



REPORT

To: Chair and Directors

Report Number: DS-BRD-331

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

Date: September 14, 2023

Subject: Zoning Amendment Bylaw No. 2524, 2023, PRRD File No. 23-006 ZN

RECOMMENDATION #1: [Corporate Unweighted – Pouce Coupe Excluded]

That the Regional Board give Peace River Regional District Zoning Amendment Bylaw No. 2524, 2023, to rezone a ±4.35 ha portion of a ±28.43 ha property identified as PID: 030-260-795 from Large Agricultural Holdings Zone (A-2) to Residential 2 Zone (R-2), third reading.

RECOMMENDATION #2: [Corporate Unweighted – Pouce Coupe Excluded, 2/3 Majority]

That the Regional Board adopt Peace River Regional District Zoning Amendment Bylaw No. 2524, 2023, to rezone a ±4.35 ha portion of a ±28.43 ha property identified as PID: 030-260-795 from Large Agricultural Holdings Zone (A-2) to Residential 2 Zone (R-2).

BACKGROUND/RATIONALE:

Proposal

To rezone a ±4.35 ha portion of a ±28.43 ha property from Large Agricultural Holdings Zoe (A-2) to Residential 2 Zone (R-2) to facilitate a proposed 8 lot (0.51 ha each) residential subdivision.

Rationale

Staff are recommending support for this application as it is consistent with the OCP and there is capacity in the Charlie Lake Sewer system to accommodate the proposed 8 lots.

File Details

Owner: Lawrence and Mary Wade
 Agent: Megan Hickey
 Area: Electoral Area C
 Location: Charlie Lake
 Legal: Lot 2 Section 25 Township 84 Range 20 West of the 6th Meridian Peace River District Plan EPP74992
 PID: 030-260-795
 Lot Size: 28.43 ha (70.25 ac)

Site Context

The subject property is located in the Charlie Lake area near Lake Point Golf and Country Club to the northeast. All eight proposed residential lots will be accessed off Golf Course Rd. To the east of the property is a 78.52 ha Crown parcel that abuts Charlie Lake. To the west are two undersized A-2 parcels. To the south are two more undersized A-2 parcels. To the north are previously developed R-3 parcels also along the Golf Course Rd and a large 53.36 ha R-3 zoned parcel that sits to the west of the these developed parcels.

Summary of Procedure

Peace River Regional District Zoning Amendment Bylaw No. 2524, 2023 was read for a first and second time on June 8, 2023. The following activities have occurred since then:

July 21, 2023	Public notification mailed to landowners within notification area
August 3 & 10, 2023	Notice of public hearing advertised in the Alaska Highway Newspaper
July 31, 2023	The Agricultural Land Commission removed the condition that the ALR exclusion was to be withheld until such time as the property was rezoned to medium density residential.
August 14, 2023	Public hearing held in Charlie Lake BC

Comments Received from the Public

A public hearing was held on August 14, 2023 in accordance with the *Local Government Act*. The Minutes are attached to this report.

ALTERNATIVE OPTIONS:

1. That the Regional Board defer consideration of third reading and adoption of Zoning Amendment Bylaw No. 2524, 2023, to rezone a ± 4.35 ha portion of a ± 28.43 ha property identified as PID: 030-260-795 from Large Agricultural Holdings Zoe (A-2) to Residential 2 Zone (R-2), until the Capital Plan for the Charlie Lake Sewer System is complete.
2. That the Regional Board respectfully refuse to give Peace River Regional District Zoning Amendment Bylaw No. 2524, 2023, to rezone a ± 4.35 ha portion of a ± 28.43 ha property identified as PID: 030-260-795 from Large Agricultural Holdings Zoe (A-2) to Residential 2 Zone (R-2), third reading.
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. Zoning Amendment Bylaw No. 2524, 2023
2. Minutes – Public Hearing for Zoning Amendment Bylaw No. 2524, 2023

External Links:

1. Report – [Zoning Amendment Bylaw No. 2524, 2023, PRRD File No. 23-006; 1st and 2nd Readings](#) – June 8, 2023
2. Agenda – [Public Hearing for Zoning Amendment Bylaw No. 2524, 2023, PRRD File No. 23-006 ZN](#) – August 14, 2023



**PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES
Proposed Zoning Amendment Bylaw No. 2524, 2023**

August 14, 2023, 6:00pm
Charlie Lake Community Hall
12717 Charlie Lake Ave
Charlie Lake, BC

ATTENDANCE:

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

Applicant/Owner: Lawrence Wade
Mary Wade

Public: Twenty three (23) members of the public

1. CALL TO ORDER

The Chair called the meeting to order at 6:14 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 Zoning Amendment Bylaw No. 2524, 2023 for the property legally described as Lot 2 Section 25 Township 84 Range 20 West of the 6TH Meridian Peace River District Plan EPP74992.

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

Staff read written comments received to date aloud. All written comments received were not in support of the proposal.

7. COMMENTS FROM AGENTS:

The Chair asked for comment from the agent. None were offered at this time.

8. COMMENTS FROM PUBLIC

The Chair asked the members of the public in attendance if they had any comments related to the proposed bylaw.

Bruce Kosugi spoke in opposition of the project, expressing concerns regarding higher density and increased traffic, as well as the negative environmental impacts the anticipated surface runoff quality may have.

Lynne Ballard spoke in opposition and expressed concern with increased groundwater usage due to more wells being built.

Gord Giesbrech spoke in opposition and expressed concern that the subject proposal will set precedence for future high density development in area.

Daniel Holtmann spoke in opposition, citing concerns with runoff and increased flood risk to his property. He noted the existing culvert near his property is undersized as is.

Paul Steinburg spoke in opposition and expressed concerns regarding potential washouts from large development projects as well as insufficient water management in place to support further development.

David Smith spoke in opposition citing that the current proposal has significantly changed from a previous development proposal submitted by applicant. He also expressed concerns regarding increased surface runoff and containment, fire control, higher traffic and accident risk, insufficient sewer system capacity, and water availability.

Ross Bannerman spoke in opposition and commented that community opposition to this proposal has been voiced for many years. He expressed concerns regarding insufficient existing services for further high density development, and concerns regarding potential future development of the lands. He also noted that the property is actively farmed.

Loretta Giesbrecht spoke in opposition and commented that the applicant is not making decisions which are in the best interest of the community and the environment. She noted concerns about future development occurring on the lands.

Amber Blair spoke in opposition and expressed concern that if this proposal is approved it will set precedent for future development in the Charlie Lake area.

The Chair clarified that based on engineering assessments provided to the PRRD, there is sufficient sewer connections available for the subject proposal.

9. FINAL COMMENTS FROM AGENTS:

The Chair asked the applicant’s agents for any comments addressing the proposed bylaw.

Megan Hickey introduced themselves as an agent of the applicant and representative of L&M Engineering Limited. They noted that the OCP designates the lands for residential use. They clarified that this proposal is considered to be addressing infill, and that road access is a requirement of the proposal in order to provide sufficient access for the lands beyond the subject proposal.

Jamie Schenkeveld introduced themselves as an agent of the applicant and representative of L&M Engineering Limited. They commented that thoughtful development can lead to better services being implemented and that density increases both tax base and capital investment. They explained that their studies suggests that the existing water and sewer services will not be significantly impacted. They addressed concerns of future development noting that there are systems in place to regulate when development proposals are put forward.

10. TERMINATION OF PUBLIC HEARING

The Chair terminated the Public Hearing at 7:16 pm.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed Zoning Amendment Bylaw No. 2524, 2023, held on August 14, 2023.

Original signed by:

Director Brad Sperling, Chair

Ashley Murphey, RPP, MCIP, GM of Development Services

Joshua Raposo, Recorder

Ellen Watters, Recorder

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2524, 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. 2524, 2023."
2. Schedule A – Map 4 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a 4.35 ha. (10.74 acre) portion Lot 2, Section 25, Township 84, Range 20, W6M, PRD, Plan EPP74992, from A-2 "Large Agricultural Holdings Zone" to R-2 "Residential 2 Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	<u>8th</u>	day of	<u>June</u>	, 2023.
READ A SECOND TIME THIS	<u>8th</u>	day of	<u>June</u>	, 2023.
Public notifications mailed on the	<u>21st</u>	day of	<u>July</u>	, 2023.
Public Notice advertised on the	<u>3rd and 10th</u>	day of	<u>August</u>	, 2023.
Public Hearing held on the	<u>14th</u>	day of	<u>August</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
"PRRD Zoning Amendment Bylaw No. 2524, 2023,
as adopted by the Peace River Regional District
Board on _____, 2023.

Tyra Henderson, Corporate Officer

Schedule A

