



# REPORT

To: Chair and Directors

Report Number: DS-BRD-332

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

Date: September 14, 2023

**Subject:** Zoning Amendment Bylaw No. 2526, 2023, PRRD File No. 23-007 ZN; Adoption  
3rd Reading & Adoption

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

That the Regional Board give Peace River Regional District Zoning Amendment Bylaw No. 2526, 2023, to rezone the property identified as PID 025-200-811 from Small Agricultural Holdings Zone (A-1) to Residential 5 Zone (R-5), 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. 2526, 2023, to rezone the property identified as PID 025-200-811 from Small Agricultural Holdings Zone (A-1) to Residential 5 Zone (R-5).

## **BACKGROUND/RATIONALE:**

### **Proposal**

To rezone the subject parcel from Small Agricultural Holdings Zone (A-1) to Residential 5 Zone (R-5) within the PRRD Zoning Bylaw 1343, 2001 zoning area.

### **Rationale**

Staff are recommending support for this amendment as the proposal is consistent with the OCP.

### **File Details**

Owner: Lisa Quigley  
Area: Electoral Area C  
Location: Charlie Lake  
Legal: Lot 1 Section 25 Township 84 Range 20 West of the 6th Meridian Peace River District  
Plan PGP47460  
PID: 025-220-811  
Lot Size: 17.04 ha (42.11 ac)

### **Site Context**

The subject property is located in the Charlie Lake area approximately 13 kms northwest of the City of Fort St John along Highway 97 N. Surrounding land uses include large residential lots to the north and the southeast, along with agricultural parcels to the west and southwest.

**Summary of Procedure**

Peace River Regional District Zoning Amendment Bylaw No. 2526, 2023 was read for a first and second time on July 20, 2023. The following activities have occurred since then:

- July 27, 2023            Public notification mailed to landowners within notification area.
- August 3 & 10, 2023    Notice of public hearing advertised in the Alaska Highway News.
- August 14, 2023        The public hearing was held.

**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 respectfully refuse to give Peace River Regional District Zoning Amendment Bylaw No. 2526, 2023, to rezone the property identified as PID 025-200-811 from Small Agricultural Holdings Zone (A-1) to Residential 5 Zone (R-5), 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. Peace River Regional District Zoning Amendment Bylaw No. 2526, 2023
2. Minutes – Public Hearing for Zoning Amendment Bylaw No. 2526, 2023

**External Links:**

1. [Report – Zoning Amendment Bylaw No. 2526, 2023, PRRD File No. 23-007; 1st and 2nd Readings](#) – July 20, 2023
2. Agenda – [Public Hearing for Peace River Regional District Zoning Amendment Bylaw No. 2526, 2023, PRRD File No. 23-007 ZN](#) – August 14, 2023



PEACE RIVER REGIONAL DISTRICT

**PEACE RIVER REGIONAL DISTRICT  
PUBLIC HEARING – MINUTES  
Proposed Zoning Amendment Bylaw No. 2526, 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  
Ellen Watters, Planner 1

Public: One (1) member of the public

**1. CALL TO ORDER**

The Chair called the meeting to order at 6:01 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. 2526, 2023 for the property legally described as Lot 1 Section 25 Township 84 Range 20 West of the 6<sup>th</sup> Meridian Peace River District Plan PGP47460.

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 APPLICANT(S)**

The Chair asked for comment from the applicant. None were offered.

**8. COMMENTS FROM PUBLIC**

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

Loretta Giesbrecht spoke in opposition and stated that the subject property should stay within the ALR and to be used for livestock grazing. She also expressed concern that there was no public signage posted.

Carol Kube expressed concern that insufficient public notice was given as most residents are out of town during the summer months.

**9. FINAL COMMENTS FROM APPLICANT(S)**

The Chair asked for comment from the applicant. None were offered.

**10. TERMINATION OF PUBLIC HEARING**

The Chair terminated the Public Hearing at 6:13 pm.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed Zoning Amendment Bylaw No. 2526, 2023, held on August 14, 2023.

Original signed by:

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Director Brad Sperling, Chair

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Ashley Murphey, RPP, MCIP, GM of Development Services

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Joshua Raposo, Recorder

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Ellen Watters, Recorder



### Schedule A

