



# REPORT

To: Chair and Directors

Date: February 28, 2019

From: Danielle Patterson, Planning Intern

**Subject: Zoning Amendment Bylaw No. 2334, 2018**

## **RECOMMENDATION#1: [All Directors – Corporate Unweighted]**

That the Regional Board read Zoning Amendment Bylaw No. 2334, 2018 to rezone a 1.81 (4.5 ac) portion of the subject property legally described as L1 S5 TP78 R15 W6M PRD Plan PGP45150 except Part Subdivided by Plan BCP42557 from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone) for a third time.

## **RECOMMENDATION#2: [All Directors – Corporate Unweighted – 2/3 Majority]**

That the Regional Board adopt Zoning Amendment Bylaw No. 2334, 2018 to rezone a 1.81 (4.5 ac) portion of the subject property legally described as L1 S5 TP78 R15 W6M PRD Plan PGP45150 except Part Subdivided by Plan BCP42557 from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone).

## **BACKGROUND/RATIONALE:**

**PROPOSAL:** To rezone a 1.81 ha (4.5 ac) portion of the subject property from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone) to facilitate a future subdivision of the subject property.

## **SITE DETAILS**

**OWNERS:** Chandra Irvine & William Irvine

**AGENT:** Tyler Mikkelson, Caltech Surveys

**AREA:** Electoral Area 'D'

**PRRD FILE NUMBER:** 18-123

**CIVIC ADDRESS:** 13015 221 Road

**LOT SIZE:** 8.08 ha (19.96 ac)

**LOCATION:** South Dawson

**LEGAL DESCRIPTION:** Lot 1 Section 5 Township 78 Range 15 W6M PRD Plan PGP45150 Except Part Subdivided by Plan BCP42557; PID: 024-718-041

## **SUMMARY OF APPLICATION PROCEDURE**

- **April 18, 2018:** Application received.
- **October 16, 2018:** Application and draft bylaws circulated to municipalities and provincial agencies.
- **December 14, 2018:** Bylaw receives 1<sup>st</sup> & 2<sup>nd</sup> Reading and authorization for Public Hearing
- **January and February 2019:** Public Hearing Notification
  - Posted to the PRRD website (January 17);
  - Advertised in The Mirror (January 24 & January 31);
  - Mailed to landowners/occupiers within 1500 m (0.93 mi) notification area (January 25);
  - Posted to the PRRD Facebook page (January 31 & February 4);
  - Advertised in the Northern Horizon newspaper (February 1); and

Staff Initials:

Dept. Head:

CAO:

Page 1 of 4

March 14, 2019

→ Advertised on Energetic City website (February 4-6).

**PUBLIC HEARING:** A Public Hearing was held at 7:00 pm on Thursday, February 7, 2019, at the PRRD Head Office, 1981 Alaska Avenue, Dawson Creek, B.C. [see attachments for meeting minutes].

**COMMENTS RECEIVED FROM THE PUBLIC:** Mr. Ron Jabs stated he has no issues with the proposal. Mr. Silvio Salustro stated he is in favour of the proposal.

**SITE CONTEXT:** The subject property is located approximately 1.5 km east of the City of Dawson Creek, less than 1 km from the Dangerous Goods Route and is in close proximity to Bear Mountain Ski Hill.

The properties to the north and northwest are mainly quarter section parcels. The surrounding area to the south and east is a rural residential neighbourhood setting mostly comprised of parcels varying in size from 1.8 ha (4.5 ac) to 4 ha (10 ac). The immediate surrounding land uses (and zones) are as follows:

- North: Agriculture (zoned 'A-2')
- South: Rural residential (zoned 'R-5')
- East: Road 211 and rural residential (zoned 'R-4')
- West: Rural residential (zoned 'R-5')

#### **SITE FEATURES**

**LAND:** The subject property is mostly cleared and grassed. There are a few trees on the south and east perimeter and a tree buffer on the north parcel line.

**STRUCTURES:** An existing mobile home and a number of existing outbuildings.

**ACCESS:** The property is accessed from 221 Road.

**CLI SOIL RATING:** 60% Class 2c and 40% Class 3x on north end of property. 70% Class 5TP and 30% Class 7TP on south end of property. Class 2 soils have moderate limitations that restrict the range of crops or require moderate conservation practices. Class 3 soils have moderately severe limitations that restrict the range of crops or require special conservation practices. Class 5 soils have very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible. Class 7 soils have no capacity for arable culture or permanent pasture.

**FIRE:** Within the Dawson Creek Rural Fire Protection area.

**BUILDING INSPECTION AREA:** Within the Mandatory Building Permit area.

#### **COMMENTS AND OBSERVATIONS:**

**APPLICANT:** The consideration of the applicant's conventional two lot subdivision application with the Ministry of Transportation and Infrastructure is pending the outcome of the rezoning of 1.81 ha (4.5 ac) of the subject property and a development variance permit to allow a smaller setback between the mobile home and the southern interior parcel line on the subject property. The proposed rezoning is to permit the applicant to

create a residential lot for the existing mobile home. The applicant intends to build a house on the second 6.27 ha (15.5 ac) lot.

**ALR:** The subject property is outside the ALR.

**OCP:** 'RN' (Rural Neighbourhood) in accordance with *South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012*.

**ZONING:** 'R-5' (Residential 5 Zone) in accordance with *Peace River Regional District Zoning Bylaw No. 1343*.

**IMPACT ANALYSIS:**

**CONTEXT:** The proposal for rezoning to create a smaller residential lot of 1.81 ha (4.5 ac) fits the character and intended uses of the rural neighbourhood.

**AGRICULTURE:** The proposed rezoning will not affect agriculture. The subject property is not used for agricultural and the proposed will continue to allow 'agriculture' or 'agriculture domestic' activities.

**WATER & SEWER:** The 1.81 ha (4.5 ac) portion of the subject property has a cistern and lagoon. The applicant intends to service the proposed second residential lot with a cistern and lagoon.

**POPULATION & TRAFFIC:** Accompanying a MoTI subdivision approval, the proposal has the potential to increase the local population by an average of 2.6 to 5.3 persons and two (2) to four (4) vehicles [based on Stats Can 2016 census estimate for Electoral Area 'D' and two (2) vehicles per dwelling].

**COMMENTS RECEIVED FROM MUNICIPALITIES AND PROVINCIAL AGENCIES**

**CHETWYND, HUDSON'S HOPE, POUCE COUPE, TUMBLER RIDGE, AND DAWSON CREEK FIRE DEPARTMENT:** No response received.

**DAWSON CREEK:** *"Our interests are unaffected."*

**FORT. ST. JOHN:** *"Interests unaffected by bylaw."*

**TAYLOR:** *"Interests unaffected by bylaw."*

**BC OIL & GAS COMMISSION:** *"Interests unaffected by bylaw."*

**MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE:** *"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."* [see attached referral response letter].

**NORTHERN HEALTH:** No objections to the bylaw [see attached referral response letter].

**ALTERNATIVE OPTIONS:**

1. THAT the Regional Board refuse the application for Zoning Amendment Bylaw No. 2334, 2018 to rezone a 1.81 (4.5 ac) portion of the subject property legally described as L1 S5 TP78 R15 W6M PRD Plan PGP45150 except Part Subdivided by Plan BCP42557 from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone) as submitted.
2. That the Regional Board provide further direction.

**STRATEGIC PLAN RELEVANCE:**

**FINANCIAL CONSIDERATION(S):**

**COMMUNICATIONS CONSIDERATION(S):**

**OTHER CONSIDERATION(S):**

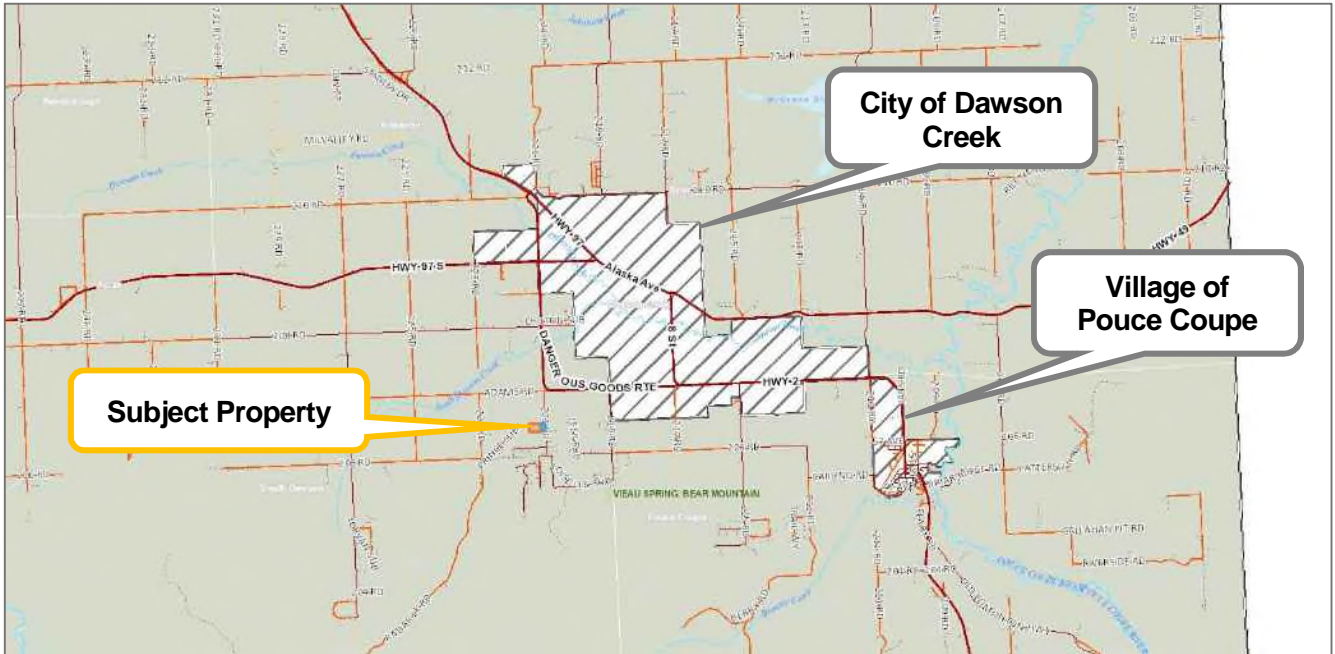
**Attachments:**

1. Maps
2. Application
3. Referral responses from agencies/local governments
4. Electoral Area Director comments
5. Public hearing notice
6. Public hearing minutes
7. Bylaw 2334, 2018

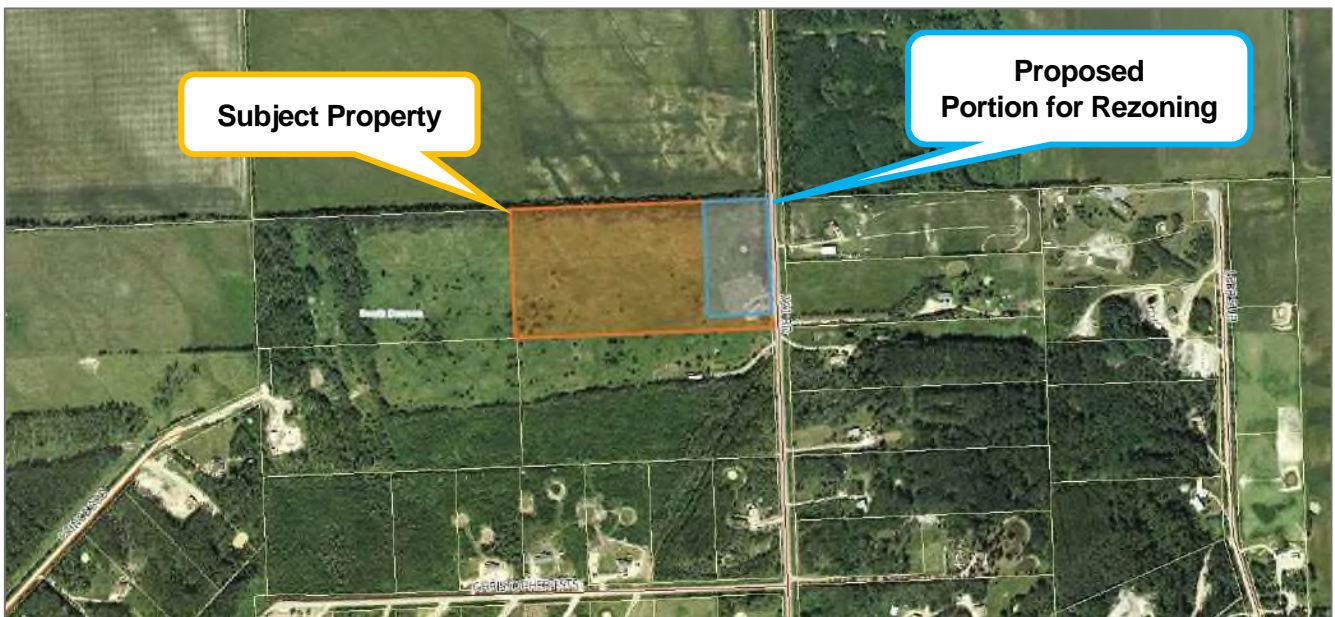
MAPS

Application for Rezoning  
File No. 18-123 (Irvine)

Context Map



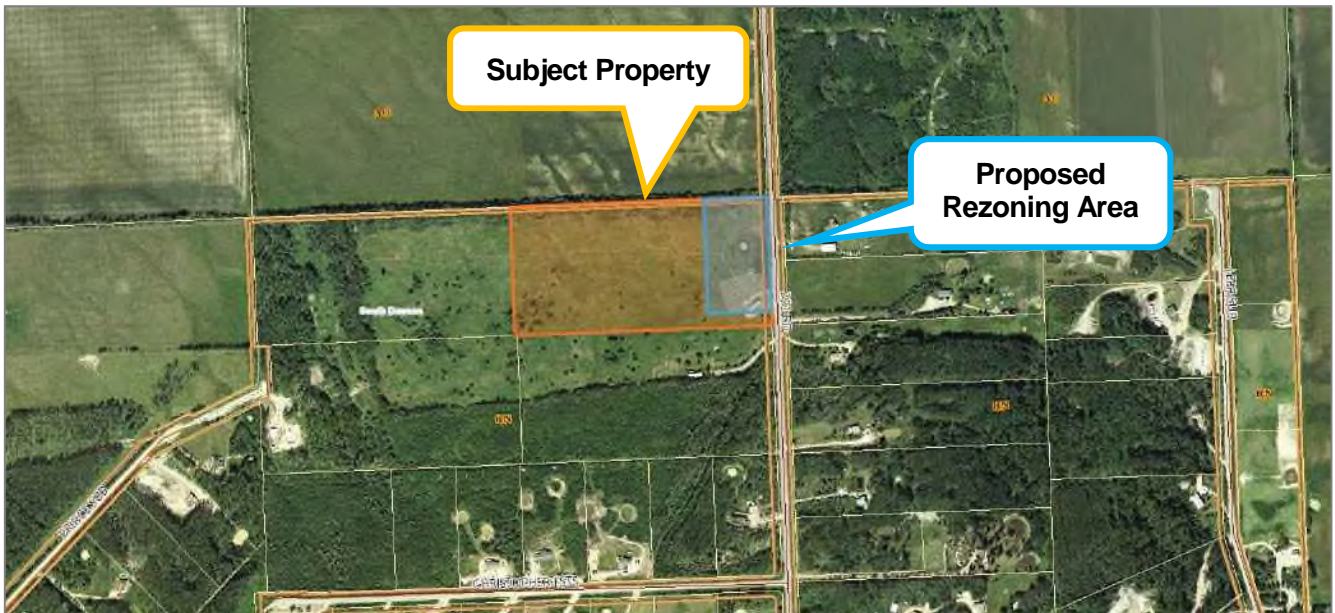
Aerial Photo



MAPS

Application for Rezoning  
File No. 18-123 (Irvine)

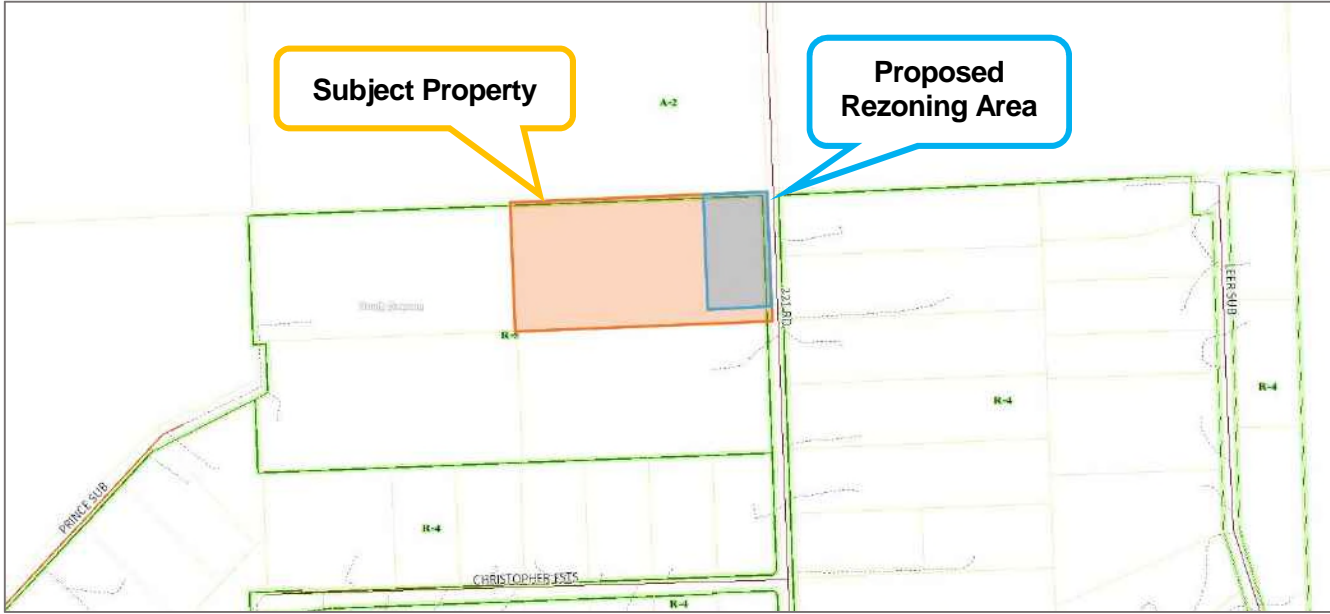
PRRD South Peace Fringe Area OCP Bylaw No. 2048, 2012: RN (Rural Neighbourhood)



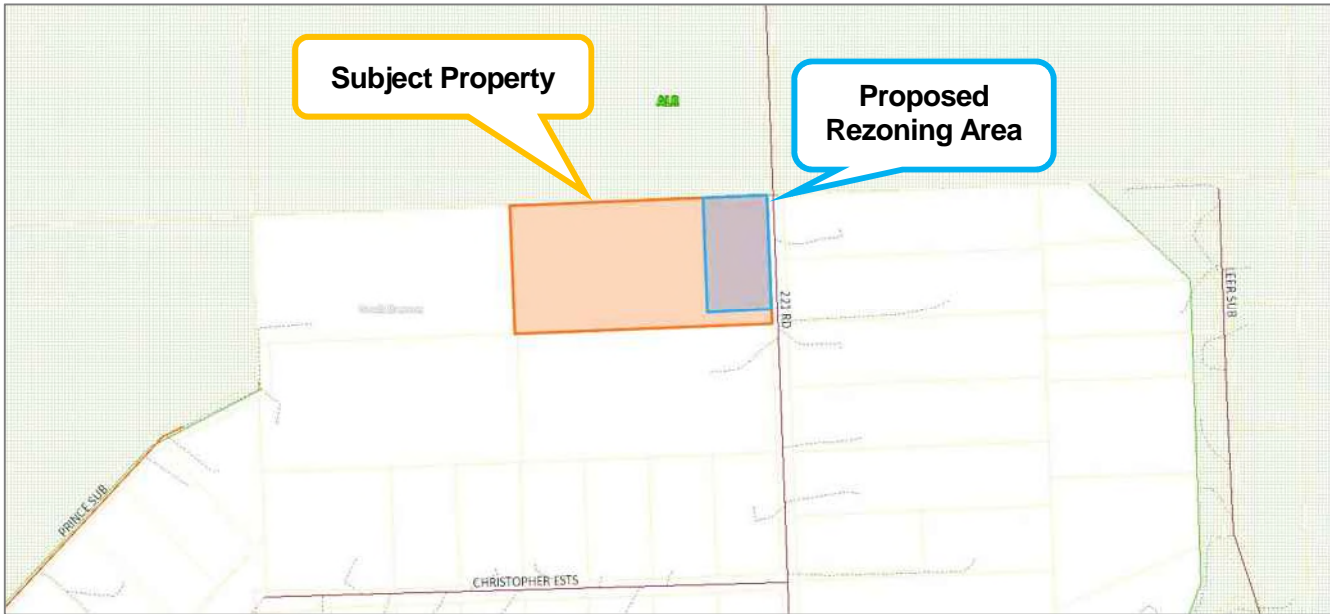
**MAPS**

**Application for Rezoning  
File No. 18-123 (Irvine)**

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



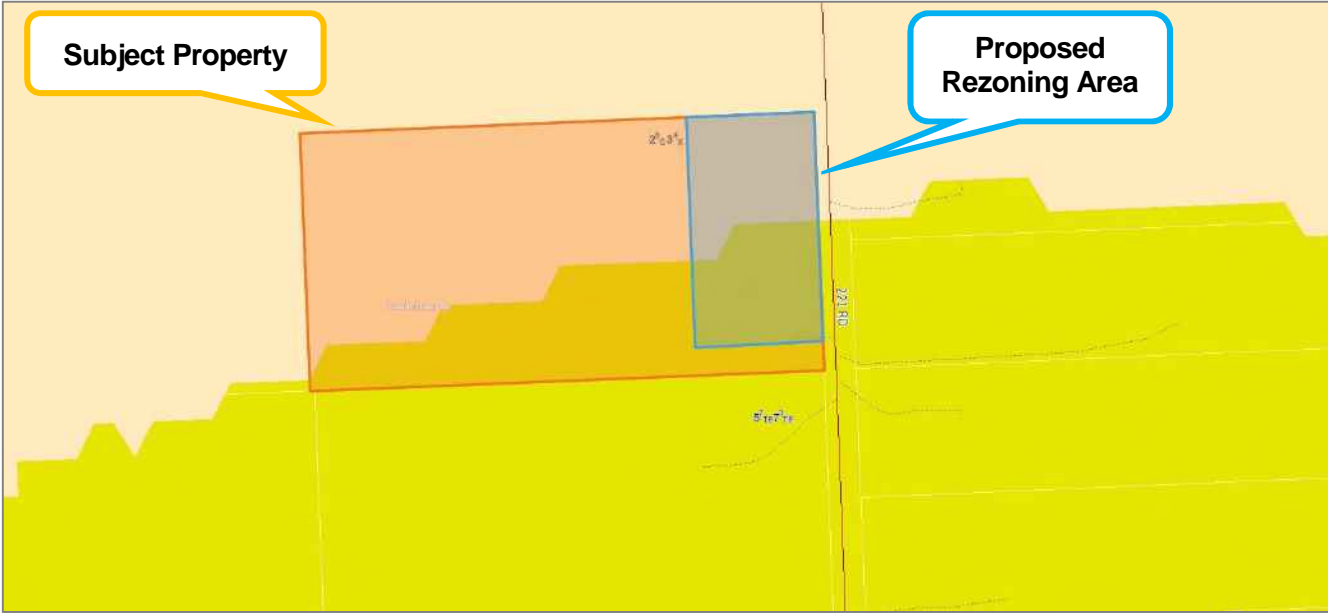
**Agricultural Land Reserve**



MAPS

Application for Rezoning  
File No. 18-123 (Irvine)

CLI-Soil Classification







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 100<sup>TH</sup> 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
<input type="checkbox"/> Official Community Plan Bylaw Amendment	\$ 1,000.00
<input checked="" type="checkbox"/> Zoning Bylaw Amendment	650.00
<input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined	1,050.00
<input type="checkbox"/> Temporary Use Permit	350.00
<input type="checkbox"/> Development Permit	165.00
<input type="checkbox"/> Development Variance Permit	165.00
<input checked="" type="checkbox"/> 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 <b>William Gene Irvine</b>	Authorized Agent of Owner (if applicable) <b>Tyler Mikkelson (Caltech Surveys)</b>
Address of Owner [REDACTED]	Address of Agent [REDACTED]
City/Town/Village [REDACTED]	City/Town/Village [REDACTED]
Postal Code [REDACTED]	Postal Code [REDACTED]
Telephone Number: [REDACTED]	Telephone Number: [REDACTED]
Fax Number: [REDACTED]	Fax Number: [REDACTED]
E-mail: [REDACTED]	E-mail: [REDACTED]

**3. PROPERTY DESCRIPTION**

Full legal description of each property under application	Area of each lot
LOT 1 SECTION 5 TOWNSHIP 78 RANGE 15 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN PGP45150 EXCEPT PART SUBDIVIDED BY PLAN BCP42557	8.08ha ha./acres
	ha./acres
	ha./acres
	TOTAL AREA 8.08ha 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*.

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

The existing residence located on Lot A will continue to be serviced by the existing lagoon. The new house that will be built on Lot B will be serviced by a new lagoon.

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

The existing residence located on Lot A will continue to be serviced by the existing cistern. The new house that will be built on Lot B will be serviced by a new cistern.

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**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.**

4. Civic Address or location of property: 13015 221rd, Dawson Creek, BC

**5. PARTICULARS OF PROPOSED AMENDMENT**

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

Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: \_\_\_\_\_

Proposed OCP designation: \_\_\_\_\_

Text amendment: \_\_\_\_\_

Zoning Bylaw amendment:

Existing zone: R5

Proposed zone: A portion of the property shown as proposed Lot A will change to R4 (see sketch)

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:

Rural Residential. There is an existing mobile home on the property with additional outbuildings.

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

(a) North Active agricultural (A2)

(b) East 221rd and (R4) rural residential beyond that

(c) South Rural residential (R4)

(d) West Rural residential (R5)

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

A 1.84ha portion of the existing lot will change from R5 to R4.

The area changing to R4 is indicated as 'Lot A' on the attached sketch. The bulk of the lot will remain R5.

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

The change is to allow a smaller lot size within an existing zone rather than applying for a text amendment. The zoning change will be used to subdivide the lot as shown in the attached sketch.

- 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.

[Redacted Signature]

Signature of Owner

April 15<sup>th</sup>, 2018  
Date signed

[Redacted Signature]

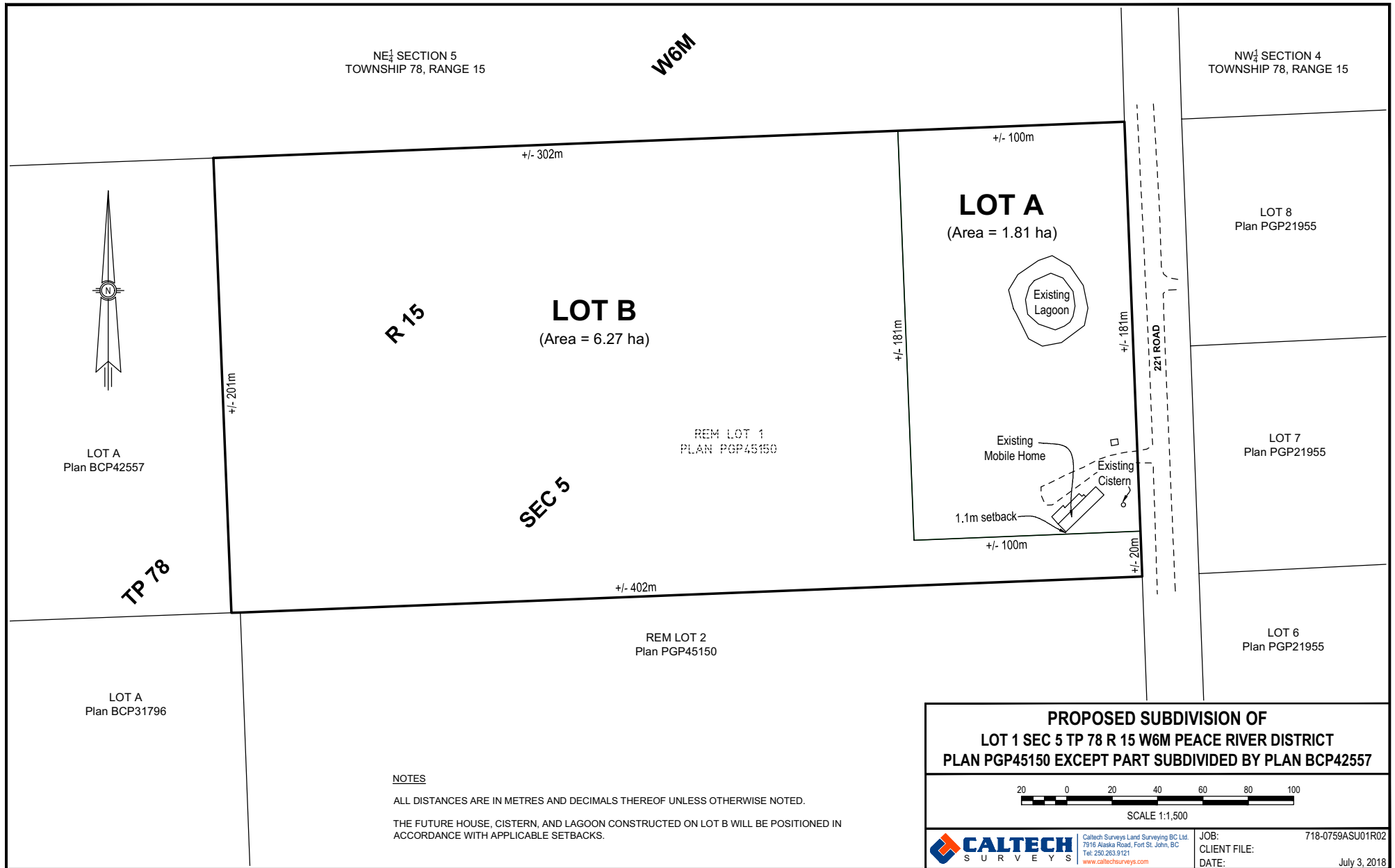
Signature of Owner

04/15/2018  
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 <u>William Gene Irvine</u> and <u>Chandra Melissa Irvine</u> hereby authorize		
(name) <u>Tyler Mikkelson</u> to act on my/our behalf regarding this application.		
Agent address: [Redacted]		
Telephone: [Redacted]	Fax: [Redacted]	Email: [Redacted]
Signature of Owner: [Redacted]	Date: <u>April 15<sup>th</sup> / 18</u>	
Signature of Owner: [Redacted]	Date: <u>04/15/18</u>	



**NOTES**

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.

THE FUTURE HOUSE, CISTERN, AND LAGOON CONSTRUCTED ON LOT B WILL BE POSITIONED IN ACCORDANCE WITH APPLICABLE SETBACKS.

**PROPOSED SUBDIVISION OF  
LOT 1 SEC 5 TP 78 R 15 W6M PEACE RIVER DISTRICT  
PLAN PGP45150 EXCEPT PART SUBDIVIDED BY PLAN BCP42557**



SCALE 1:1,500



Caltech Surveys Land Surveying BC Ltd.  
7916 Alaska Road, Fort St John, BC  
Tel. 250.263.9121  
www.caltechsurveys.com

JOB: 718-0759ASU01R02  
CLIENT FILE:  
DATE: July 3, 2018

March 14, 2019





October 19<sup>th</sup>, 2018

Danielle Patterson  
Planning Intern  
Peace River Regional District

**RE: Zoning Amendment Bylaw No. 2334, 2018 (Irvine) File No. 18-123**

This letter is in regards to the application for bylaw amendment located at the above noted location in the **South Dawson area**. The purpose is **To rezone a 1.81 ha (4.5 ac) portion of the subject property (proposed Lot A) from R-5 “Residential 5 Zone” to R-4 “Residential 4 zone” to facilitate a future subdivision of the subject property within the Peace River Regional District Zoning Bylaw No. 1343, 2001.**

Based on the intended use of the Application, Northern Health has no objections.

Please be aware that if the operator is required by regulation to have a license or permit to engage in a regulated activity, such as the installation of a sewerage system, holding tank or drinking water system, the operator must obtain such licence or permit by submitting the appropriate application to the health officer prior to construction or operation of the regulated activity. In addition, an operator who engages in a regulated activity must comply with any requirement or duty set out in a regulation respecting the regulated activity

Recommendation of the application does not guarantee approval at the time of subdivision. Northern Health assesses all subdivision applications referred from the Ministry of Transportation on the basis of current provincial health legislation and Northern Health policies and guidelines. In order to determine proper suitability, Northern Health will require the following site information prior to a site inspection and final approval:

- Percolation Test Results
- Soil Evaluation
- Observation Holes
- Lot Plans

Northern Health recommends that the owner of the parcel become familiar with Northern Health's Guidelines for Subdivision prior to submitting an application for subdivision.

If you have any additional questions regarding this matter please contact me at 250-719-6500.

Sincerely



Rakel Byrnes  
Environmental Health Officer  
Northern Health

March 14, 2019



**Danielle Patterson**

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**From:** Alex Wallace <awallace@dawsoncreek.ca>  
**Sent:** Thursday, October 18, 2018 4:24 PM  
**To:** Danielle Patterson  
**Subject:** RE: PRRD - Referral request for proposed zoning amendment bylaw No. 2334, 2018 (South Dawson area) - November 7, 2018 response deadline

Hello Danielle,

Our interests are unaffected.

Thanks,



**Alex Wallace, BPI., PMP**

Development Services Manager  
City of Dawson Creek

P - 250.784.3658

F - 250.782.3352

[www.dawsoncreek.ca](http://www.dawsoncreek.ca)

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**From:** Admin Account  
**Sent:** October 16, 2018 10:32 AM  
**To:** Alex Wallace  
**Subject:** FW: PRRD - Referral request for proposed zoning amendment bylaw No. 2334, 2018 (South Dawson area) - November 7, 2018 response deadline

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**From:** Danielle Patterson [mailto:Danielle.Patterson@prrd.bc.ca]  
**Sent:** October 16, 2018 9:06 AM  
**To:** Angela.Stenbraaten@northernhealth.ca; resource.development@northernhealth.ca; d-chet@gochetwynd.com; Admin Account; clerk@hudsonshope.ca; Lisa Ford; RJamurat@fortstjohn.ca; Charlene Jackson; admin@poucecoupe.ca; tradmin@dtr.ca; Gordon Smith; Allison.Mackay@bcogc.ca; Wagner, Scott  
**Cc:** PRRD\_Internal  
**Subject:** PRRD - Referral request for proposed zoning amendment bylaw No. 2334, 2018 (South Dawson area) - November 7, 2018 response deadline

Good morning,



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

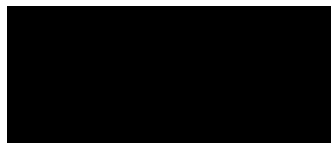
Attn: Jacqueline Burton, Peace River Regional District – Development Service Coordinator

The Ministry of Transportation and Infrastructure has received and reviewed your referral of October 22, 2018 to rezone a 1.81 ha (4.5 ac) portion of the subject property (proposed Lot A) from R-5 "Residential 5 Zone" to R-4 "Residential 4 Zone", to facilitate a future subdivision of the subject property within the Peace River Regional District Zoning Bylaw No. 1343, 2001. 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.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact Raj Chopra at (250) 261-5745.

Sincerely,



Raj Chopra  
Assistant District Development Technician  
Ministry of Transportation and Infrastructure Peace District  
300 – 10003 – 110 Avenue  
Fort St. John BC V1J 6M7  
Tel: 250-261-5745



**Peace River Regional District  
Memorandum**

To: Leonard Hiebert, Director of Electoral Area 'D'  
From: Danielle Patterson, Planning Intern  
Date: Wednesday, November 21, 2018  
RE: Zoning Amendment Bylaw No. 2334, 2018 (Irvine)

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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 attached report and application are provided for your review. Please return this form by or before Wednesday, December 5, 2018.

Please contact me if you have any questions.

Thank you.

**No Comment**

**Comments**

Hi Danielle,  
I have no concerns at this time and agree the applicants proposal as the area in general is residential.

Date: November 28, 2018

Initial: LH



PEACE RIVER REGIONAL DISTRICT

# Notice of Public Hearing

ZONING AMENDMENT BYLAW NO. 2334, 2018

Lot 1 Section 5 Township 78 Range 15 W6M PRD Plan PGP45150 except Part Subdivided by Plan BCP42557

## When:

Thursday, February 7, 2019  
7:00 pm

## Where:

Peace River Regional  
District Head Office  
Boardroom, 1981, Alaska  
Avenue, Dawson Creek, BC

## For More Information:

### Contact:

Development Services

Tel: 250-784-3200

Toll Free: 1-800-670-7773

Email: [prrd.dc@prrd.bc.ca](mailto:prrd.dc@prrd.bc.ca)



[prrd.bc.ca](http://prrd.bc.ca) |

## South Dawson Area

The Peace River Regional District is hosting a meeting to discuss the proposed Zoning Amendment.

**Proposal:** To rezone a 1.81 ha (4.5 ac) portion of the subject property from R-5 "Residential 5 Zone" to R-4 "Residential 4 Zone" to facilitate a future subdivision of the subject property.



This notice is in general form only. Relevant background documents may be inspected from Monday through Friday, excluding holidays, between the hours of 8:30 am – 4:30 pm at the PRRD Dawson Creek office (1981 Alaska Avenue, Dawson Creek, BC) or 8:30 am – Noon and 1:00 pm – 4:30 pm at the PRRD Fort St. John office (9505-100<sup>th</sup> Street, Fort St. John, BC). Written comments or concerns accepted.

Shawn Dahlen, Chief Administrative Officer

diverse. vast. abundant.

March 14, 2019



**PEACE RIVER REGIONAL DISTRICT**  
**PUBLIC HEARING – MINUTES**  
**Proposed Zoning Amendment Bylaw No. 2334, 2018**

Thursday, February 7, 2019 at 7:00 pm

Peace River Regional District Head Office Boardroom, 1981 Alaska Avenue, Dawson Creek, BC

**ATTENDANCE:**

Peace River Regional District: Leonard Hiebert, Director of Electoral Area 'D' (Chair)  
Danielle Patterson, Planning Intern, Development Services

Applicant/Owner: Chandra Irvine and William Irvine

Agent: Tyler Mikkelson, Caltech Surveys

Public: 2 members of the public

**1. CALL TO ORDER**

Director Leonard Hiebert called the meeting to order at 7:00 pm.

**2. STATEMENT OF PUBLIC HEARING**

Director Hiebert stated the procedural rules in place to govern the conduct of the public hearing.

**3. INTRODUCTION TO PROPOSAL**

Danielle Patterson provided those in attendance with a summary of the proposed Zoning Amendment Bylaw No. 2334, 2018 for the property legally described as Lot 1 Section 5 Township 78 Range 15 W6M PRD Plan PGP45150 except Part Subdivided by Plan BCP42557.

Ms. Patterson summarized the proposal to rezone an approximate 1.81 ha (4.5 ac) portion of the subject property from 'R-5' (Residential Zone 5) to 'R-4' (Residential Zone 4) within the *Peace River Regional District Zoning Bylaw No. 1343, 2011*.

Ms. Patterson provided a summary of the application procedures and timeline for those in attendance at the hearing.

**4. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED**

Danielle Patterson read aloud comments received from the following agencies and municipalities:

**Fort St. John:** *"Interests unaffected by bylaw."*

**Taylor:** *"Interests unaffected by bylaw."*

**Dawson Creek:** *"Our interests are unaffected."*

**Ministry of Transportation and Infrastructure:** *"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.”*

**Northern Health:** *“Based on the intended use of the Application, Northern Health has no objections.*

*Please be aware that if the operator is required by regulation to have a license or permit to engage in a regulated activity, such as the installation of a sewerage system, holding tank or drinking water systems, the operations must obtain such licence or permit by submitting the appropriate application to the health officer prior to construction or operation of the regulated activity. In addition, an operator who engages in a regulated activity must comply with any requirement or duty set out in a regulation respecting the regulated activity [sic]*

*Recommendation of the application does not guarantee approval at the time of subdivision. Northern Health assesses all subdivision applications referred from the Ministry of Transportation on the basis of current provincial health regulation and Northern Health policies and guidelines. In order to determine proper suitability, Northern Health will require the following site information prior to a site inspection and final approval:*

- *Percolation Test Results*
- *Soil Evaluation*
- *Observation Holes*
- *Lot Plans*

*Northern Health recommends that the owner of the parcel become familiar with Northern Health’s Guidelines for Subdivision prior to submitting an application for subdivision.”*

**BC Oil & Gas Commission:** *“Interests unaffected by bylaw.”*

## **5. WRITTEN COMMENTS RECEIVED FROM PUBLIC**

Danielle Patterson stated that as of 4:00 pm on February 7, 2019 the Peace River Regional District did not receive any written comments from the public. No members of the public had written submissions to present at the Public Hearing.

## **6. COMMENTS FROM APPLICANT(S)**

Danielle Patterson asked the applicants Ms. Chandra Irvine and Mr. William Irvine and their agent Mr. Tyler Mikkelson if they had any comments. The applicants and their agent had no comments.

## **7. COMMENTS FROM PUBLIC**

Danielle Patterson asked the members of the public in attendance if they had any comment related to the proposed bylaws and if so, to state their first and last name before speaking.

Mr. Ron Jabs stated he has no issues with the proposal.

Mr. Silvio Salustro stated he is in favour of the proposal.

Both members of the public identified themselves as neighbours of the applicants.

**FINAL COMMENTS FROM APPLICANT(S)**

Danielle Patterson asked the applicants Ms. Chandra Irvine and Mr. William Irvine and their agent Mr. Tyler Mikkelson if they had any final comments. The applicants and their agent stated they had no final comments.


**8. TERMINATION OF PUBLIC HEARING**

Director Hiebert terminated the Public Hearing at 7:08 pm.



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Danielle Patterson, Recorder



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Director Leonard Hiebert, Chair



PEACE RIVER REGIONAL DISTRICT  
Bylaw No. 2334, 2018

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. 2334, 2018."
2. Schedule B – Map 13 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a ±1.81 ha (4.5 acre) portion of Lot 1, Section 5, Township 78, Range 15, W6M, PRD Plan PGP 45150, except Part subdivided by Plan BCP42557 from R-5 "Residential 5 Zone" to R-4 "Residential 4 Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	<u>14<sup>th</sup></u>	day of	<u>December</u>	, 2018.
READ A SECOND TIME THIS	<u>14<sup>th</sup></u>	day of	<u>December</u>	, 2018.
Public Notification published on	<u>24<sup>th</sup> and 31<sup>st</sup></u>	day of	<u>January</u>	, 2019.
Notification mailed on the	<u>28<sup>th</sup></u>	day of	<u>January</u>	, 2019.
Public Hearing held on the	<u>7<sup>th</sup></u>	day of	<u>February</u>	, 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. 2334, 2018,  
as adopted by the Peace River Regional District  
Board on \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Corporate Officer

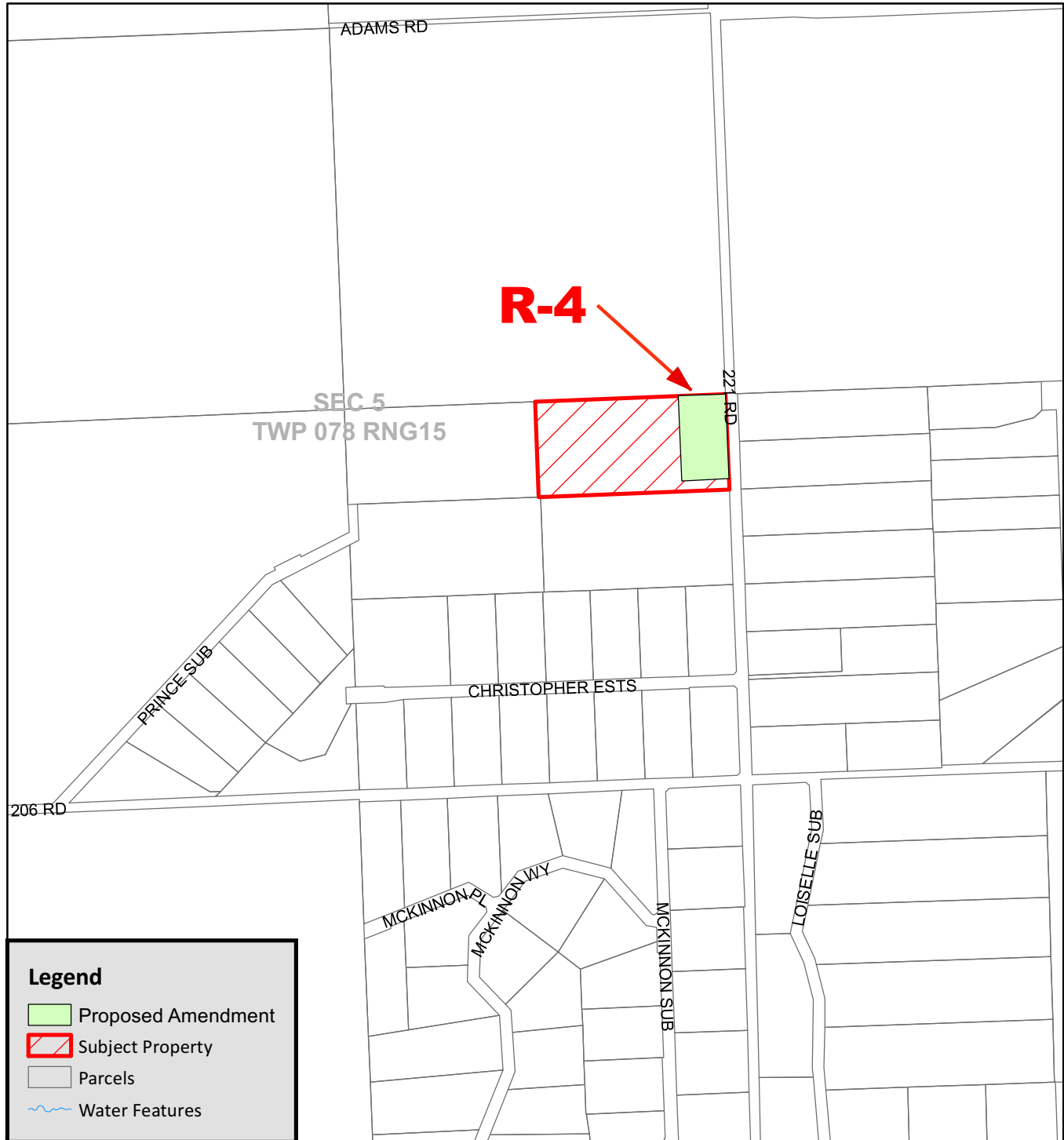
March 14, 2019



Peace River Regional District  
Bylaw No. 2334, 2018  
**SCHEDULE "A"**



Map No. 13 - Schedule B of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a +/-1.81 ha (+/-4.5 acres) portion of Lot 1, plan PGP45150, except part subdivided by plan BCP42557, Section 5, Township 78, Range 15, W6M, PRD **from** R-5 "Residential 5 Zone" **to** R-4 "Residential 4 Zone" as shown shaded on the drawing below:



**Legend**

- Proposed Amendment
- Subject Property
- Parcels
- Water Features