250-784-3200** | Fax: **250-784-3201** | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



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SECTION 38 R-5 (Residential 5 Zone - 4 ha)

1. Permitted Uses

The following PRINCIPAL USES and no others are permitted in a R-5 zone subject to Part IV of this by-law and subject to Sub-Section 2 of this Section 38;

- (a) DWELLING UNIT(S);
- (b) Market garden;
- (c) AGRICULTURE;
- (d) KENNEL;
- (e) EQUESTRIAN FACILITY;

The following ACCESSORY uses and no others are permitted in a R-5 zone, subject to Part IV of this by-law and Sub-Section 2 of this Section 38:

- (f) ACCESSORY buildings and ACCESSORY structure;
- (g) AGRICULTURE-DOMESTIC;
- (h) BED AND BREAKFAST accommodation;
- (i) HOME BASED BUSINESS; and
- (j) SECONDARY SUITE;
- (k) TEMPORARY ADDITIONAL DWELLING.

2. Regulations

Minimum Parcel Size

- (a) The minimum parcel size is 4.0 hectares (10 acres).

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 by-law, 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; or
 - (iv) 5 metres (17 ft) of a REAR PARCEL LINE.



SECTION 38 R-5 (Residential 5 Zone - 4 ha) continued

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.

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.

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2357, 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. 2357, 2019."
2. Schedule A – Map 6 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot A, Section 29, Township 84, Range 19, W6M, PRD, Plan PGP46064 except Plan BCP2745, and Lot A, Section 29, Township 84, Range 19, W6M, PRD, Plan BCP24329 from A-2 "Large Agricultural Holdings Zone" to R-5 "Residential 5 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.
Public Hearing held on the	_____	day of _____	, 2019.
READ A THIRD TIME THIS	_____	day of _____	, 2019.
ADOPTED THIS	_____	day of _____	, 2019.

(Corporate Seal has been
affixed to the original bylaw)

Chair

Corporate Officer

I hereby certify this to be a true and correct copy of
"PRRD Zoning Amendment Bylaw No. 2357, 2019,
as adopted by the Peace River Regional District
Board on _____, 20__.

Corporate Officer

November 28, 2019

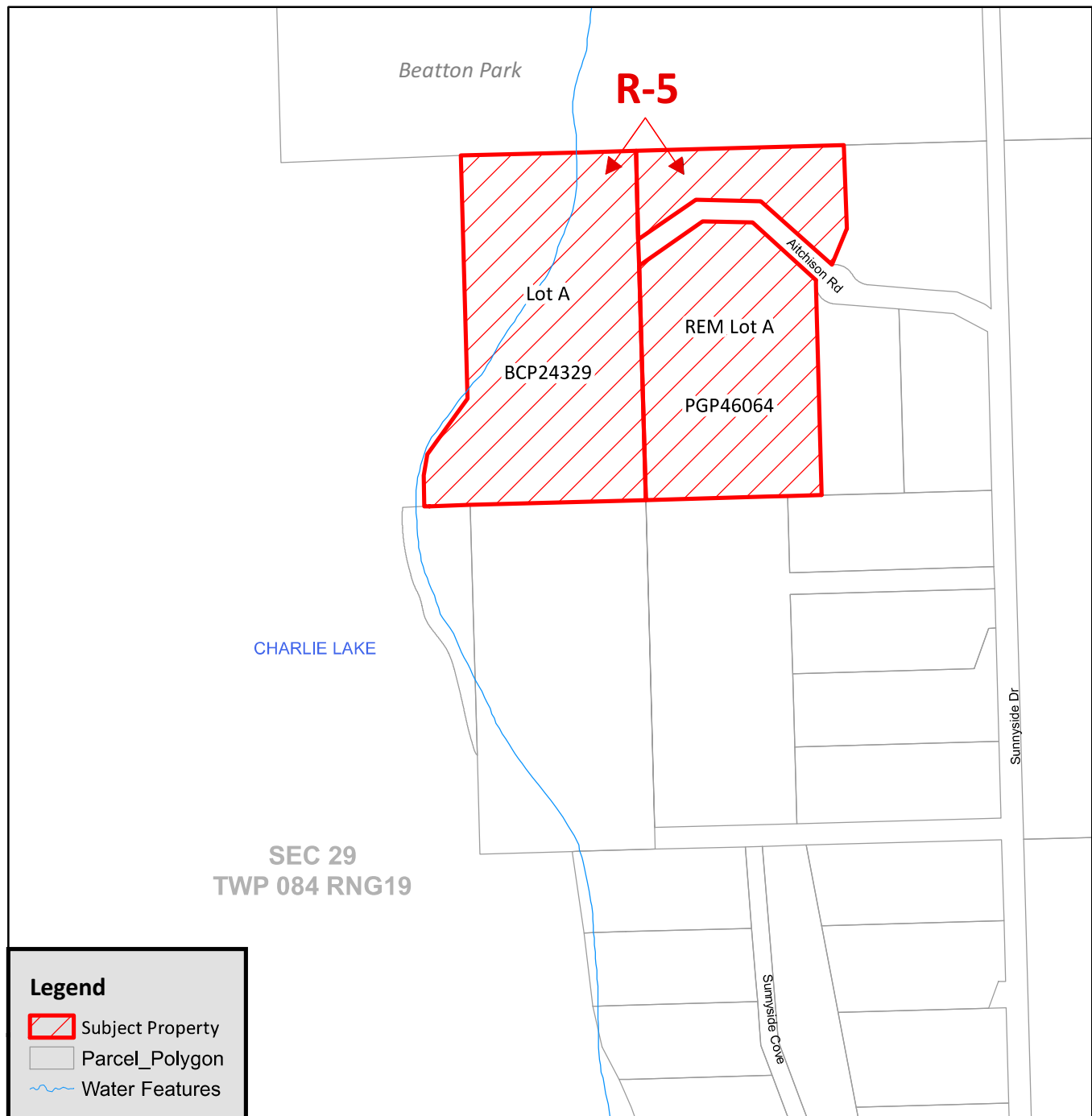


Peace River Regional District
Bylaw No. 2357, 2019
SCHEDULE "A"



1:7,000

Map No. 6 - Schedule A of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot A, Plan PGP46064, except Plan BCP2745, Section 29, Township 84, Range 19, W6M, PRD; and Lot A, Plan BCP24329, Section 29, Township 84, Range 19, W6M, PRD **from** A-2 "Large Agricultural Holdings Zone" **to** R-5 "Residential 5 Zone" as shown shaded on the drawing below:



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November 28, 2019

11/6/2019