



REPORT

To: Chair and Directors

Date: December 23, 2019

From: Kevan Sumner, General Manager of Development Services

Subject: **Zoning Amendment Bylaw No. 2387, 2019, PRRD File No. 19-189**

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board respectfully refuse Zoning Amendment Bylaw No. 2387, 2019, to rezone a 2.4 ha (6.0 ac) portion of Lot B Section 35 Township 83 Range 19 W6M Peace River Plan 17032 from A-2 (Large Agricultural Holdings Zone) to R-3 (Residential 3 Zone) and the remaining 21.7 ha (53.6 ac) from A-2 (Large Agricultural Holdings Zone) to A-1 (Small Agricultural Holdings Zone), as submitted.

BACKGROUND/RATIONALE:

Proposal

To rezone the subject property to facilitate the subdivision of the existing home site. The subject property is currently smaller than the minimum parcel size in the A-2 Zone, so a rezoning of both the proposed new lot and the residual property is required prior to subdivision. The landowner's previous application to rezone the property was deferred by the Regional Board pending completion of the new North Peace Fringe Area Official Community Plan (see Related Applications below).

Related Applications

On June 23, 2016, the landowner applied to amend the subject property's OCP designation from LSI (Light/Service Industrial) & HDR (High Density Rural Residential) to MDR (Medium Density Rural Residential) and its zoning from A-2 (Large Agricultural Holdings Zone) to R-1 (Residential 1 Zone) in order to subdivide the property into eleven 1.8 ha lots [PRRD File 16-140, Bylaw Nos. 2259, 2016 and 2260, 2016]. The following is a summary timeline of the process undertaking regarding **those bylaws** of and related requests from the applicant.

August 17, 2016: Referral of bylaw to municipalities and provincial agencies.

October 5, 2016: Revised application received from applicants.

October 7, 2016: Referral of revised bylaw to municipalities and provincial agencies.

November 24, 2016: Regional Board gives 1st and 2nd Reading to bylaws.

January 4, 2017: Public hearing held at North Peace Leisure Pool, Fort St. John.

February 9, 2017: Regional Board resolves:

That consideration of "Official Community Plan Amendment Bylaw No. 2259 (Shaman), 2016" and "Zoning Amendment Bylaw No. 2260 (Shaman), 2016" be deferred until such time as the North Peace Fringe Area Official Community Plan is complete [RD/18/07/07 (26)].

Staff Initials: *MS*

Dept. Head: *KS*

CAO: *[Signature]*

Page 1 of 6

January 9, 2020

October 12, 2017: Regional Board considered a request from the applicants for consideration of the bylaws prior to completion of the NPFA OCP. The Regional Board denied the request, with the resolution stating:

1. That the request by Brandi Shaman to have Application No. 140/2016 (Official Community Plan and Zoning Amendment Bylaws No. 2259 & 2260, 2016), considered before completion of the North Peace Fringe Area Official Community Plan be denied, because the designation of this area is uncertain and has not yet been confirmed through the comprehensive review process of the North Peace Fringe Area Official Community Plan, and;
2. That Application No. 140/2016 (Official Community Plan and Zoning Amendment Bylaws No. 2259 & 2260, 2016) be referred to the North Peace Fringe Area Official Community Plan for consideration through the comprehensive review process.

[RD/17/10/33]

July 26, 2018: Regional Board considered a new request from the applicants for consideration of the bylaws prior to completion of the NPFA OCP. The Regional Board again denied the request:

That the Regional Board deny the request by Brandi Shaman to have Application No. 140/2016 (OCP & Zoning Amendment Bylaws No. 2259 & 2260, 2016), considered before completion of the North Peace Fringe Area Official Community Plan. [RD/18/07/07]

March 7, 2019: The Regional Board considered a written request from the applicant, again requesting consideration of the bylaws. The Board moved:

That the correspondence dated March 7, 2019 from Brandi Shaman, requesting that Official Community Plan and Zoning Amendment Bylaws No. 2259 and 2260, 2016 be considered prior to completion of the North Peace Fringe Area Official Community Plan, be received for information. [RD/19/04/05]

July 25, 2019: The Regional Board considered a new written request from the applicant, and moved:

That 'Official Community Plan and Zoning Amendment Bylaws No. 2259 and 2260, 2016' be reconsidered at the August 8, 2019 Board meeting. [RD/19/07/10]

August 8, 2019: The Regional Board reconsidered the request, and **defeated** the following resolution;

That Resolution No. RD/17/02/37 resolved by the Board at its February 9, 2017 meeting which states:

"That consideration of Official Community Plan Amendment Bylaw No. 2259 (Shaman), 2016" and "Zoning Amendment Bylaw No. 2260 (Shaman), 2016 be deferred until such time as the North Peace Fringe Area Official Community Plan is complete"

be rescinded; further

that first two readings of "Peace River Regional District Official Community Plan Plan Amendment Bylaw No. 2259 (Shaman), 2016" given November 24, 2016 be rescinded; and further,

that as the Regional Board has considered the requirements of Section 475 of the Local Government Act and has provided opportunity for early and ongoing consultation with those persons, organizations and authorities the Board considers will be affected as summarized in this report; that "Official Community Plan Amendment Bylaw No. 2259, 2016", to amend the designation of Lot B,

Section 35, Township 83, Range 19, W6M, Peace River, Plan 17032, from Light/Service Industrial & High Density Rural Residential to Medium Density Rural Residential within 'PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009', be read a first and second time this 8th day of August, 2019; and finally, that a public hearing, delegated to the Director of Electoral Area C, be scheduled.

[RD/19/08/26]

File Details

Owner: Brandi Shaman
Area: Electoral Area C
Location: Fort St. John Area
Legal: Lot B Section 35 Township 83 Range 19 W6M Peace River Plan 17032
Civic Address: 8507 269 Road
PID: 011-576-855
Lot Size: 24.1 ha (59.5 ac)

Site Context

The subject property is west of Fort St. John and south of Highway 97N. The area has a mix of land uses, including residential to the north and south of the subject property and agriculture to the west. Land to the east of the subject property appears to be used for agriculture, but is designated for future industrial use in the Official Community Plan.

Site FeaturesLand

The property is partially cleared of trees and has a developed home site.

Structures

There is a residence and shop on the property.

Access

The subject property is accessed from 269 Road. There is also an undeveloped right-of-way along the eastern property line which may be able to be used to access the residual.

CLI Soil Rating

Soil on the property classified as 2c. Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices. Subclass C denotes an adverse climate.

Comments & ObservationsApplicant

The home and property do not meet the family's needs, so they plan to subdivide the existing home site from the rest of the property, sell it, and downsize. They wish to keep the remainder for when they return to the community in the future. No new development or buildings are proposed in the short term.

Agricultural Land Reserve (ALR)

The subject property is outside the ALR. The property was excluded in 2016 by resolution #40/2016.

Official Community Plan (OCP)

Pursuant to the North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, the eastern 16.3 ha (40.3 ac) of the subject property is designated Light Service Industrial (Serviced) and the western 7.8 ha (19.3 ac) is designated High Density Rural Residential.

The proposed 2.4 ha (6.0 ac) home site would be within the portion of the property designated High Density Rural Residential. The intent of this designation is to encourage infill and compact development, and as such, the proposed subdivision is inconsistent with this designation. The minimum parcel size for this designation is 8 ha (20 ac) for lands not connected to a community sewer. Therefore the proposed parcel size for the home site is not consistent with the OCP.

The proposed 21.7 ha (53.6 ac) remainder would straddle both the Light Service Industrial (Serviced) and the High Density Rural Residential designations. The minimum parcel size for both these designations is 8 ha (20 ac). Therefore the proposed parcel size for the remainder is consistent with the Official Community Plan.

Overall, the proposal is only partially consistent with the OCP. Section 464(2) of the *Local Government Act* states that a public hearing may be waived only if a zoning bylaw amendment is consistent with the OCP.

The landowner's long term plan is to re-designate, rezone, and subdivide the entire property into residential lots. The landowner's previous application (Bylaw No. 2259, 2016) to amend the OCP designation of the entire property to Medium Density Rural Residential (MDR) was placed on hold by the Regional Board on February 9, 2017.

Land Use Zoning

The property is zoned A-2 (Large Agricultural Holdings Zone) within PRRD Zoning Bylaw No. 1343, 2001. Though the existing residential use is consistent with the A-2 Zone, the proposed parcel sizes of 2.4 ha (6.0 ac) and 21.7 ha (53.6 ac) do not meet the minimum parcel size of 63 ha (155 ac) in the A-2 Zone.

Therefore, the landowner is applying to rezone the 2.4 ha (6.0 ac) home site portion to R-3 (Residential 3 Zone) and the remaining 21.7 ha (53.6 ac) to A-1 (Small Agricultural Holdings Zone) so that the proposed subdivision will comply with the zoning bylaw.

Fire Protection Area

The subject property is within the Charlie Lake Fire Protection Area.

Mandatory Building Permit Area

The subject property is within the Mandatory Building Permit Area.

Development Permit Area

The eastern 16.3 ha (40.3 ac) of the subject property, which is designated Light Service Industrial (Serviced), is within the Industrial Development Permit Area. Since no industrial development is proposed and the proposed property lines appear to be outside the Development Permit Area, a Development Permit is not required at this time.

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 with an established home site would be created. Since no new development is proposed, no impact to the surrounding area is anticipated.

Population & Traffic

No increase in traffic or population is anticipated should the proposed rezoning amendment be approved since no new development is proposed.

Sewage & Water

The existing home site has an established lagoon and cistern.

Comments Received from Municipalities & Provincial Agencies

Charlie Lake Fire Department & MoTI

No objections.

Northern Health

Approval recommended subject to compliance with standard public health legislation.

Fort St. John

Approval not recommended due to concerns about long-range planning near the municipal border.

ALTERNATIVE OPTIONS:

1. That the Regional Board give Zoning Amendment Bylaw No. 2387, 2019, to rezone a 2.4 ha portion of the property identified as PID 011-576-855 from A-2 (Large Agricultural Holdings Zone) to R-3 (Residential 3 Zone) and the remaining 21.7 ha from A-2 (Large Agricultural Holdings Zone) to A-1 (Small Agricultural Holdings Zone), first and second readings; and further that a public hearing, delegated to the Director of Electoral Area C, be scheduled.
2. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

COMMUNICATIONS CONSIDERATION(S):

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

OTHER CONSIDERATION(S):

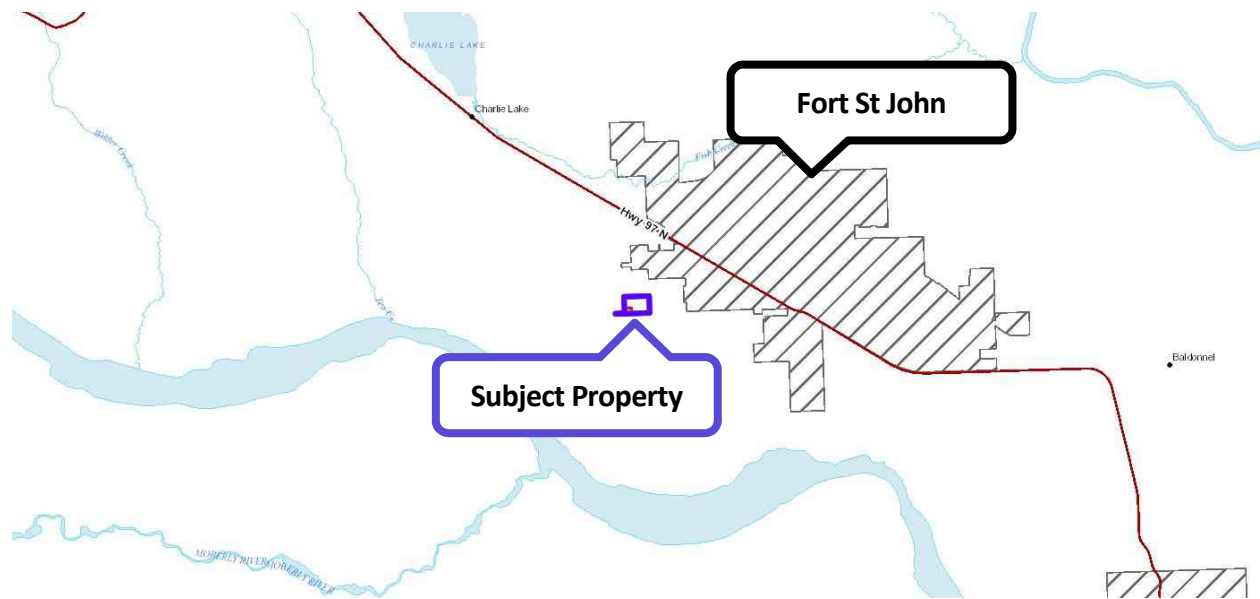
Attachments:

1. Maps
2. Application
3. Referral responses from agencies
4. Director comments
5. Section 4 of PRRD North Peace Fringe Area OCP, Bylaw No. 1870, 2009
6. Sections 32 & 36 of PRRD Zoning Bylaw No. 1343, 2001
7. Draft Zoning Amendment Bylaw No. 2387, 2019

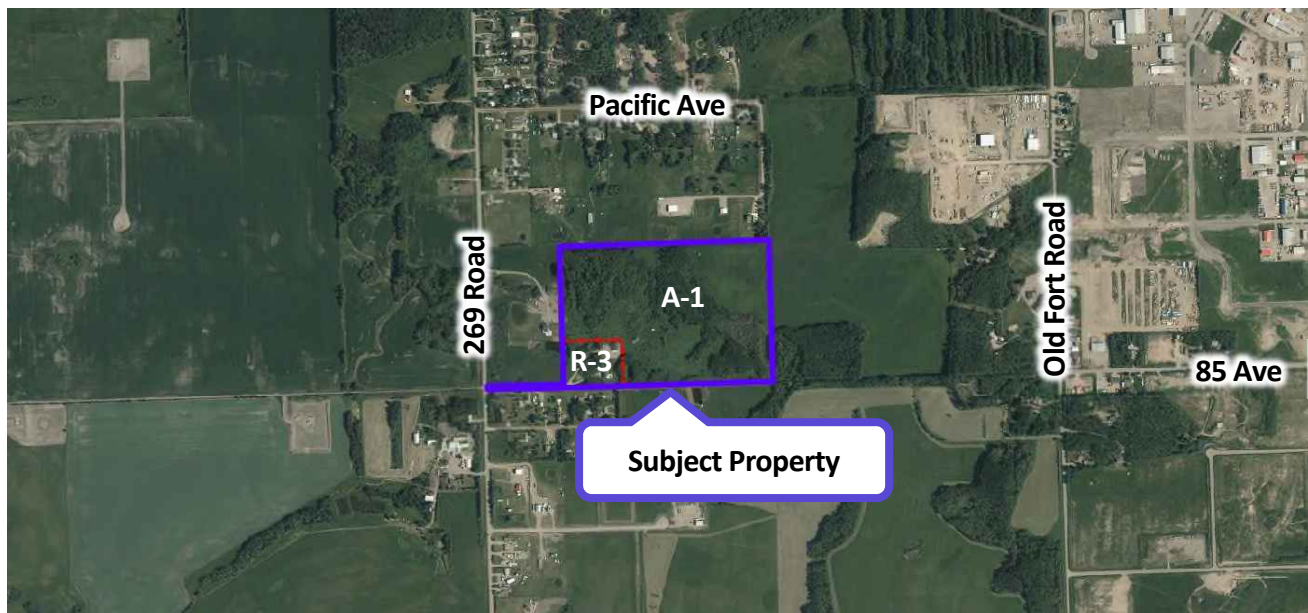
External Link:

1. [Report: OCP & Zoning Amendments, Bylaw Nos. 2259 & 2260, 2016, PRRD File No. 16-140](#)

Location: Charlie Lake area



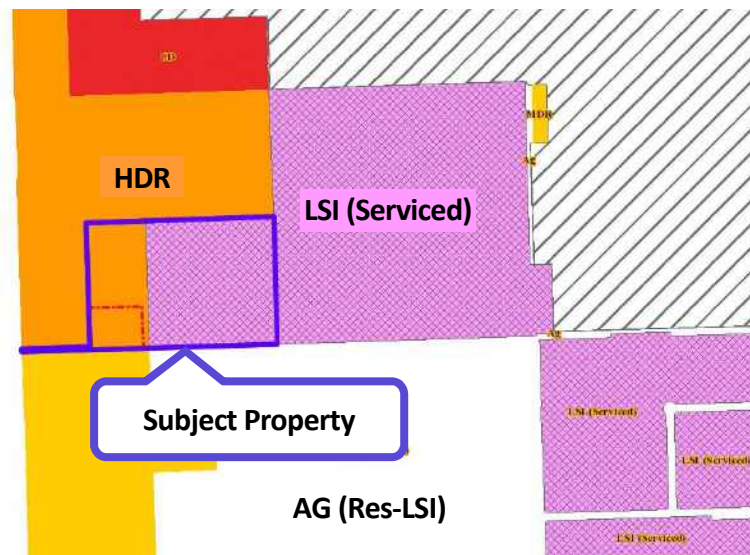
Aerial Imagery & Proposed Zoning



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

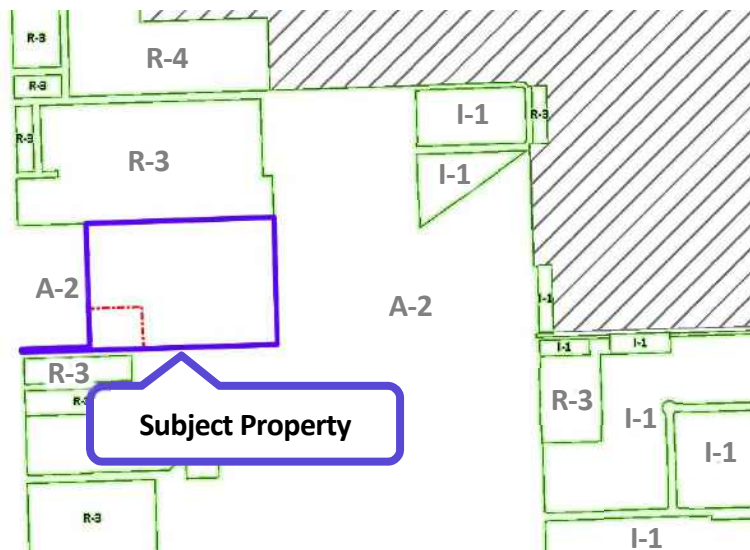
High Density Rural Residential & Light Service Industrial (Serviced)

AG

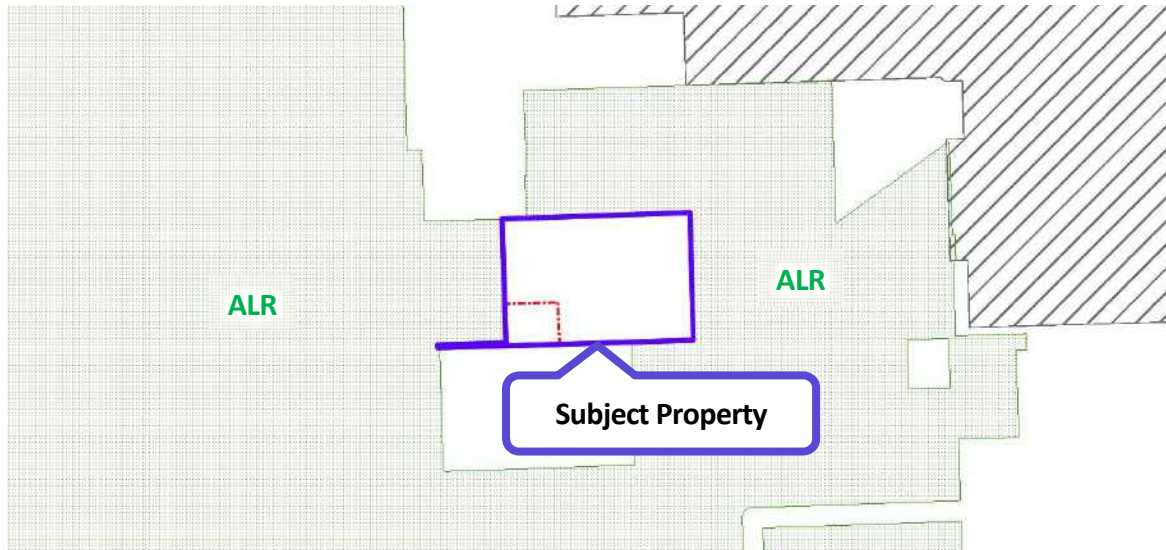


PRRD Zoning Bylaw No. 1343, 2001:
Large Agricultural Holdings (A-2) Zone

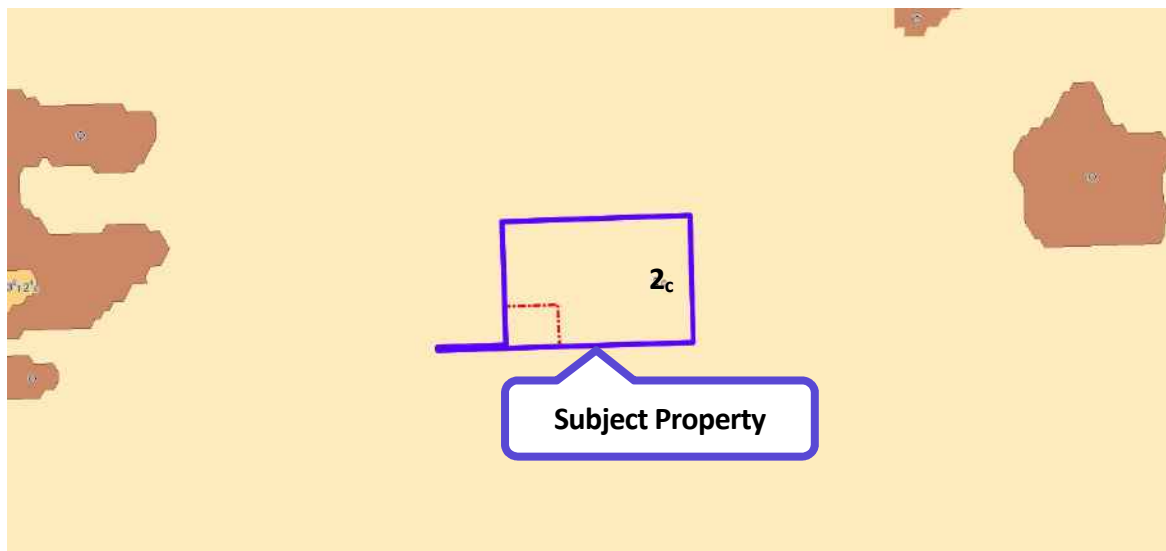
A-2



Agricultural Land Reserve: Outside



CLI Soil Classification: 2_c





PEACE RIVER REGIONAL DISTRICT

ZN 19-189

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 # 7696

Application for Development

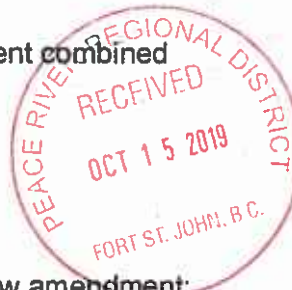
1. TYPE OF APPLICATION

- | | |
|--|-------------|
| | 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 Brandi Shaman	Authorized Agent of Owner (if applicable)
	Address of Agent
	City/Town/Village
	Postal Code
	Telephone Number:
	Fax Number: Email:

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
Lot B section 35 Township 83	24.09 ha / 59.52 ac
Range 19 W6M Peace River Pl 17032	ha / acres
(PID 011-576-855)	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.

January 9, 2020

4. Civic Address or location of property: 8501 26A Road

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-3 / A-1

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:

home and shop

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

(a) North Residential

(b) East Agricultural

(c) South Residential

(d) West Residential

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

subdivide the existing homesite from
the rest of the property. No new
development or buildings are proposed.

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

Existing property and home do not meet our
current needs so we plan to downsize. We
want to keep the remainder open for when
we return to the community.

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

Existing lagoon - no new development

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

Hauled in - no new development

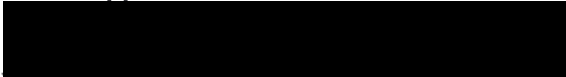
THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY YOUR APPLICATION.

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.



Signature of Owner

Oct 15, 2019

Date signed

Signature of Owner

Date signed

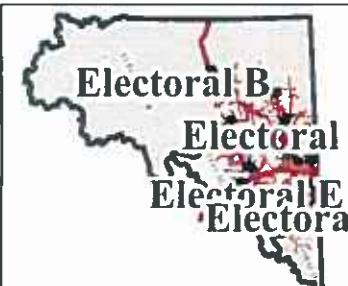
16. **AGENT'S AUTHORIZATION**

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 authorize	and	hereby
(name) application.	to act on my/our behalf regarding this	
Agent address:		
Telephone:	Fax:	Email:
Signature of Owner:		Date:
Signature of Owner:		Date:



Peace River Regional District



Legend

- Hwy Mile Marker
- Rural Community
- 911 Civic Address Rural
- 911 Civic Address Municipal
- Regional Park
- ▭ Parcels
- Highway
- Municipal Road
- Hard Surface
- Gravel
- Rural Road >1:250k
- Hard Surface
- Gravel
- Seasonal
- Driveway
- PRRD_Sewer_Systems
- Sewer Line
- Water Line
- Streams/Rivers
- ☐ Zoning Bylaw 1343
- ☐ Zoning Bylaw 1000
- ☐ Zoning Bylaw 506
- ☐ Zoning Bylaw 479
- ☐ Zoning Bylaw 85
- Locality
- ☒ Municipal Boundary
- ☐ Regional District Boundary
- DC City

1:5,000



254.0 0 127.00 254.0 Meters

NAD_1983_UTM_Zone_10N
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

January 9, 2020



REFERRAL FORM

B-1 a)
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 Amend. Bylaw No. 2387, 2019	Date: October 22, 2019									
You are requested to comment on the attached APPLICATION for potential effect on your agency's interests. We would appreciate your response within 21 days (November 12, 2019). If no response is received within that time, it will be assumed that your agency's interests are unaffected.											
PURPOSE OF APPLICATION: To rezone a 2.4 ha (6.0 ac) portion of the subject property from A-2 (Large Agricultural Holdings Zone) to R-3 (Residential 3 Zone) and the remaining 21.7 ha (53.6 ac) from A-2 (Large Agricultural Holdings Zone) to A-1 (Small Agricultural Holdings Zone) to facilitate a subdivision of the existing home site.											
GENERAL LOCATION: Fort St. John											
LEGAL DESCRIPTION: Lot B Section 35 Township 83 Range 19 W6M Peace River Plan 17032 PID: 011-576-855											
AREA OF PROPERTY 24.1 ha (59.5 acres)	ALR STATUS: Outside	OCP DESIGNATION: High Density Rural Residential & Light Service Industrial (Serviced)									
Land Owner: Brandi Shaman											
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.											
Name: <u>Michael Blatz</u> Title: <u>North Peace Land Use Planner</u>											
This referral has also been forwarded to the following agencies: ✓ Northern Health Authority ✓ Ministry of Transportation & Infrastructure via eDAS ✓ Ministry of Forests, Lands, Natural Resources Operations and Rural Development											
Other: <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 Department</td></tr></table> <i>(As per the Management of Development Function)</i>			✓ 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 Department
✓ 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 Department									

January 9, 2020

Michael Blatz

From: Edward Albury
Sent: Wednesday, October 23, 2019 1:43 PM
To: Michael Blatz
Subject: RE: PRRD File No. 19-189 | Proposed Zoning Amendment | Please comment by November 12

Hi Michael,

Ref: PID 011-576-855

Charlie Lake Fire Dept. has no concerns with purposed changes to this property.

If they decide to move forward on/with a small subdivision, we would be prepared to make comment with respect to fire protection/services.

Until this request is put forward, we are ok with changes to this property.

Regards,
Ed

[Edward Albury](#) | [Fire Chief](#)

PEACE RIVER REGIONAL DISTRICT | Box 250, Charlie Lake, V0C-1H0



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.

From: Michael Blatz
Sent: Tuesday, October 22, 2019 9:32 AM
To: PRRD_Internal <prrd.internal@prrd.bc.ca>
Subject: PRRD File No. 19-189 | Proposed Zoning Amendment | Please comment by November 12

Good morning,

Please review the attached document regarding proposed zoning bylaw amendment for a property in the Fort St. John area. Please comment on any potential effects on your agency's interests by **November 12, 2019**.

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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Ministry of
Transportation
and Infrastructure

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 October 22, 2019 to rezone a 2.4 ha (6.0 ac) portion of the subject property from A-2 (Large Agricultural Holdings Zone) to R-3 (Residential 3 Zone) and the remaining 21.7 ha (53.6 ac) from A-2 (Large Agricultural Holdings Zone) to A-1 (Small Agricultural Holdings Zone) to facilitate a subdivision of the existing home site. 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 proposal.

The Ministry has not received a conventional 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 – conditions of subdivision have not been determined.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact Jennifer Dyer at [REDACTED].

Sincerely,

[REDACTED]

Jennifer Dyer, Development Technician
Peace District

January 9, 2020

NH comments for By-Law Referral from PRRD

Re: PRRD Referral for Zoning Amend. Bylaw No. 2387, 2019 dated October 22nd 2019
PID: 011-576-855

Approval recommended subject to conditions below:

- Owner/Operator/ Applicant must follow the *Public Health Act [SBC 2008] Chapter 28* and its applicable regulations including not limited to Sewerage System Regulations, *Drinking Water Act [SBC 2001] Chapter 9* and its applicable regulations.
- The Owner/Operator/ Applicant must not create or cause a health hazard.
- The Owner/Operator/ Applicant must not cause or allow contamination of a drinking water source, a well recharge zone, or an area adjacent to a drinking water source.
- Must have appropriate sewerage system installed and all the requirements met as applicable.
- Northern Health recommend the Owner/Operator/ Applicant to plan vehicle movement and traffic to reduce noise pollution as much as possible and help maintain the air quality by reducing dust levels. If dust level are high, proper dust control measures should be in place.
- Any chemical storage should include appropriate mitigation and response planning for leaks and spills.



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

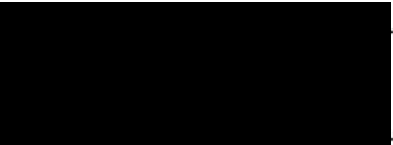
	RESPONSE SUMMARY	Bylaw No. 2387, 2019
☐ Approval recommended for reasons outlined below	☐ Interests unaffected by bylaw	
☐ Approval recommended subject to conditions below	☒ Approval NOT recommended due to reasons outlined below	

It is understood that the updated OCP bylaw will provide and inform key policy direction for future growth, key areas for types of development and infill (ex: residential and industrial), and compatible uses in this fringe area close to the City Boundary.

The proposal area is located within the fringe area in the PRRD just outside the City Boundary limits. The City suggests that the Comprehensive Development Plan (drafted in 2005) be considered for discussions and update to ensure that the plan is relevant to this fringe area and consistent with the direction for growth that is mutually beneficial to our jurisdictions.

The City may have concerns regarding servicing rural subdivisions as it impacts the City and would like to comment at the time of that future application. Should you require any further clarification, please let me know.

Sincerely, Renee Jamurat MCIP RPP, Planning Manager

Signed: 	Title: <i>Planning Manager</i>
Date: <i>Nov. 4, 2019</i>	Agency: <i>City of Fort St. John</i>

January 9, 2020



PEACE RIVER REGIONAL DISTRICT

Memorandum

TO: Brad Sperling, Director of Electoral Area C
 FROM: Development Services Department
 DATE: November 15, 2019
 RE: **Application for 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 application (**File # 19-189**) concerning Brandi Shaman.

COMMENTS

Response requested by November 29, 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) 785-1225 Email: prrd.fsj@prrd.bc.ca

January 9, 2020

Michael Blatz

From: Chair Brad Sperling
Sent: Friday, November 29, 2019 10:29 AM
To: Michael Blatz
Subject: Re: PRRD File 19-189 | Zoning Amendment Referral

Ok to go to the board

From: Michael Blatz
Sent: Friday, November 29, 2019 10:25:38 AM
To: Chair Brad Sperling
Subject: FW: PRRD File 19-189 | Zoning Amendment Referral

From: Planning Department
Sent: Friday, November 15, 2019 2:53 PM
To: Chair Brad Sperling <brad.sperling@prrd.bc.ca>
Cc: PRRD_Internal <prrd.internal@prrd.bc.ca>
Subject: PRRD File 19-189 | Zoning Amendment Referral

Good afternoon Chair Sperling,

Please review the attached application to rezone a property in the Fort St. John area. If you have any comments, please provide them by November 30, 2019.

Best,

Development Services

PEACE RIVER REGIONAL DISTRICT | Direct: 250-784-3200

planning@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 to12.

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– Schedule A
North Peace Fringe Area Official Community Plan By-law No. 1870, 2009

4.3.3 Low Density Rural Residential (LDR)

Policy 11 Within the Low Density Rural Residential designation the principal use of land will generally be limited to; residential, home based business, agriculture, equestrian or kennel facilities, subject to zoning regulations ;

Policy 12 Within the Low Density Rural Residential designation the minimum parcel size will not be less than **4 ha (10 acres)**.



4.3.4 Comprehensive Development (CD)

Policy 13 A Comprehensive Development for the purpose of providing a mix of housing type and densities may be supported by this Plan. Such a proposal shall be developed according to a comprehensive site plan prepared by the proponent and agreed to by the Regional Board, and shall address the following:

- i) the proposal is subject to appropriate zoning;
- ii) preference will be given to proposals in areas having community services, such as water or sewer;
- iii) the overall development will not exceed a maximum gross density of 10 dwelling units per ha (4 dwelling units per acre);
- iv) multiple family dwelling units will not exceed a maximum gross density of 25 dwelling units per hectare (10 dwelling units per acre);
- v) local commercial uses are allowed;
- vi) a minimum of 5% parkland or open space to be dedicated for public use and enjoyment;
- vii) recreational uses, including pedestrian or riding trails are encouraged;
- viii) lands and development not connected to a community sewage system shall have a minimum parcel size of 8 ha (20 acres).

4.3.5 Affordable, Special Needs and Rental Housing

Provisions for affordable, special needs and rental housing are addressed through the following policies:

Policy 14 Existing Manufactured Home Parks are recognized and conform to this Plan.

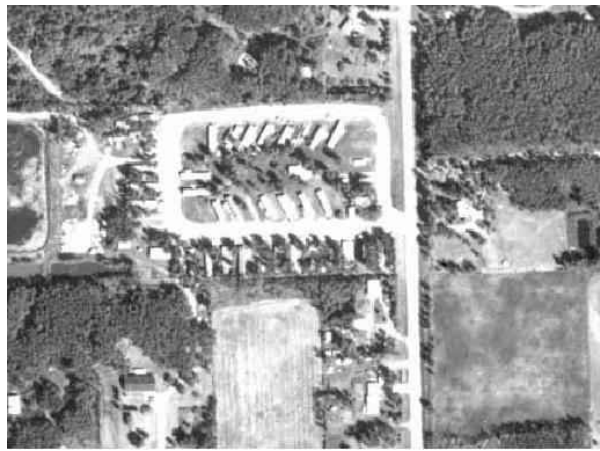
Policy 15 New Manufactured Home Parks will be considered for development within either a High Density Rural Residential designation or a Settlement Centre, subject to a zoning amendment, or if the proposal is located outside these locations, it is subject to an official community plan and zoning amendment.

Policy 16 Manufactured Home Parks must be consistent with the regulations of Peace River Regional District Manufactured Home Park By-law No. 816, 1992.

Peace River Regional District– Schedule A
North Peace Fringe Area Official Community Plan By-law No. 1870, 2009

4.3.5 Affordable, Special Needs and Rental Housing (continued)

- Policy 17** Secondary suites are recognized by this Plan as affordable housing options and are permitted within a single family dwelling, subject to zoning regulations.
- Policy 18** Multiple family dwelling units are permitted within High Density Rural Residential designated areas, Comprehensive Developments or Settlement Centres, subject to zoning regulations. Multiple family dwelling units shall not exceed a density of 25 dwelling units per hectare (10 dwelling units per acre).
- Policy 19** This Plan is supportive of alternative housing options, including affordable, special needs housing, rentals and housing for seniors.
- Policy 20** Generally, housing in the rural area is available for either owner or tenant occupancy, subject to the limitation of residential units per parcel specified within the zoning regulations.





PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

PART VI ZONES

SECTION 32 A-1 (Small Agricultural Holdings Zone - 15 ha)

1. Permitted Uses

The following PRINCIPAL USES and no others are permitted in an A-1 zone subject to Part IV of this bylaw and subject to Sub-Section 2 of this Section 32;

- (a) AGRICULTURE;
- (b) AGRICULTURE-INTENSIVE;
- (c) AGRICULTURE-DOMESTIC;
- (d) Wood harvesting and forestry;
- (e) Mining, including gravel extraction and processing;
- (f) Asphalt plant;
- (g) Oil and gas wells, PIPELINES;
- (h) PRODUCTION FACILITIES;
- (i) LAND TREATMENT FACILITY, NON-COMMERCIAL;
- (j) KENNEL;
- (k) EQUESTRIAN FACILITY;
- (l) DWELLING UNITS;

The following ACCESSORY uses and no others are permitted in an A-1 zone, subject to Part IV of this bylaw and Sub-Section 2 of this Section 32:

- (m) ACCESSORY building and ACCESSORY structure; (See Section 13)
- (n) BED AND BREAKFAST accommodation; (See Section 16)
- (o) HOME BASED BUSINESS; (See Section 19)
- (p) SECONDARY SUITE; (See Section 25)
- (q) TEMPORARY ADDITIONAL DWELLING; (See Section 29)
- (r) AGRI-TOURISM activity.

2. Regulations

Minimum Parcel size

- (a) The minimum parcel size is 15 hectares (37 acres).
- (b) Exception to the minimum parcel size is as follows:
 - i) subject to the Local Services Act, the minimum parcel size shall not apply where a parcel is divided by a railway, highway right-of-way or watercourse provided the parcel is subdivided along any such railway, highway right-of-way or watercourse, and the remainder of the parcel for which a subdivision is proposed is not less than 12 hectares (30 acres)



PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

SECTION 32 A-1 (Small Agricultural Holdings Zone - 15 ha) continued

Number and type of DWELLING UNIT(S)

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

Setbacks

- (e) 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) 7 metres (23 ft.) of a REAR PARCEL LINE.

Agriculture

- (f) AGRICULTURE INTENSIVE, use is permitted on parcels 15 hectares (37 acres) and larger;

Asphalt Plant

- (g) Asphalt plants may operate on land zoned A-1 "Small Agriculture Holding" for a continuous period of not more than eight (8) months, otherwise an application for rezoning or a temporary industrial use permit will be required.

Production facilities

- (h) The following PRODUCTION FACILITIES are not permitted in the A-1 zone;
 - i) Battery sites and compressor stations with an aggregate building and/or structure FLOOR AREA greater than 450 sq. metres (4850 sq. ft.)
 - ii) Oil field waste management facility that requires a permit under the *Waste Management Act* or which covers an aggregate building and/or structure FLOOR AREA greater than 450 sq. metres (4850 sq. ft.)

Land Treatment Facility

- (i) LAND TREATMENT FACILITY, NON-COMMERCIAL shall not exceed an area greater than 2 hectares (5 acres) in size.



PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

SECTION 36 R-3 (Residential 3 Zone - 0.9 ha / 1.8 ha)

1. Permitted Uses

The following **PRINCIPAL USES** and no others are permitted in a R-3 zone subject to Part IV of this bylaw and subject to Sub-Section 2 of this Section 36;

- (a) DWELLING UNIT;
- (b) Market garden;
- (c) AGRICULTURE;

The following **ACCESSORY** uses and no others are permitted in a R-3 zone, subject to Part IV of this bylaw and Sub-Section 2 of this Section 36:

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

2. Regulations

Minimum Parcel Size

- (a) The minimum parcel size is 0.9 hectares (2.2 acres) in the area covered by West Peace Official Community Plan Bylaw No. 1086, 1997;
- (b) The minimum parcel size is 0.9 hectares (2.2 acres) when the parcel is connected to a **COMMUNITY SEWAGE SYSTEM** in the area covered by North Peace Official Community Plan Bylaw No. 820, 1993 (Electoral Areas B, D and E only); [Bylaw No. 2249, 2016]
- (bb) The minimum parcel size is 0.9 hectares (2.2 acres) when the parcel is connected to a **COMMUNITY SEWER** in the area covered by North Peace Official Community Plan Bylaw No. 820, 1993 (Electoral Area C only); [Bylaw No. 2249, 2016]
- (c) The minimum parcel size is 1.8 hectares (4.5 acres) where there is no **COMMUNITY SEWAGE SYSTEM** in the area covered by North Peace Official Community Plan Bylaw No. 820, 1993 (Electoral Areas B, D and E only);
- (cc) The minimum parcel size is 1.8 hectares (4.5 acres) where there is no **COMMUNITY SEWER** in the area covered by North Peace Official Community Plan Bylaw No. 820, 1993 (Electoral Area C only); [Bylaw No. 2249, 2016]



PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

SECTION 36 R-3 (Residential 3 Zone - 0.9 ha / 1.8 ha) Continued

Except for:

- i) a 1.46 ha. (3.61 acre) portion lying on the west side of Section 25 within Lot1, Plan 24633, Sections 24 and 25, Township 84, Range 20, W6M, PRD, except Plan 28096, for which the minimum parcel size may be 0.9 ha (2.2 acres) when the parcel has a sewage system approved by the agency having jurisdiction regarding sewage disposal.”
[Bylaw No.1805, 2008]
- ii) a 1.4 ha. (3.46 acre) portion lying on the northeast side of Lot 2, Plan PGP41173, Section 12, Township 84, Range 19, W6M, PRD, except part in Plan BCP19612, for which the minimum parcel size may be 0.9 ha (2.2 acres) when the parcel has a sewage system approved by the agency having jurisdiction regarding sewage disposal.” [Bylaw No. 1869, 2009]

Number and type of DWELLING UNIT(S)

- (d) One SINGLE FAMILY DWELLING is permitted on a parcel
- (e) One TEMPORARY ADDITIONAL DWELLING, is permitted on a parcel 0.9 hectares (2.2 acres) and larger.

Height

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

Setbacks

- (g) Except as otherwise permitted in this bylaw, no PRINCIPAL 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.
- (h) Except as otherwise permitted in this bylaw, no ACCESSORY building or structure shall be located within:
 - (i) 7 metres (23 ft.) of a FRONT PARCEL LINE;
 - (ii) 1.5 metres (5 ft.) of an INTERIOR SIDE PARCEL LINE;
 - (iii) 5 metres (17 ft.) of an EXTERIOR SIDE PARCEL LINE;
 - (iv) 3 metres (10 ft.) of a REAR PARCEL LINE.

Agriculture

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



PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

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

- (k) 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.

Additional Uses

- (l) The following additional uses are permitted on lands legally described as:
Lot D, Plan PGP46346, Section 5, Township 84, Range 18, PRD
- i) Equestrian facility, limited to a maximum of 18 stalls. [Bylaw No. 1456, 2003]

**PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2387, 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. 2387, 2019."
2. Schedule A – Map 10 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot B, Section 35, Township 83, Range 19, W6M, PRD, Plan 17032, from A-2 "Large Agricultural Holdings Zone" to A-1 "Small Agricultural Holdings Zone" and R-3 "Residential 3 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. 2387, 2019,
as adopted by the Peace River Regional District
Board on _____, 20____.

Corporate Officer

January 9, 2020



Peace River Regional District
Bylaw No. 2387, 2019
SCHEDULE "A"



Schedule A - Map 10 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot B, Section 35, Township 83, Range 19, W6M, PRD, Plan 17032 **from** A-2 "Large Agricultural Holdings Zone" **to** A-1 "Small Agricultural Holdings Zone" and "R-3" "Residential 3 Zone" as shown shaded on the drawing below:

