



PEACE RIVER REGIONAL DISTRICT

March 4, 2024

JAKK Enterprises LTD  
C/o John Koop  
[johnkoop@hotmail.com](mailto:johnkoop@hotmail.com)

Re: LOT 3 SECTION 24 TOWNSHIP 84 RANGE 20 WEST OF THE SIXTH MERIDIAN PEACE RIVER DISTRICT PLAN BCP35632, PID: 027-452-956 Civic address: 13289 279 Road

Zoning Amendment application 23-009, Bylaw 2429, 2023, will be considered by the Regional Board for 3rd Reading and Adoption at the Meeting on March 7, 2024, being held at the Peace River Regional District Head Office in the boardroom, 1981 Alaska Avenue, Dawson Creek, BC beginning at 10:00 am. The agenda can be viewed on the PRRD website by following this [link](#).

PRRD meetings are open to the public, however space is limited. Please email [prrd.dc@prrd.bc.ca](mailto:prrd.dc@prrd.bc.ca) or call the office at 250-784-3200 if you are planning to attend. The Board meeting can be viewed live on the Peace River Regional District "Official Page" Facebook site and the video will be uploaded to the website the week following the meeting.

You will be advised regarding the Board decision.

Regards,

*Jacqueline Burton*

Development Services Coordinator

diverse. vast. abundant.



# REPORT

To: Chair and Directors

Report Number: DS-BRD-388

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

Date: March 7, 2024

**Subject: Zoning Amendment Bylaw No. 2529, 2023, PRRD File No. 23-009 ZN**

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

That the Regional Board give Peace River Regional District Zoning Amendment Bylaw No. 2529, 2023 to rezone the properties identified as PID: 027-452-956 and PID: 027-452-964 from Residential 5 Zone (R-5) to Residential 4 Zone (R-4), third reading.

## **RECOMMENDATION #2: [Corporate Unweighted]**

That the Regional Board adopt Zoning Amendment Bylaw No. 2529, 2023.

## **BACKGROUND/RATIONALE:**

### **Proposal**

The applicant is seeking to rezone two properties from Residential 5 Zone (R-5) to Residential 4 Zone (R-4). The property owner wishes to subdivide the two 4.06 ha lots (Lots 1 and 2) into four 2.02 ha lots (Lots A, B, C, and D).

### **Rationale**

Staff support for this proposal is based on the Official Community Plan Rural Residential designation which supports large residential lots in the North Peace Fringe Area and the location of the subject properties being in proximity to other similar sized properties.

### **File Details**

Owner: JAKK Enterprises Ltd.

Agent: John Koop

Area: Electoral Area C

Location: Charlie Lake

#### **Lot 1**

Legal: Lot 3 Section 24 Township 84 Range 20 West of the Sixth Meridian Peace River District Plan BCP35632

PID: 027-452-956

Lot Size: 4.06 ha (10.04 ac)

#### **Lot 2**

Legal: Lot 4 Section 24 Township 84 Range 20 West of the Sixth Meridian Peace River District Plan BCP35632

PID: 027-452-964

Lot Size: 4.06 ha (10.04 ac)

**Site Context**

The subject properties are located approximately 2.5 kms west of Highway 97 North in the Charlie Lake area. All adjacent parcels are used as residential properties except for a large R-5 parcel to the west which has not yet been developed but is excluded from the ALR.

**Summary of Procedure**

Zoning Amendment Bylaw Nos. 2529, 2023 were read for a first and second time on August 17, 2023. The following activities have occurred since then:

January 31, 2024:	Public notification posted on the PRRD website.
February 2, 2024:	Public notification mailed to landowners within notification area.
February 6, 2024:	Notice of Public Hearing advertised on Energetic City News website.
February 14, 2024:	Public Hearing held in Charlie Lake.

**Comments Received from the Public**

A Public Hearing was held on February 14, 2024, in accordance with the *Local Government Act* and the Minutes of that hearing are attached to this report. All comments received were in opposition to the proposal.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board do not adopt Peace River Regional District Zoning Amendment Bylaw No. 2529, 2023, to rezone the properties identified as PID: 027-452-956 and PID: 027-452-964 from Residential 5 Zone (R-5) to Residential 4 Zone (R-4).
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. Zoning Bylaw No. 2529, 2023, PRRD File No. 23-009 ZN
2. Public Notification for Zoning Amendment Bylaw No. 2529, 2023, PRRD File No. 23-009 ZN
3. Minutes for Public Hearing for Zoning Amendment Bylaw No. 2529, 2023, PRRD File No. 23-009 ZN

External Links:

1. [Report 9.2 – Zoning Amendment Bylaw No. 2529, 2023, PRRD File No. 23-009 – August 17, 2023](#)
2. [Agenda – Public Hearing for Zoning Amendment Bylaw No. 2529, 2023, PRRD File No. 23-009 ZN – February 14, 2024](#)



# Notice of Public Hearing

## Zoning Amendment Bylaw NO. 2529, 2023

FILE NO. 23-009 ZN

### When:

February 14, 2024  
6:00pm

### Where:

#### Charlie Lake Hall

12717 Charlie Hall Ave.  
Charlie Lake, BC

### For More Information:

#### Contact:

Development Services

250-784-3200

#### Toll Free:

1-800-670-7773

#### Email:

planning@prrd.bc.ca

### Charlie Lake Area - Koop Rd.

Lot 3 Section 24 Township 84 Range 20 West of the Sixth Meridian Peace River District Plan BCP35632; and  
Lot 4 Section 24 Township 84 Range 20 West of the Sixth Meridian Peace River District Plan BCP35632

The Peace River Regional District is hosting a meeting to discuss the proposed Zoning Amendment.

#### Proposal:

To rezone two properties from Residential 5 Zone (R-5) to Residential 4 Zone (R-4). The property owner wishes to subdivide the two 4.06 ha lots (Lots 1 and 2) into four 2.02 ha lots (Lots A, B, C, and D).



Written comments or concerns accepted until 4:00 pm February 14, 2024. Documents may be viewed Monday-Friday, 8:30 am - 4:30 pm at 1981 Alaska Avenue Dawson Creek, BC V1G 4H8

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

### View applications at:

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

Peace River Regional District Official Page

@prrdistrict



PEACE RIVER REGIONAL DISTRICT

**PEACE RIVER REGIONAL DISTRICT  
PUBLIC HEARING – MINUTES  
Proposed Zoning Amendment Bylaw No. 2529, 2023**

February 14, 2024, 6:00pm  
12717 Charlie Hall Ave, Charlie Lake, BC, VOC 1H0

**ATTENDANCE:**

Peace River Regional District: Brad Sperling, Director Electoral Area C  
Joshua Raposo, Planner 1  
Ellen Watters, Planner 1

Applicant/Owner: JAKK Enterprises Ltd.

Public: Five (5) members of the Public

**1. CALL TO ORDER**

The Chair called the meeting to order at 6:02 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. 2529, 2023, for the properties legally described as Lot 4 Section 24 Township 84 Range 20 West of The Sixth Meridian Peace River District Plan Bcp35632 and;

Lot 3 Section 24 Township 84 Range 20 West of The Sixth Meridian Peace River District Plan Bcp35632

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 in opposition of the proposal.

**7. COMMENTS FROM APPLICANT(S)**

Anna-Maria Koop, on behalf of the applicant, expressed that they wish to subdivide their land to provide more affordable parcels options to the community.

**8. COMMENTS FROM PUBLIC**

Jenna Derouin expressed opposition to the proposal, citing that an increase in properties will detract from the rural lifestyle in the neighbourhood and further stress neighbouring wells due to a lack of water. She also noted that she will now have four properties adjacent to her parcel line instead of just one. Citing that if they had known the neighboring property would be developed, they would have likely bought it. Alternatively, they might not have purchased their parcel at all.

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

The applicant had no further comments.

**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 Zoning Amendment Bylaw No. 2529, 2023 held on February 14, 2024.

Original signed by:

\_\_\_\_\_

Joshua Raposo, Planning Staff

\_\_\_\_\_

Director Brad Sperling, Chair

\_\_\_\_\_

Ellen Watters, Recorder

**PEACE RIVER REGIONAL DISTRICT**  
**Bylaw No. 2529, 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. 2529, 2023."
2. Schedule A – Map 5 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 3 and 4, Section 24, Township 84, Range 20, W6M, PRD Plan BCP35632 from R-5 "Residential 5 Zone" to R-4 "Residential 4 Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS                     17<sup>th</sup> day of August, 2023.

READ A SECOND TIME THIS                     17<sup>th</sup> day of August, 2023.

Public Notice published on the                     31<sup>st</sup> day of January, 2024.

Public Hearing held on the                     14<sup>th</sup> day of February, 2024.

READ A THIRD TIME THIS                     \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ADOPTED THIS                     \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Brad Sperling, 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. 2529, 2023", as adopted by the  
Peace River Regional District Board on \_\_\_\_\_, 2024.

\_\_\_\_\_  
Tyra Henderson, Corporate Officer



Schedule A

