



# REPORT

To: Chair and Directors

Report Number: DS-BRD-099

From: Shawn Dahlen, Chief Administrative Officer

Date: December 1, 2020

**Subject: Zoning Amendment Bylaw No. 2416, 2020. PRRD File No. 20-012 ZN**

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

That the Regional Board give Zoning Bylaw Amendment No. 2416, 2020 to rezone property identified as PID 014-775-085 from A-2 (Large Agricultural Holding Zone) to R-5 (Residential 5 Zone) and R-6 (Residential 6 Zone), first and second readings; further

That a Public Hearing be waived pursuant to the *Local Government Act* Section 464(2) and that public notification be authorized pursuant to the *Local Government Act* Section 467.

## **BACKGROUND/RATIONALE:**

### **Proposal**

To rezone the property identified as PID 014-775-085 from A-2 (Large Agricultural Holding Zone) to R-5 (Residential 5 Zone) and R-6 (Residential 6 Zone) for the final purpose of subdividing the property into two lots. Lot A of the subdivided land will have two existing mobile homes on the subject property and Lot B will have an existing mobile home and an additional modular home brought onto the subject property.

### **File Details**

Owner: Joel Tierney  
Agent: Tryon Surveying Limited (c/o Kathleen Lush)  
Area: Electoral Area E  
Location: Chetwynd  
Legal: District Lot 1291 Peace River District  
PID: 014-775-085  
Civic Address: 4279 Asleson Road  
Lot Size: 13.1 ha (32.4 ac)

### **Site Context**

The subject property is south of the District of Chetwynd. The property has direct access to Asleson Road that connects the property to Highway 29 South. Aside from the three residential properties that back onto the subject property located to the west, the surrounding lands are predominantly forested Crown land.

### **Site Features**

#### Land

The subject property has been cleared around the residence and contains forested portions throughout the property. Based on the PRRD online map, Lot B possesses a  $\pm 12.0\%$  increase in slope towards the northeastern portion of the property.

### Structures

There are currently three mobile homes on the property along with four accessory buildings. Part 2 of Schedule 13 in the West Peace Fringe Area OCP states that a parcel with a parcel size greater than 4 ha (10 acres) can have the maximum accessory building floor area of 300 m<sup>2</sup>. At this time, the accessory building floor area is 258 m<sup>2</sup>, less than the maximum allowed.

### Access

The subject property is accessed via Asleson Road.

### Canada Land Inventory (CLI) Soil Rating

According to the CLI, soils on the subject property are classified as 7<sup>6</sup><sub>TR</sub>6<sup>4</sup><sub>TP</sub>. Class 7 soils have no capability for arable culture of permanent pasture and Class 6 soils ensure forage crops improvement practices are not feasible.

## **Comments & Observations**

### Applicant

The applicant intends to subdivide the property into two lots. Proposed Lot A will be ±4.1 ha and is being rezoned from A-2 (Large Agricultural Holding Zone) to R-5 (Residential 5 Zone); this property will have two existing mobile homes on it. Proposed Lot B will be ±9.0 ha and is being rezoned from A-2 (Large Agricultural Holding Zone) to R-6 (Residential 6 Zone); this property will have one existing mobile home and one modular home, which will be moved to the property.

### Agricultural Land Reserve (ALR)

The subject property is outside the ALR, and therefore the provisions of the *Agricultural Land Commission Act* do not apply.

### Official Community Plan (OCP)

Pursuant to PRRD West Peace Fringe Area Official Community Plan Bylaw No. 2312, 2018, the subject property is designated Settlement (S). Within this designation, section 3.2.1 (a) supports the enhancement and protection of residential areas, which allow residents to use and enjoy property for residential purposes. Residential policy 3.2.3.1 states infilling within existing settlement areas is encouraged.

The subject property is entirely within the Preservation Area. Section 6.2 identified lands that should be preserved in their natural state. The predominant land use should be of a passive pursuit that works with the natural environment, as opposed to dominating or decimating it. Section 6.2.2.1 directs development away from known and verified hazardous areas, or to manage development in a manner that reduces risk to life or damage to property.

Therefore, the proposal is consistent with the OCP.

### Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1343, 2001, the subject property is zoned A-2 (Large Agricultural Holdings Zone). Section 33.1 states that dwelling units are a permitted principal use within the A-2 zone and that two single family dwellings or one two-family dwelling are permitted on parcels 3.6 ha or larger. Section 33.2 (a) states the minimum parcel size is 63 ha (155 ac).

Therefore, while the proposed residential uses are consistent with the Zoning Bylaw, the proposed parcel sizes for the two subdivided lots are not. A Zoning Bylaw Amendment is required for the proposed subdivided parcels.

#### Fire Protection Area

The subject property is outside all of the fire protection areas.

#### Mandatory Building Permit Area

The subject property is outside the Mandatory Building Permit Area, however Building Permits are encouraged 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.

### **Impact Analysis**

#### Context

The proposal will not change the permitted uses on the subject property. The change in zoning will only affect the minimal parcel sizes of 4 ha (10 ac) in the R-5 zone and 8 ha (20 ac) in the R-6 zone, as compared to the minimum parcel size of 63 ha (155 ac) in the A-2 zone, respectively. The applicant intends to move a modular home onto Lot B; two single family dwellings are permitted in the R-6 zone. The proposed rezoning and parcel sizes can be considered consistent with the parcels surrounding the subject property. The proposed rezoning is required prior to subdivision approval by the Ministry of Transportation and Infrastructure.

#### Population & Traffic

It is anticipated that there would be only minimal increases to population and traffic in the area, as a result of siting one additional modular home on Lot B.

#### Sewage & Water

The applicant is currently using a lagoon for sewage and a cistern for water services. There is a proposed septic system to be added to Lot B, which will require Northern Health approvals.

### **Comments Received from Municipalities & Provincial Agencies**

#### Fort St. John

Interests unaffected by bylaw.

#### Ministry of Transportation and Infrastructure

The property does fall within Section 52 of the *Transportation Act* and will require Ministry of Transportation and Infrastructure formal bylaw approval. The Ministry has no objections to the proposal as submitted and has no further comments at this time.

#### Agricultural Land Commission

ALC staff raises no objection to the proposal.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board give Zoning Bylaw Amendment No. 2416, 2020, to rezone the property identified as PID 014-775-085 from A-2 (Large Agricultural Holding Zone) to R-5 (Residential 5 Zone) and R-6 (Residential 6 Zone), first and second readings; further,

That the Regional Board considers third reading of Zoning Amendment Bylaw No. 2416, 2020, after the PRRD receives a preliminary geotechnical and hydrogeological report from the applicant prepared by a qualified professional to determine the ability to build on the proposed lots; further,

That a Public Hearing be waived pursuant to the *Local Government Act* Section 464(2) and that public notification be authorized pursuant to the *Local Government Act* Section 467.

2. That the Regional Board respectfully refuse Zoning Amendment Bylaw No. 2416, 2020 to rezone the property identified as PID 014-775-085 from A-2 (Large Agricultural Holding Zone) to R-5 (Residential 5 Zone) and R-6 (Residential 6 Zone) as submitted.
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.

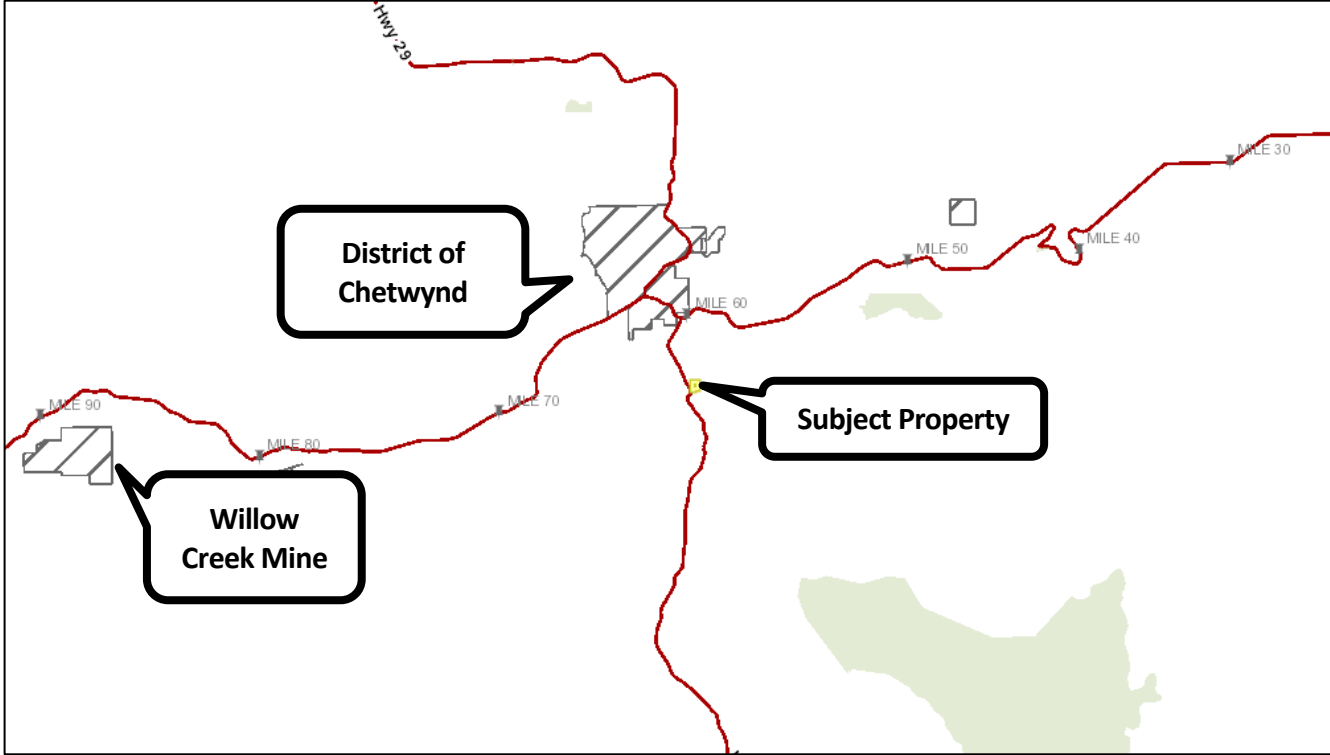
**OTHER CONSIDERATION(S):**

None at this time.

## Attachments:

1. Maps
2. Application
3. Comments Received from Municipalities & Provincial Agencies
4. Comments Received from Electoral Area Director
5. Section 6.2 (Preservation Areas) of the PRRD West Peace Fringe Area Official Community Plan Bylaw No. 2312, 2018
6. Section 38 and 39 of PRRD Zoning Bylaw No. 1343, 2001
7. Draft Zoning Bylaw No. 2416, 2020

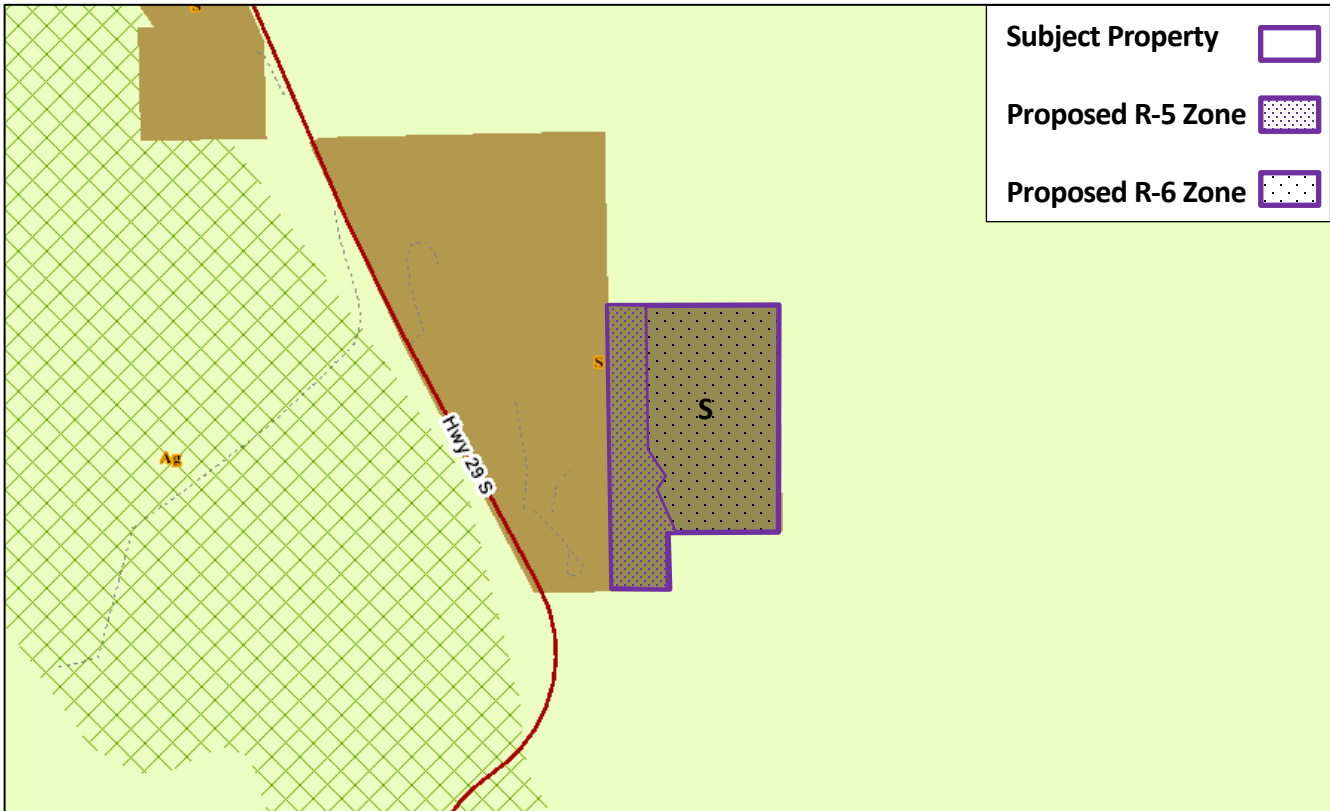
**Location:** South of the District of Chetwynd



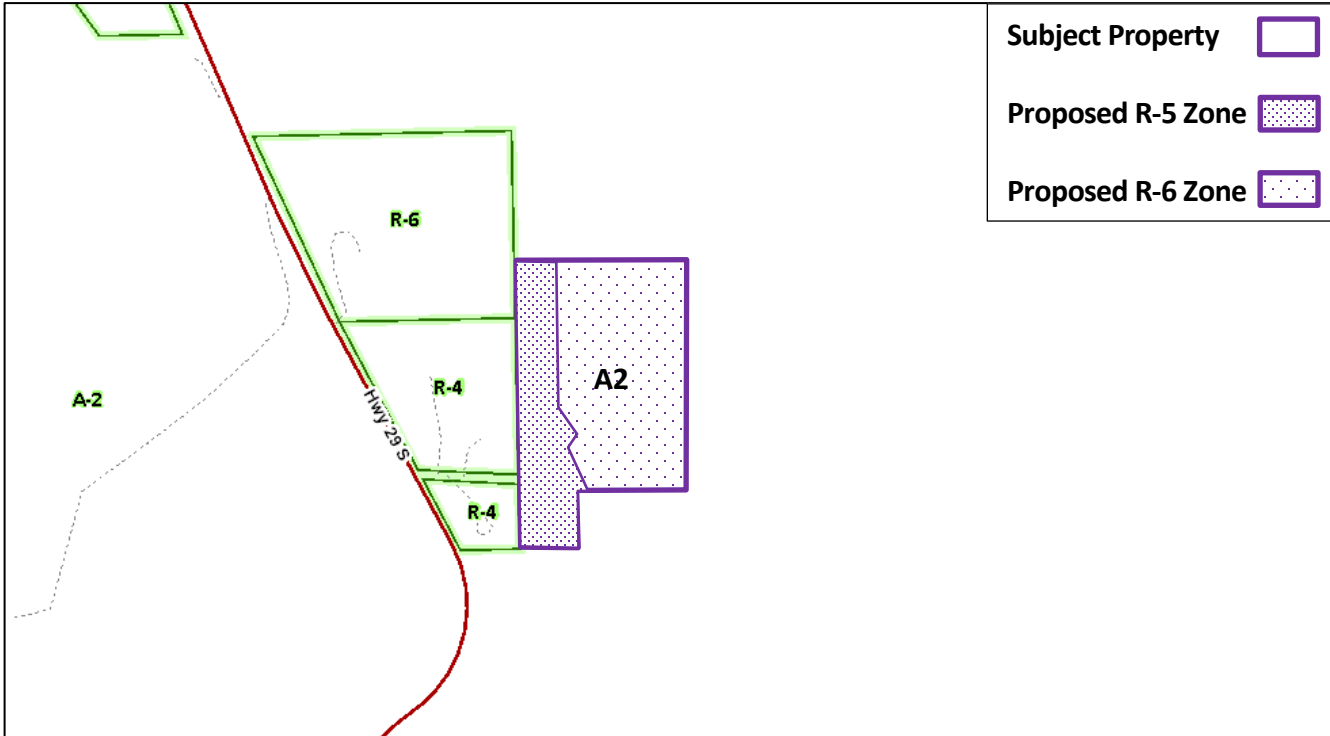
**Aerial imagery**



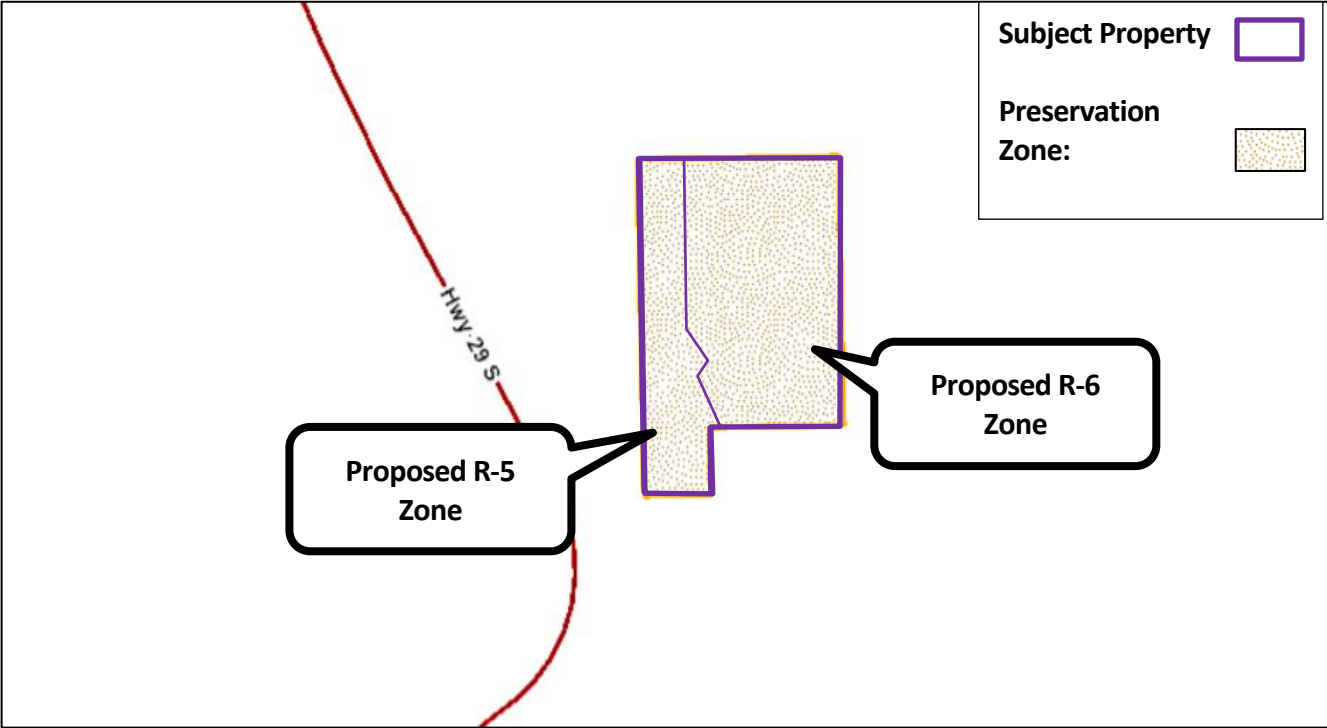
**PRRD West Peace Fringe Area Official Community Plan (WPFA OCP) Bylaw No. 2312, 2018: Settlement (S)**



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



**WPFA OCP Bylaw No. 2312, 2018 Preservation Zone: Within**







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 100<sup>TH</sup> 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 JOEL TIERNEY	Authorized Agent of Owner (if applicable) KATHLEEN LUSH - TRYON LAND SURVEYING LTD.
Address of Owner [REDACTED]	Address of Agent [REDACTED]
City/Town/Village [REDACTED]	City/Town/Village [REDACTED]
Postal Code [REDACTED]	Postal Code [REDACTED]
Telephone Number: [REDACTED]	Telephone Number: [REDACTED]
Fax Number:	Fax Number:
E-mail: [REDACTED]	E-mail: [REDACTED]

**3. PROPERTY DESCRIPTION**

Full legal description of each property under application	Area of each lot
DISTRICT LOT 1291 PEACE RIVER DISTRICT	13.15ha (32.5ac) ha./acres
	ha./acres
	ha./acres
	<b>TOTAL AREA</b> 13.15ha (32.5ac) 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*.



4. Civic Address or location of property: 4279 Asleson 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: R-5 & R-6  
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:  
Currently there are 3 mobile homes being used as residences. The plan is to move a house from offsite to this property and to subdivide into 2 lots (4ha & 9ha).  
There are numerous other structures that are either decrepit and will be removed, or are being used for storage or workshop.

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

- (a) North undeveloped Crown land
- (b) East undeveloped Crown land
- (c) South undeveloped Crown land and pipeline R/W
- (d) West rural residential, highway, agriculture

8. Describe the proposed development of the subject property. Attach a separate sheet if necessary:  
The applicant would like to subdivide the property (see attached proposal). This subdivision would allow for the main house and 3 mobile homes to exist. A subdivision application has been submitted to MOTI. This rezoning application is a requirement of subdivision approval.

9. Reasons and comments in support of the application. Attach a separate sheet if necessary:  
Rezoning from agriculture to rural residential would suit the topography of the land, and would meet the long term goals of the OCP.

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

The existing mobile homes each have their own system. The house that will be moved onsite will also have it's own system.

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

There is an existing cistern on site. All 3 mobile homes are connected, as will be the house when it is moved onsite.

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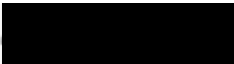
**THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY YOUR APPLICATION.**

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.**

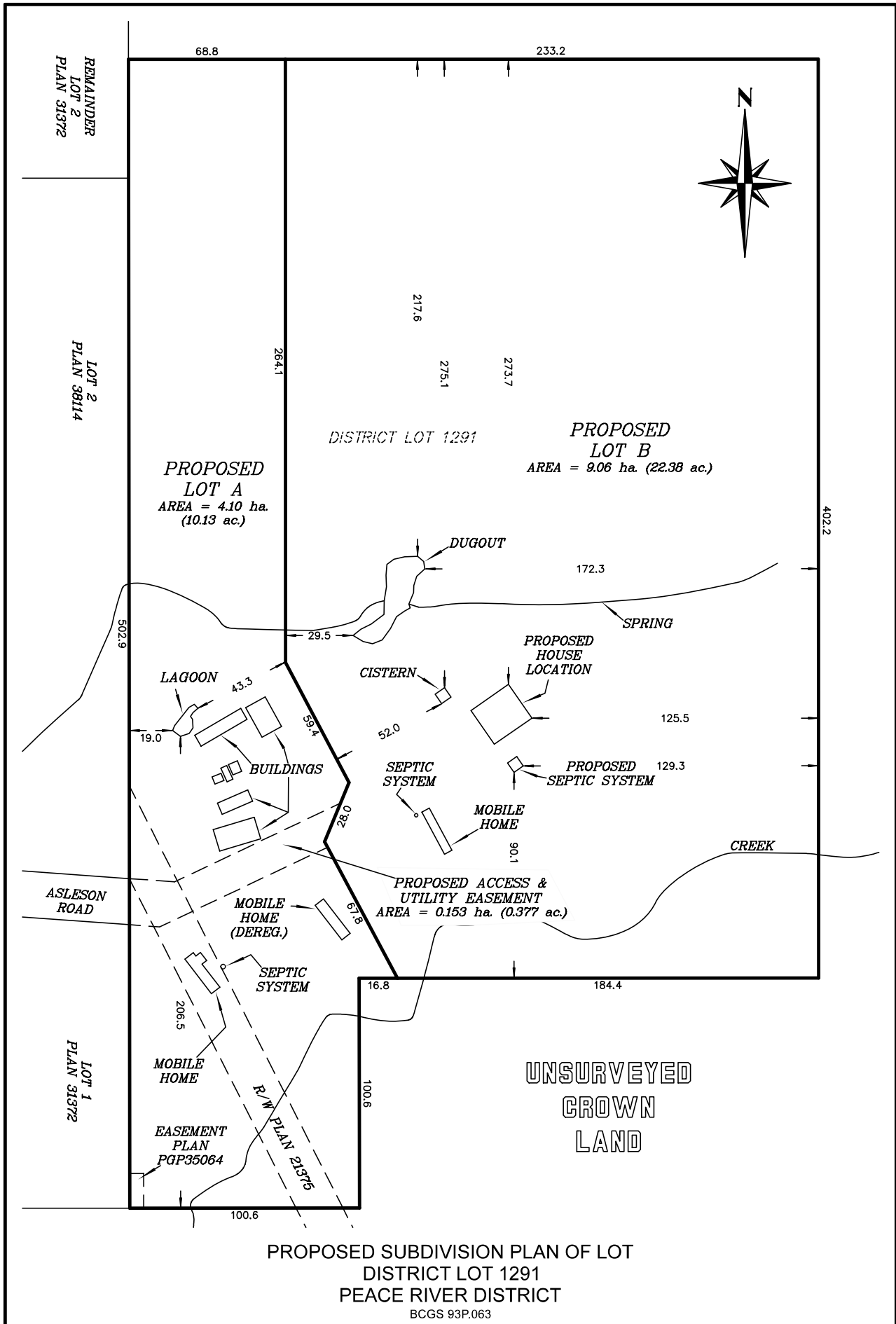
15. I / We the undersigned hereby declare that the information provided in this application is complete and is, to the best of my / our knowledge, a true statement of the facts related to this application.

 Signature of <del>Owner</del> Agent	September 24, 2020 Date signed
Signature of Owner	Date signed

16. **AGENT'S AUTHORIZATION**

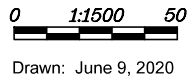
If you have an agent act on your behalf in submission of this application, the following authorization **MUST** be signed by **ALL** property owners.

I / We	and	hereby
authorize	PLEASE SEE ATTACHED AUTHORIZATION LETTER.	
(name)	to act on my/our behalf regarding this	
application.		
Agent address:		
Telephone:	Fax:	Email:
Signature of Owner:	Date:	
Signature of Owner:	Date:	



PROPOSED SUBDIVISION PLAN OF LOT  
DISTRICT LOT 1291  
PEACE RIVER DISTRICT  
BCGS 93P.063

JOEL  
TIERNEY



Tryon Land Surveying Ltd.  
Dawson Creek 250-782-5868  
Fort St John 250-262-0031  
www.tryongroup.ca



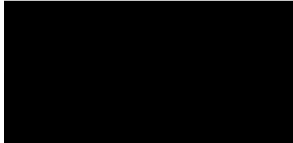
TRYON FILE:  
2020-0109

**Archived:** Tuesday, December 1, 2020 10:07:45 AM  
**From:** [REDACTED]  
**Sent:** Friday, November 6, 2020 3:42:53 PM  
**To:** Jack Irving-Peckham  
**Cc:** [REDACTED]  
**Subject:** RE: PRRD File No. 20-012-ZN | External Referral  
**Sensitivity:** Normal

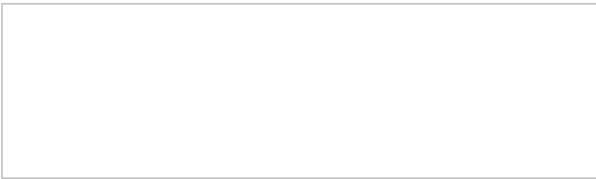
**CAUTION:** This email originated from outside of the organization.

We have no comments to provide for this referral.

Regards,



Beaton Building | 10003 110 Avenue | Fort St. John, BC | V1J 6M7



**From:** Jack Irving-Peckham <jack.peckham@prrd.bc.ca>  
**Sent:** Thursday, November 5, 2020 1:09 PM  
**Subject:** PRRD File No. 20-012-ZN | External Referral

Good afternoon,

Please review the attached document regarding zoning bylaw amendments in the PRRD Zoning Bylaw 1343, 2001. Please submit any comments by November 26, 2020.

Thanks,

**Jack Peckham** | South Peace Land Use Planner  
Phone: 250-784-3205 | [jack.peckham@prrd.bc.ca](mailto:jack.peckham@prrd.bc.ca) | [www.prrd.bc.ca](http://www.prrd.bc.ca)  
Peace River Regional District, Box 810, 1981 Alaska Avenue, Dawson Creek, BC, V1G 4H8



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Ministry of  
Transportation  
and Infrastructure

Our file: 2020-05537  
Your file: 20-012-Zn  
Date: November 16, 2020

Peace River Regional District  
PO Box 810  
1981 Alaska Avenue  
Dawson Creek, BC V1G 4H8

Attn: Jack Peckham - South Peace Land Use Planner,

The Ministry of Transportation and Infrastructure (Ministry) has received and reviewed your referral dated November 05, 2020, to rezone the subject property (PID 014-775-085, DL 1291, Peace River) from A-2 (Large Agricultural Holdings) zone to R-5 (Residential 5) and R-6 (Residential 6) zone for the final purpose of subdividing the property into two lots.

The property does fall within Section 52 of the Transportation Act and will require Ministry of Transportation and Infrastructure formal bylaw approval. The Ministry has no objections to the proposal as submitted and has no further comments at this time.

Thank you for the opportunity to comment. If you or the proponent have any questions, please contact

[Redacted]

Sincerely,

[Redacted]

[Redacted]

**Archived:** Tuesday, December 1, 2020 10:10:13 AM  
**From:** [REDACTED]  
**Sent:** Thursday, November 5, 2020 3:11:01 PM  
**To:** Jack Irving-Peckham  
**Subject:** FW: PRRD File No. 20-012-ZN | External Referral  
**Sensitivity:** Normal

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**CAUTION:** This email originated from outside of the organization.

Hi Jack,

As this property is not in the ALR, the ALC has no comments on the proposal.

[REDACTED]  
Agricultural Land Commission  
[REDACTED]

---

**From:** Jack Irving-Peckham <jack.peckham@prrd.bc.ca>  
**Sent:** November 5, 2020 12:09 PM  
**Subject:** PRRD File No. 20-012-ZN | External Referral

**EXTERNAL:** This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Good afternoon,

Please review the attached document regarding zoning bylaw amendments in the PRRD Zoning Bylaw 1343, 2001. Please submit any comments by November 26, 2020.

Thanks,

**Jack Peckham** | South Peace Land Use Planner  
Phone: 250-784-3205 | [jack.peckham@prrd.bc.ca](mailto:jack.peckham@prrd.bc.ca) | [www.prrd.bc.ca](http://www.prrd.bc.ca)  
Peace River Regional District, Box 810, 1981 Alaska Avenue, Dawson Creek, BC, V1G 4H8



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**Archived:** Tuesday, December 1, 2020 10:06:39 AM  
**From:** [REDACTED]  
**Sent:** Friday, November 20, 2020 8:33:39 AM  
**To:** Jack Irving-Peckham  
**Cc:** Planning Department  
**Subject:** Re: PRRD File No. 20-012-ZN | Director Referral Package  
**Sensitivity:** Normal

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No comments. Strange development. Wonder if northern hhealth will comment on the septic system etc.

---

**From:** Jack Irving-Peckham  
**Sent:** Thursday, November 19, 2020 2:49:16 PM  
**To:** [REDACTED]  
**Cc:** Planning Department  
**Subject:** RE: PRRD File No. 20-012-ZN | Director Referral Package

Hello Director,

Just touching base on this referral package and if you have any comments.

The last day to submit comments is today.

Thanks!

**Jack Peckham** | South Peace Land Use Planner  
Phone: 250-784-3205 | [jack.peckham@prrd.bc.ca](mailto:jack.peckham@prrd.bc.ca) | [www.prrd.bc.ca](http://www.prrd.bc.ca)  
Peace River Regional District, Box 810, 1981 Alaska Avenue, Dawson Creek, BC, V1G 4H8



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**From:** Jack Irving-Peckham  
**Sent:** Thursday, November 5, 2020 1:12 PM  
**To:** [REDACTED]  
**Cc:** Planning Department <[planning@prrd.bc.ca](mailto:planning@prrd.bc.ca)>; PRRD\_Internal <[prrd.internal@prrd.bc.ca](mailto:prrd.internal@prrd.bc.ca)>  
**Subject:** PRRD File No. 20-012-ZN | Director Referral Package

Director [REDACTED]

Please review the attached document regarding a zoning bylaw amendment in the PRRD Zoning Bylaw 1343, 2001. Please submit any comments by November 19, 2020.

Best,

**Jack Peckham** | South Peace Land Use Planner  
Phone: 250-784-3205 | [jack.peckham@prrd.bc.ca](mailto:jack.peckham@prrd.bc.ca) | [www.prrd.bc.ca](http://www.prrd.bc.ca)  
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5. An approved temporary use may continue in accordance with the provisions specified in the permit until the date the permit expires, or three years after the permit was issued, whichever occurs first.
6. Temporary use permits may be renewed only once and should be discouraged from re-application in favour of being considered through a re-zoning amendment process.
7. Applications for temporary use permits should identify:
  - a. plans for vehicle access, parking, and circulation on the property;
  - b. the siting, orientation, and layout of proposed structures and activities; and,
  - c. arrangements for the dismantling or removal of any buildings or structures that are part of the proposed use, and not otherwise permitted by zoning regulations.

## 6.2 Preservation Areas

The preservation area identifies lands that should be preserved in their natural state. The predominant land use should be of a passive pursuit that works with the natural environment, as opposed to dominating or decimating it.

### 6.2.1 Preservation Areas Objectives

- A. To help protect people and development from hazardous conditions.

### 6.2.2 Preservation Areas Policies

1. Direct development away from known and verified hazardous areas, or to manage development in a manner that reduces risk to life or damage to property.
2. The location and extent of areas identified as 'Preservation Area', that may be subject to hazardous conditions are delineated on the Preservation Area map in Schedule F.
3. Based on local knowledge and experience and in the absence of more detailed and site specific information, preservation area data is considered as an indicator of potential hazard. Boundary lines delineated on the West Peace Fringe Area Official Community Plan maps as 'Preservation Areas' are approximate only.
4. Where floodable lands are proposed for development, the construction and siting of buildings and structures to be used for habitation, business, or the storage of goods damageable by floodwater are encouraged to be flood proofed or located to those standards specified by the Ministry of Environment and Climate Change Strategy.
5. In connection with a rezoning, the Peace River Regional District may impose restrictions on the use of land that is subject to hazardous conditions with respect to relating to a 'Preservation Area' and the Peace River Regional District will consider factors including, but not limited to, the following:
  - a. potential impact of the proposed development on natural drainage systems;
  - b. potential instability of soils subject to subsidence;

- c. steepness of topography, when considering road access and on-site sewage disposal;
  - d. susceptibility of the site to periodic or permanent flooding; and
  - e. applicable provincial guidelines and regulations respecting flooding.
6. Work with the province to reduce the risk of wildfire hazard including efforts to develop physical fireguards, to protect populated areas from wildfire.
  7. The clearing of steep slopes, lakeshores, or river banks should be discouraged if such clearing would have a detrimental effect related to terrain stability, soil erosion and the siltation of watercourses.



**PEACE RIVER REGIONAL DISTRICT**  
**Zoning Bylaw No. 1343, 2001**

**SECTION 38 R-5 (Residential 5 Zone - 4 ha)**

**1. Permitted Uses**

The following PRINCIPAL USES and no others are permitted in a R-5 zone subject to Part IV of this bylaw and subject to Sub-Section 2 of this Section 38;

- (a) DWELLING UNIT(S);
- (b) Market garden;
- (c) AGRICULTURE;
- (d) KENNEL;
- (e) EQUESTRIAN FACILITY;

The following ACCESSORY uses and no others are permitted in a R-5 zone, subject to Part IV of this bylaw and Sub-Section 2 of this Section 38:

- (f) ACCESSORY buildings and ACCESSORY structure; (See Section 13)
- (g) AGRICULTURE-DOMESTIC;
- (h) BED AND BREAKFAST accommodation; (See Section 16)
- (i) HOME BASED BUSINESS; (See Section 19)
- (j) SECONDARY SUITE; (See Section 25)
- (k) TEMPORARY ADDITIONAL DWELLING. (See Section 29)

**2. Regulations**

Minimum Parcel Size

- (a) The minimum parcel size is 4.0 hectares (10 acres).

Number and type of DWELLING UNIT(S)

- (b) One SINGLE FAMILY DWELLING is permitted on a parcel less than 3.6 hectares (9 acres) in size;
- (c) Two SINGLE FAMILY DWELLINGS or a TWO FAMILY DWELLING is permitted on a parcel 3.6 hectares (9 acres) or larger, but not both;
- (d) One TEMPORARY ADDITIONAL DWELLING, is permitted on a parcel 0.9 hectares (2.2 acres) and larger.

Height

- (e) No building or structure shall exceed 10 metres (32.8 ft.) in HEIGHT.

Setbacks

- (f) Except as otherwise permitted in this bylaw, no building or structure shall be located within:
  - (i) 7 metres (23 ft.) of a FRONT PARCEL LINE;
  - (ii) 3 metres (10 ft.) of an INTERIOR SIDE PARCEL LINE;
  - (iii) 5 metres (17 ft.) of an EXTERIOR SIDE PARCEL LINE;
  - (iv) 5 metres (17 ft.) of a REAR PARCEL LINE.



**PEACE RIVER REGIONAL DISTRICT**  
**Zoning Bylaw No. 1343, 2001**

**SECTION 38 R-5 (Residential 5 Zone - 4 ha) continued**

Agriculture

- (g) AGRICULTURE, use is permitted on parcels 4 hectares (10 acres) and larger;
- (h) AGRICULTURE DOMESTIC, is permitted on parcels 0.4 hectares (1 acre) and larger;

Where AGRICULTURE or AGRICULTURE-DOMESTIC are permitted the following regulations shall apply;

- (i) Maximum LOT COVERAGE for each commodity group is limited to the following:

<b>COMMODITY GROUPS</b>			
<b>Apiculture (bees)</b>	<b>Greenhouse, Nursery, Speciality wood &amp; Turf Crops</b>	<b>Livestock,* Poultry, Game and Fur</b>	<b>Mushroom growing facility</b>
20%	Greenhouse: 75% Nurseries, Speciality Wood Crops & Turf Farms: 35%	35%	35%

\* CONFINED LIVESTOCK AREAS are included in the LOT COVERAGE restriction.

The following structures do not fall under the LOT COVERAGE restrictions:

- detention ponds
- support structures used for shading, frost and wind protection of plants and animals.



**PEACE RIVER REGIONAL DISTRICT**  
**Zoning Bylaw No. 1343, 2001**

**SECTION 39 R-6 (Residential 6 Zone - 8 ha)**

**1. Permitted Uses**

The following PRINCIPAL USES and no others are permitted in a R-6 zone subject to Part IV of this bylaw and subject to Sub-Section 2 of this Section 39;

- (a) DWELLING UNIT(S);
- (b) Market garden;
- (c) AGRICULTURE;
- (d) KENNEL;
- (e) EQUESTRIAN FACILITY;

The following ACCESSORY uses and no others are permitted in a R-6 zone, subject to Part IV of this bylaw and Sub-Section 2 of this Section 39:

- (g) ACCESSORY buildings and ACCESSORY structure; (See Section 13)
- (h) AGRICULTURE-DOMESTIC;
- (i) BED AND BREAKFAST accommodation; (See Section 16)
- (j) HOME BASED BUSINESS; (See Section 19)
- (k) SECONDARY SUITE; (See Section 25)
- (l) TEMPORARY ADDITIONAL DWELLING. (See Section 29)

**2. Regulations**

Minimum Parcel Size

- (a) The minimum parcel size is 8.0 hectares (20 acres).

Number and type of DWELLING UNIT(S)

- (b) One SINGLE FAMILY DWELLING is permitted on a parcel less than 3.6 hectares (9 acres) in size;
- (c) Two SINGLE FAMILY DWELLINGS or a TWO FAMILY DWELLING is permitted on a parcel 3.6 hectares (9 acres) or larger, but not both;
- (d) One TEMPORARY ADDITIONAL DWELLING, is permitted on a parcel 0.9 hectares (2.2 acres) and larger.

Height

- (e) No building or structure shall exceed 10 metres (32.8 ft.) in HEIGHT.



**PEACE RIVER REGIONAL DISTRICT  
Zoning Bylaw No. 1343, 2001**

**SECTION 39 R-6 (Residential 6 Zone - 8 ha) Continued**

Setbacks

- (f) Except as otherwise permitted in this bylaw, no building or structure shall be located within:
- (i) 7 metres (23 ft.) of a FRONT PARCEL LINE;
  - (ii) 3 metres (10 ft.) of an INTERIOR SIDE PARCEL LINE;
  - (iii) 5 metres (17 ft.) of an EXTERIOR SIDE PARCEL LINE;
  - (iv) 5 metres (17 ft.) of a REAR PARCEL LINE.

Agriculture

- (g) AGRICULTURE, use is permitted on parcels 4 hectares (10 acres) and larger;
- (h) AGRICULTURE-DOMESTIC, is permitted on parcels 0.4 hectares (1 acre) and larger;

Where AGRICULTURE, or AGRICULTURE-DOMESTIC are permitted the following regulations shall apply;

- (i) Maximum LOT COVERAGE for each commodity group is limited to the following:

<b>COMMODITY GROUPS</b>			
<b>Apiculture (bees)</b>	<b>Greenhouse, Nursery, Speciality wood &amp; Turf Crops</b>	<b>Livestock,* Poultry, Game and Fur</b>	<b>Mushroom growing facility</b>
20%	Greenhouse: 75% Nurseries, Speciality Wood Crops & Turf Farms: 35%	35%	35%

\*CONFINED LIVESTOCK AREAS are included in the LOT COVERAGE restriction.

The following structures do not fall under the LOT COVERAGE restrictions:

- detention ponds
- support structures used for shading, frost and wind protection of plants and animals.



**PEACE RIVER REGIONAL DISTRICT**  
**Bylaw No. 2416, 2020**

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. 2416, 2020."
2. Schedule C – Map 10 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning District Lot 1291, PRD, from A-2 "Large Agricultural Holdings Zone" to R-5 "Residential 5 Zone" and R-6 "Residential 6 Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	_____	day of _____	, 2020.
READ A SECOND TIME THIS	_____	day of _____	, 2020.
Public Notification mailed on the	_____	day of _____	, 2020.
Public Notification advertised on the	_____	day of _____	, 2020.
READ A THIRD TIME THIS	_____	day of _____	, 2020.
Ministry of Transportation approval received this	_____	day of _____	, 2020.
ADOPTED THIS	_____	day of _____	, 2020.

(Corporate Seal has been  
affixed to the original bylaw)

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Corporate Officer

I hereby certify this to be a true and correct copy of  
"PRRD Zoning Amendment Bylaw No. 2416, 2020,  
as adopted by the Peace River Regional District  
Board on \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Corporate Officer



Peace River Regional District  
Bylaw No. 2416, 2020  
**SCHEDULE "A"**



Schedule C - Map 10 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning District Lot 1291, PRD **from** A-2 "Large Agricultural Holdings Zone" **to** R-5 "Residential 5 Zone" and R-6 "Residential 6 Zone" as shown on the drawing below:

