



REPORT

To: Chair and Directors

Report Number: DS-BRD-313

From: Ashley Murphey, RPP, MCIP, GM of Development Services

Date: June 29, 2023

Subject: OCP and Zoning Amendment Bylaw Nos. 2512 & 2513, 2023, PRRD File No. 22-007 OCP ZN

RECOMMENDATION: [Corporate Unweighted – excluding Pouce Coupe]

That the Regional Board respectfully refuse to give North Peace Fringe Area Official Community Plan Amendment Bylaw No. 2512, 2023, to re-designate a ±1.89 hectare portion of the property identified as PID 003-997-651, from Agricultural (Ag) to Rural Residential (RR), third reading; further

That the Regional Board respectfully refuse to give Peace River Regional District Zoning Amendment Bylaw No. 2513, 2023, to rezone the same ±1.89 hectare portion of the property identified as PID 003-997-651, from Large Agricultural Holdings Zone (A-2) to Residential 4 Zone (R-4), and list the remainder as being undersized within the A-2 zone, third reading, as the proposal is not consistent with the intent of the OCP; and further

That the bylaws be marked abandoned and never used.

BACKGROUND/RATIONALE:

Proposal

The applicant is seeking to re-designate a ±1.89 ha portion of a ±53.18 ha parcel from Agricultural (Ag) to Rural Residential (RR) in North Peace Fringe Area Official Community Plan Bylaw No. 2460, 2021, and rezone the same ±1.89 ha portion from Large Agricultural Holdings Zone (A-2) to Residential 4 Zone (R-4) in Zoning Bylaw 1343, 2001, to facilitate a two lot subdivision.

File Details

Owner: Rachel and Christopher Clemen
Agent: Kristofer Wuthrich
Area: Electoral Area C
Location: Baldonnel
Legal: The North West 1/4 of Section 2 Township 84 Range 18 West of the 6th Meridian
Peace River District, Except Plans 11108, 12696 and 14261
PID: 003-997-651
Civic Address: 11075 257 Rd
Lot Size: 53.19 ha (131.44 ac)

Rationale

The recommended refusal of this proposal is based on the properties OCP designation, various policies in the OCP and the overall agricultural potential of this property. The Peace River Regional District (PRRD) Regional Board adopted North Peace Fringe Area Official Community Plan Bylaw No. 2460, 2021,

in October of 2022, which designated this property as Agricultural (AG). Within the NPFA OCP, several policies refer to the importance of directing residential development to appropriately designated areas, in addition to recognizing that there is over 9800 ha of vacant residential land currently within the NPFA. The property also has a soil rating of 2_c which is some of the best in the region.

The proposed amendment would allow a subdivision of land and subsequently increase the total potential residential density from two dwelling units to four for the lands in question. Given that the majority of the current parcel is actively farmed, this amendment could result in a significant reduction in the amount of arable land available for farming due to the potential for two new dwellings to be built.

Site Context

The subject property is approximately 3 km east of the City of Fort St John and 0.5 km north of the North Peace Airport along the Airport Rd. The property is bordered by agricultural parcels to the north, west, and east, and existing undersized and non-serviced Residential 3 Zone (R-3) zoned parcels to the south.

Summary of Procedure

OCP & Zoning Amendment Bylaw Nos. 2512 & 2513, 2023 were read for a first and second time on March 30, 2023. The following activities have occurred since then:

May 3, 2023	Public notification mailed to landowners within notification area
May 4 & 11, 2023	Notice of public hearing advertised in the Alaska Highway News
May 16, 2023	Public hearing cancelled due to wildfire activity
May 24, 2023	Public hearing was rescheduled for June 13, 2023
May 25, 2023	Public notification mailed to landowners within notification area
June 1, and 8, 2023	Notice of public hearing advertised in the Alaska Highway News
June 13, 2023	Public hearing held in Fort St John

Comments Received from the Public

A public hearing was held on June 13, 2023 in accordance with the *Local Government Act*. The Minutes are attached to this report.

ALTERNATIVE OPTIONS:

1. That the Regional Board give North Peace Fringe Area Official Community Plan Amendment Bylaw No. 2512, 2023 and Peace River Regional District Zoning Amendment Bylaw No. 2513, 2023, third reading to amend the designation of a 1.89 hectare portion of the property identified as PID 003-997-651, from Agricultural (Ag) to Rural Residential (RR).
2. That the Regional Board adopt North Peace Fringe Area Official Community Plan Amendment Bylaw No. 2512, 2023 and Peace River Regional District Zoning Amendment Bylaw No. 2513, 2023.
3. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- Not Applicable to Strategic Plan

FINANCIAL CONSIDERATION(S):

None at this time.

COMMUNICATIONS CONSIDERATION(S):

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

OTHER CONSIDERATION(S):

None at this time.

Attachments:

1. North Peace Fringe Area Official Community Plan Amendment Bylaw No. 2512, 2023
2. Peace River Regional District Zoning Amendment Bylaw No. 2513, 2023
3. Public Notification for OCP Amendment Bylaw No. 2512, 2023 and Zoning Amendment Bylaw No. 2513, 2023
4. Minutes, Public Hearing for OCP and Zoning Amendment Bylaw Nos. 2512 and 2513, 2023

External Links:

1. Report – [OCP & Zoning Amendment Bylaw Nos. 2512 & 2513, 2023, PRRD File No. 22-007 OCP ZN](#) – February 23, 2023
2. Agenda – [Public Hearing for OCP & Zoning Amendment Bylaw Nos. 2512 & 2513, 2023, PRRD File No. 22-007 OCP ZN](#) – June 13, 2023



Notice of Public Hearing

OCP & Zoning Amendment Bylaws No. 2512 & 2513, 2023

FILE NO. 22-007 OCP ZN

When:

June 13, 2023 | 6pm

Where:

North Peace Leisure Pool Meeting Room

9505 100 Street
Fort St John B.C

For More Information:

Contact:

Development Services

250-784-3200

Toll Free:

1-800-670-7773

Email:

planning@prrd.bc.ca

Baldonnel Area

THE NORTH WEST 1/4 OF SECTION 2 TOWNSHIP 84 RANGE 18 W6M PRD, EXCEPT PLANS 11108, 12696 AND 14261

Address: 11075 257 Rd

The Peace River Regional District is hosting a meeting to discuss the proposed OCP and Zoning Amendments.

Proposal: To re-designate a 1.89 ha portion of a 53.18 ha parcel from Agricultural (Ag) to Rural Residential (RR), and to rezone the 1.89 ha portion from Large Agricultural Holdings Zone (A-2) to Residential 4 Zone (R-4), for a proposed 2 lot subdivision.



Written comments or concerns accepted until 4:00 pm, June 13, 2023. Documents may be viewed Monday-Friday, 8:30 am - 4:30 pm at the PRRD offices in Fort St John and Dawson Creek.

This public hearing has been delegated to the Director of Electoral Area C.

View applications at:

www.prrd.bc.ca

Peace River Regional District Official Page

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PEACE RIVER REGIONAL DISTRICT

**PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES
Proposed OCP and Zoning Amendment Bylaw No. 2512 & 2513, 2023**

June 13, 2023, 6:00pm
11075 257 Rd, Baldonnel Area

ATTENDANCE:

Peace River Regional District: Brad Sperling, Director Electoral Area C
Ashley Murphey, GM of Development Services
Erin Powers, Planner 2
Joshua Raposo, Planner 1
Ellen Watters, Planner 1

Applicant/Owner: Rachel Clemen and Christopher Clemen

Public: Seven (7) members of the public

1. CALL TO ORDER

The Chair called the meeting to order at 6:00 pm.

2. STATEMENT OF PUBLIC HEARING

The Chair stated the procedural rules in place to govern the conduct of the public hearing as written in the agenda.

3. INTRODUCTION TO PROPOSAL

Staff provided those in attendance with a summary of proposed Official Community Plan Amendment Bylaw No. 2512, 2023 and Zoning Amendment Bylaw No. 2513, 2023 for the property legally described The North West 1/4 Of Section 2 Township 84 Range 18 West of the 6th Meridian Peace River District, Except Plans 11108, 12696 And 14261.

Staff summarized the proposal to the public.

4. SUMMARY OF APPLICATION PROCEDURE

Staff 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

Staff read aloud and summarized the comments received from agencies and municipalities as outlined in the agenda.

6. WRITTEN COMMENTS RECEIVED FROM PUBLIC

There were no written comments received from the public at this time.

7. COMMENTS FROM APPLICANT(S)

Rachel Clemen stated their intention to not reduce any existing farming activities taking place on the ALR portion of their property, and stated their purpose for the application proposal.

8. COMMENTS FROM PUBLIC

Shelley Donally voiced concern about the ALR portion of Mr. and Mrs. Clemen’s property being excluded from the ALR in the future for further development. Mrs. Donally asked for clarification about which land will be developed in the applicant’s proposal.

Clint Donally voiced concern about the applicant’s intention for the panhandle portion of their property, which Mr. and Mrs. Donally’s residence abuts.

9. FINAL COMMENTS FROM APPLICANT(S)

Mr. and Mrs. Clemen clarified their proposal and reiterated their intention to maintain the ALR portion of their property for agricultural purposes.

The applicants addressed the concerns raised by Mr. and Mrs. Donally.

10. TERMINATION OF PUBLIC HEARING

The Chair terminated the Public Hearing at 6:30 pm.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed Official Community Plan and Zoning Amendment Bylaw No. 2512 & 2513, 2023 held on June 14th, 2023.

Original signed by:

Joshua Raposo, Recorder

Director Brad Sperling, Chair

Ellen Watters, Recorder

Ashley Murphey, RPP, MCIP
General Manager of Development Services

Erin Powers, Recorder

**PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2512, 2023**

A bylaw to amend the "North Peace Fringe Area Official
Community Plan Bylaw No. 2460, 2021"

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt the "North Peace Fringe Area Official Community Plan Bylaw No. 2460, 2021";

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

1. This Bylaw shall be cited for all purposes as "North Peace Fringe Area Official Community Plan Amendment Bylaw No. 2512, 2023."
2. Schedule B – Map 3 of "North Peace Fringe Area Official Community Plan Bylaw No. 2460, 2021" is hereby amended by re-designating 1.89 ha. (4.67 ac) portion of the Northwest ¼ of Section 2, Township 84, Range 18, W6M, PRD, except Plans 11108, 12696 and 14261, from Ag "Agricultural" to RR "Rural Residential" as shown on Schedule "A" which is attached to this bylaw.

READ A FIRST TIME THIS	<u>30th</u>	day of	<u>March</u>	, 2023.
READ A SECOND TIME THIS	<u>30th</u>	day of	<u>March</u>	, 2023.
Public Notice mailed on	<u>25th</u>	day of	<u>May</u>	, 2023.
Public Notice advertised on the	<u>1st and 8th</u>	day of	<u>June</u>	, 2023.
Public Hearing held on the	<u>13th</u>	day of	<u>June</u>	, 2023.
READ A THIRD TIME THIS	<u> </u>	day of	<u> </u>	, 2023.
ADOPTED THIS	<u> </u>	day of	<u> </u>	, 2023.

Leonard Hiebert, Chair

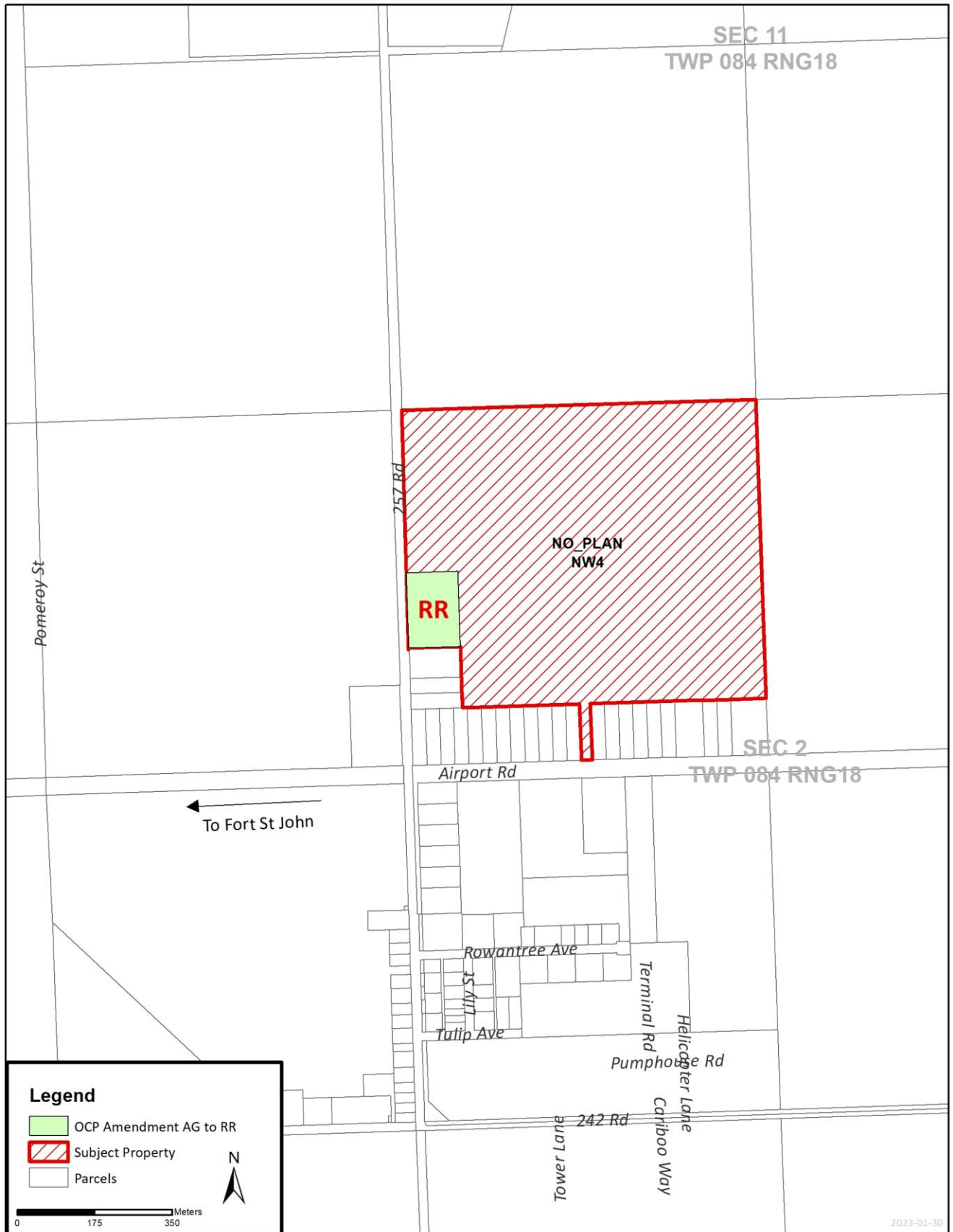
(Corporate Seal has been affixed to the original
bylaw)

Tyra Henderson,
Corporate Officer

I hereby certify this to be a true and correct copy of Bylaw
No. 2512, 2023", as adopted by the Peace River Regional
District Board on _____, 2023.

Tyra Henderson, Corporate Officer

Schedule A



PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2513, 2023

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 shall be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2513, 2023."
2. Schedule A– Map 14 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning 1.89 ha (4.67 ac) portion of the Northwest ¼ Section 2, Township 84, Range 18, W6M, PRD, except Plans 11108, 12696 and 14261, from A-2 "Large Agricultural Holdings Zone" to R-4 "Residential 4 Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw; and
3. By adding the following to Part VI – Zones, Section 33 A-2 "Large Agricultural Holdings Zone", following Section 33(2)(b), in numerical order:
 - (v) The remainder of the Northwest ¼, Section 2, Township 84, Range 18, W6M, PRD, except Plans 11108, 12696 and 14261, as shown on Schedule A to Bylaw 2513, 2023, for which the minimum parcel size is +\- 51.29 hectares.

READ A FIRST TIME THIS	<u>30th</u>	day of	<u>March</u>	, 2023.
READ A SECOND TIME THIS	<u>30th</u>	day of	<u>March</u>	, 2023.
Public Notice mailed on	<u>25th</u>	day of	<u>May</u>	, 2023.
Public Notice published on the	<u>1st and 8th</u>	day of	<u>June</u>	, 2023.
Public Hearing held on the	<u>13th</u>	day of	<u>June</u>	, 2023.
READ A THIRD TIME THIS	_____	day of	_____	, 2023.
ADOPTED THIS	_____	day of	_____	, 2023.

Leonard Hiebert, Chair

(Corporate Seal has been affixed to the original bylaw)

Tyra Henderson,
Corporate Officer

I hereby certify this to be a true and correct copy of "PRRD Zoning Amendment Bylaw No. 2513, 2023", as adopted by the Peace River Regional District Board on _____, 2023.

Tyra Henderson, Corporate Officer

Schedule A

