



REPORT

To: Chair and Directors

Date: January 29, 2020

From: Kevan Sumner, General Manager of Development Services

Subject: Report – Zoning Amendment Bylaw No. 2397, 2020, PRRD File No. 19-210

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board give Zoning Bylaw Amendment No. 2397, 2020, to rezone the property identified as PID 014-330-342 from R-6 (Residential 6 Zone) to R-5 (Residential 5 Zone) under *PRRD Zoning Bylaw No. 1343, 2001*, first and second readings; further

That a Public Hearing be waived pursuant to the *Local Government Act* Section 464(2), and that public notification be authorized pursuant to the *Local Government Act* Section 467.

BACKGROUND/RATIONALE:

Proposal

To amend the zoning of the subject property from R-6 (Residential 6 Zone) to R-5 (Residential 5 Zone) under *PRRD Zoning Bylaw No. 1343, 2001*, to allow for future subdivision of the property for residential development.

File Details

Owners: Viktor Kisser
 Area: Electoral Area D
 Location: Arras
 Legal: Parcel A (95167M) of the South West ¼ of Section 18 Township 78 Range 16 W6M PRD
 PID: 014-330-342
 Civic Address: 10244 237 Road
 Lot Size: 9.81 ha (24.3 ac)

Site Context

The subject property is located approximately 3.5 km northeast of the community of Arras. The north and east portions of the subject property are bordered by parcels used for residential purposes. The south portion of the subject property is bordered by the Highway 29 South right-of-way, with agricultural activity on the south side of the highway. The west portion of the subject property is bordered by a property used for commercial purposes.

Site Features

Land

Based on aerial photos and the applicant's site plan, most of the subject property is tree-covered. The west portion of the subject property is cleared of trees, with a residential yard site.

Structures

There is a dwelling on the subject property.

Staff Initials: JR

Dept. Head: *KS*

CAO: *[Signature]*

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February 13, 2020

Access

The subject property is accessed via 200 Road.

CLI Soil Rating

Soil on the property is rated 5_C. Class 5 soils have very severe limitations restricting capability in producing perennial forage crops, and improvement practices are feasible. Subclass C denotes adverse climate.

Comments & Observations

Applicant

The subject property is occupied and used for residential purposes. The applicant intends to subdivide 4 ha (10 ac) of the property for future residential use.

Agricultural Land Reserve (ALR)

The subject property is within the ALR and is therefore subject to the provisions of the *Agriculture Land Commission Act*. The Agricultural Land Commission has approved the subdivision of the property.

Official Community Plan

Pursuant to *PRRD South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012*, the subject property is designated Low Density Residential (LDR). Section 6.6.1 Policy a states residential uses are a principal land use within the LDR designation. Section 6.6.1 Policy b states “parcels within the LDR designation should have a minimum parcel size of 4 ha (10 acres).”

Therefore, the proposed use and size of the subject property is consistent with the OCP.

Land Use Zoning

Pursuant to *PRRD Zoning Bylaw No. 1343, 2001*, the subject property is zoned R-6 (Residential 6 Zone). Development of residential lots smaller than 8 ha (20 ac) is not permitted in the R-6 zone. The applicant is applying to amend the bylaw to rezone the subject property to R-5 (Residential 5 Zone), which has a 4 ha (10 ac) minimum parcel size. The proposed subdivision of a 4 ha (10 ac) lot would be permitted in the R-5 zone.

Fire Protection Area

The subject property is within the Arras Fire Protection Area.

Mandatory Building Permit Area

The subject property is outside the Mandatory Building Permit Area.

Development Permit Area

The subject property is outside all Development Permit Areas.

Development Cost Charge Area

The subject property is outside the Development Cost Charge Area.

Impact Analysis

Context

The proposed rezoning and related subdivision would result in one new residential parcel. The proposed land use and parcel sizes are consistent with those parcels surrounding the subject property.

Population & Traffic

No significant changes in traffic are anticipated should the proposed rezoning amendment be approved.

Sewage & Water

The applicant uses an existing lagoon for sewage disposal. A 4 ha subdivision would require a new lagoon upon development. The applicant uses a cistern for water supply.

Comments Received from Municipalities & Provincial AgenciesFort St. John

Interests unaffected.

MoTI

The proposed subdivision will require Ministry approval. The Ministry supports the proposal but has conditions that must be satisfied prior to final approval (Attachment 3, attached).

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse Zoning Amendment Bylaw No. 2397, 2020, to permit rezoning of the property identified as PID 014-330-342 under *PRRD Zoning Bylaw No. 1343, 2001* as submitted.
2. That the Regional Board give Zoning Amendment Bylaw No. 2397, 2020, to rezone the property identified as PID 014-330-342 from R-6 (Residential 6 Zone) to R-5 (Residential 5 Zone) under *PRRD Zoning Bylaw No. 1343, 2001*, first and second readings; further,

That a Public Hearing be held pursuant to the *Local Government Act* Section 464(1), and that public notification be authorized pursuant to the *Local Government Act* Section 466; further, that the public hearing be delegated to the Director of Electoral Area “D”.

3. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

None at this time.

COMMUNICATIONS CONSIDERATION(S):

The Regional Board’s decision will be communicated to the applicant.

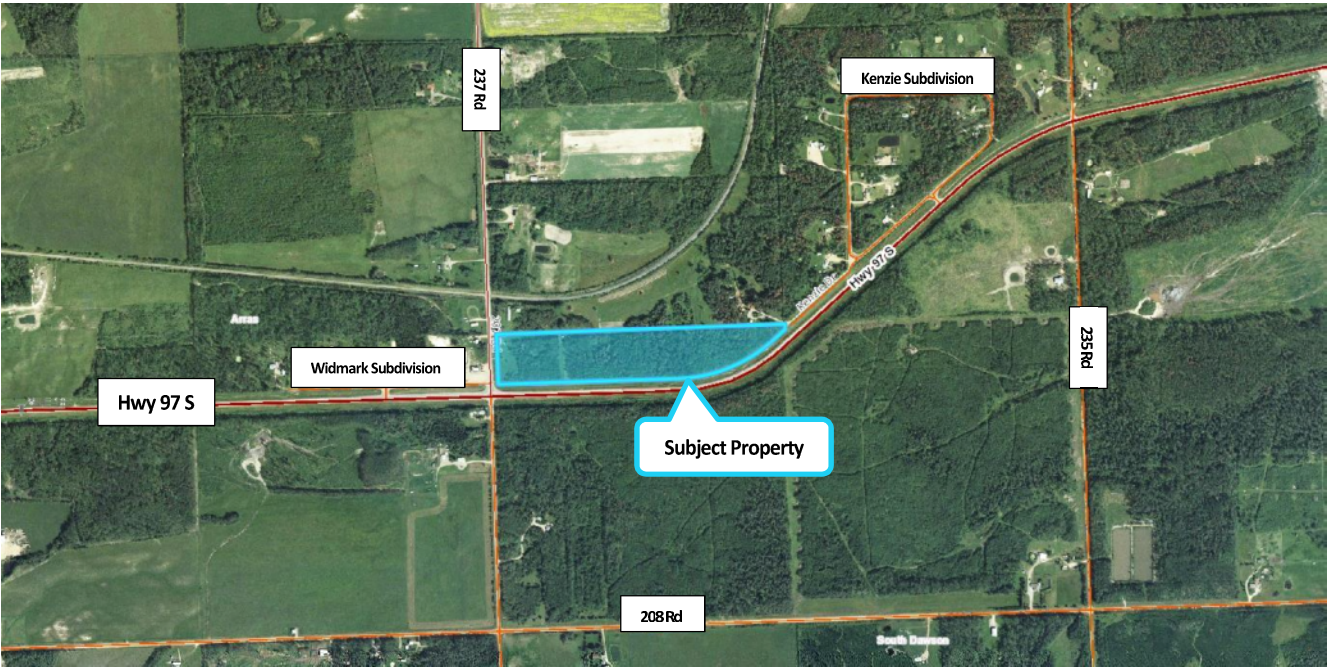
OTHER CONSIDERATION(S):

None.

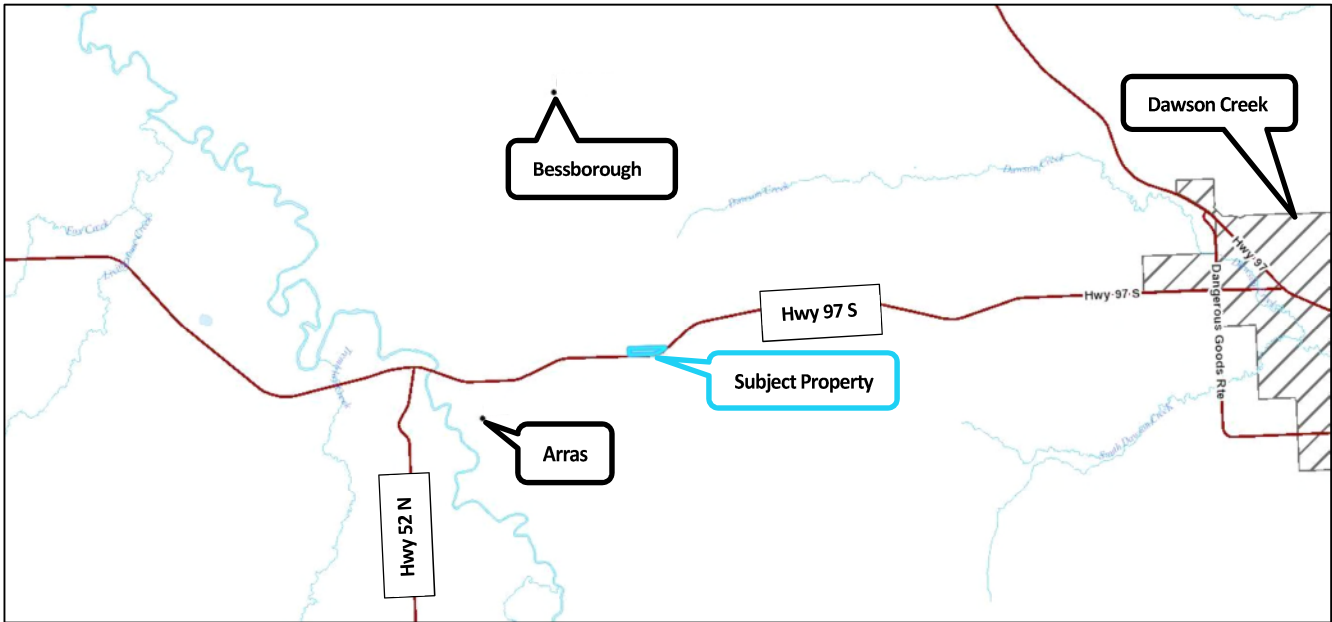
Attachments:

1. Maps
2. Application
3. Referral responses from agencies
4. Referral from Electoral Area Director
5. Section 38 of *PRRD Zoning Bylaw No. 1343, 2001*
6. Draft Bylaw No 2397, 2020

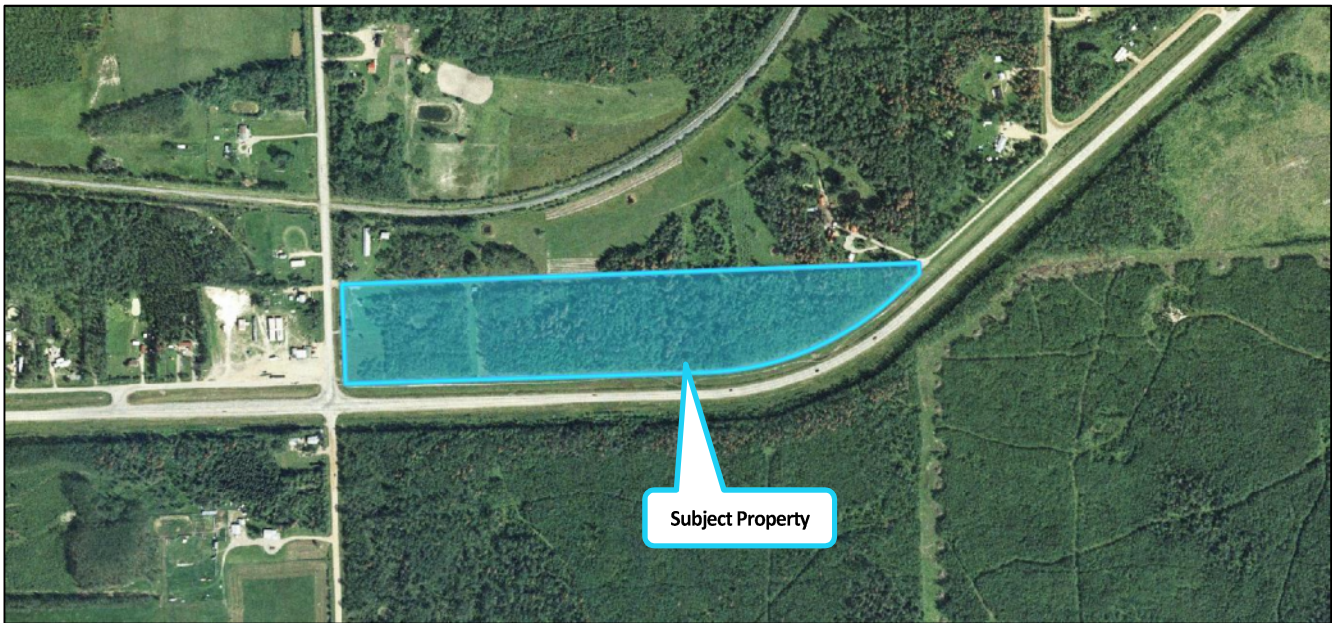
Subject Property



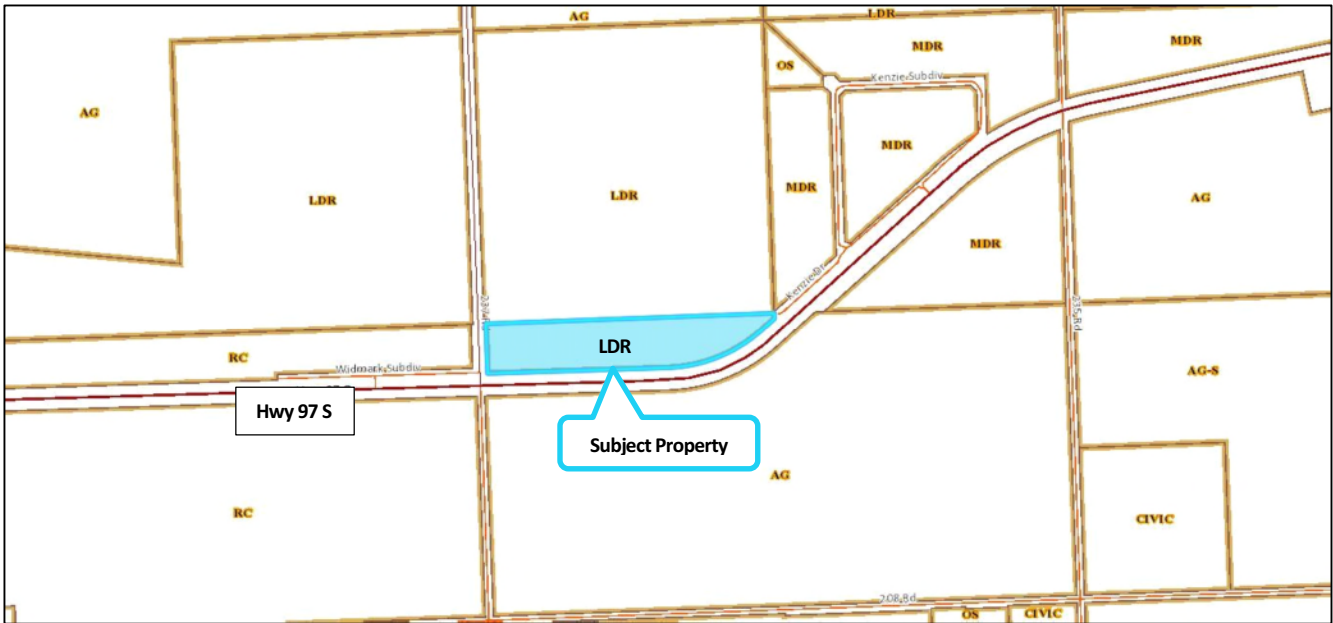
Location: Arras



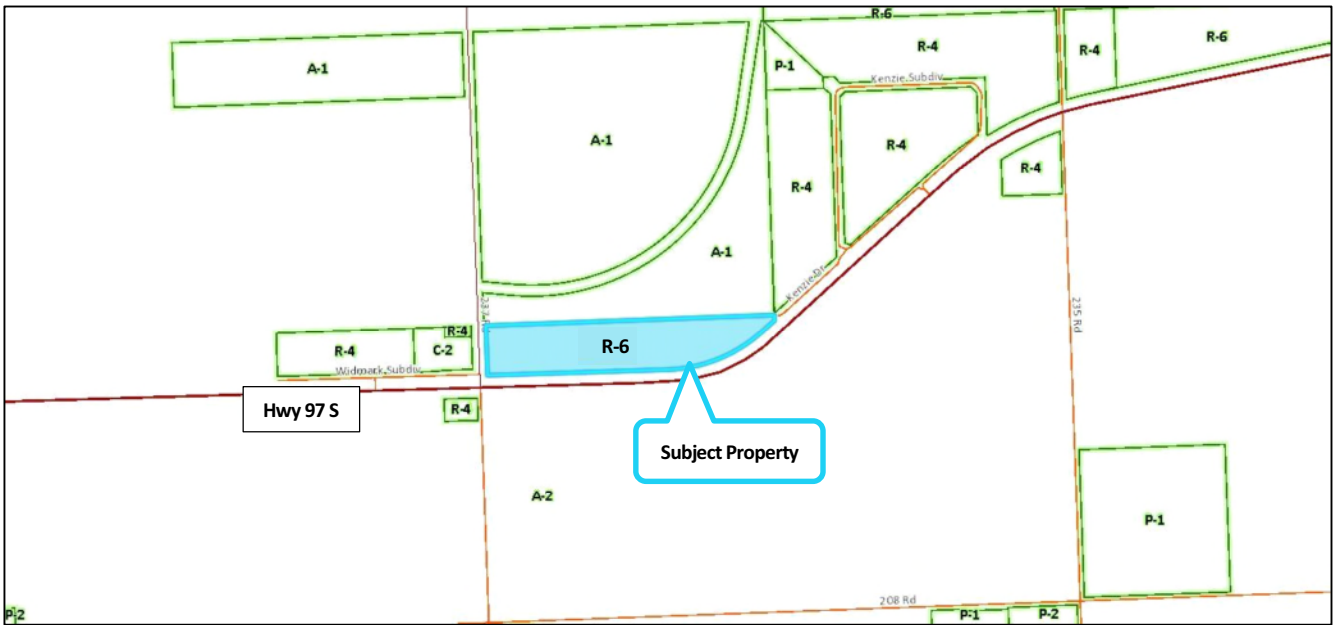
Aerial Imagery



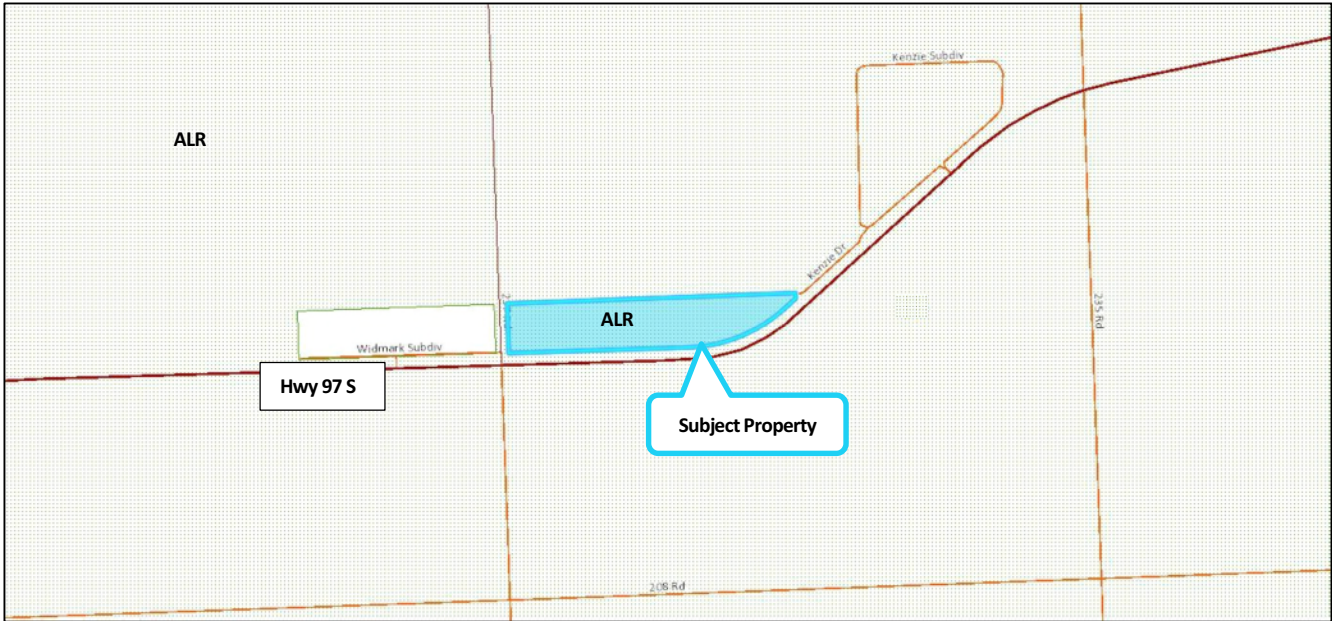
PRRD South Peace Fringe Area OCP Bylaw No. 2048, 2012: Low Density Residential (LDR)



PRRD Zoning Bylaw No. 1343, 2001: R-6 (Residential 6 Zone)



Agricultural Land Reserve: Within



CLI Soil Classification: 5c





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 Viktor Kisser	Authorized Agent of Owner (if applicable)
Address of Owner [REDACTED]	Address of Agent
City/Town/Village [REDACTED]	City/Town/Village
Postal Code [REDACTED]	Postal Code
Telephone Number: [REDACTED]	Telephone Number:
Fax Number:	Fax Number:
E-mail: [REDACTED]	E-mail:

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
PARCEL A (95167 M) OF THE SOUTH WEST 1/4 OF	14 ha /acres
SECTION 18 TOWNSHIP 78 RANGE 16 WEST OF THE	10 ha /acres
6TH MERIDIAN PEACE RIVER DISTRICT	ha /acres
10244-237 ROAD	TOTAL AREA 24 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*.

February 13, 2020

4. Civic Address or location of property: 10244 - 237 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: R6

Proposed zone: R4

Text amendment: _____

☐ Development Variance Permit – describe proposed variance request:

☐ Temporary Use Permit – describe proposed use:

☐ Development Permit: Bylaw No. _____ Section No. _____

6. Describe the existing use and buildings on the subject property:

Residential
1 House with double garage
1 Power Shed

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

(a) North Residential

(b) East Residential

(c) South Agriculture across the Highway

(d) West Commercial (Road House)

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

No further development planned

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

Subdivide 10 acres for future residential use.

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

Current, existing lagune
→ 10 acre subdivision will require new lagune upon development

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

Cistern

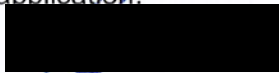
THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY YOUR APPLICATION.

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

16. Nov 2019

 Date signed



 Signature of Owner

16. Nov 2019

 Date signed

16. **AGENT'S AUTHORIZATION**

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

I / We authorize	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:

From: Kole Casey <Kole.Casey@prrd.bc.ca>
Sent: Friday, December 20, 2019 15:54
To: Viktor Kisser [REDACTED]
Cc: PRRD_Internal <prrd.internal@prrd.bc.ca>
Subject: RE: OCP & zoning designation concerning Minimal lot size

No just needed confirmation. Thank you Viktor

From: Viktor Kisser [REDACTED]
Sent: Friday, December 20, 2019 3:15 PM
To: Kole Casey <Kole.Casey@prrd.bc.ca>
Subject: Re: OCP & zoning designation concerning Minimal lot size

CAUTION: This email originated from outside of the organization.

Sorry,

I mean to go with the R-5.

Minimum parcel size of 4 hectares

Viktor

On Friday, December 20, 2019, Kole Casey <Kole.Casey@prrd.bc.ca> wrote:

Hello Viktor

In addition to my last email it appears that I have missed a slight error in your application.

Your application states that you wish to rezone this property to R-4 which has a minimal lot size of 1.8 hectares. This is fine however the Official Community Plan designation for your parcel states that the minimal lot size should be 4 hectares which would make your present proposal non-conforming. There are two options you can do to solve this:

Come in and apply for an OCP amendment from a Low Density Residential to a Medium Density Residential that allows a minimal parcel size of 1.6 hectares OR

Change the request that you have in your application to change the zoning from a R-4 designation that allows a minimal parcel size of 1.8 hectares to a R-5 designation which allows a minimal parcel size of 4 hectares.

In either case let me know what you wish to do here shortly so I can move this application forward.

All the best,



Kole Casey | South Peace Land Use Planner
PEACE RIVER REGIONAL DISTRICT | Direct: 250-784-3205 |

kole.casey@prrd.bc.ca | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



**PRELIMINARY LAYOUT
REVIEW STATUS**Viktor & Jeanette Kisser
[REDACTED]
[REDACTED]
[REDACTED]

Your File #: 21-W-86-20605

eDAS File #: 2019-03852

Date: Oct/03/2019

Attention: Viktor & Jeanette Kisser

Re: Proposed Subdivision of:**PID: 014-330-342****Legal: Pcl A, SW Quarter, Sec 18, Twp 78, Rge 16, W6M, Peace River, Plan 95167M**

Your proposal for a 2 lot Conventional subdivision is in the review process however additional information is required before the preliminary review can be completed. The following items require additional information:

- a. The Ministry has not received written confirmation from the Peace River Regional District of compliance with all their applicable policies and regulations.

Further review of your application will not occur until we receive the above noted information. If the requested information is not received within one year, a new application and new fees may be required.

We are able to provide the following conditions based on the information we have received. Please note these preliminary conditions are for guidance only and may be amended or expanded upon, depending on the additional information received and further review of the application. **It is recommended that you do not invest in satisfying these conditions at this time:**

1. The owner shall provide a 25m wide road dedication along the entire north boundary of proposed lot 2. The 25m wide road shall be outlined in bold and marked as road on the final survey plan as shown on the attached Schedule A.
2. Kenzie Drive Cul-de-sac to be established with a minimum 18m radius.

Local District Address

Peace District
300-10003 110th Avenue
Fort St John, BC V1J 6M7
Canada

Phone: (250) 787-3237 Fax: (250) 787-3279

3. Provision of a suitably worded covenant to restrict direct access to John Hart Hwy 97S and restrict further subdivision of both proposed lots until Kenzie Drive is constructed to Ministry standard, registerable under Section 219 of the Land Title Act in favour of Her Majesty The Queen in right of the Province of British Columbia as represented by the Minister of Transportation and Infrastructure, Parliament Buildings, Victoria, BC, V8V 1X4, Canada. Covenant to be registered with priority over any financial charges.
4. Compliance with Agricultural Land Commission Resolution No. 20605.
5. Written confirmation from BC Rail of all that may be deemed necessary.

If a subdivision plan is tendered for examination and approval 3 months after the date the survey is completed, the surveyor who carried out the survey is required to inspect the survey and write on the plan "inspected under the Land Title Act", with the date of the inspection and the surveyor's signature.

If a subdivision plan is tendered for examination and approval after the Provincial Approving Officer's signature has expired on the Application to Deposit, final fees will be charged in the amount of \$50 for the plan examination and \$100 per lot created, including a remainder parcel.

If the property contains a watercourse, the surveyor is required to locate the watercourse(s) which may be required to be returned to the crown, and return the bed(s) to crown in conjunction with subdivision.

Provincial records indicate the proposed development is located within an area with potential to contain archaeological sites protected by the Heritage Conservation Act.

However, the applicant should be aware that there is still a chance that the lot may contain previously unrecorded archaeological material that is protected under the Heritage Conservation Act. This would most likely be indicated by the presence of areas of dark-stained soils containing conspicuous amounts of fire-stained or fire-broken rock, artifacts such as arrowheads and other stone tools, or even buried human remains. If such material is encountered during demolition or construction, a Heritage Conservation Act Permit may be needed before further development is undertaken. This may involve the need to hire a qualified archaeologist to monitor the work.

Please contact the Archaeology Branch immediately at (250) 953-3334 if archaeological site deposits are encountered on the subject property.

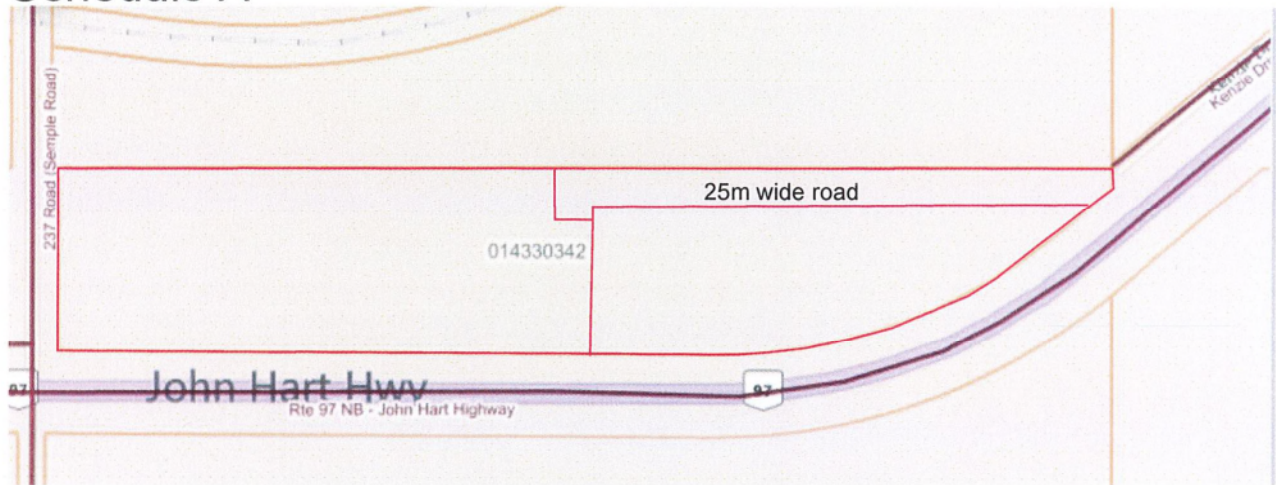
If you have any questions please do not hesitate to call Beth Bahm. Please quote file number 2019-03852 when contacting this office.

Signed on behalf of Provincial Approving Officer by



Beth Bahm
Development Officer

Schedule A



British Columbia
Agricultural
Land Commission

Telephone: [REDACTED]

10 February 1987

Reply to the attention of
Shirley Brightman

Frederick Stewart Pipe
General Delivery
[REDACTED]

Dear Mr. Pipe:

Re: Application 21-W-86-20605

This is to advise that the Provincial Agricultural Land Commission has considered your application regarding land described as Parcel A (95167M) Part of the S.W. 1/4 of Section 18, Township 78, Range 16, W6M lying north of the Hart Highway No. 97.

Pursuant to Section 20(1) of the Agricultural Land Commission Act, the Commission, by Resolution No. 122/87 allowed your application to subdivide the 9.69 hectares described above into one parcel of 2.71 hectares (6.7 acres) and three parcels of 1.82 hectares (4.49 acres each) as shown on the attached sketch plan. The Commission's approval of the subdivision does not extend to or include any approval for the commercial use of the proposed 2.71 hectare parcel.

The Commission wishes to point out that the agricultural capability rating for your property was upgraded to Class 3^T_C from Class 5C as a result of the Soils Branch onsite inspection report. The Arras-Devereaux area was part of a much larger area which had been the subject of a climate study. The new agricultural capability rating reflects both the new climate information and the characteristics of the soil. Normally the Commission would be very reluctant to allow such good capability land to be subdivided. However, the Commission recognizes that yours is a long narrow parcel which comes to a point at its easterly end. The John Hart Highway borders the property on its south side and Road No. 237 borders it on the westerly end. A row of small lots border it to the west (beyond Road No. 237) and the Kenzie rural residential subdivision lies to the northeast of the subject property. In examining this proposal the Commission concluded that the proposed subdivision would likely not create any major impact on the agricultural community.

....2/

H-363

Page 2

The land referred to in the application will continue to be subject to the provisions of the Agricultural Land Commission Act and regulations except as provided by this approval.

This approval in no way relieves the owner or occupier of the responsibility of adhering to all other legislation, including zoning, subdivision and other land use bylaws of a municipality or regional district and decisions of responsible authorities which may apply to the land.

Before your subdivision can proceed, other requirements such as public road dedications, highway access permits, sewage disposal permits, etc. may be necessary and we urge you to check with the responsible authorities.

Where the land is located in a municipality, please contact the Approving Officer of the municipality. For other areas, contact the District Office of the Ministry of Transportation and Highways.

Please obtain the confirmation of the Commission, if, in the process of approval by the Approving Officer, any substantial changes are required to the subdivision proposal as approved by this office.

When the final survey plans or documents as required for Land Title purposes have been prepared, please send two paper prints to this office prior to registration. The Commission will then authorize the Registrar of Land Titles to accept the application for deposit of the subdivision plan.

Please quote Application No. 21-W-86-20605 in any future correspondence.

Yours truly,

AGRICULTURAL LAND COMMISSION

ORIGINAL SIGNED BY
R. P. MURDOCH

per: R. P. Murdoch, General Manager

cc: -Peace River Liard Regional District (File No. 86-17(S))
-Approving Officer, Hwys.-Dawson Creek
-B.C. Assessment Authority-Dawson Creek
-Ministry of Agriculture and Fisheries-Brian Harper,
District Agriculturist, Dawson Creek

SB/lm
Encl.

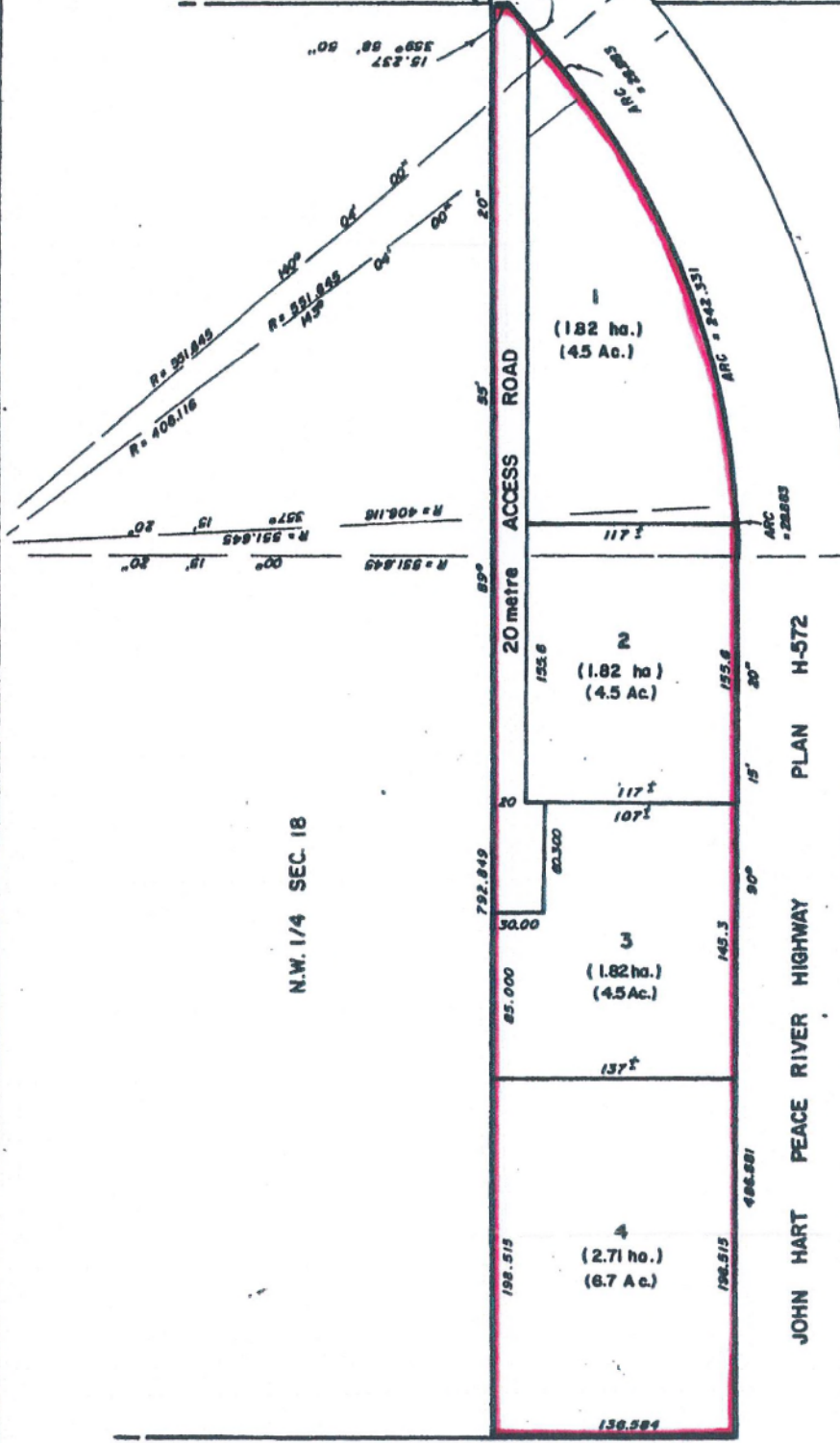
February 13, 2020

**PROPOSED SUBDIVISION OF THAT PART OF
S.W. 1/4 SECTION 18, TOWNSHIP 78, RANGE 16, W6M
LYING NORTH OF PLAN H-572
PEACE RIVER DISTRICT**

SCALE 1:3000 Metres

13
PLAN 20797

R 3



BRITISH COLUMBIA
AGRICULTURAL
LAND COMMISSION
OCT 06 1986
RECEIVED
BURNABY, B.C.

REM. SW. 1/4 SEC. 18

N.W. 1/4 SEC. 18

40.234 ROAD

20.117 ROAD

R 3

TENTATIVELY APPROVED THIS _____ DAY OF _____ 19__

860925

Approving Officer, Ministry Of Transportation And Highways

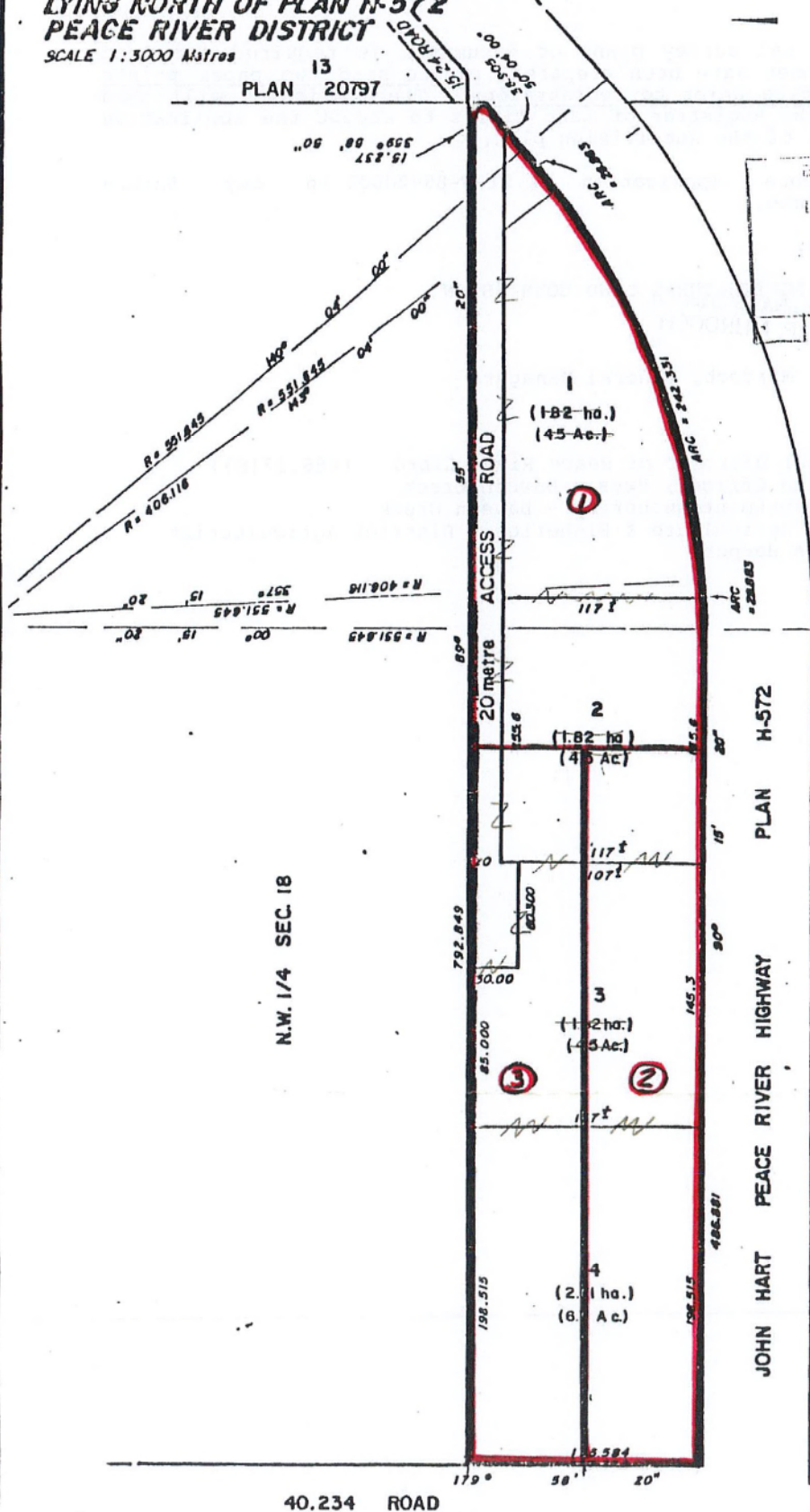
C.N. Stables & Associates
B.C. Land Surveyors
Dawson Creek, B.C.
File No. 86-140
PNG Map. 93-P/16-D

February 13, 2020

PALC
REVISED
LAYOUT

SCALE 1:5000 Metres

PLAN 13 20797



BRITISH RECORDS
APR 08 1957
RECEIVED
BRITISH RECORDS

BRITISH COLONIAL
AGRICULTURAL
LAND COMMISSION

OCT 06 1986

RECEIVED
BIRMINGHAM, BC

REM. SW. 1/4 SEC. 18

TENTATIVELY APPROVED THIS _____ DAY OF _____ 19__

860925

February 13, 2020

C.N. Stables & Associates
B.C. Land Surveyors
Dowson Creek, B.C.
File No 86-140
SNC 11/23/86



PEACE RIVER REGIONAL DISTRICT

Development Approvals Technician
300-10003 110th Avenue
Fort St John, BC V1J 6M7

PRRD File No. 19-174
MoTI File No. 2019-03852
October 17, 2019

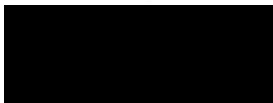
Re: Referral for a proposed 2 lot subdivision for the property legally described as Parcel A (95167M) of the South West 1/4 of Section 18 Township 78 Range 16 W6M PRD (PID 014-330-342)

In response to this referral for the proposed subdivision in the South Dawson area, please note the following:

1. The property is within the Agricultural Land Reserve and is subject to the provisions of the *Agriculture Land Commission Act*. In discussions with the ALC, the proposal to subdivide the property was approved back in 1987 for a subdivision into 4 parcels under Application 21-W-86-20605 (see attached). An application to subdivide into 2 parcels is therefore not required, as the current subdivision proposal boundary fits with the original decision.
2. Pursuant to *PRRD South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012*, the property is designated Low Density Residential (LDR). Principal land uses within this designation should be residential in nature. The minimum parcel size is 4 ha (10 ac). This proposal is consistent with the OCP.
3. The property is zoned R-6 (Residential 6 Zone) within *PRRD Zoning Bylaw No. 1343, 2001*. The intent of this zone is residential land use. The minimum parcel size is 8 ha (20 ac). Therefore a zoning amendment would be required.
4. The property is outside the Mandatory Building Permit area.
5. The property is outside all Development Permit Areas

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

Sincerely,



Kole Casey, South Peace Land Use Planner

cc: Leonard Hiebert, Director of Electoral Area "D"

diverse. vast. abundant.

PLEASE REPLY TO:



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

February 13, 2020



Peace River Regional District

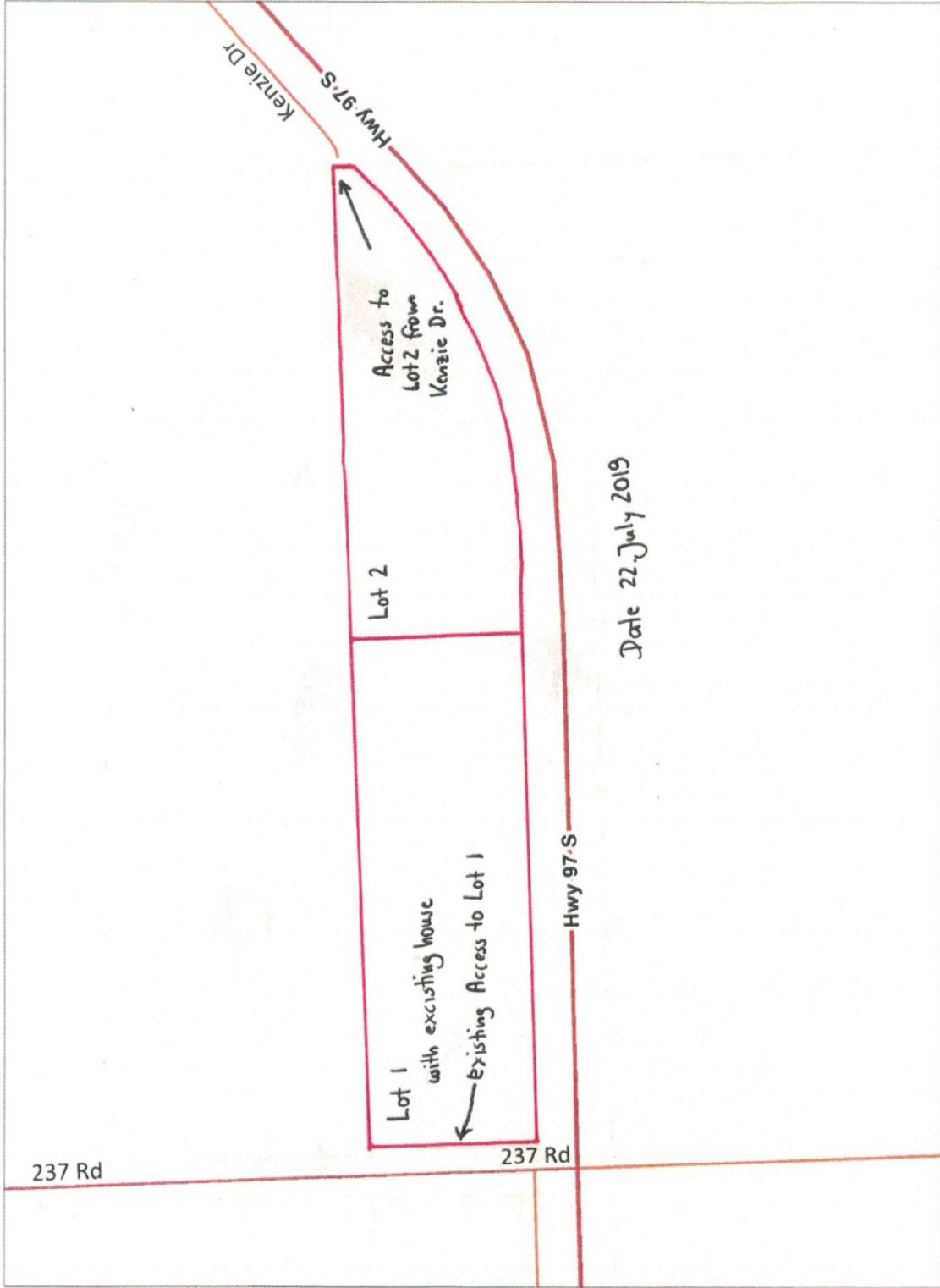


- Legend**
- Parcels
 - Highway
 - Municipal Road
 - Hard Surface
 - Gravel
 - Rural Road >1.250k
 - Hard Surface
 - Gravel
 - Seasonal
 - Streams/Rivers

1: 4,923



Notes



Date 22 July 2019

250.1 0 125.05 250.1 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



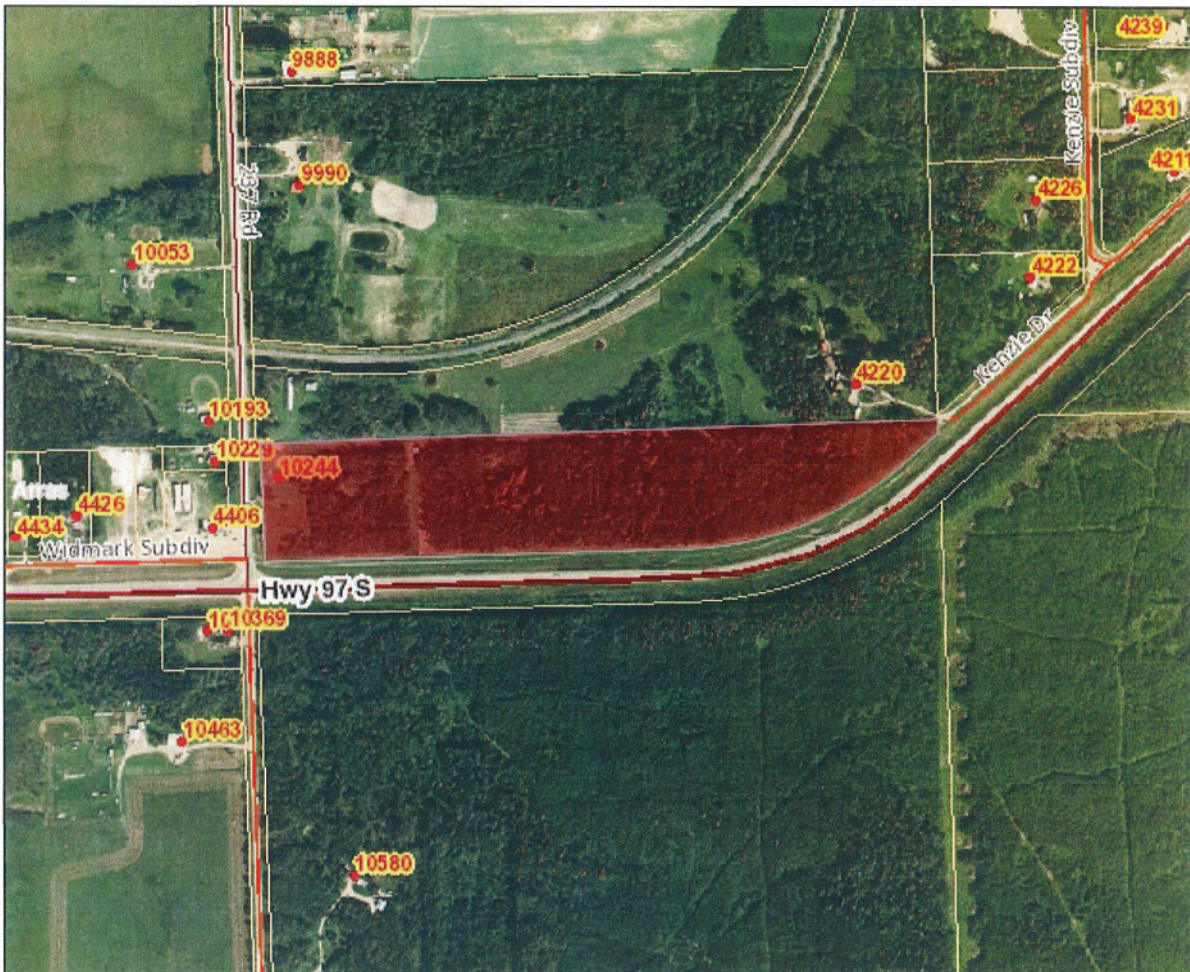
Peace River Regional District

10-Jul-2019

PID: 014-330-342
Roll Number: 759-004999.000
Legal Description: PCL A (95167M) OF THE SW 1/4 OF SEC 18 TP 78 R 16 W6M PEACE RIVER

Parcel Size

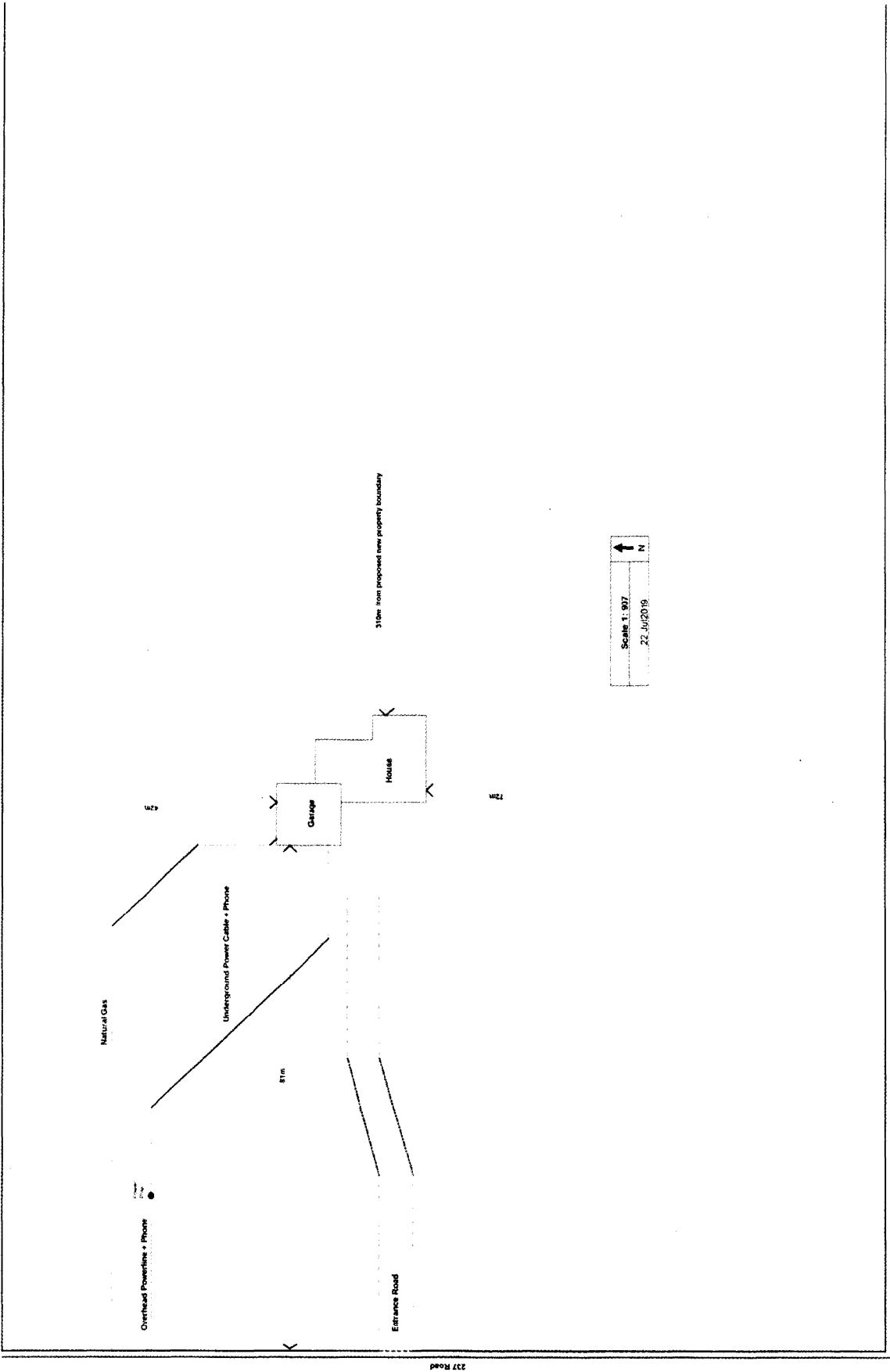
9.82 Hectares 24.26 Acres



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. Peace River Regional District should be contacted for information regarding other conditions such as easements, rights-of-way or covenants.

February 13, 2020

Building Plan for Lot 1



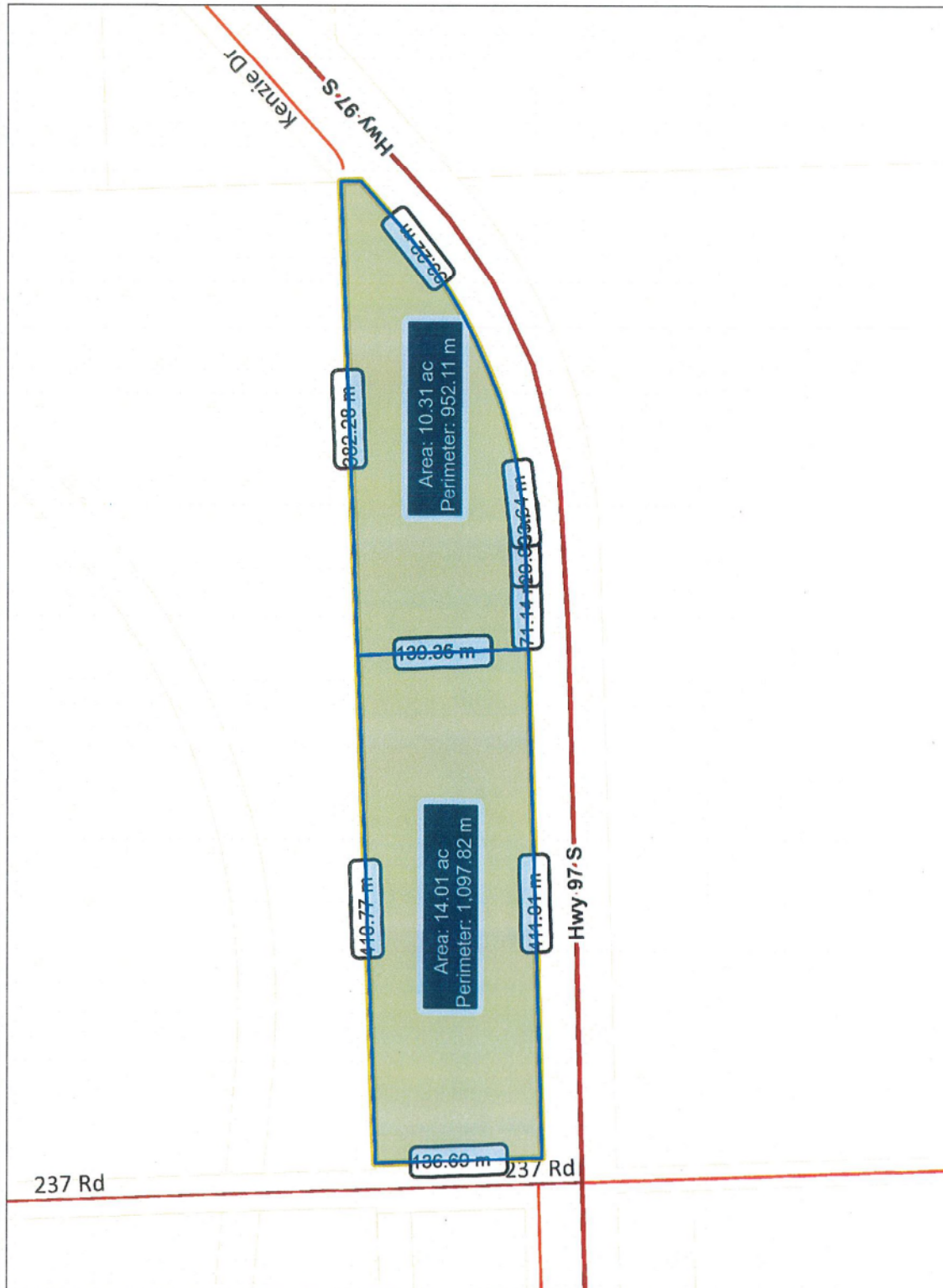
Peace River Regional District



1:4,923



Notes



A vertical scale bar with markings at 0, 125.05, and 250.1 Meters.

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

© Latitude Geographics Group Ltd.



BYLAW AMENDMENT
REFERRAL FORM

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

B-3 a)

Peace River Regional District	Zoning Bylaw No. 2397, 2020	Date: January 13, 2020
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 (February 3, 2020). 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 R-6 (Residential 6 Zone) to R-5 (Residential 5 Zone)		
GENERAL LOCATION: Arras, BC		
LEGAL DESCRIPTION: Parcel A (95167M) of the South West ¼ of Section 18 Township 78 Range 16 W6M Peace River District		
AREA OF PROPERTY 9.81 ha (24.0 acres)	ALR STATUS: Within	OCP DESIGNATION: Low Density Residential (LDR)
Land Owners: Viktor Kisser		
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: ✓ Agricultural Land Commission ✓ CN Rail ✓ Ministry of Transportation & Infrastructure via eDAS ✓ Ministry of Forests, Lands and Natural Resource Operations and Rural Development ✓ Northern Health Authority		
Other: ✓ 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 ✓ Arras Fire Dept. ✓ School District #59		
(As per the Management of Development Function)		

February 13, 2020

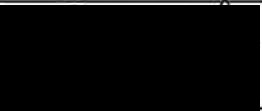


BYLAW AMENDMENT
REFERRAL FORM

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. 2397, 2020
☐ 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: Jan. 16, 2020	Agency: City of Fort St. John



Ministry of
Transportation
and Infrastructure

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 January 13, 2020 to rezone the subject property from R-6 (Residential 6 Zone) to R-5 (Residential 5 Zone). The proposal falls within Section 52 of the Transportation Act and will require formal ministry approval and signature.

The Ministry is in support of the proposal however we have the following conditions that must be satisfied prior to final approval and signature:

1. The subject lot fronts on a Controlled Access (CA) Highway. For protection of the Highway corridor and the safety of the travelling public, private accesses are permitted only at the discretion of the Ministry. The future goal may be to have access to the subject lot via a backage road providing access to all lots fronting the CA Highway in the area. Direct access from the subject lot will be permitted to the backage road only at that time.
2. No direct access to the John Hart Highway 97S is permitted. All access is to be via the side road network 237 Road (Semple Road) and/or Kenzie Drive.

The ministry has 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 me at (250) 787-3237.

Sincerely,



District Development Technician- Peace District

Ministry of
Transportation and
Infrastructure

Peace District

Mailing Address:
District Office Address:
 #300, 10003 - 110th Avenue
 Fort St John, BC V1J 6M7
 Telephone: (250) 787-3237
 Facsimile: (250) 787-3279

Area Office Locations:
 1201 103 Ave, 3rd floor
 Dawson Creek, BC
 4744 – 52 Street
 Chetwynd, BC V0C 1J0

February 13, 2020



PEACE RIVER REGIONAL DISTRICT

Memorandum

TO: Leonard Hiebert, Director of Electoral Area D
 FROM: Development Services Department
 DATE: January 13, 2020
 RE: **Application for Zoning Bylaw Amendment (PRRD File 19-210)**

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 bylaw are provided for your review. As instructed at the November 21, 2019 EADC meeting, referrals to Directors will be done earlier in the application review process, at the same time as external agency referrals. As a result, this referral does not include external agency comments or a staff report.

COMMENTS

Response requested by January 27, 2020

No comment ☐

Hello,

I support the rezone application from R-6 to R-5.

Leonard Hiebert

Director/Municipality

February 4, 2020

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) 785-1129 Email: prrd.fsj@prrd.bc.ca

February 13, 2020



PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

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 bylaw 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 bylaw and Sub-Section 2 of this Section 38:

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

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



PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

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, SpecialityWood 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. 2397, 2020

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. 2397, 2020."
2. Schedule B – Map 7 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Parcel A(95167M) of the Southwest ¼, Section 18, Township 78, Range 16, W6M, PRD, from R-6 "Residential 6 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 _____, 2020.

READ A SECOND TIME THIS _____ day of _____, 2020.

Public Notification mailed on the _____ day of _____, 2020.

Public Notification published on the _____ day of _____, 2020.

Ministry of Transportation approval received this _____ day of _____, 2020.

READ A THIRD TIME THIS _____ day of _____, 2020

ADOPTED THIS _____ day of _____, 2020.

(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. 2397, 2020,
as adopted by the Peace River Regional District
Board on _____, 20____.

Corporate Officer

February 13, 2020



Peace River Regional District
Bylaw No. 2397, 2020
SCHEDULE "A"



1:17,000

Schedule B - Map 7 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Parcel A(95167M) of the Southwest 1/4 Section 18, Township 78, Range 16, W6M, PRD, **from** R-6 "Residential 6 Zone" **to** R-5 "Residential 5 Zone" as shown shaded on the drawing below:

