



PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – AGENDA
Proposed Zoning Amendment Bylaw No. 2334, 2018
Thursday, February 7, 2019 @ 7:00 pm
Peace River Regional District Head Office Boardroom
1981 Alaska Avenue, Dawson Creek, BC

1. CALL TO ORDER

2. STATEMENT OF PUBLIC HEARING (Chair)

This public hearing is convened pursuant to Section 465 of the *Local Government Act* to allow the public to make representations to the Board respecting matters contained in proposed Zoning Amendment Bylaw No. 2334, 2018.

Every one of you present who believes that your interest is affected by the proposed bylaws shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaw. None of you will be discouraged or prevented from making your views known. However, it is important that you restrict your remarks to matters contained in the proposed bylaw.

When speaking please commence your remarks by clearly stating your first and last name.

Members of the Board may, if they so wish, ask questions of you following your presentation. However, the function of the Board at this public hearing is to listen to you rather than to debate the merits of the proposed bylaw.

After this public hearing has concluded, the Board may, without further notice, give whatever effect the Board believes proper to the representations made at this hearing.

3. INTRODUCTION TO PROPOSAL

Landowners: Chandra Irvine and William Irvine

Legal Description: Lot 1 Section 5 Township 78 Range 15 W6M PRD Plan PGP45150 except Part Subdivided by Plan BCP42557; 13015 221 Road

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.

4. SUMMARY OF APPLICATION PROCEDURE

Application received.	April 18, 2018
Application and draft bylaws circulated to municipalities and provincial agencies.	October 16, 2018

PRRD Board gives bylaw 1 st & 2 nd Reading and authorizes Public Hearing.	December 14, 2018
Public Hearing Notification published as follows: <ul style="list-style-type: none"> • Posted to the PRRD website (January 17) • Advertised in The Mirror (January 24 & January 31) • Mailed to landowners/occupiers within 1500 m notification area (January 25) • Posted to the PRRD Facebook page (Jan 31 & Feb 4) • Advertised in the Northern Horizon newspaper (February 1) • Advertised on Energetic City website (February 4-6) 	January & February 2019
Public Hearing takes place at the Peace River Regional District Head Office, 1981 Alaska Avenue, Dawson Creek, BC	February 7, 2019

5. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

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 the if the operate 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 I a regulation resection 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."*

6. WRITTEN COMMENTS RECEIVED FROM PUBLIC
7. COMMENTS FROM APPLICANT
8. COMMENTS FROM PUBLIC
9. FINAL COMMENTS FROM APPLICANT
10. TERMINATION OF PUBLIC HEARING

List of Attachments:

- A. Proposed Zoning Amendment Bylaw No. 2334, 2018.
- B. Public Notification for Zoning Amendment Bylaw No. 2334, 2018.
- C. Peace River Regional District Report and Attachments: Zoning Amendment Bylaw No. 2334, 2018

Attachment A:

Proposed Zoning Amendment Bylaw No. 2334, 2018.

**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	_____	day of _____	, 2018.
READ A SECOND TIME THIS	_____	day of _____	, 2018.
Public Notification published on	_____	day of _____	, 2018.
Notification mailed on the	_____	day of _____	, 2018.
READ A THIRD TIME THIS	_____	day of _____	, 2018.
ADOPTED THIS	_____	day of _____	, 2018.

(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____.

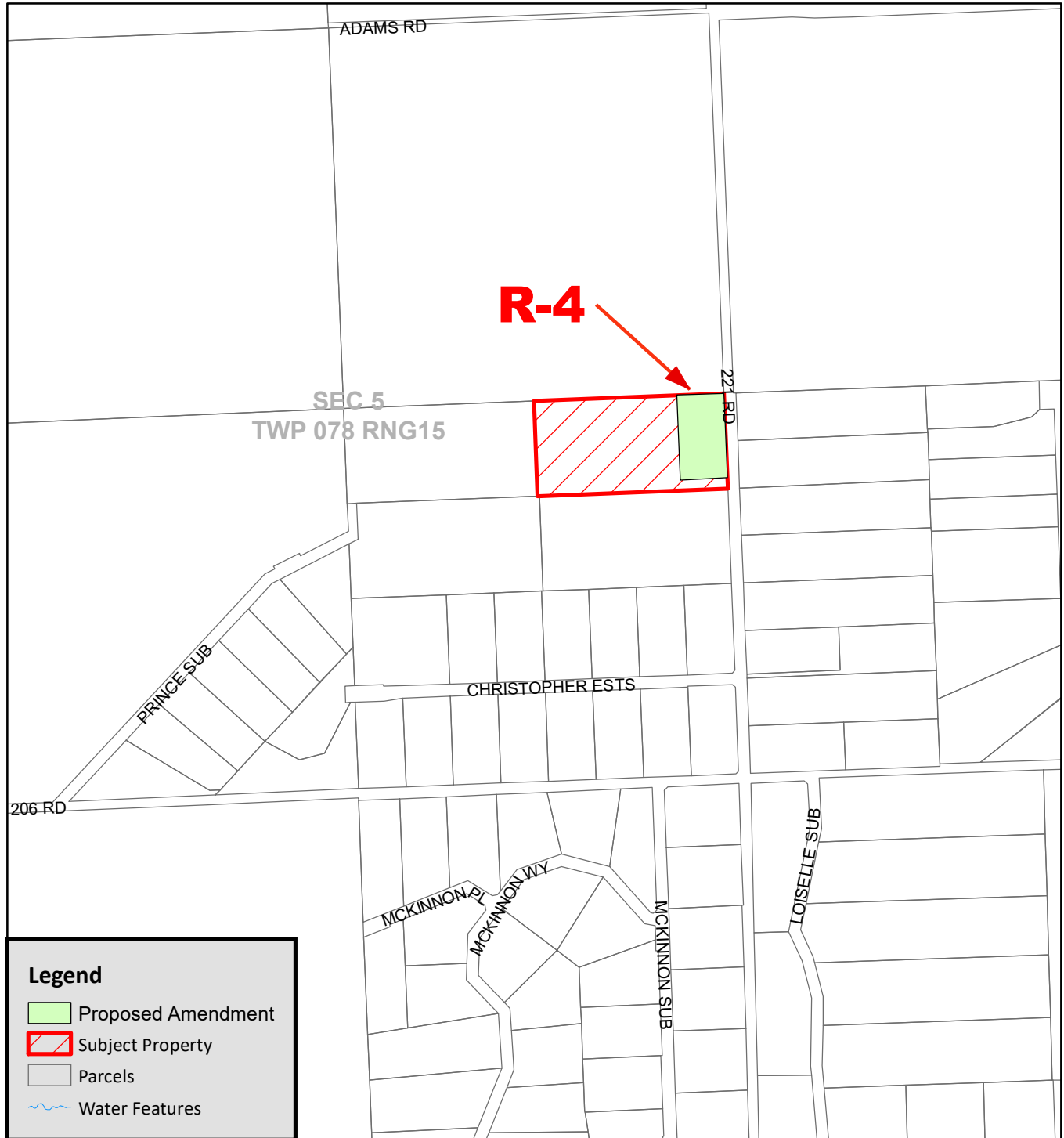
Corporate Officer



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:



Attachment B:

Public Notification for Zoning Amendment Bylaw No. 2334, 2018.



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

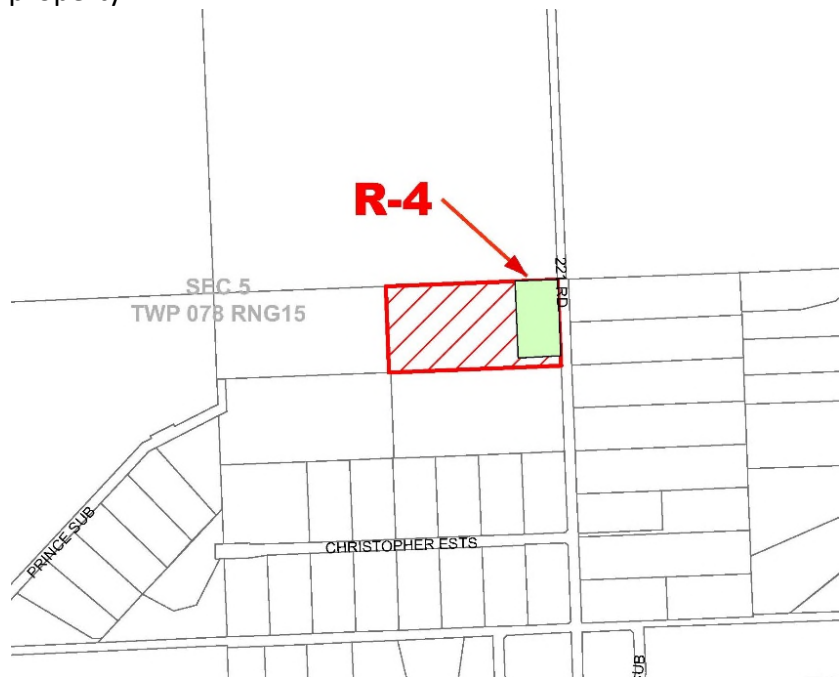


prrd.bc.ca |

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 (9505-100th Street, Fort St. John, BC). Written comments or concerns accepted.

Shawn Dahlen, Chief Administrative Officer

diverse. vast. abundant.

Attachment C:

Peace River Regional District Report and Attachments: Zoning Amendment Bylaw No. 2334,
2018



PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES
ZONING AMENDMENT REPORT
BYLAW No. 2334, 2018
1st & 2nd Reading

OWNER: Chandra Irvine & William Irvine **DATE:** November 13, 2018
AGENT: Tyler Mikkelson (Caltech Surveys) **FILE No.:** 18-123
AREA: Electoral Area 'D'
LEGAL: Lot 1 Section 5 Township 78 Range 15 W6M PRD Plan PGP45150 Except Part Subdivided by Plan BCP42557
LOT SIZE: 8.08 ha (19.96 ac)
LOCATION: South Dawson

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.

RECOMMENDATION: [ALL DIRECTORS – CORPORATE UNWEIGHTED]

1. THAT the Regional Board read Zoning Amendment Bylaw No. 2334, 2018 for a first and second time; further, that the holding of a public hearing be waived pursuant to s. 464(2) of the *Local Government Act*, and public notification pursuant to s. 467 of the *Local Government Act* be authorized.

ALTERNATIVE OPTIONS

- OPTION 1** 1. THAT the Regional Board read Zoning Amendment Bylaw No. 2334, 2018 for a First and Second time; further, that a Public Hearing be held pursuant to the *Local Government Act* and that the Public Hearing be delegated to the Director of Electoral Area 'D'.
- OPTION 2** 1. THAT the Regional Board refuse the application as submitted.

SITE CONTEXT

The subject property is located approximately 1.5 km east of the City of Dawson Creek, along the 211 Road in South Dawson, less than 1 km from the Dangerous Goods Route. The subject property 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 of 1.8 ha (4.5 ac) to 4 ha (10 ac). The subject property is currently zoned R-5 'Residential 5 Zone', with a mobile home and lagoon on the east portion of the property near 211 Road, "Ski Hill Road". 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')

Dept. Head:

CAO: 

Page 1 of 4

December 14, 2018

SITE FEATURES

- LAND:** Based on aerial photos and the applicant's site plan, the subject property is mostly cleared and grassed with a few trees on the south and east perimeter. There is a buffer of trees between the subject property's north parcel line and the agricultural property it borders to the north.
- STRUCTURES:** An existing mobile home on the southeast corner of the property and a number of existing outbuildings.
- ACCESS:** The property is accessed from 211 Road.
- CLI SOIL RATING:** On more than half of the land base (north end of property) the soil classification 60% Class 2c and 40% Class 3x. Class 2 soils have moderate limitations that restrict the range of crops or require moderate conservation practices. Subclass 'c' denotes a significant adverse climate for crop production. 2c soils are some of the best quality soils in the Peace River Regional District. Class 3 soils have moderately severe limitations that restrict the range of crops or require special conservation practices. Subclass 'x' denotes soils with limitations resulting from two or more adverse characteristics.
- The south portion of the subject property has a soil classification of 70% Class 5TP and 30% Class 7TP. 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. Subclasses 'TP' denote the soil is limited by both slope and stoniness.
- FIRE:** Within the Dawson Creek Rural Fire Protection area.
- BUILDING INSPECTION AREA:** Within the Mandatory Building Permit area.

COMMENTS AND OBSERVATIONS

- APPLICANT:** The applicant intends to subdivide the property into two lots and requires a zoning amendment to do so. The proposed rezoning of a 1.81 ha portion (4.5 ac) of subject property is to permit the applicant to create a residential lot for the existing mobile home, lagoon, and outbuildings. The applicant intends to build a house on the second 6.27 ha (15.5 ac) lot.
- The applicant applied for a conventional two lot subdivision through the Ministry of Transportation and Infrastructure. The consideration of the subdivision 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.
- ALR:** The subject property is outside the ALR. The northeast 30% of the property was formerly in the ALR but excluded from the ALR by Agricultural Land Commission Resolution #596/2008. The subject property borders ALR land to the north. Land to the south, east, and west are outside of the ALR.
- OCP:** The *South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012* designates the subject property RN (Rural Neighbourhood). The goal of the Rural Neighbourhood designation is to "recognize existing rural residential subdivisions and promote infilling of these areas lying outside the ALR or on lands having topographical constraints, low agricultural capability, or

those that are fragmented land parcels” [Section 6.3]. Section 6.3(2) further states that “within the Rural Neighbourhood designation the principal uses of land will generally be limited to residential, and agriculture, subject to zoning regulations.” An objective of the OCP is “to support new residential development and infilling within the Rural Neighbourhoods,” [Section 6.3.1(b.)] including the area generally described as Bear Mountain. The proposed use is consistent and complimentary to the goals and objectives of OCP; therefore, an OCP amendment is not required.

ZONING: The subject property is zoned R-5 (Residential 5 Zone) in accordance with *Peace River Regional District Zoning Bylaw No. 1343, 2001*. While the R-5 zone does permit the proposed use, it requires minimum parcel size of 4 ha (10 ac); therefore, a zoning amendment of the 1.81 ha (4.5 ac) portion of the subject property would be required to meet both parcel size requirements as proposed by the applicant. Within the proposed R-4 zone, the minimum parcel size is 1.8 ha (4.5 ac) which is consistent with the application.

Within both the R-4 and the R-5 zone, the minimum setback from a building or structure for an interior side parcel line is 3 m (10 ft). Based on the subdivision plan provided by the applicant, the proposed panhandle would result in the existing mobile home having a setback of 1.1 m (3.6 ft) on the interior side parcel line. The applicant has applied for a Development Variance Permit for the subject property that will be brought forward for Regional Board consideration.

IMPACT ANALYSIS

CONTEXT: The subject property is located near the City of Dawson Creek and in close proximity to Bear Mountain Ski Hill along the edge of a rural neighbourhood boundary. The subject property is located next to three parcels with residential properties with large portions of the land covered with trees and/or grasses. The parcels across the road from the subject property are residential lots zoned R-4. The majority of properties within this rural neighbourhood are currently zoned R-4. The proposal for a 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 lies outside of the ALR, is not used for agricultural, and rezoning to from ‘R-5’ to ‘R-4’ will continue to allow agriculture or agriculture domestic activities.

WATER & SEWER: The portion of the subject property under consideration for rezoning has a pre-existing cistern and lagoon for the mobile home. The applicant intends to service the proposed second residential lot with a cistern and lagoon which would require approval from Northern Health.

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). The 211 Road, “Ski Hill Road” would be the access point for residents.

COMMENTS RECEIVED FROM MUNICIPALITIES AND PROVINCIAL AGENCIES

DAWSON CREEK: “Our interests are unaffected.”

FORT. ST. JOHN: “Interests unaffected by bylaw.”

DAWSON CREEK FIRE DEPT: No response received.

CHETWYND: No response received.
HUDSON’S HOPE: No response received.
TAYLOR: *“Interests unaffected by bylaw.”*
TUMBLER RIDGE: No response received.
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.”*
NORTHERN HEALTH: *“Based on the intended use of the Application, Northern Health has no objections.*

Please be aware the if the operate 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 I a regulation resection 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.”

ATTACHMENTS:

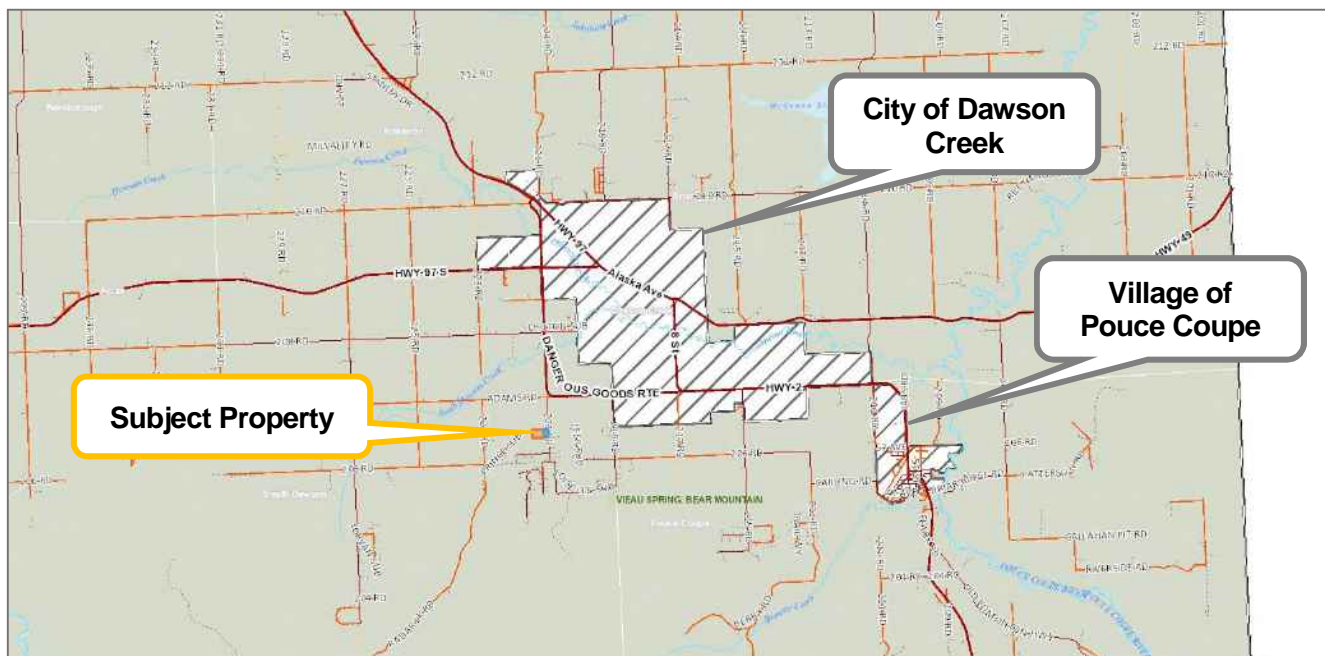
1. Maps
2. Application
3. Referral responses from agencies/local governments
4. Director Referral
5. Draft bylaw to amend zoning

Staff Initials: Dept. Head: CAO: Page 4 of 4

MAPS

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

Context Map



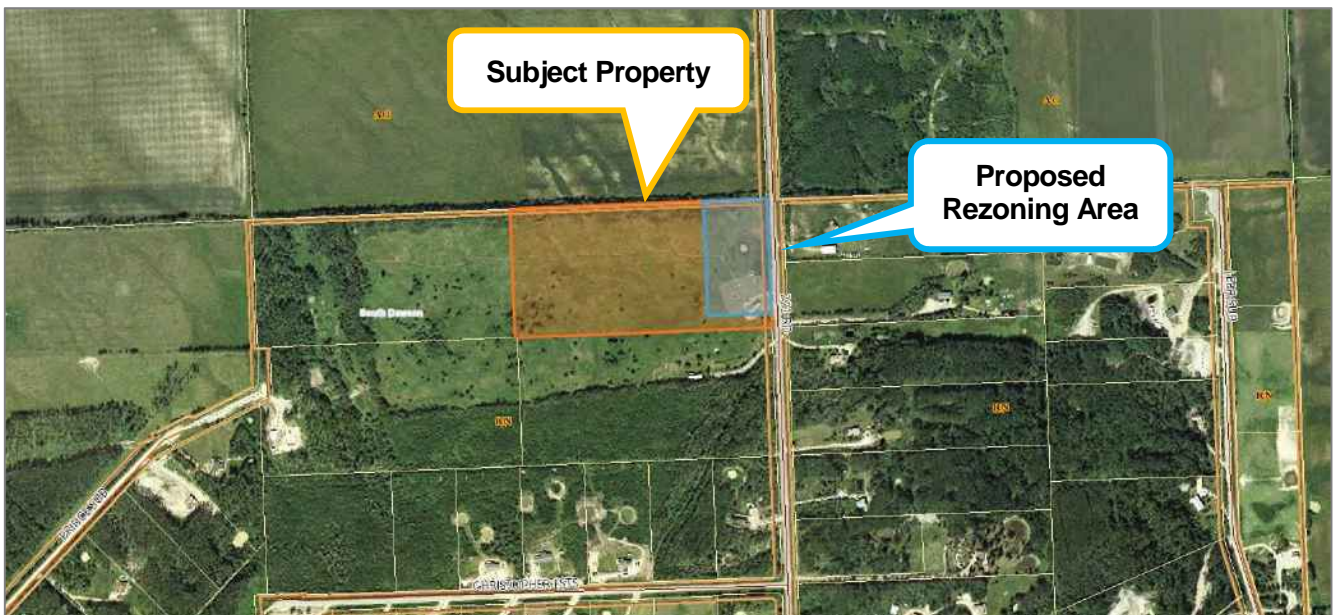
Aerial Photo



MAPS

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

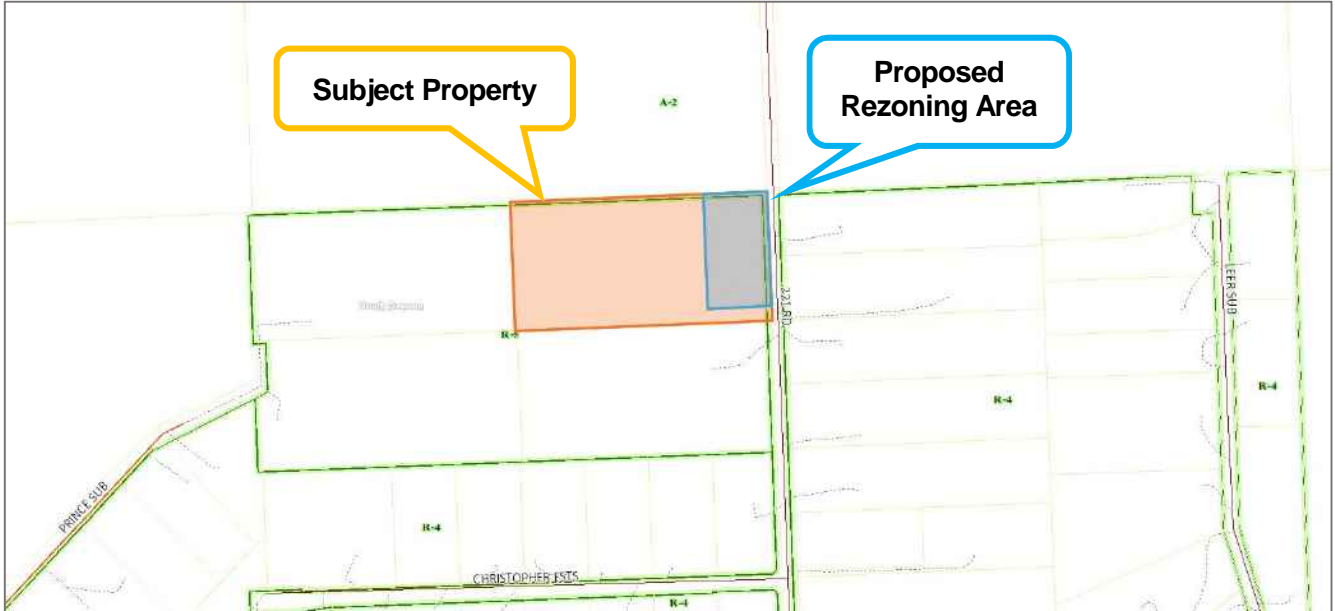
PRRD South Peace Fringe Area OCP Bylaw No. 2048, 2012: RN (Rural Neighbourhood)



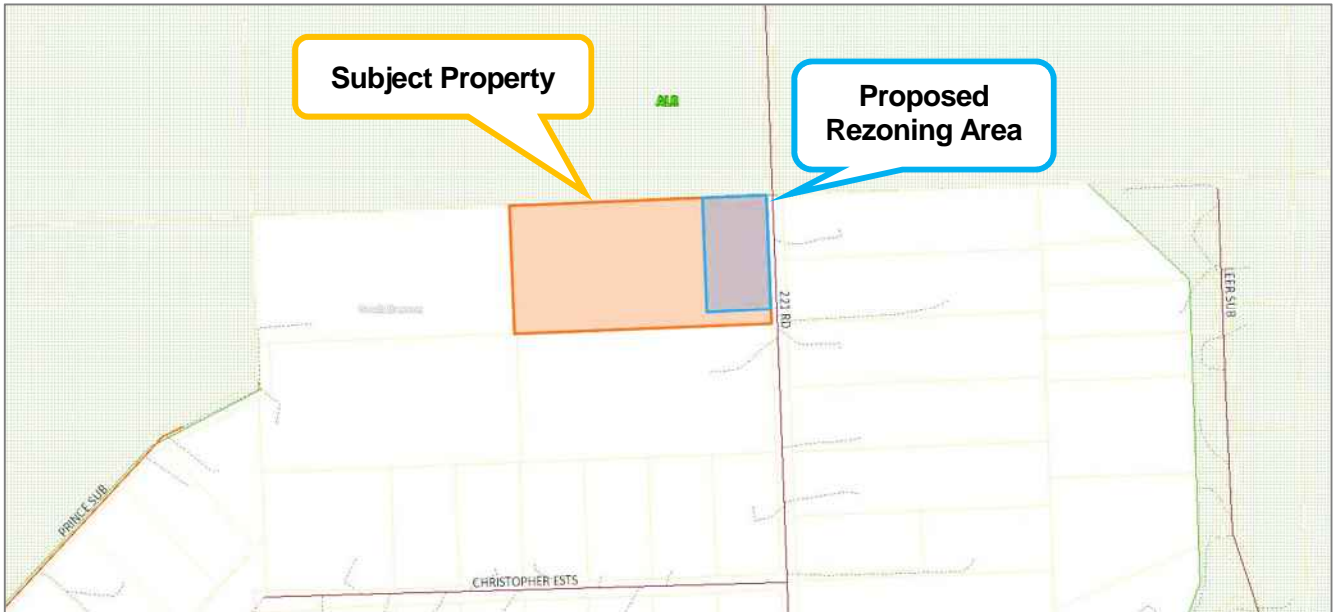
MAPS

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

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



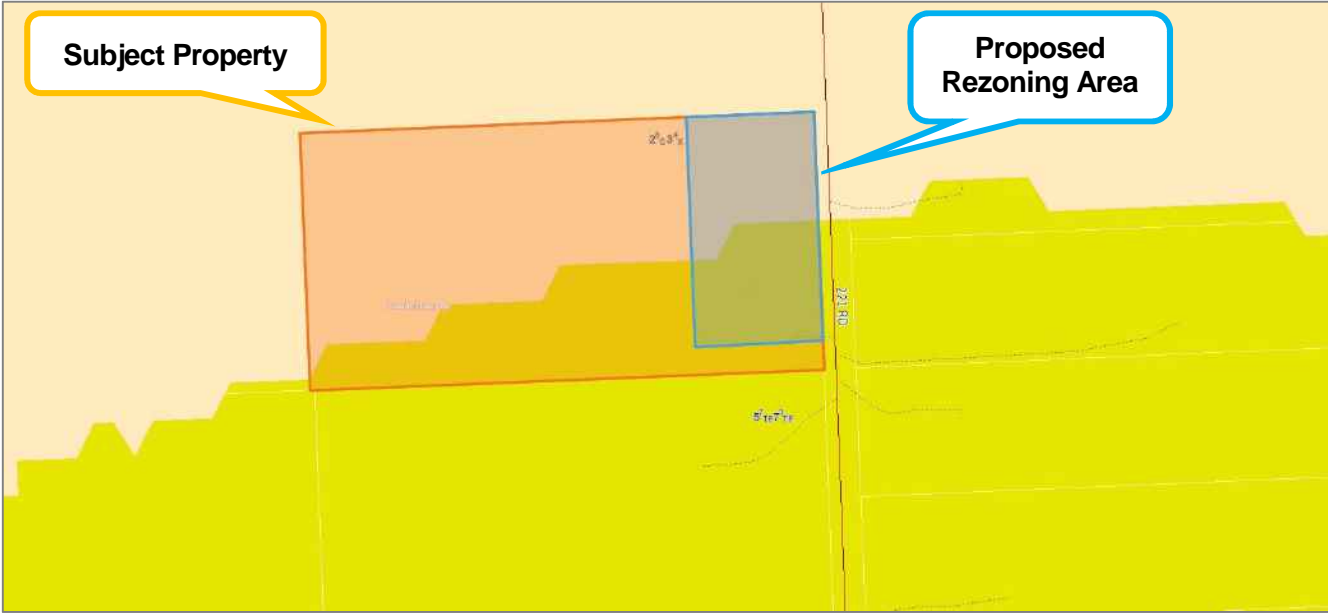
Agricultural Land Reserve



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 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
<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 William Gene Irvine	Authorized Agent of Owner (if applicable) Tyler Mikkelson (Caltech Surveys)
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.

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.

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 15th, 2018
Date signed

[Redacted Signature]

Signature of Owner

04/15/2018
Date signed

16. **AGENT'S AUTHORIZATION**

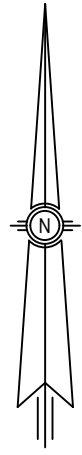
If you have an agent act on your behalf in submission of this application, the following authorization **MUST** be signed by **ALL** property owners.

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

NE 1/4 SECTION 5
TOWNSHIP 78, RANGE 15

W6M

NW 1/4 SECTION 4
TOWNSHIP 78, RANGE 15



LOT A
Plan BCP42557

TP 78

LOT A
Plan BCP31796

+/- 201m

R 15

SEC 5

LOT B
(Area = 6.27 ha)

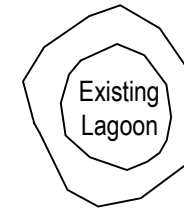
REM LOT 1
PLAN PGP45150

+/- 402m

REM LOT 2
Plan PGP45150

+/- 100m

LOT A
(Area = 1.81 ha)



Existing
Mobile Home

Existing
Cistern

1.1m setback

+/- 100m

+/- 181m

+/- 181m

221 ROAD

+/- 20m

LOT 8
Plan PGP21955

LOT 7
Plan PGP21955

LOT 6
Plan PGP21955

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:
CLIENT FILE:
DATE:

718-0759ASU01R02
July 3, 2018

Peace River Regional District Agency Referral Form

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

October 16, 2018

You are requested to comment on the attached Zoning Amendment Bylaw for potential effect on your agency's interests. We would appreciate your response within 21 days (**November 7, 2018**). If no response is received within that time, it will be assumed that your agency's interests are unaffected.

Purpose: 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.

General Location: South Dawson

Legal Description: Lot 1, Section 5, Township 78, Range 15, W6M, PRD, Plan PGP45150 , Except Part Subdivided by Plan BCP42557

Agricultural Land Reserve Status: Outside of ALR

Land Owners: William and Chandra Irvine

OCP Designation: Rural Neighbourhood

Area of Property: South Dawson

Zoning: R-5 (Residential 5 Zone)

This referral has been forwarded to the following agencies:

- Northern Health Authority (Angela.Stenbraaten@northernhealth.ca)
- Northern Health Authority (resource.development@northernhealth.ca) Barb Oke
- Ministry of Transportation & Infrastructure (via eDAS)
- District of Chetwynd (d-chet@gochetwynd.com)
- City of Dawson Creek (admin@dawsoncreek.ca)
- District of Hudson's Hope (clerk@hudsonshope.ca)
- District of Taylor (lford@districtoftaylor.com)
- City of Fort St. John (RJamurat@fortstjohn.ca) (CJackson@fortstjohn.ca)
- Village of Pouce Coupe (admin@poucecoupe.ca)
- District of Tumbler Ridge (tradmin@dtr.ca)
- Dawson Creek Fire Department (shorty@dawsoncreek.ca)
- Oil & Gas Commission (Scott.Wagner@BCOGC.ca; Allison.Mackay@bcogc.ca)

Please fill out the Response Summary on 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.


Danielle 

Danielle Patterson, Planning Intern

December 14, 2018



18-123 (Irvine)	RESPONSE SUMMARY	Zoning Amendment Bylaw No. 2334, 2018
<input type="checkbox"/> Approval recommended for reasons outlined below	<input checked="" type="checkbox"/> Interests unaffected by bylaw	
<input type="checkbox"/> Approval recommended subject to conditions below	<input type="checkbox"/> Approval NOT recommended due to reasons outlined below	

Signed: 	Title: Tyla Pennell, Corporate Officer
Date: Oct 18/18	Agency: District of Taylor

Please email responses to Danielle Patterson (danielle.patterson@prrd.bc.ca) by November 7, 2018.

October 19th, 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

December 14, 2018

Danielle Patterson

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

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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

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,



Ministry of
Transportation
and Infrastructure

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

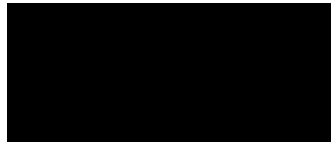
Attn: Jacqueline Burton, Peace River Regional District – Development Service Coordinator

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)

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