



REPORT

To: Chair and Directors

Date: May 30, 2019

From: Kevan Sumner, General Manager of Development Services

Subject: Zoning Amendment Bylaw No. 2333, 2019, PRRD File No. 18-117

RECOMMENDATION #1: *[Corporate Unweighted]*

That Zoning Amendment Bylaw No. 2333, 2019 to rezone a ± 8.3 ha portion of the property legally described as SW ¼ of S 19 TP 78 R 14 W6M PR from A-2 (Large Agricultural Holdings Zone) to R-5 (Residential 5 Zone) be given third reading.

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

That Zoning Amendment Bylaw No. 2333, 2019 be adopted.

BACKGROUND/RATIONALE:

Proposal

To rezone a ± 8.3 ha portion of the subject property from A-2 (Large Agricultural Holdings Zone) to R-5 (Residential Zone 5) to facilitate a parcel realignment with the neighbouring ¼ section.

File Details

File No.: 18-117
 Owner: LePine Farms Ltd.
 Agent: Not applicable
 Area: Electoral Area 'D'
 Location: Briar Area
 Legal: South West ¼ of Section 19 Township 78 Range 14 W6M Peace River
 PID: 014-232-049
 Lot Size: 64.6 ha
 Civic Address: 9194 213 Road (Cosins Road)

Site Context

The subject property is less than a 10 minute drive from Dawson Creek and is predominately surrounded by agricultural properties used for farming, some of which include dwellings. There are rural residential homes in the area. The immediate surrounding land uses (and zones) are as follows:

- North: Agriculture and Rural Residential (zoned A-2 and R-5)
- South: Agriculture (zoned A-2)
- East: Agriculture (zoned A-2)
- West: Agriculture (zoned A-2)

Staff Initials: KC

Dept. Head: 

CAO: 

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October 10, 2019

Summary of Procedure

Application 18-117 was submitted in April of 2018. The proposed bylaw was referred to municipalities and agencies in November 2018 and placed before the Regional Board for 1st and 2nd reading in February 2019 (see attached report). The Regional Board approved the holding of a Public Hearing. Public and newspaper notification was sent out during the months of March and April, 2019, and the Public Hearing was held on April 24th, 2019 at the Rolla Community Hall (see attached minutes).

Summary of Public Hearing Comments

There were six members of the Public that attended the Public Hearing. Questions and discussions at the Public Hearing related to the following:

- Whether or not the types and sizes of subdivision can change the use of the land. Discussion regarding zoning, property size, land use and the ALC followed.
- The size of a lot and if it changes the requirement for lagoon or dugouts? It was communicated that this is Northern Health jurisdiction.
- Total number of dwellings permitted on a parcel and the new Agricultural Land Commission regulations.
- Succession planning for properties within the Agricultural Land Reserve and the challenges associated with obtaining mortgages, loans and transferring ownership to younger generations.

ALTERNATIVE OPTIONS:

1. That Zoning Amendment Bylaw No. 2333, 2019 be refused as submitted.
2. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

COMMUNICATIONS CONSIDERATION(S):

OTHER CONSIDERATION(S):

Attachments:

1. February 13th, 2019 PRRD Staff Report for Zoning Amendment Bylaw No. 2333, 2019
 - a. Maps
 - b. Site visit photos
 - c. Application
 - d. Referral responses from agencies/local governments
 - e. Comments from Electoral Area Director
 - f. Zoning Bylaw
2. Public Notice
3. April 24th, 2019 Public Hearing Minutes
4. Zoning Bylaw No. 2333, 2019



REPORT

To: Chair and Directors

Date: February 13, 2019

From: Danielle Patterson, Planning Intern

Subject: Zoning Amendment Bylaw No. 2333, 2019

RECOMMENDATION: [All Directors – Corporate Unweighted]

That Zoning Amendment Bylaw No. 2333, 2019 to rezone a ± 8.3 ha portion of the property legally described as SW ¼ of S 19 TP 78 R 14 W6M PR from A-2 (Large Agricultural Holdings) to R-5 (Residential Zone 5) be given first and second readings; 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'.

BACKGROUND/RATIONALE:

PROPOSAL: To rezone a ± 8.3 ha (± 20.6 ac) portion of the subject property from A-2 (Large Agricultural Holdings Zone) to R-5 (Residential Zone 5) to facilitate a parcel realignment with the neighbouring ¼ section.

SITE DETAILS

OWNER: LePine Farms Ltd.

AGENT: Not applicable

AREA: Electoral Area 'D'

PRRD FILE NUMBER: 18-117

LEGAL DESCRIPTION: South West ¼ of Section 19 Township 78 Range 14 W6M Peace River

PID: 014-232-049

LOT SIZE: 64.6 ha (159.7 ac)

CIVIC ADDRESS: 9194 213 Road (Cosins Road)

LOCATION: Briar Area

SITE CONTEXT: The subject property is less than a 10 minute drive from Dawson Creek and is predominately surrounded by agricultural properties used for crops; some of these properties have dwellings. There are rural residential homes in the area. The immediate surrounding land uses (and zones) are as follows:

- North: Agriculture and Rural Residential (zoned A-2 and R-5)
- South: Agriculture (zoned A-2)
- East: Agriculture (zoned A-2)
- West: Agriculture (zoned A-2)

SITE FEATURES

LAND: Based on aerial photos and a site visit, the portion of the subject property under consideration for rezoning is gently sloped southwards and mostly grassed. The northwest perimeter has a tree windbreak and a dugout. A narrow strip of hayfield lies along the east perimeter.

STRUCTURES: An existing dwelling, shop, storage shed, fence for horse pasture, eight (8) elevated grain storage bins, airplane hangar, as well as two (2) aging barns.

Staff Initials:

DP

Dept. Head:

CAO:

AM

Page 1 of 4

October 10, 2019

ACCESS: 213 Road (Cosins Road), south of 210 Road.

CLI SOIL RATING: The soil classification is 2C and among the best soils within the Peace River Regional District. Class 2 soils have moderate limitations that restrict the range of crops or require moderate conservation practices. Subclass 'C' denotes the soil is effected by adverse climate.

FIRE: Within the Dawson Creek Rural Fire Protection Area.

BUILDING INSPECTION AREA: Within the Mandatory Building Permit area.

COMMENTS AND OBSERVATIONS:

APPLICANT: The applicant owns 65 ha (¼ section) east of the subject property which is under hay production and is applying for a rezoning of a ± 8.3 ha (± 20.6 ac) portion of the property to facilitate a parcel realignment through the Ministry of Transportation and Infrastructure. The purpose of the parcel realignment is to create a parcel for Mrs. LePine to reside on and to keep the home in the family. Mrs. LePine's immediate family members plan to purchase and reside on the property when Mrs. LePine retires to town. The family intends to continue using the property as a rural residence with some agricultural uses, with plans to expand the horse pastures. The remaining ± 119.4 ha (± 295 ac) parcel will continue to be used for hay production.

ALR: The subject property and the neighbouring properties are located in the ALR. Due to applicant applying for a parcel realignment, the approval of the proposed subdivision falls under the jurisdiction of the Ministry of Transportation and Infrastructure and does not require ALC approval.

CURRENT OCP: Designated 'Agriculture', within the *PRRD South Peace Fringe Area OCP Bylaw No. 2048, 2012*.

The raising of horses¹, the residence, and grain storage bins are permitted uses. The 'Agriculture' designation allows for parcels of less than 63 ha (155 ac) when, on a one-time basis per parent parcel, "*the subdivision is being made for the purpose of providing residence to the landowner, or a relative of the landowner*" or "*the land is within the ALR and a farm business rationale is presented which involves a benefit for agriculture.*" [*Policy 5.1.2 (c)*]. Based on this information the proposal is consistent with the *OCP*.

ZONING: The subject property is zoned A-2 (Large Agricultural Holdings Zone) in accordance with *PRRD Zoning Bylaw No. 1343, 2001*.

While A-2 zoning allows the proposed use, it requires a minimum parcel size of 63 ha (155 ac); therefore, a zoning amendment is required. Within the proposed R-5 Zone (Residential Zone 5), the minimum parcel size is 4 ha (9.9 ac) which is consistent with the proposal. Staff worked with the applicant on a site plan that would meet building and structure setback requirements for future parcel realignment.

¹ The *Agricultural Land Commission's* "Common farming and ranching activities" list defines "livestock" to include raising horses.

IMPACT ANALYSIS:

CONTEXT: The properties in the surrounding area range in size from 65 ha (¼ sections) to lots in the 0.5 ha (1.2 ac) to 45 ha (111.2 ac) size range. The proposed zoning meet the rural lifestyle of the area, which includes grain/hay fields, rural homes, and hobby-farm style properties.

AGRICULTURE: The proposed rezoning would allow the ± 8.3 ha (± 20.6 ac) portion to continue to be utilized for agriculture and complementary uses to agriculture but does not require the property to be used in an agricultural manner. The proposed parcel realignment would create a ± 119.4 ha (± 295 ac) parcel, which would be the largest agricultural parcel in the surrounding area. The ALC has no objection to the applicant’s proposed rezoning with a parcel realignment due to the “*wide range of agricultural opportunities*” it would allow [please see attachments].

WATER & SEWER: The subject property has a pre-existing lagoon and dugout with cistern.

POPULATION & TRAFFIC: The proposed rezoning and subsequent proposed parcel realignment results in no change to the number of dwellings allowed on the two (2) parcels. The Ministry of Transportation and Infrastructure requires access to remain via Road 213 (Cosins Road). Access via Rolla Road is not permitted.

COMMENTS RECEIVED FROM MUNICIPALITIES AND PROVINCIAL AGENCIES

CHETWYND: No response received.

DAWSON CREEK: No response received.

FORT. ST. JOHN: Approval recommended for the reasons outlined below: “*Supportive based on PRRD bylaws and land remaining within the ALR for agriculture support.*”

HUDSON’S HOPE: No response received.

POUCE COUPE: No response received.

TAYLOR: *Interests unaffected by bylaw.*

TUMBLER RIDGE: No response received.

DAWSON CREEK RURAL FIRE PROTECTION: No response received.

AGRICULTURAL LAND COMMISSION: No objections to proposed rezoning provided that the proposed boundary adjustment (parcel realignment) is completed as “*this would result in a consolidated area of ± 121 ha which would allow for a wide range of agricultural opportunities.*” ALC has some concerns about the potential of an alienated residential use in the area “*however, the ALC recognizes that the proposed R-5 Zone permits agricultural uses*” [see attached referral response].

BC OIL & GAS COMMISSION: No response received.

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE: Proposal does not fall within Section 52 of the *Transportation Act* and will not require formal approval. The Ministry has no objections [see attached referral response].

NORTHERN HEALTH: No objections to the rezoning proposal, subject to general conditions from the *Public Health Act* [SBC 2008] and *Drinking Water Protection Act* [SBC 2001] [see attached referral response].

ALTERNATIVE OPTIONS:

1. THAT the Regional Board read Zoning Amendment Bylaw No. 2333, 2019 to rezone a ± 8.3 ha portion of the property legally described as SW ¼ of S 19 TP 78 R 14 W6M PR from A-2 (Large Agricultural Holdings) to R-5 (Residential Zone 5) 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.
2. THAT the Regional Board refuse the application as submitted to rezone a ± 8.3 ha portion of the property legally described as SW ¼ of S 19 TP 78 R 14 W6M PR from A-2 (Large Agricultural Holdings) to R-5 (Residential Zone 5).

STRATEGIC PLAN RELEVANCE:

- Ensure that the Solid Waste Management Plan is operating on a fiscally defensible basis.
- Ensure effective execution of Public Safety and Emergency Services initiatives.
- Foster Collaboration on services with municipalities and electoral areas.
- Establish a strategy for coordinated advocacy on identified issues.
- Manage parks and trails in the region.
- Support the agricultural industry within the regional district.
- Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

None.

COMMUNICATIONS CONSIDERATION(S):

None.

OTHER CONSIDERATION(S):

None.

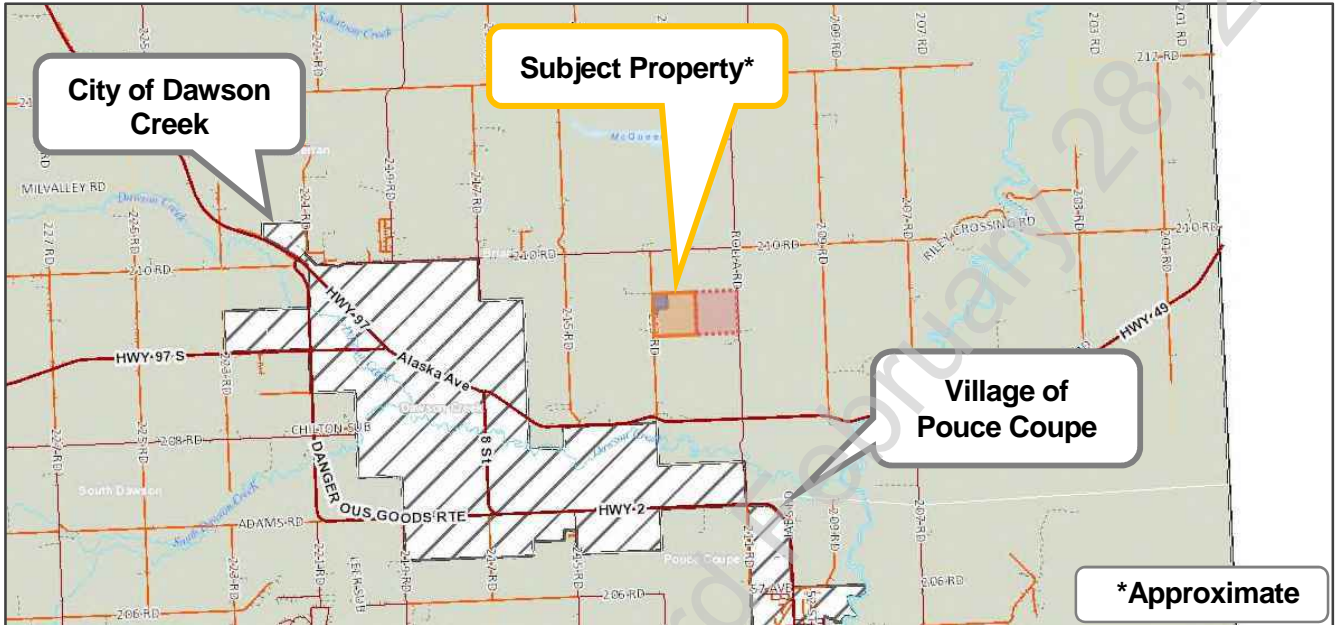
Attachments:

1. Maps
2. Site visit photos
3. Application
4. Referral responses from agencies/local governments
5. Comments from Electoral Area Director
6. Draft bylaw to amend zoning

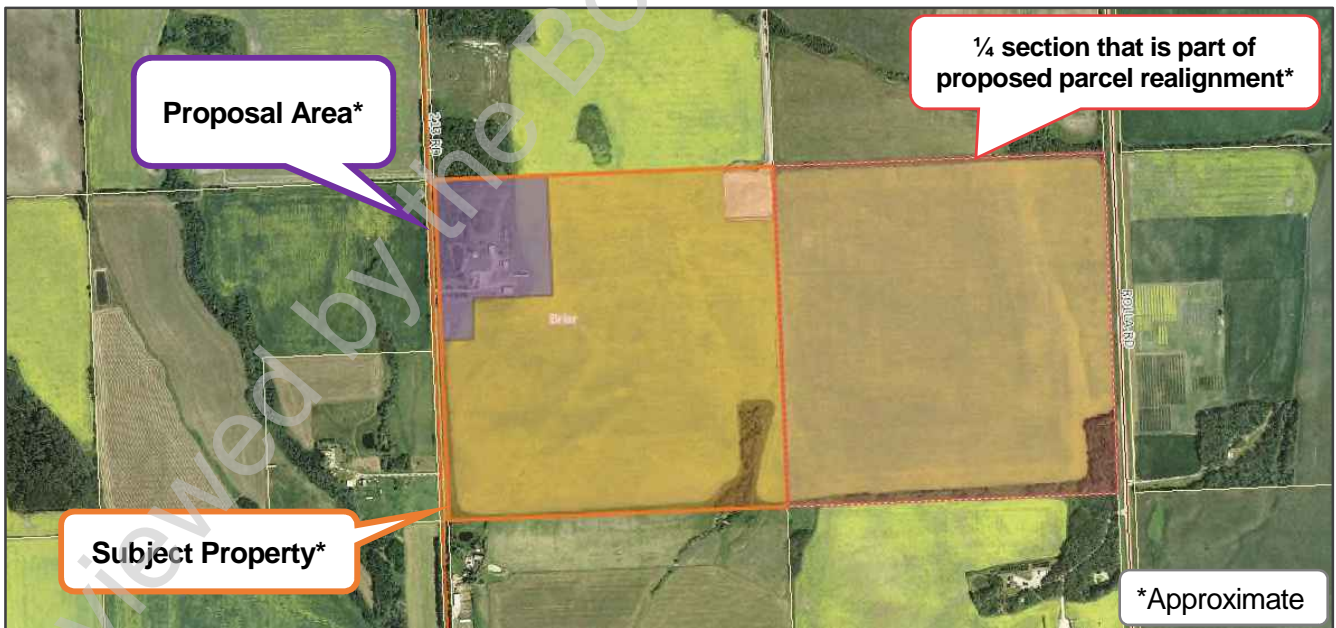
MAPS

Application for Rezoning
File No. 18-117 (LePine Farms)

Context Map



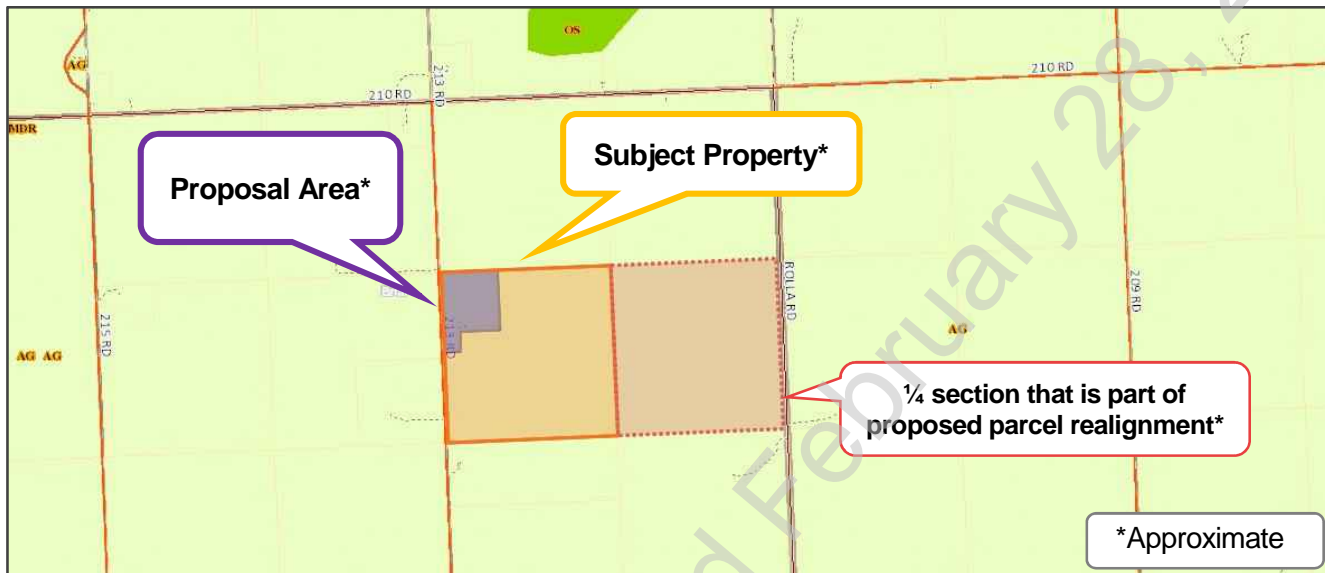
Aerial Photo



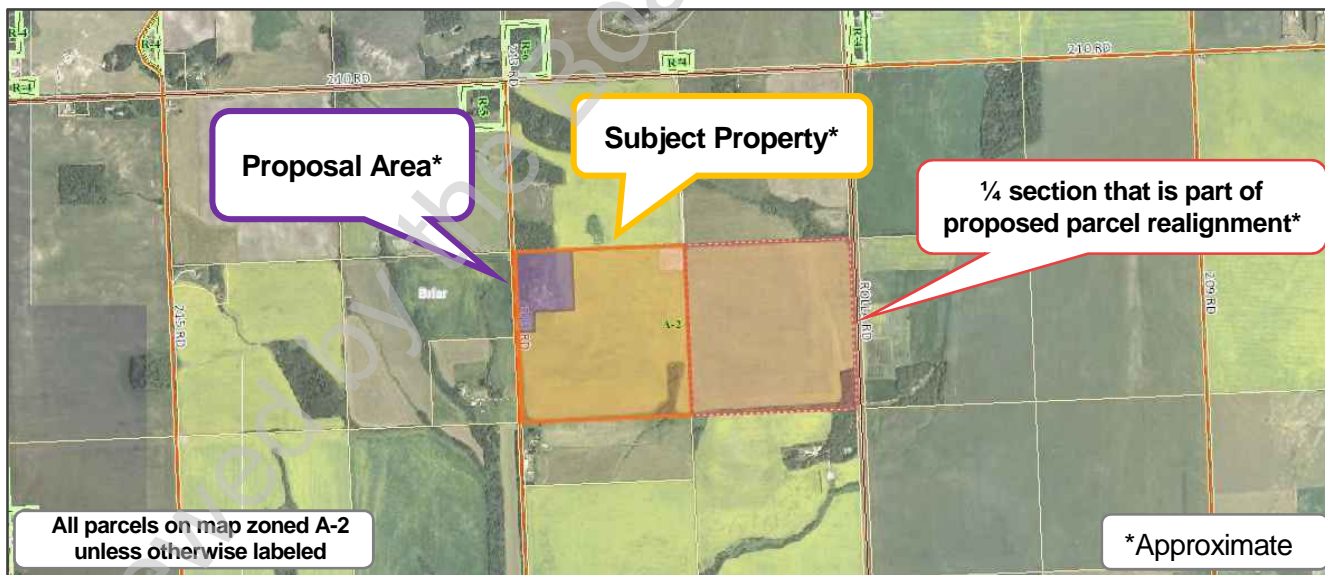
MAPS

Application for Rezoning
File No. 18-117 (LePine Farms)

PRRD South Peace Fringe Area OCP Bylaw No. 2048, 2012: Agriculture



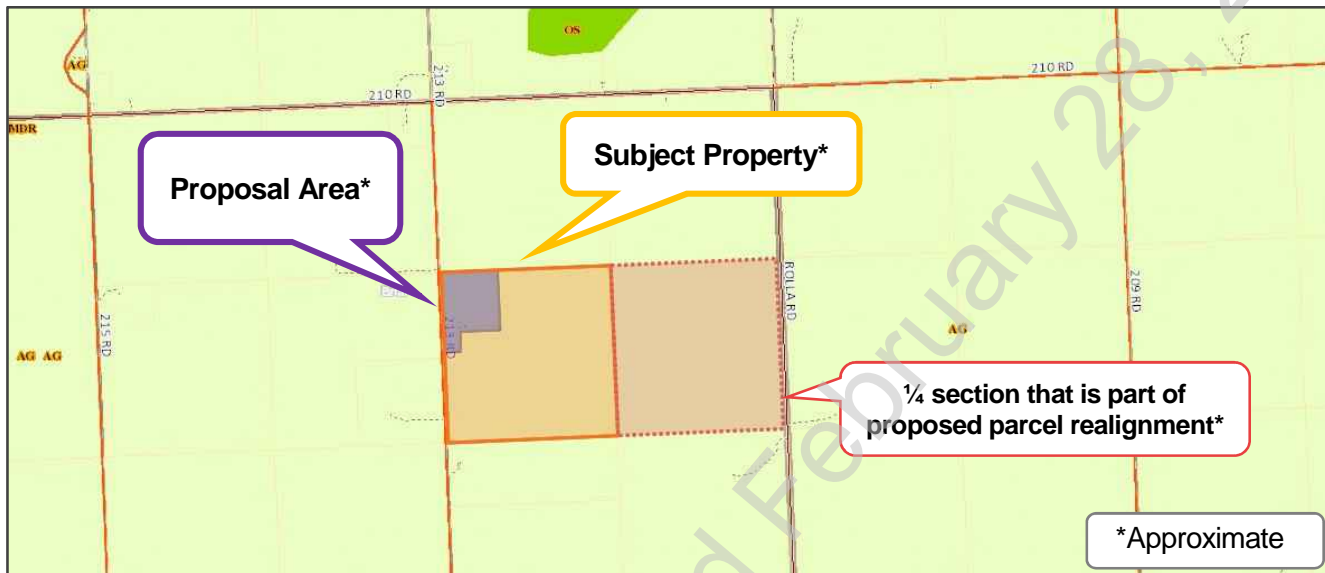
PRRD Zoning Bylaw No. 1343, 2001: A-2 (Large Agricultural Holdings)



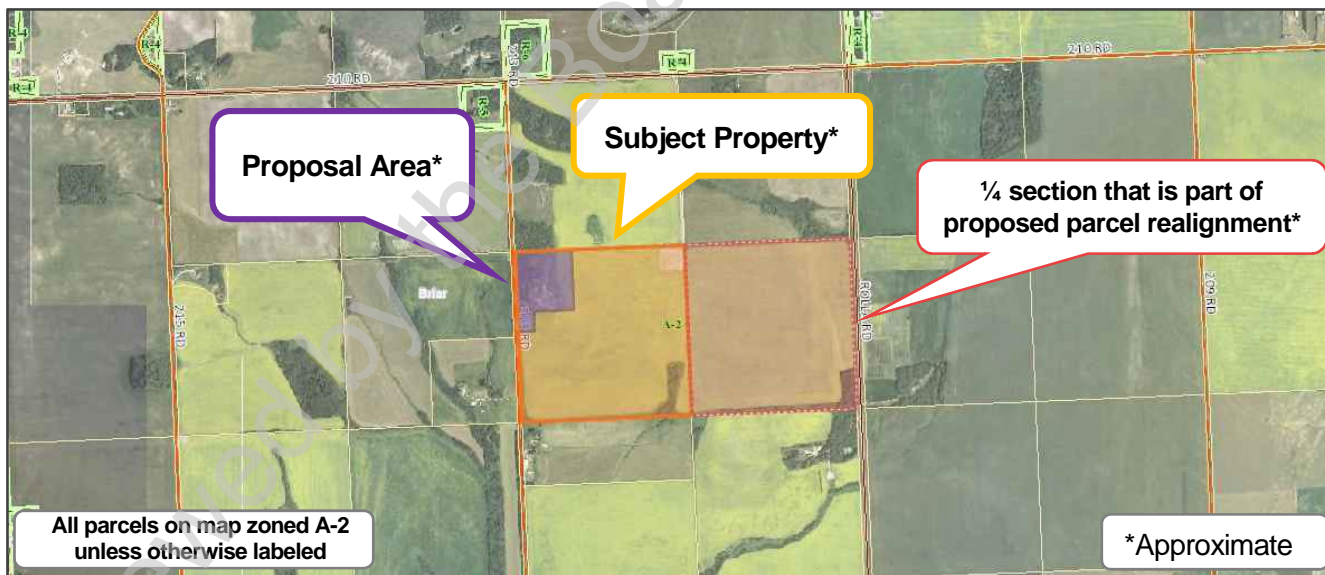
MAPS

Application for Rezoning
File No. 18-117 (LePine Farms)

PRRD South Peace Fringe Area OCP Bylaw No. 2048, 2012: Agriculture



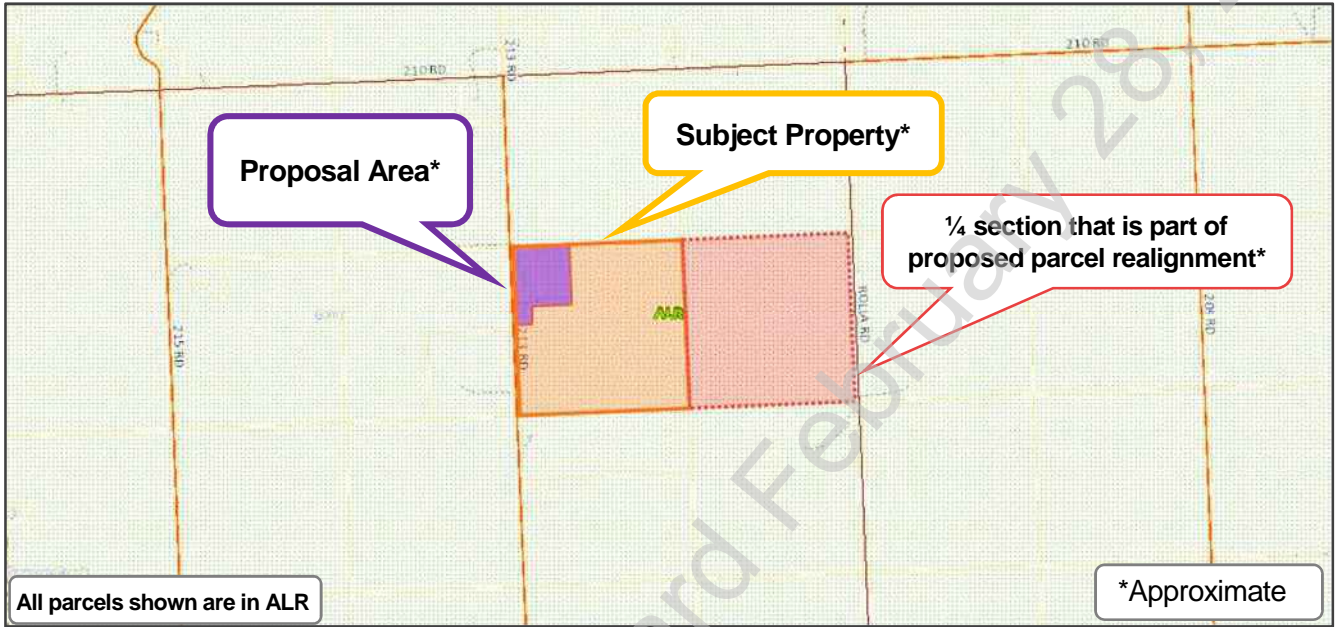
PRRD Zoning Bylaw No. 1343, 2001: A-2 (Large Agricultural Holdings)



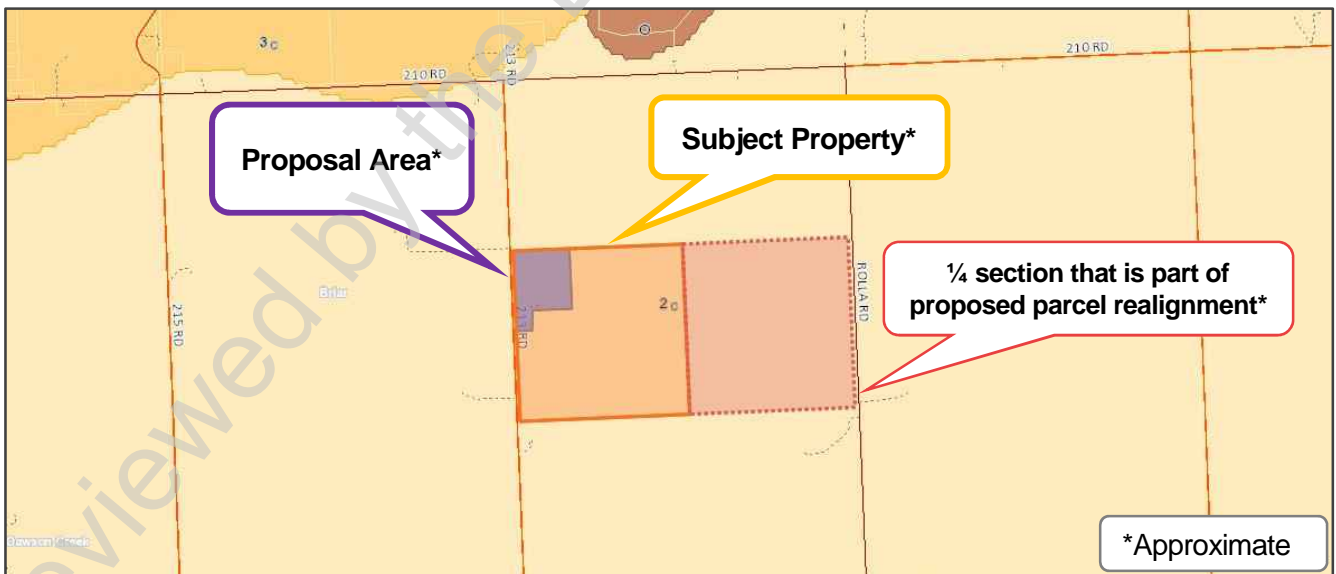
MAPS

Application for Rezoning
File No. 18-117 (LePine Farms)

Agricultural Land Reserve



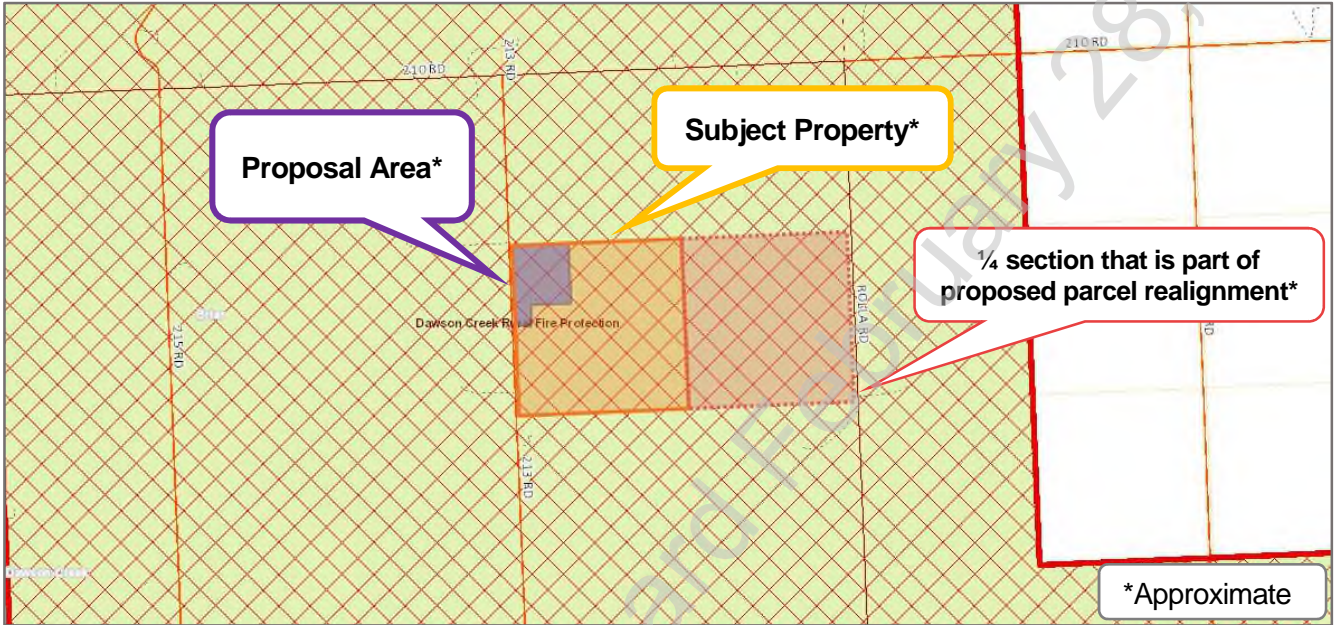
CLI-Soil Classification: 2C



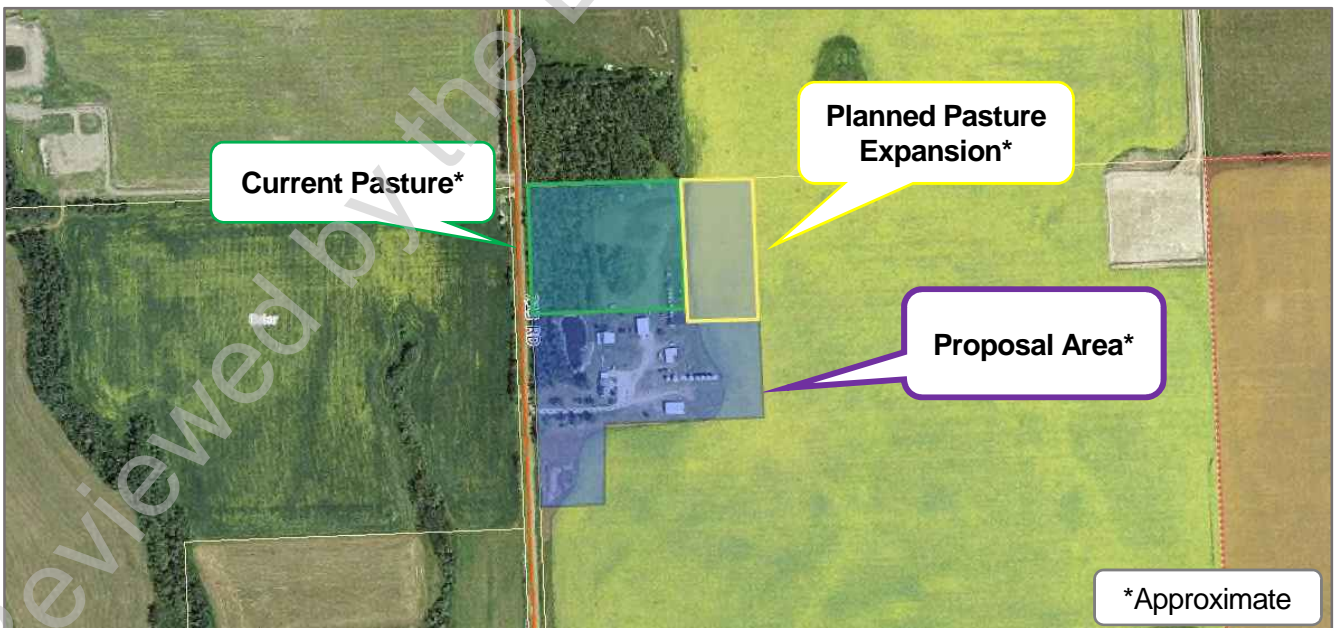
MAPS

Application for Rezoning
File No. 18-117 (LePine Farms)

Dawson Creek Rural Fire Protection Area and Dawson Creek (red hatch)/ Pouce Coupe Building Permit Area (beige)



Applicant's Current and Planned Horse Pasture Expansion





ZONING AMENDMENT
SITE VISIT PHOTOS
FILE NO. 18-117 (LePine)

Perimeter images of the proposal area of the property subject property presented in order from the southwest corner to the northeast corner (no. 1 to no. 13).

Image Numbering Key



Image #1 (facing south): lagoon



Image #2 (facing east): lagoon, grain field



Image #3 (facing south): cleared land and grain field



Image #4 (facing south): grain field



Image #5 (facing west): storage building/airplane hangar to (left) cleared and grassed land, and grain field (right)



Image #6 (facing southeast): grain field



Image #7 (facing northeast): grain storage bins (left) and grain field



Image #8 (facing north): grain storage bins



Image #9 (facing north): horse pasture (left) and proposed horse pasture (right)



Image #10 (facing west): horse pasture



Image #11 (facing west): horse pasture



Image #12 (facing northeast): grain field and neighbouring house across field

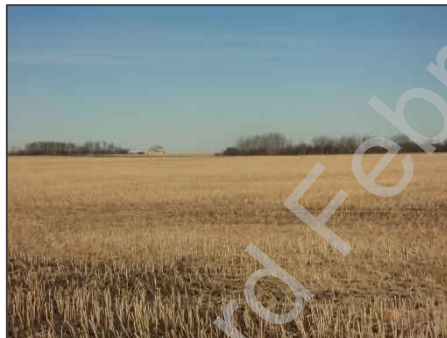


Image #13 (facing south): grain storage bins, proposed (left) and existing (right) horse pasture



Reviewed by the Board February 28, 2019



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 Avenue, 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 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 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 <i>Lepine Farms Ltd</i>	Authorized Agent of Owner (if applicable)
Address of Owner [Redacted]	Address of Agent
City/Town/Village <i>Dawson Creek BC</i>	City/Town/Village
Postal Code [Redacted]	Postal Code
Telephone Number [Redacted]	Telephone Number:
Fax Number [Redacted]	Fax Number:
E-mail:	E-mail:

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
<i>SW 1/4 Sec 19 Twp 18 Rge 14 Wbm</i>	<i>160 Acres</i> ha./acres
	ha./acres
	ha./acres
	TOTAL AREA <i>160 Acre</i> ha./acres

Notice of collection of personal information:

Personal information on this form is collected for the purpose of processing this application. The personal information is collected under the authority of the *Local Government Act* and the bylaws of the PRRD. Documentation/Information submitted in support of this application can be made available for public inspection pursuant to the *Freedom of Information and Protection of Privacy Act*.

4. Civic Address or location of property: 9194- 213 Road

5. PARTICULARS OF PROPOSED AMENDMENT

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

Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: _____

Proposed OCP designation: _____

Text amendment: _____

Zoning Bylaw amendment:

Existing zone: _____ A-2

Proposed zone: R-5

Text amendment: _____

Development Variance Permit – describe proposed variance request:

Temporary Use Permit – describe proposed use:

Development Permit: Bylaw No. _____ Section No. _____

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

Farm Use, Shop, Storage shed
Various older Buildings that need to come down.
(Barn is not in good shape - Not used)

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

(a) North Land - Agriculture
(b) East Land - Agriculture
(c) South Land - Agriculture
(d) West Land - Agriculture

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

All ready fully developed. Original Homesite.

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

Please See attached.

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#9

We are requesting that the Home Place $\frac{1}{4}$ Section SW $\frac{1}{4}$ -19-78-Rge 14 W6M be rezoned to "R5" in order to Apply for a "Parcel Realignment" which will join the remainder of the above land with our East $\frac{1}{4}$ section PID 014-231-930 (SE $\frac{1}{4}$ -19-78-Rge 14 W6M PRD Except Plan H24) and enable us to change the Home site (9194-213 Rd) itself into a smaller parcel of land. Approx 18 Acres. The purpose of this request is to ensure the Home Place stays in the family. Mrs. LePine is retired and has made a plan to move to town in 2 years. She has been approached by her son Reed LePine and Grandson Christopher LePine to purchase the home place, which will then buy her a new place in town. Diamond J Farms Ltd will continue to actively farm the remainder of the land once the parcel re alignment is complete. Mrs. LePine wants to ensure that if she ever had to sell some of her prime land due to hardship the Home Place will not be at risk and will remain in the family in Memory of the Late Jack Allen LePine who deceased in a plane accident while spraying crops in 1976 on the home land.

Reviewed by the Board February 20, 2019

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

Lagoon in place

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

Dugout & Cistern in place.


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

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

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

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

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



Signature of Owner

Oct 24/17

Date signed

Signature of Owner

Date signed

16. **AGENT'S AUTHORIZATION**

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

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

Reviewed by the Board February 28, 2019



9194-213 Road-LePine Farms Ltd



- Legend**
- Hwy Mile Marker
 - Rural Community
 - 911 Civic Address-Label
 - 911 Civic Address Rural
 - 911 Civic Address Municipal
 - Provincial Park
 - Parcels
 - Highway
 - Municipal Road
 - Hard Surface
 - Gravel
 - Rural Road > 1:250k
 - Hard Surface
 - Gravel
 - Seasonal
 - Driveway
 - PRRD_Sewer_Systems
 - Sewer Line
 - Water Line
 - Streams/Rivers
 - Locality
 - Municipal Boundary
 - Regional District Boundary
 - DC City
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
 - North Peace Fringe
 - Red: Band 1



NAD_1983 UTM_Zone_10N
© Latitude Geographics Group Ltd.

Notes

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

B-1 a)



Agricultural Land Commission
 201 – 4940 Canada Way
 Burnaby, British Columbia V5G 4K6
 Tel: 604 660-7000 | Fax: 604 660-7033
 www.alc.gov.bc.ca

January 10, 2019

Reply to the attention of Shawna Wilson
 ALC File: 51237
 Local Government File: 18-117 (LePine Farms)

Danielle Patterson
 Peace River Regional District
Delivered Electronically

Re: Zoning Amendment Bylaw No. 2333, 2018

**Subject Property: PID: 014-232-049 Legal Description: SW ¼ of Section 19
 Township 78 Range 14 W6M Peace River**

**Related Property: PID 014-231-930 Legal Description SE ¼ of Section 19
 Township 78 Range 14 W6M Peace River Except Plan H24**

Thank you for forwarding a draft copy of Zoning Amendment Bylaw No. 2333, 2018 (the “Bylaw”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Bylaw is consistent with the purposes of the Agricultural Land Commission Act (ALCA), the Agricultural Land Reserve Use, Subdivision and Procedure Regulation (the “Regulation”), and any decisions of the ALC.

According to ALC records, the Subject Property (PID 014-232-049) is ± 64.7ha in size and is located entirely within the Agricultural Land Reserve (ALR). According to mapping included in the rezoning referral package, the Bylaw affects ± 8.3 ha of the Subject Property.

The ALC does not object to the proposed rezoning of a ±8.3 ha portion of the Subject Property from A-2 “Large Agricultural Holdings Zone” to R-5 “Residential 5 Zone” provided that the proposed boundary adjustment referenced in the rezoning referral package involving the ± 64.7 ha Related Property (PID 014-231-930) is completed as it would result in a consolidated area of ±121.1 ha which would allow for a wide range of agricultural opportunities. The ALC has concerns that there may be the potential for the proposed ±8.3 ha parcel to be alienated for residential use in an area of large agricultural parcels; however, the ALC recognizes that the proposed R-5 Zone permits agricultural uses.

The ALC advises the Peace River Regional District (the “District”) that boundary adjustments (subdivisions) within the ALR require an application to the ALC unless they can be considered under Section 10 of the Regulation.

You are advised that if the District is unsure whether the proposed boundary adjustment meets the intent of Section 10 of the Regulation or if an alternative boundary adjustment between the Subject Property and Related Property is contemplated, the ALC must be consulted.

The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions

cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulation, or any Orders of the Commission.

If you have any questions about the above comments, please contact the undersigned at 604-660-7008 or by e-mail ALC.North@gov.bc.ca .

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Shawna Wilson, Land Use Planner

Enclosure: Zoning Amendment Bylaw No. 2333, 2018

CC: Ministry of Agriculture

51237m1

Reviewed by the Board February 28, 2019



18-117 (LePine Farms)	RESPONSE SUMMARY	Zoning Amendment Bylaw No. 2333, 2018
<input checked="" type="checkbox"/> Approval recommended for reasons outlined below	<input 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	

Supportive based on PRRD bylaws and land remaining within the ALR, for agriculture support.

Signed: [Redacted]	Title: Planning Manager
Date: Dec. 19, 2018.	Agency: Fort St. John

Please email responses to Danielle Patterson (danielle.patterson@prrd.bc.ca) by December 21, 2018.



Ministry of Transportation and Infrastructure

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

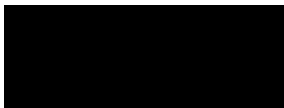
Attn: Danielle Patterson, Planning Intern

The Ministry of Transportation and Infrastructure has received and reviewed your referral of November 30, 2018 to rezone a ± 8.3 ha (± 20.6 ac) portion of the subject property, located within SW 1/4 OF SEC 19 TP 78 R 14 W6M PEACE RIVER, from A-2 "Large Agricultural Holdings Zone" to R-5 "Residential Zone 5" to facilitate parcel realignment with the neighbouring ¼ section. The property does not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Infrastructure formal approval. Although the Ministry has no objections to the zoning bylaw amendment, we do have the following comment for the proposal.

The ministry has received a conventional subdivision application (Section 10), MoTI File No. 2017-07492, 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 Beth Bahm at (250) 787-3237.

Sincerely,



Beth Bahm, District Development Technician

December 5th, 2018

Danielle Patterson
Planning Intern
Peace River Regional District

RE: **PRRD File No.18-117 (LePine Farms)**

This letter is in regards to the proposed application submitted. The intent of the application is to:

- To rezone a portion of the subject property from A-2 “Large Agricultural Holdings Zone’ to R-5 “Residential Zone 5” to facilitate a parcel realignment with the neighbouring ¼ section.

Based on the intended use of the Application, **Northern Health has no objections** subject to the conditions listed below.

- Must adhere the BC Public Health Act and all regulations under the BC Public Health act that may apply. As per the BC Public Health Act, the operator must not create a health hazard.
- As per the BC Public Health Act, 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, drinking water system or construction/operation of a food establishment, 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.
- As per the BC Public Health Act, an operator who engages in a regulated activity must comply with any requirement or duty set out in a regulation respecting the regulated activity. In addition, the operator must ensure that employees are adequately trained and sufficiently equipped to recognize, prevent and respond to health hazards that may arise when engaging in a regulated activity.
- As per the Drinking Water Protection Act, the operator must ensure that any wetlands, stream or drinking water wells that may be located in the area are protected from all possible sources of contamination during construction and operation.

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

Sincerely



Rakel Byrnes
Environmental Health Officer
Northern Health

October 10, 2019

**Peace River Regional District
Memorandum**

To: Leonard Hiebert, Director of Electoral Area 'D'
From: Danielle Patterson, Planning Intern
Date: Wednesday, January 30, 2019
RE: Zoning Amendment Bylaw No. 2333, 2019 (LePine Farms Ltd)

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, February 13, 2019.

Please contact me if you have any questions.

Thank you.

No Comment

Comments

Hi Danielle,
I support the application for a rezone, but will not waive the public hearing.

Date: February 12, 2019

Initial: LH

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2333, 2019

A bylaw to amend Peace River Regional District
Zoning Bylaw No. 1343, 2001."

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt "Peace River Regional District Zoning Bylaw No. 1343, 2001";

NOW THEREFORE the Regional Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2333, 2019."
2. Schedule B– Map 10 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a ±8.3 ha (±20.6 acre) portion of the Southwest ¼, Section 19, Township 78, Range 14, W6M, PRD from A-2 "Large Agricultural Holdings" to R-5 "Residential 5 Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS _____ day of _____, 2019.
 READ A SECOND TIME THIS _____ day of _____, 2019.
 Public Notification published on _____ day of _____, 2019.
 Notification mailed on the _____ day of _____, 2019.
 READ A THIRD TIME THIS _____ day of _____, 2019
 ADOPTED THIS _____ day of _____, 2019.

(Corporate Seal has been affixed to the original bylaw)

Chair

Corporate Officer

I hereby certify this to be a true and correct copy of "PRRD Zoning Amendment Bylaw No. 2333, 2019, as adopted by the Peace River Regional District Board on _____, 20____.

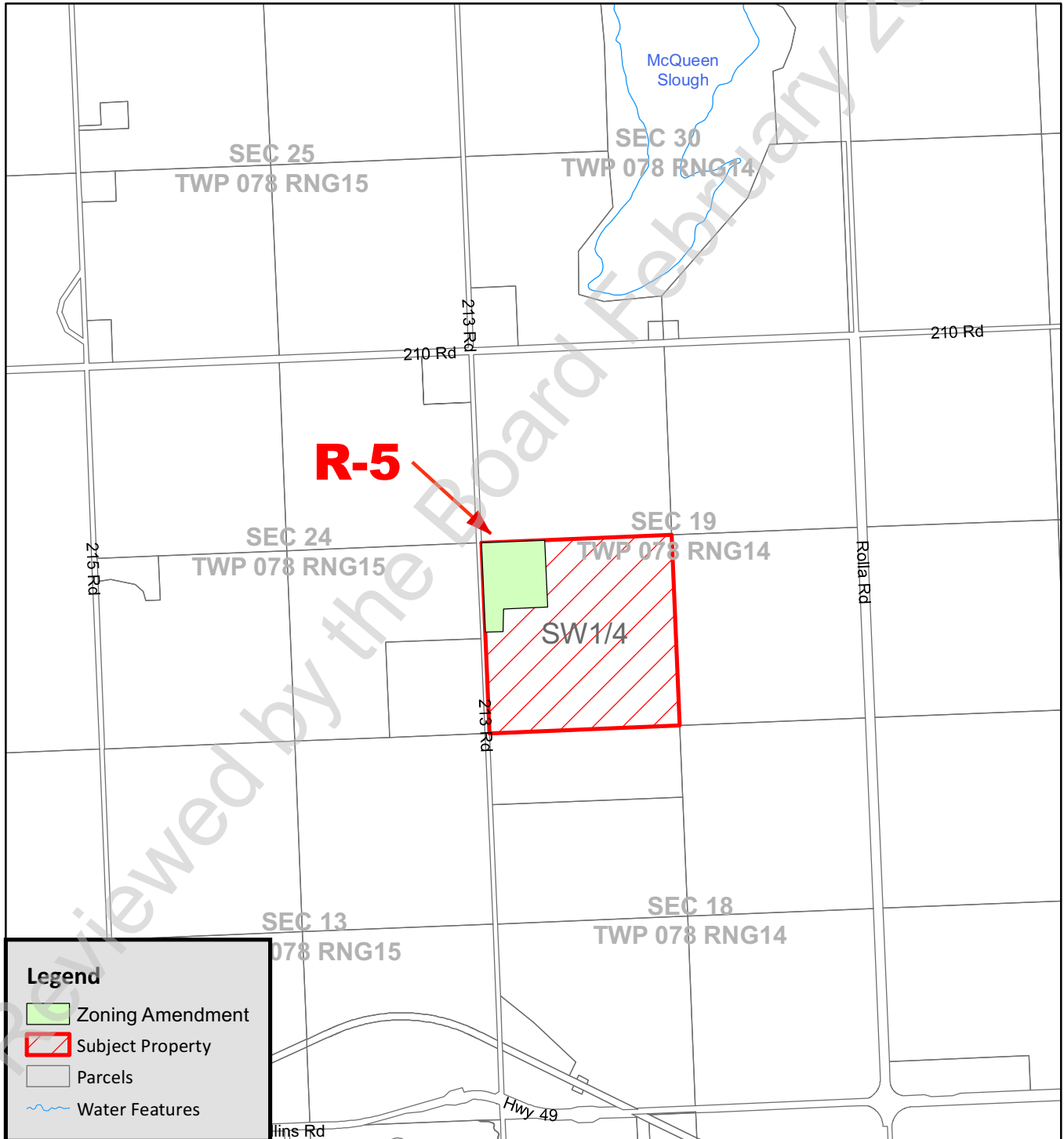
Corporate Officer



Peace River Regional District
Bylaw No. 2333, 2019
SCHEDULE "A"



Map No. 10 - Schedule B of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a +/-8.3 ha (+/-20.5 acres) portion of the SW1/4 Section 19, Township 78, Range 14, W6M, PRD **from** A-2 "Large Agricultural Holdings Zone" **to** R-5 "Residential 5 Zone" as shown shaded on the drawing below:



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PEACE RIVER REGIONAL DISTRICT

Notice of Public Hearing

ZONING AMENDMENT BYLAW NO. 2333, 2019

When:

Wednesday, April 24, 2019
7:00 pm

Where:

Rolla Community Hall
5173 407 Street, Rolla, 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 |

Briar/Rolla Area

South West ¼ of Section 19 Township 78 Range 14 W6M Peace River

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

Proposal: To rezone a ± 8.3 ha (± 20.6 ac) portion of the subject property from A-2 (Large Agricultural Holdings Zone) to R-5 (Residential Zone 5) to facilitate a parcel realignment with the neighbouring ¼ section.



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.

The holding of this public hearing has been delegated to the Director of Electoral Area D.

Shawn Dahlen, Chief Administrative Officer

diverse. vast. abundant.

October 10, 2019



PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES
Proposed Zoning Amendment Bylaw No. 2333, 2019
Wednesday, April 24, 2019 @ 7:00 pm
Rolla Community Hall, 5173 407 Street, Rolla, BC

ATTENDANCE:

Peace River Regional District: Leonard Hiebert, Director of Electoral Area ‘D’ (Chair)
Kole Casey, South Peace Land Use Planner

Applicant/Owner: Nyla LePine, LePine Farms Ltd.

Public: 6 members of the public

1. CALL TO ORDER

Director Leonard Hiebert called the meeting to order at 7:04 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

Kole Casey provided those in attendance with a summary of the proposed Zoning Amendment Bylaw No. 2333, 2019 for the property legally described as South West ¼ of Section 19 Township 78 Range 14 W6M Peace River.

Mr. Casey summarized the proposal to rezone a ± 8.3 ha (± 20.6 ac) portion of the subject property from A-2 (Large Agricultural Holdings Zone) to R-5 (Residential Zone 5) to facilitate a parcel realignment with the neighbouring ¼ section within the *Peace River Regional District Zoning Bylaw No. 1343, 2011*.

4. SUMMARY OF APPLICATION PROCEDURE

Mr. Casey provided a summary of the application procedures and timeline as outlined in the agenda for those in attendance at the hearing.

5. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

Kole Casey read aloud and summarized the comments received agencies and municipalities as outlined in the agenda.

6. WRITTEN COMMENTS RECEIVED FROM PUBLIC

Kole Casey stated that as of 4:00 pm on April 24, 2019 the Peace River Regional District had not received any written comments from the public.

7. COMMENTS FROM APPLICANT(S)

The Chair asked the applicant Nyla LePine of LePine Farms Ltd if she had any comments. The applicant stated that:

- The attendees are aware of the application
- Want a homeplace for the family
- Want to keep the properties in the family, however it is not financially possible for the family to purchase the property with the home.

8. COMMENTS FROM PUBLIC

The Chair asked the members of the public in attendance if they had any comments related to the proposed bylaw. The following questions were asked by the attendees:

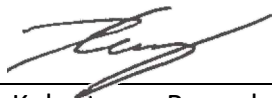
- Does a certain type of subdivision and size of subdivision change the use of the land?
 - Answer was given that depending on what the zone and size the property is can change what permitted uses can be allowed.
 - Further discussion on zoning, land use, and the ALC was then pursued.
- Does the size of the lot change the size requirement of the lagoon or dugout?
 - Answer was given that this falls in the jurisdiction of Northern Health.
- Can there be additional homes developed on the property?
 - Discussion on new ALC regulations concerning additional dwellings.
- Will the PRRD discuss with the ALC struggles with successional planning, getting mortgages, loans, and titles with transferring ownership to younger generations?
 - Discussion on PRRD and the Chair advocating in the past and presently to the ALC on successional planning.

9. FINAL COMMENTS FROM APPLICANT(S)

The Chair asked the applicant if they had any final comments. The applicants/agent stated no.

10. TERMINATION OF PUBLIC HEARING

Director Hiebert terminated the Public Hearing at 7:25 pm.



Kole Casey, Recorder



Director Leonard Hiebert, Chair

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2333, 2019

A bylaw to amend Peace River Regional District
Zoning Bylaw No. 1343, 2001."

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READ A FIRST TIME THIS	<u>28th</u>	day of	<u>February</u>	, 2019.
READ A SECOND TIME THIS	<u>28th</u>	day of	<u>February</u>	, 2019.
Public Notification mailed on the	<u>25th</u>	day of	<u>March</u>	, 2019.
Public Notification published on the	<u>11th & 18th</u>	day of	<u>April</u>	, 2019.
Public Hearing held on the	<u>24th</u>	day of	<u>April</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. 2333, 2019,
as adopted by the Peace River Regional District
Board on _____, 20__.

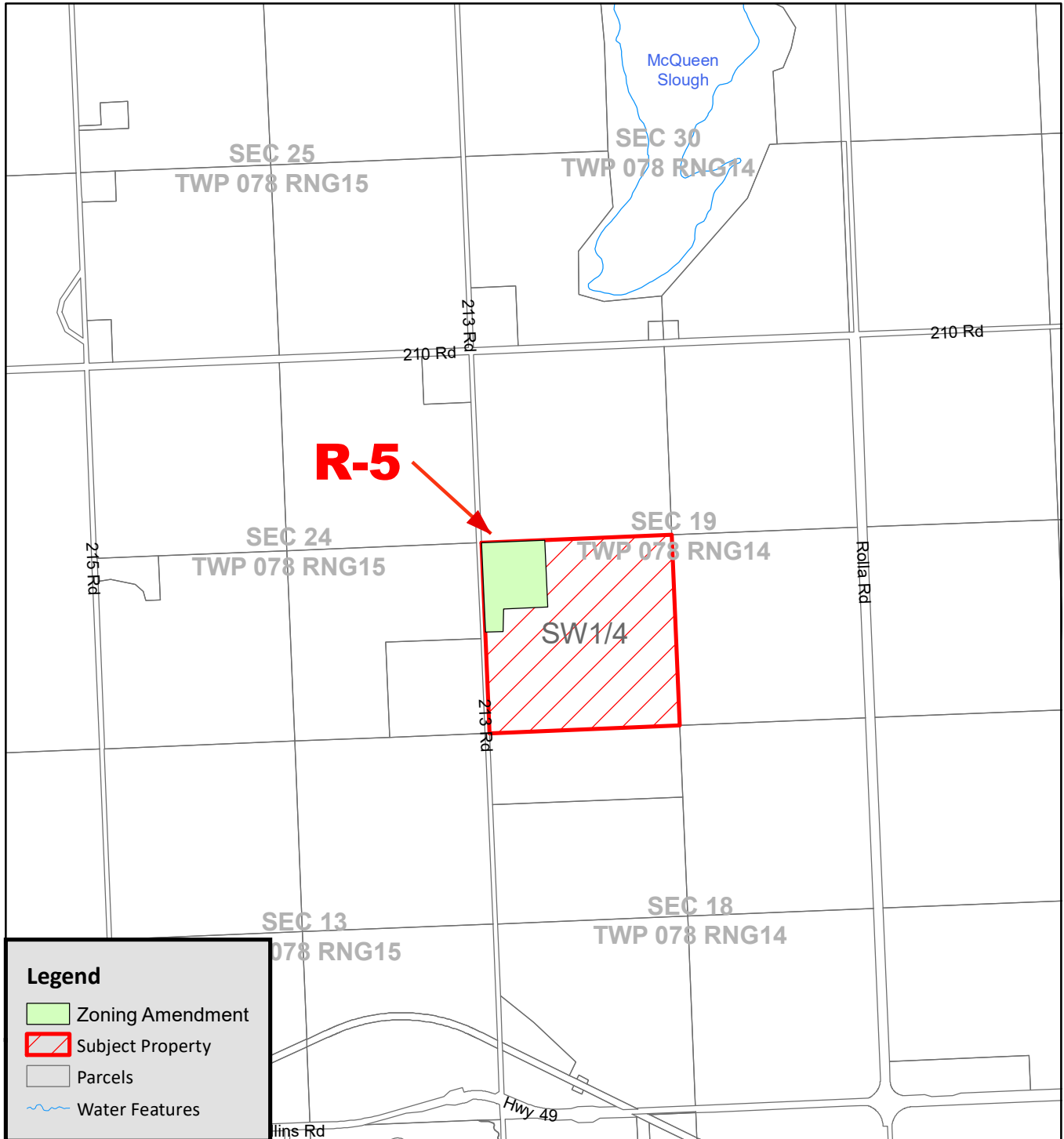
Corporate Officer



Peace River Regional District
Bylaw No. 2333, 2019
SCHEDULE "A"



Map No. 10 - Schedule B of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a +/-8.3 ha (+/-20.5 acres) portion of the SW1/4 Section 19, Township 78, Range 14, W6M, PRD **from** A-2 "Large Agricultural Holdings Zone" **to** R-5 "Residential 5 Zone" as shown shaded on the drawing below:



Legend

- Zoning Amendment
- Subject Property
- Parcels
- Water Features