



# REPORT

To: Chair and Directors

Report Number: DS-BRD-233

From: Ashley Murphey, RPP, MCIP, Planning Services Manager

Date: May 26, 2022

**Subject: Zoning Amendment Bylaw No. 2472, 2022, Consideration of Third Reading and Adoption**

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## **RECOMMENDATION: #1 [Corporate Unweighted]**

That the Regional Board give Zoning Amendment Bylaw No. 2472, 2022 to rezone a ±4.8 hectare portion of the subject property identified as PID 014-665-786 from Large Agricultural Holdings (A-2) Zone to Residential 2 (R-2) Zone and Public Use (P) Zone to facilitate a future subdivision, Third Reading.

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

That the Regional Board adopt Zoning Amendment Bylaw No. 2472, 2022.

## **BACKGROUND/RATIONALE:**

### **File Details**

Owner: Transpine Farms Ltd.  
Agent: Fred Lehman  
Area: Electoral Area B  
Location: Cecil Lake  
Legal: The South East ¼ of Section 26 Township 84 Range 17 W6M PRD, Except Parcel A (92116M) and Plans 6229 18176 and 16752  
PID: 014-665-786  
Civic Address: 4896 Cecil Lake Road  
Lot Size: 60.9 ha

### **Proposal**

The applicant is proposing to rezone a ±4.8 ha portion of the subject property from a Large Agricultural Holdings (A-2) Zone to a Residential 2 (R-2) Zone and Public Use (P) Zone to facilitate a future subdivision. The Proposed Lot 1 (Residential Lot) will be ±4.1 ha and Proposed Lot 2 (Public Use Lot) will be ±0.7 ha.

The applicant is proposing to amalgamate the proposed Public Use Lot with two adjacent lots owned by Cecil Lake Recreation Commission, one of which does not meet the minimum parcel size requirement of 1.8 ha. The amalgamation will bring the non-compliant property into compliance within the OCP and Zoning bylaws.

The proposed subdivision is outside the ALR and is consistent with the OCP. Therefore, staff are in support of this application.

**Site Context**

The property is located in the Cecil Lake area, and has direct access from Cecil Lake Rd in the south and Siphon Creek Rd in the east. It is surrounded by Agricultural-Rural designated land in the west, north and east, and Rural Community designated land in the south.

**Summary of Procedure**

Zoning Amendment Bylaw No. 2472, 2022 was read for a first and second time on April 21, 2022. The following activities have occurred since then:

May 5, 2022	Public notification mailed to landowners within notification area
May 12 & 19, 2022	Notice of intent to consider advertised in the Alaska Highway News

**Comments Received from the Public**

The requirement for a public hearing was waived as the proposal is compliant with the Official Community Plan. Alternatively, public notification was issued in accordance with the *Local Government Act*. At the time of preparing this report, no comments from the public had been received. Should any be submitted prior to the May 26, 2022 Board meeting, they will be reported verbally and attached as late items to the report as an addendum to the Agenda.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board respectfully refuse to give Zoning Amendment Bylaw No. 2472, 2022 Third Reading.
2. That the Regional Board provide further direction.

**STRATEGIC PLAN RELEVANCE:**

Not Applicable to Strategic Plan.

**FINANCIAL CONSIDERATION(S):**

None at this time.

**COMMUNICATIONS CONSIDERATION(S):**

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

**OTHER CONSIDERATION(S):**

None at this time.

## Attachments:

1. Public Notification for Zoning Amendment Bylaw No. 2472, 2022
2. Zoning Amendment Bylaw No. 2472, 2022

## External Links:

1. [Report –Zoning Amendment Bylaw No. 2472, 2022, PRRD File No. 22-001 ZN – April 21, 2022 – See item 10.3](#)



# Notice of Intent to Consider

## Zoning Amendment Bylaw NO. 2472, 2022

FILE NO. 22-001 ZN

### When:

May 26, 2022 |  
10:00AM

### Where:

Pearkes Arts & Events  
Centre  
  
10801 Dudley Drive  
Hudson's Hope, BC

### For More Information:

Contact:  
Development  
Services  
  
250-784-3200  
  
Toll Free:  
1-800-670-7773  
  
Email:  
planning@prrd.bc.ca

View applications at:

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



### Cecil Lake Area

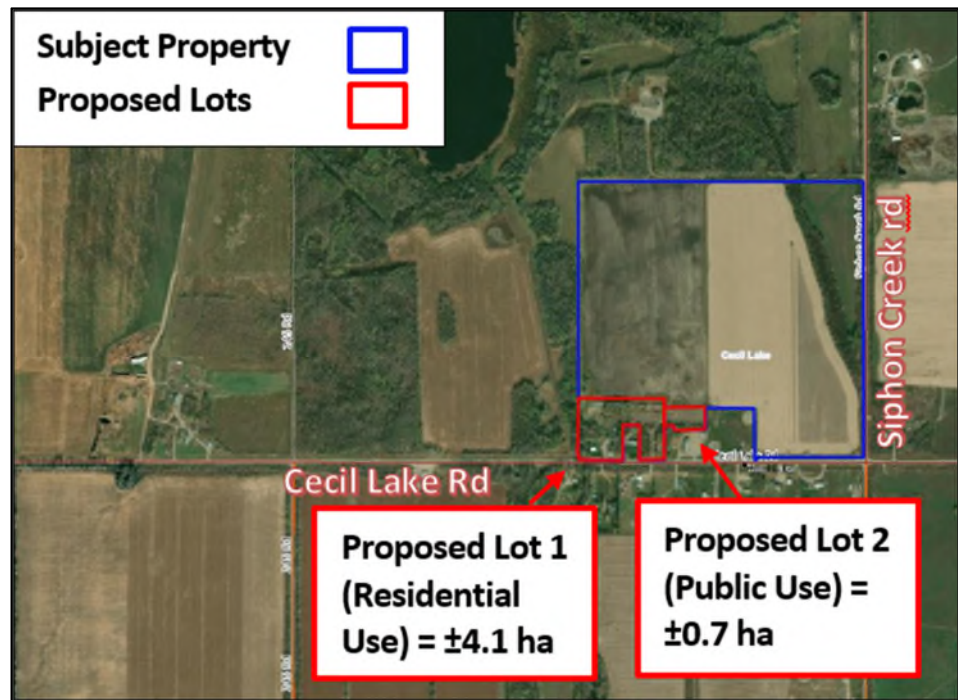
The South East 1/4 of Section 26 Township 84 Range 17 W6M Peace River District, Except Parcel A (92116m) and Plans 6229 18176 And 16752

**Address:** 4896 Cecil Lake Road

The Peace River Regional District wants your feedback on the proposed Zoning Amendment.

### Proposal:

To rezone a portion of the property from A-2 (Large Agricultural Holdings) zone to R-2 (Residential 2) zone and Public Use (P) Zone to facilitate a subdivision.



Written comments or concerns accepted until 4:00 pm May 25, 2022. Documents may be viewed Monday-Friday, 8:30 am - 4:30 pm at 1981 Alaska Avenue Dawson Creek, BC V1G 4H8

The Board gave 1st and 2nd Readings of the bylaw on April 21, 2022.

**PEACE RIVER REGIONAL DISTRICT**

**Bylaw No. 2472, 2022**

A bylaw to amend "Peace River Regional District Zoning Bylaw No. 1000, 1996."

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. 1000, 1996";

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. 2472, 2022."
2. Schedule A – Map 11 of "Peace River Regional District Zoning Bylaw No. 1000, 1996" is hereby amended by rezoning a ±4.8 ha (11.86 acres) portion of the Southeast ¼ Section 26, Township 84, Range 17, W6M, PRD except Parcel A(92116M); Plans 6229, 18176, and 16752, from A-2 "Large Agriculture Zone" to R-2 "Residential 2 Zone" and P "Public Use Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.
3. By adding the following to Part VI – Zones, Section 36 A-2 "Large Agricultural Holdings Zone", following Section 36(2):
  - Exceptions to the minimum parcel size as follows:
  - (d) Southeast ¼ of Section 26, Township 84, Range 17, W6M, PRD, except Parcel A(92116M) and Plans 6229, 18176 and 16752, for which the minimum parcel size will be 50 hectares.

READ A FIRST TIME THIS                    21<sup>st</sup> day of                    April , 2022.

READ A SECOND TIME THIS                21<sup>st</sup> day of                    April , 2022.

Public Notification on the                 5<sup>th</sup> day of                    May , 2022.

READ A THIRD TIME THIS                 \_\_\_\_\_ day of                    \_\_\_\_\_ , 2022.

ADOPTED THIS                                \_\_\_\_\_ day of                    \_\_\_\_\_ , 2022.

\_\_\_\_\_  
Chair

(Corporate Seal has been affixed to the original bylaw)

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

I hereby certify this to be a true and correct copy of "PRRD Zoning Amendment Bylaw No. 2472, 2022, as adopted by the Peace River Regional District Board on \_\_\_\_\_, 2022.

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

Peace River Regional District  
Bylaw No. 2472, 2022  
Schedule 'A'

