



REPORT

To: Chair and Directors

Report Number: DS-BRD-277

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

Date: February 23, 2023

Subject: Zoning Amendment Bylaw No. 2506, 2023, PRRD File No. 22-008 ZN; 1st and 2nd Readings

RECOMMENDATION: [Corporate Unweighted – excluding Pouce Coupe]

That the Regional Board give Zoning Amendment Bylaw No. 2506, 2023, to rezone a ± 39.4 hectare (97.4 acre) portion of the subject property from Large Agricultural Holdings (A-2) to Small Agricultural Holdings (A-1) and the remaining ± 3.64 hectare (8.98 acre) portion of the subject property from Large Agricultural Holdings (A-2) to Residential 4 Zone (R-4) on the property identified as PID: 014-927-101, first and second reading; and further

That a public hearing be held pursuant to *Local Government Act* Section 464(1), delegated to the Director of Electoral Area E, and public notification be authorized pursuant to *Local Government Act* Section 466.

BACKGROUND/RATIONALE:

Proposal

The subject property is currently zoned Large Agricultural Holdings (A-2), and the applicant wishes to rezone a ± 39.4 ha (97.4 ac) portion to Small Agricultural Holdings (A-1) and to rezone a ± 3.64 ha (8.98 ac) portion to Residential 4 Zone (R-4).

The proposed A-1 zone would include the existing gravel pit, and the proposed R-4 zone would include the existing home site. The applicant would eventually like to subdivide along the proposed R-4 and A-1 zone boundary and expand the existing gravel pit.

Pursuant to West Peace Fringe Area (WPFA) OCP Bylaw No. 2312, 2018, the subject property is within the Settlement designation which supports residential development, and small agricultural land uses. The proposal aligns with the general objectives of the OCP, and therefore staff supports the proposal.

File Details

Owner: Omineca Aggregate Ltd., Inc. No. BC1246687
 Agent: Tryon Land Surveying – Kathleen Lush
 Area: Electoral Area E
 Location: Jackfish Lake
 Legal: District Lot 3093 Peace River District Except: Part Dedicated Road On Plan BCP38359
 PID: 014-927-101
 Civic Address: 2959 Sawchuk Road
 Lot Size: 43.04 ha (106.35 ac)

Site Context

The subject property is within the rural community of Jackfish Lake and is ± 11 km north of Chetwynd. The land use of surrounding properties is primarily rural residential to the east, crown land to the north, south and west, and CN rail right-of-way to the west.

Site Features

Land

The subject property is primarily cleared with a few treed portions. The north end of the property has a small gravel pit, and the south end of the property has a home site.

Structures

The subject property has a dwelling unit, a shop, and a shed.

Access

The subject property is accessed by Sawchuk Road.

Canada Land Inventory Soil Rating

According to the Canada Land Inventory, the soils on the subject property are classified as 5 TP and 5 PM. Class 5 soils have very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible. Subclass T denotes topography, subclass P denotes stoniness, and subclass M denotes moisture limitations.

Comments & Observations

Applicant

The applicant recently purchased the property and believes the proposed zones are more suitable for the land uses existing on the property. The applicant states that to minimize any negative impacts caused by the existing gravel pit, berms and vegetative buffers could be established along Sawchuk Road.

Agricultural Land Reserve (ALR)

The subject property is outside the Agricultural Land Reserve.

Official Community Plan (OCP)

Pursuant to the *West Peace Fringe Area OCP Bylaw No. 2312, 2018*, the subject property is designated Settlement (S).

Section 3.2.1 Policy A states that the objectives of the Settlement designation is to support the enhancement and protection of residential areas which allow residents to use and enjoy the property for residential purposes. Section 3.2.2 Policy 1 states that within the Settlement designation, the principal use of land will be limited to small agricultural holdings, residential, commercial, institutional, and limited service industrial uses. Section 3.2.3 Policy 1 states that infilling within existing settlement areas is encouraged prior to supporting new subdivisions.

The proposal is consistent with the objectives of the Settlement designation, and is therefore supported.

Land Use Zoning

Pursuant to the *PRRD Zoning Bylaw No. 1343, 2001*, the subject property is zoned Large Agricultural Holdings (A-2). Section 33 Policy 1 states the A-2 zone permits agriculture, dwelling units, mining, including gravel extraction and processing, etc. Section 33 Policy 2 (a) states the minimum parcel size is 63 ha (155 ac).

The proposal is to rezone a \pm 39.4 ha (97.4 ac) portion of the subject property to Small Agricultural Holdings (A-1) and to rezone a \pm 3.64 ha (8.98 ac) portion of the subject property to Residential 4 Zone (R-4).

Section 32 Policy 1 states the A-1 zone permits agriculture, dwelling units, mining, including gravel extraction and processing, etc. Section 32 Policy 2 (a) states the minimum parcel size is 15 ha (37 ac). If the zoning amendment is approved, the applicant could further subdivide the A-1 portion of the property into two parcels.

Section 37 Policy 1 states the R-4 zone permits dwelling units and agriculture. Section 37 Policy 2 (a) states the minimum parcel size is 1.8 ha (4.5 ac).

The proposal is consistent with the regulations of the proposed zones, and is therefore supported.

Fire Protection Area

The subject property is outside all fire protection areas.

Mandatory Building Permit Area

The subject property is outside the Mandatory Building Permit Area, however Building Permits are still available on a voluntary basis.

Development Permit Area

The subject property is outside all Development Permit Areas.

Development Cost Charge Area

The subject property is outside the Development Cost Charge Area.

School District 60 School Site Acquisition Charge Area

The subject property is outside the School District 60 School Site Acquisition Charge Area.

Impact Analysis

Context

The proposed rezoning to R-4 is consistent with the surrounding land uses as there are multiple other residential zoned properties to the east of the subject property. The policies of the *OCP* and *Zoning Bylaw* encourage residential growth in this area, therefore the proposed rezoning to R-4 is supported.

The proposed rezoning to A-1 is consistent with the *Zoning Bylaw* as the subject property is currently undersized for an A-2 zoned parcel. As well, the proposal is consistent with the surrounding land uses as there are A-1 zoned properties and other existing gravel operations occurring to the north and west of the subject property. Therefore the proposal is consistent with the surrounding land uses.

Population & Traffic

Increased population and traffic may be anticipated as the rezoning could permit four additional residences (should the proposed A-1 parcel be further subdivided). The applicant intends to seek approval to expand the gravel pit which will likely increase industrial traffic along Sawchuk Road.

Sewage & Water

The proposed R-4 zone has a septic field for the home site. The proposed A-1 zone does not require a sewer system as it will not be continuously occupied.

Comments Received from Internal PRRD Departments

Bylaw Enforcement Officer

The Regional District does not have an active bylaw enforcement file on this property.

GIS Department

Interests are unaffected.

Comments Received from Municipalities & Provincial Agencies

BC Hydro

A Right of Way is required for the existing works on the subject property.

Ministry of Agriculture and Food

The proposed expansion of the gravel pit may not be beneficial for the potential future use of the lot for agriculture. Prior to extraction an agrologist report would provide strategies for reclamation that can allow the property to be returned to agricultural production after works have completed. As well, the proposed rezoning and subdivision may not benefit the future potential agricultural production on the parcel, as smaller parcel sizes may increase the potential for residential use once the gravel extraction activity is completed. Please see attached letter.

Ministry of Transportation and Infrastructure

The Ministry has no concerns with the proposal to rezone, however they may have some concerns of potential traffic volumes and negative impacts on the current road infrastructure with future developments. Please see attached letter.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse Zoning Amendment Bylaw No. 2506, 2023, to rezone a \pm 39.4 hectare (97.4 acre) portion of the subject property from Large Agricultural Holdings (A-2) to Small Agricultural Holdings (A-1) and the remaining \pm 3.64 hectare (8.98 acre) portion of the subject property from Large Agricultural Holdings (A-2) to Residential 4 Zone (R-4) on the property identified as PID: 014-927-101, as submitted.
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. Application, PRRD File No. 22-008 ZN
2. Comments Received from Municipalities and Provincial Agencies, PRRD File No. 22-008 ZN
3. Maps, PRRD File No. 22-008 ZN
4. Zoning Amendment Bylaw No. 2506, 2023



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 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 Omineca Aggregate Ltd., INC.No. BC1246687	Authorized Agent of Owner (if applicable) Tryon Land Surveying - Kathleen Lush
Address of Owner [REDACTED]	Address of Agent [REDACTED]
City/Town/Village [REDACTED]	City/Town/Village [REDACTED]
Postal Code [REDACTED]	Postal Code [REDACTED]
Telephone Number:	Telephone Number: [REDACTED]
Fax Number:	Fax Number: [REDACTED]
E-mail:	E-mail: [REDACTED]

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
DISTRICT LOT 3093 PEACE RIVER DISTRICT EXCEPT: PART DEDICATED ROAD ON PLAN BCP38359 PID 014-927-101	43.04ha (106.35ac) ha./acres
	ha./acres
	ha./acres
	TOTAL AREA 43.04ha (106.35ac) 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*.

BOARD - February 23, 2023

4. Civic Address or location of property: 2959 Sawchuk Rd

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: A-1 & R-4

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:

The property currently has a residence and associated out buildings, as well as a small gravel pit.

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

(a) North gravel pits

(b) East rural residential

(c) South undeveloped

(d) West undeveloped

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

The property was bought recently. The new owners would like to subdivide the property, then expand the gravel pit. A subdivision application has not yet been submitted.

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

Rezoning from A-2, to A-1 and R-4 would better suit the existing land uses on the property. The OCP Settlement designation allows for lighter industrial activities, and those which require limited services. To minimize any negative impacts on the surrounding residences, berms and vegetation could be established on the adjacent road.

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

The residence on the south part of the property has a septic field. A septic system will not be required on the north portion of the property as it won't be continuously occupied. No changes will be required.

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

The residence has a well. The north part of the property won't need a water supply; if the gravel pit requires water for operational purposes, it will likely be trucked in.

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.

[Redacted Signature]

Nov 7, 2022
 Date signed

*

[Redacted Signature]

Nov 8, 2022
 Date signed

*

[Redacted Signature]

~~Ed Kovach~~
Nov 8, 2022

16. **AGENT'S AUTHORIZATION**

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

I / We <u>Brian Aitken</u> and <u>Omireca Aggregates</u> hereby authorize		
(name) <u>Tryon Land Surveying</u> to act on my/our behalf regarding this application.		
Agent address:		
Telephone:	Fax:	Email:
Signature of Owner:	[Redacted Signature]	Date: <u>Nov 7, 2022</u>
Signature of Owner:	[Redacted Signature]	Date: <u>Nov 8, 2022</u>

*

Brian Kovach

[Redacted Signature]

Ed Kovach

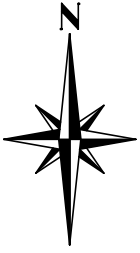
Nov 8, 2022

For Reference - excerpt from "Development Application Procedures and Fees Bylaw No. 2165, 2016."

8. Public Notice Sign Requirements

- (a) On those parcel(s) that are subject to an amendment to:
 - (i) an official community plan and / or zoning bylaw; or
 - (ii) temporary use permit;the applicant shall post a development application sign on the subject property, which shall be provided by the Peace River Regional District.
- (b) The sign shall be a minimum of 1.2 metres x 1.2 metres (4 feet x 4 feet) in dimension;
- (c) The sign shall be constructed of recyclable material;
- (d) The sign shall have a white background with black block lettering that is not less than 6 centimeters in height;
- (e) The sign shall contain the following wording:
'This site is subject to an application to change land use or density. For further information please contact the Peace River Regional District at 1-800-670-7773';
- (f) The sign must be placed at the driveway entrance or midpoint of the property fronting the main service road, providing the most effective legibility and visibility for passersby from the road;
- (g) The sign shall be erected on the property at a minimum of fourteen (14) days prior to the Regional Board considering the application, and the applicant must submit to the Regional District a photograph clearly showing the sign posted on the property;
- (h) The sign shall be placed in a manner that does not interfere with pedestrian or vehicle traffic flow, or create a potential hazard by obstructing visibility from a highway, road or lane;
- (i) The sign shall be installed in a safe, sturdy manner, capable of withstanding typical wind and other weather conditions;
- (j) The sign shall remain in place continuously until the conclusion of the Public Hearing or issuing of the permit, as the case may be, and shall be removed within fourteen (14) days after the decision(s) of the Regional Board on the said application. Applicants are encouraged to dispose of the signs by recycling them.
- (k) Failure to post and keep the sign in accordance with this bylaw may result in a delay or postponement of the Public Hearing and / or Board decision process;
- (l) Any additional notification costs incurred by the Regional District as a result of the applicant failing to post the required sign shall be payable by the applicant prior to advertising of the Public Hearing or delivering public notification.
- (m) Where a sign required by this bylaw is removed, destroyed or altered due to vandalism or the actions of unknown persons, the validity of any bylaw that is the subject of the relevant application and Public Hearing shall not be impacted;
- (n) If a land owner receives any written comments regarding the land use application, those comments must be delivered to the Peace River Regional District office as soon as they are received so that this information may be considered with the subject application.
- (o) A non-refundable fee in the amount of \$150.00 shall be levied for the sign.

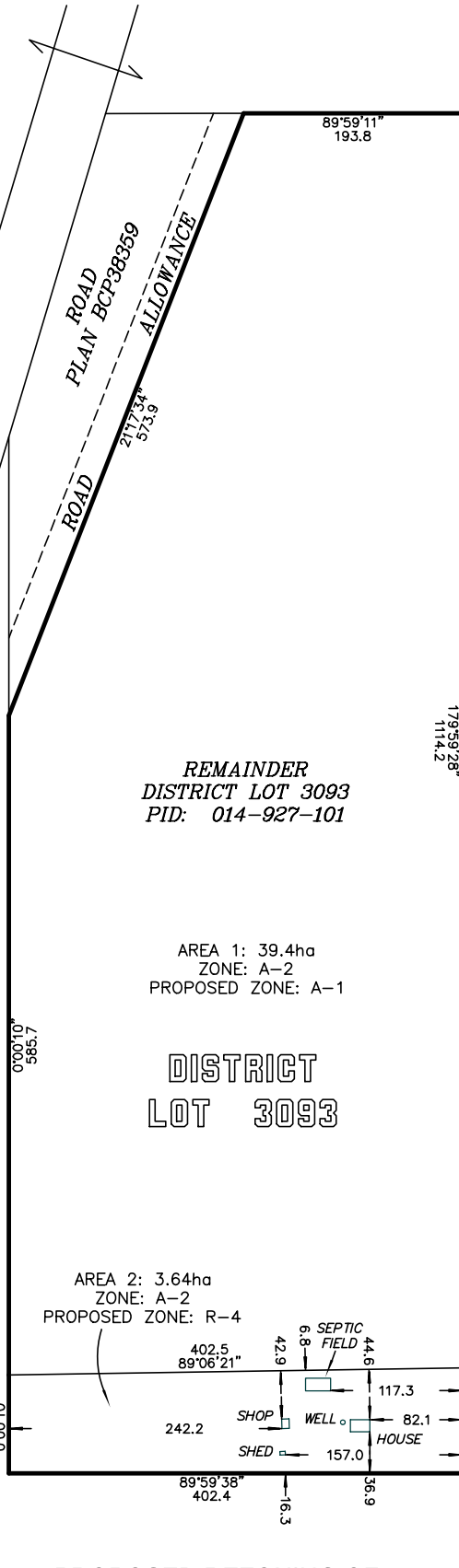
UNSURVEYED



CROWN

DISTRICT LOT 2286

LAND



LOT 1
PLAN
PGP42394

LOT 2
PLAN
PGP39224

LOT 2
PLAN
PGP42394

LOT 1
PLAN
PGP39224

LOT 1
PLAN
BCP14707

LOT 1
PLAN
PGP38163

REM
LOT C
PLAN
28073

LOT 1
PLAN
28577

LOT 2
PLAN
28577

ROAD

LOT 3
PLAN
28577

LOT A
PLAN
BCP38616

LOT B
PLAN
BCP38616

LOT C
PLAN
BCP38616

REMAINDER
DISTRICT LOT
2442

DISTRICT
LOT 1241

PROPOSED REZONING OF
DISTRICT LOT 3093 PEACE RIVER DISTRICT
EXCEPT: PART DEDICATED ROAD ON PLAN BCP38359

BCGS 93P.073, 93P.083
P.I.D. 014-927-101

OMINECA
AGGREGATES
LTD

0	Original Plan Prepared	2022/12/07	KL
0	Original Plan Prepared	2022/11/15	NM
Rev	Revision Description	Date(y/m/d)	By:

Tryon Land Surveying Ltd.
Dawson Creek 250-782-5868
Fort St John 250-262-0034
www.tryongroup.ca

BC Reg. File # 14173, 2023



TRYON FILE:
2022-0477



SCHEDULE 1 SITE DISCLOSURE STATEMENT

I. CONTACT INFORMATION

A: SITE OWNER(s) or OPERATOR(s)			
LAST NAME AITKEN		FIRST NAME(s) BRIAN	
COMPANY (if applicable) OMINECA AGGREGATES LTD.			
ADDRESS - STREET 2959 SAWCHUCK ROAD		CITY CHEWYND	
PROVINCE/STATE BC	COUNTRY CANADA		POSTAL CODE V0C1J0
PHONE [REDACTED]		E-MAIL [REDACTED]	

B: PERSON COMPLETING SITE DISCLOSURE STATEMENT (Leave blank if same as above)	
<input type="checkbox"/> Agent authorized to complete form on behalf of the owner or operator	
LAST NAME	FIRST NAME(s)
COMPANY (if applicable)	

C: PERSON TO CONTACT REGARDING THE SITE DISCLOSURE STATEMENT			
LAST NAME AITKEN		FIRST NAME(s) BRIAN	
COMPANY (if applicable)			
ADDRESS - STREET [REDACTED]		CITY [REDACTED]	
PROVINCE/STATE [REDACTED]	COUNTRY [REDACTED]		POSTAL CODE [REDACTED]
PHONE [REDACTED]		E-MAIL [REDACTED]	

II. SITE INFORMATION

Coordinates (using the North American Datum 1983 convention) for the centre of the site:

Latitude			Longitude		
DEGREES	MINUTES	SECONDS	DEGREES	MINUTES	SECONDS

Attach a map of appropriate scale showing the location and boundaries of the site.

For Legally Titled, Registered Property

SITE ADDRESS (or nearest street name/intersection if no address assigned)	
2959 SAWCHUK ROAD	
CITY	POSTAL CODE
CHETWYND	VOC 1J0

PID	Land Description	Add	Delete
014-927-101	District Lot 3093 LAND DISTRICT 44	+	-
	PEACE RIVER LAND DISTRICT, EXCEPT PLAN BCP38359	+	-

For Untitled Crown Land

PIN numbers and associated Land Description (if applicable)

PIN	Land Description	Add	Delete
		+	-
		+	-

And if available

Crown Land File Numbers	Add	Delete
	+	-
	+	-

III. INDUSTRIAL OR COMMERCIAL PURPOSES OR ACTIVITIES

Has the site been used for any industrial or commercial purposes or activities described in [SCHEDULE 2](#) of the Contaminated Sites Regulation?

Yes No

If you answered YES to the question above, please indicate below, in the format of the example provided, which of the industrial or commercial purposes or activities have occurred or are occurring on this site.

EXAMPLE

Schedule 2 Reference	Description
E1	appliance, equipment or engine maintenance, repair, reconditioning, cleaning or salvage
F10	solvent manufacturing, bulk storage, shipping or handling

Schedule 2 Reference	Description	Add	Delete
		+	-
		+	-

IV. ADDITIONAL INFORMATION

1. Provide a brief summary of the planned activity and proposed land use at the site.

SUBDIVIDE PARCEL OF LAND INTO 2 PIECES.
 LARGER PIECE HAS EXISTING GRAVEL MINE QUARRY. NO FUEL STORAGE OR INFRASTRUCTURE ASSOCIATED WITH GRAVEL PIT.

2. Indicate the information used to complete this site disclosure statement including a list of record searches completed.

OMINECA AGGREGATES RECENTLY PURCHASED THE PROPERTY. THE PREVIOUS OWNER WAS LIVING AT THIS LOCATION FOR 20+ YRS. WE USED THE PREVIOUS OWNER'S "PROPERTY DISCLOSURE STATEMENT FOR RESIDENTIAL PROPERTY"

3. List any past or present government orders, permits, approvals, certificates or notifications pertaining to the environmental condition of the site. (Attach extra pages, if necessary):

NONE

V. DECLARATIONS

1. Exemptions (See the Contaminated Sites Regulation, Division 3 of Part 2):

Does the application qualify for an exemption from submitting a site disclosure statement?

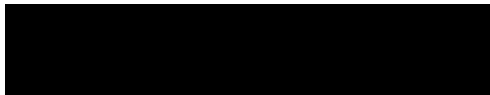
Yes No

If yes, indicate which exemption applies _____

2. Where a municipal approval is not required, please indicate the reason for submission directly to the registrar:

Under Order Foreclosure CCAA Proceedings BIA Proceedings
 Decommissioning Ceasing Operations

By signing below, I confirm that the information in this form is complete and accurate to the best of my knowledge:



SIGNATURE

2022-12-01
DATE SIGNED (YYYY-MM-DD)

APPROVING AUTHORITY CONTACT INFORMATION

NAME	AGENCY
ADDRESS	
PHONE	E-MAIL

Reason for submission (Please check one or more of the following):

Building Permit Subdivision Zoning Development Permit

DATE RECEIVED (YYYY-MM-DD)

DATE SUBMITTED TO REGISTRAR (YYYY-MM-DD)



January 23, 2023

Local Government File: 22-008 ZN

Anastasia Zehetmeier, Planner 1
Peace River Regional District (PRRD)
VIA EMAIL: Anastasia.Zehetmeier@prrd.bc.ca

Re: Zoning Bylaw Amendment – 2959 Sawchuk Road (PID 014-927-101)

Dear Anastasia Zehetmeier,

Thank you for providing the Ministry of Agriculture and Food (Ministry) with the opportunity to comment on the proposed zoning bylaw amendment to rezone a Large Agricultural Holdings (A-2) 46.2-hectare non-Agricultural Land Reserve (non-ALR) parcel, to a Small Agricultural Holdings (A-1) 39.4-hectare portion and a Residential-4 (R-4) 3.64-hectare portion. Ministry staff offer the following comments:

- The applicant is pursuing subdivision of the parcel along the proposed zoning boundaries and expansion of the existing gravel pit on the larger portion of the parcel. The subject parcel's Official Community Plan designation is Settlement and there are some ALR lands in the surrounding area. Ministry staff note the minimum lot sizes for A-2 zoned parcels are 63-hectares, A-1 parcels are 15-hectares and R-4 parcels are 1.8-hectares.
- Based on B.C.'s [Soil Information Finder Tool](#) (SIFT) the soil in the area is a well-drained loamy sand with an Agricultural Capability rating of 5PM. Land with this rating is generally limited to the production of perennial forage crops or other specially adapted crops. The subclass 'P' indicates stoniness that could impact management practices. The subclass 'M' indicates soil moisture deficiency.
- While it is not clear from the application or aerial imagery if the lot is currently used in agricultural production, expansion of the gravel pit may not be beneficial for the potential future use of the lot for agriculture as it may cause disruptions to the land and soil.
- Prior to extraction an agrologist report would provide strategies for reclamation that can allow the property to be returned to agricultural production after works have completed, as the larger lot portion will still be an area zoned for agriculture.

- Ministry staff also note that in the long-term, the proposed rezoning and subdivision may not benefit the future potential agricultural production on the parcel, as smaller parcel sizes may increase the potential for residential use once the gravel extraction activity is completed.

If you have any questions or concerns about our comments, please do not hesitate to contact staff.

Sincerely,

Gregory Bartle
Land Use Planner
Ministry of Agriculture and Food
Phone: [REDACTED]
Email: [REDACTED]

Brenna Schilds P. Ag
Regional Agrologist- BC Peace
Ministry of Agriculture and Food
Phone: [REDACTED]
Email: [REDACTED]



Sent via eDAS

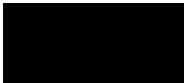
Peace River Regional District
1981 Alaska Avenue, Box 810,
Dawson Creek, British Columbia,
V1J 4H8

Attn: Services, Planning PRRD

This communication is in follow up regarding the Zoning Bylaw referral application, received on December 7, 2022.

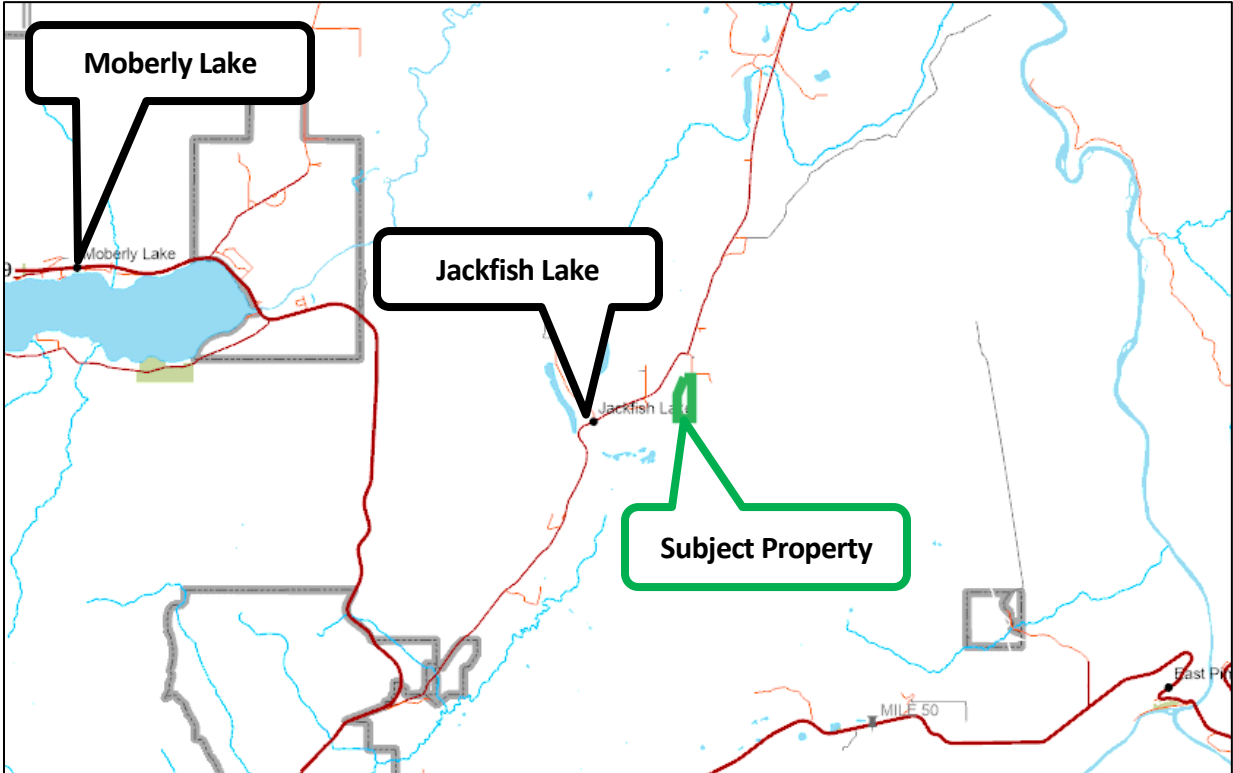
The Ministry has no concerns with the proposal to rezone. As of note, we may have a concern of potential traffic volumes and negative impacts on the current road infrastructure with future developments.

Thanks again for allowing us the opportunity to comment early in the proposal. If you have any questions, please call me at 250-645-9575.

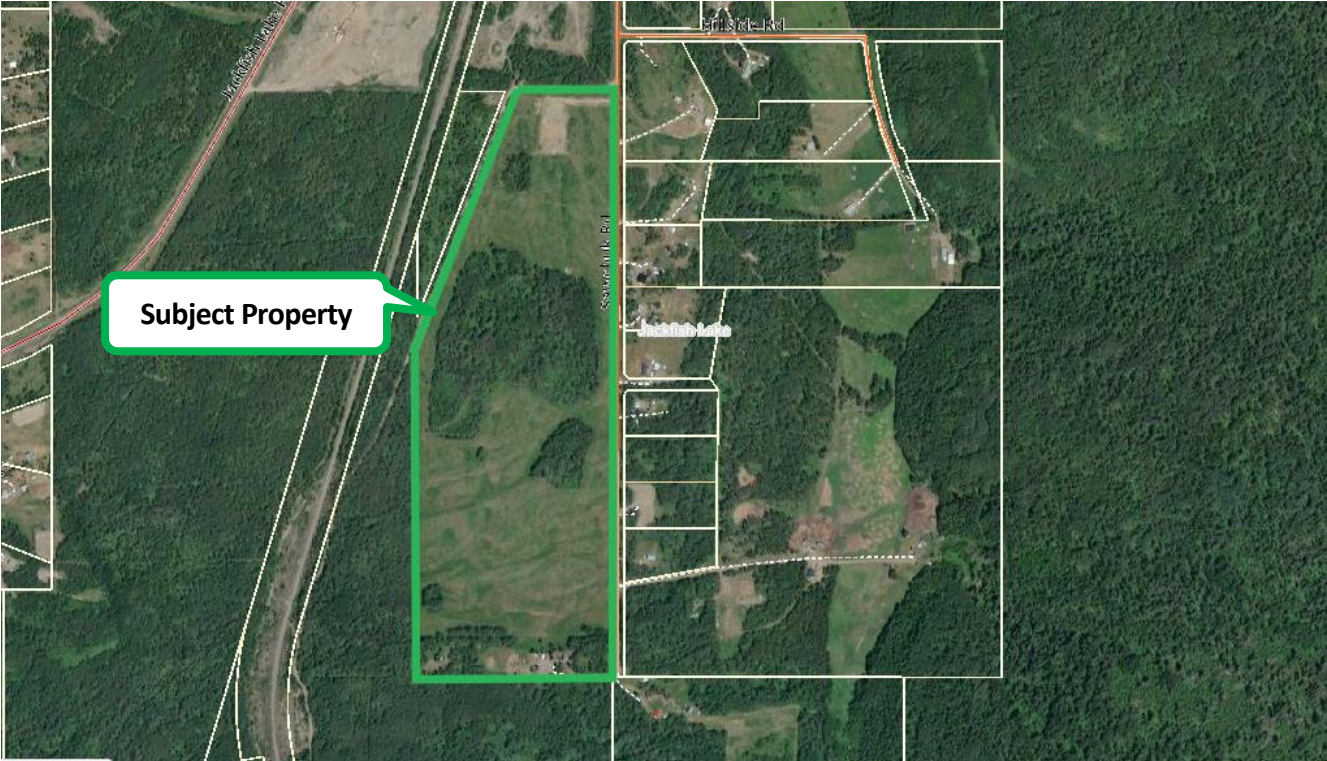


Kelsi Windhorst, Development Officer

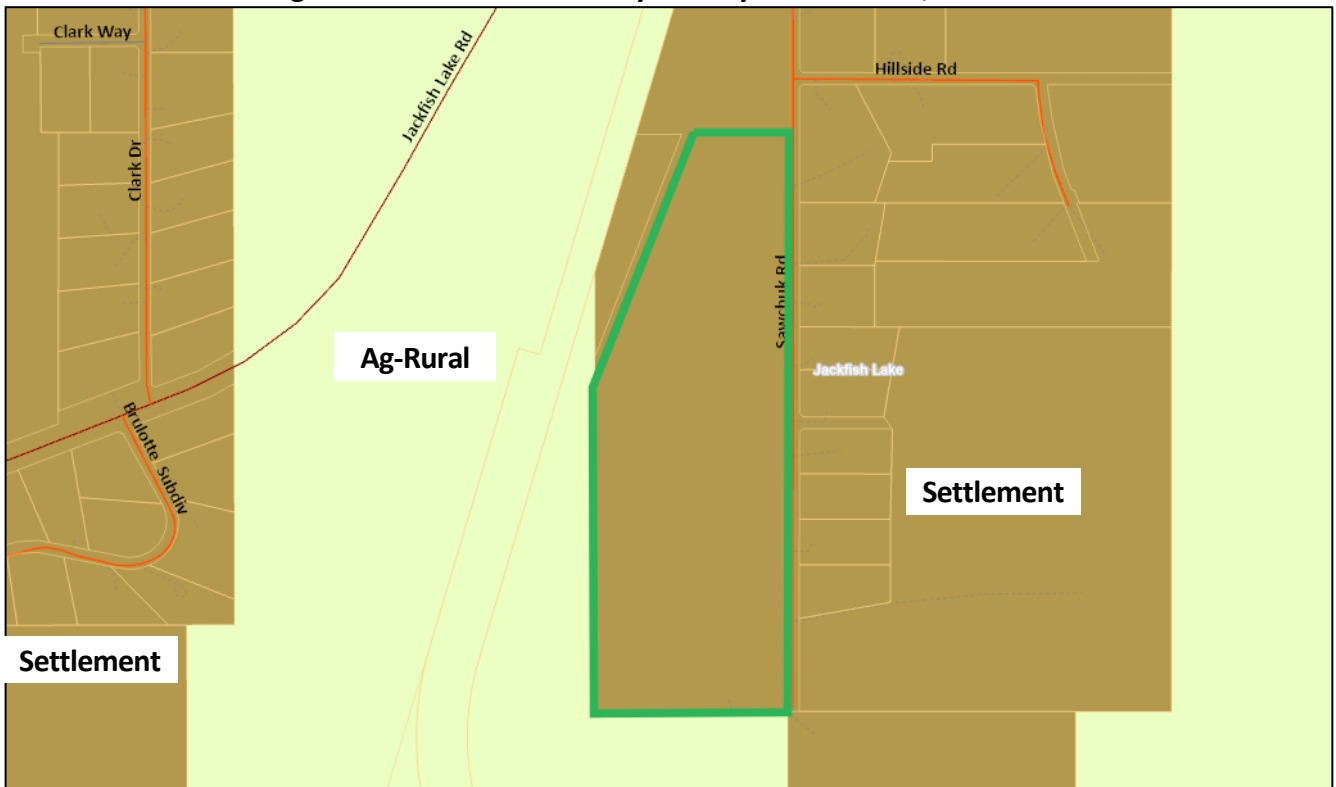
Location: Jackfish Lake area



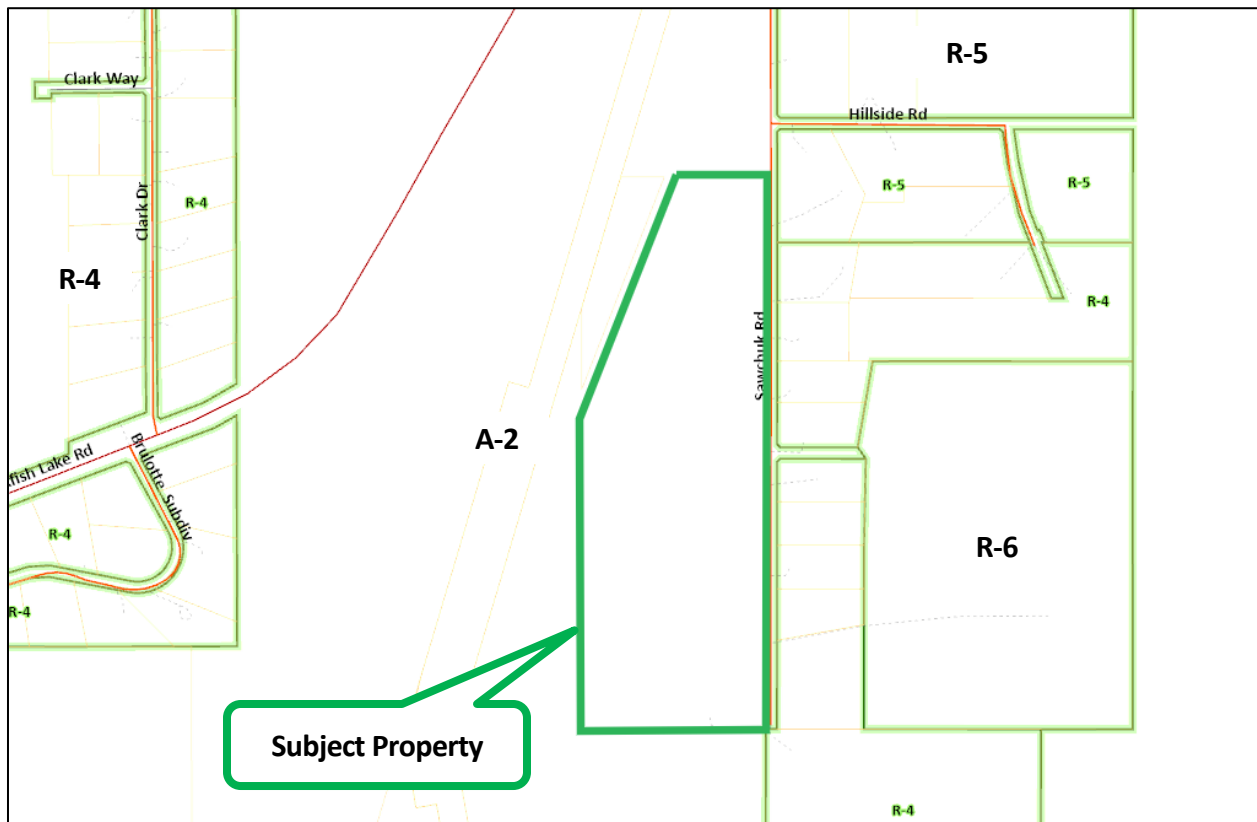
Aerial Imagery



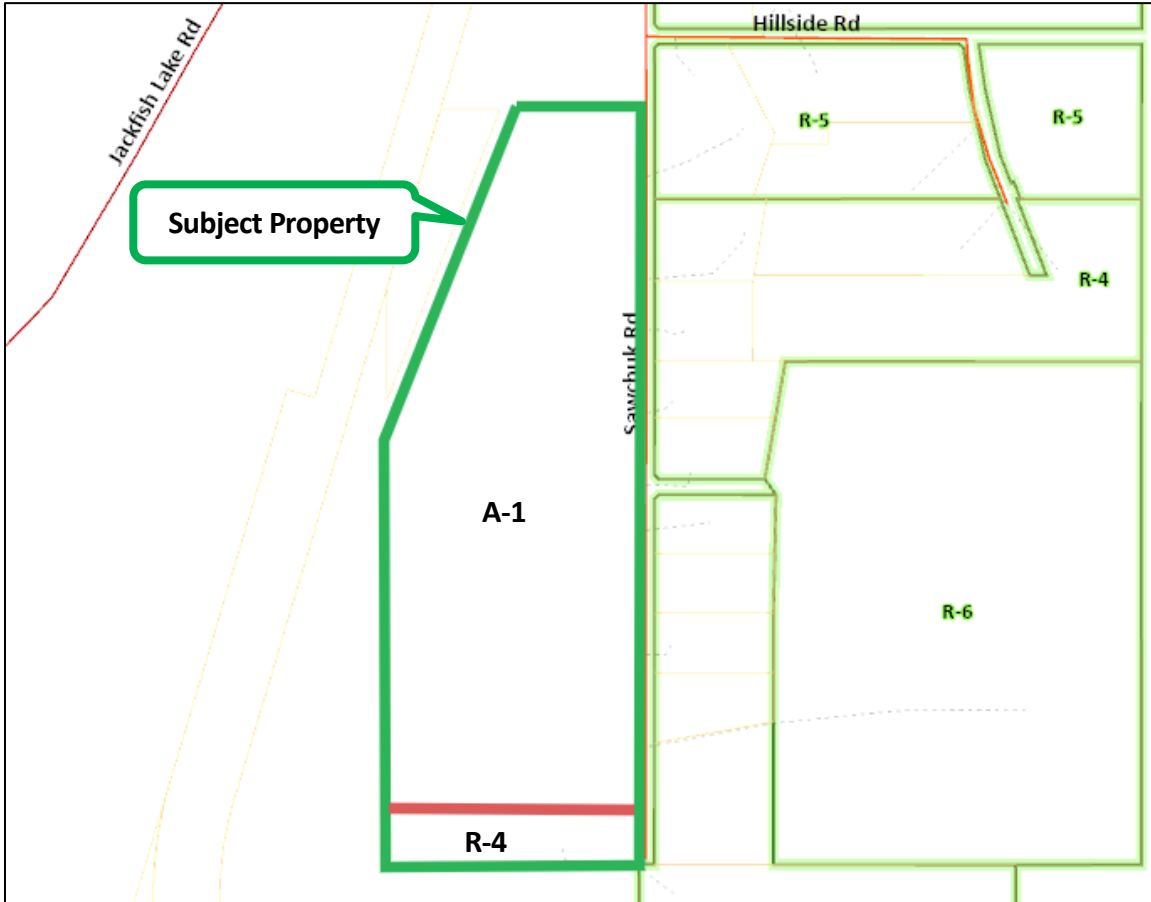
PRRD West Peace Fringe Area Official Community Plan Bylaw No. 2312, 2018: Settlement



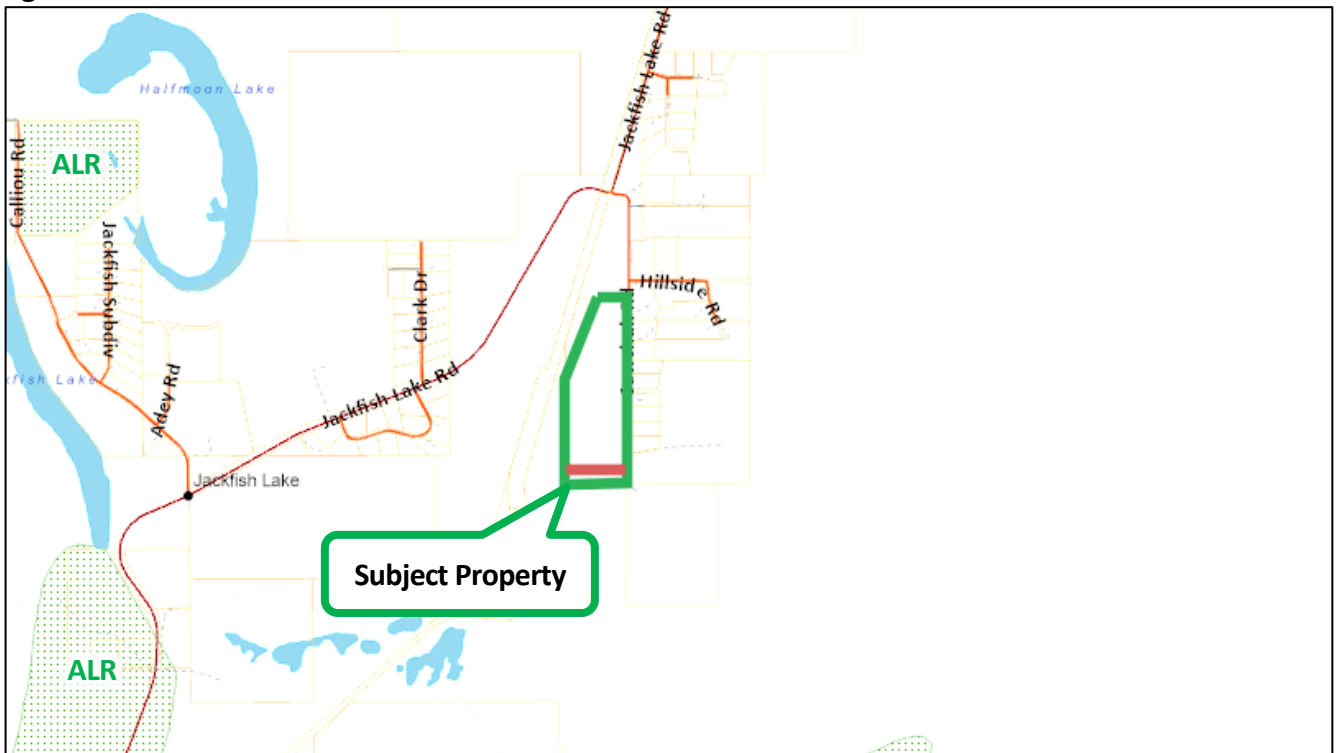
PRRD Zoning Bylaw No. 1343, 2001: Large Agricultural Holdings Zone (A-2)



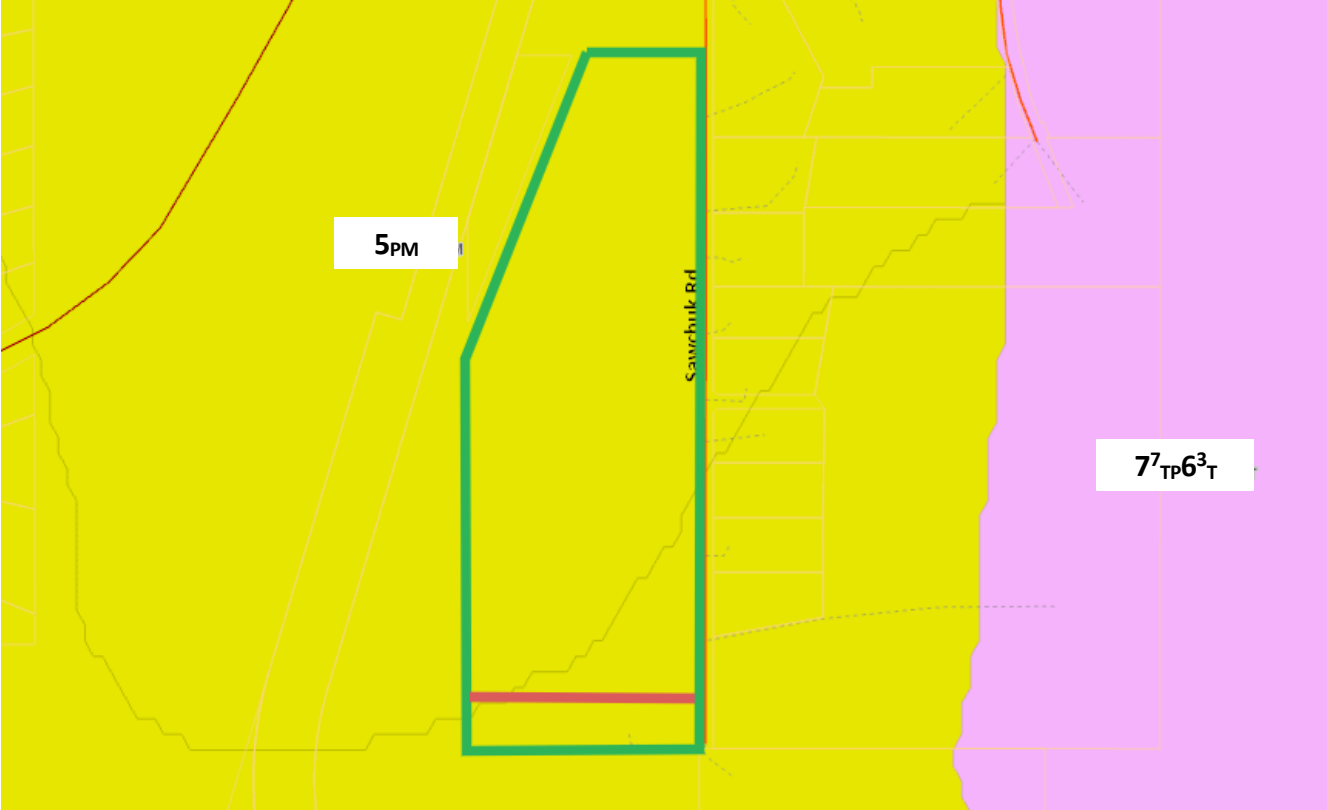
Proposal: Rezoning to A-1 and R-4



Agricultural Land Reserve: Outside



CLI Soil Classification: 5TP and 5PM



**PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2506, 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 may be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2506, 2023."
2. Schedule C – Map 4 West Peace Fringe Area of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning District Lot 3093, PRD, except Part Dedicated Road on Plan BCP38359, from A-2 "Large Agricultural Holdings Zone" to R-4 "Residential 4 Zone" and to A-1 "Small Agricultural Holdings Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS _____ day of _____, 2023.

READ A SECOND TIME THIS _____ day of _____, 2023.

Public Notice mailed on the _____ day of _____, 2023.

Public Notice published on the _____ day of _____, 2023.

Public Hearing held on the _____ day of _____, 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. 2506, 2023", as adopted by the Peace River Regional District Board on _____, 2023.

Tyra Henderson, Corporate Officer

Schedule A

