



# REPORT

To: Chair and Directors

Report Number: DS-BRD-116

From: Shawn Dahlen, Chief Administrative Officer

Date: February 11, 2021

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

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

That the Regional Board give 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), third reading.

## **RECOMMENDATION #2: [Corporate Unweighted- 2/3 Majority]**

That the Regional Board adopt Zoning Amendment Bylaw No. 2416, 2020.

## **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 lots and Lot B will have an existing mobile home and an additional modular home brought onto the lot.

### **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)

### **Summary of Procedure**

The Zoning Amendment Bylaw No. 2416, 2020 was read for a first and second time on December 11, 2020. The following activities have occurred since then:

January 18, 2021	Ministry of Transportation and Infrastructure approved the Bylaw
January 20, 2021	Public notification mailed to landowners within notification area
February 2 & 5, 2021	Notice of intent to consider advertised in Coffee Talk News

At the time of preparing this report, one letter from the public, citing concerns for the potential increase in vehicular traffic to the area and a potential negative impact to the surrounding water source, had been

received. Should any additional letters be submitted prior to the February 11, 2021 Board meeting, they will be reported verbally and attached as late items to the report as an addendum to the agenda.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board respectfully refuse Zoning Amendment Bylaw No. 2416, 2020 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.
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. Public Notification for Zoning Amendment Bylaw No. 2416, 2020
2. Public comment
3. Zoning Amendment Bylaw No. 2416, 2020

## External Links:

1. [Report- Zoning Amendment Bylaw No. 2416, 2020, PRRD File No. 20-012, 2020](#)



Residential



Industry

Farm Use



# Notice of Intent to Consider

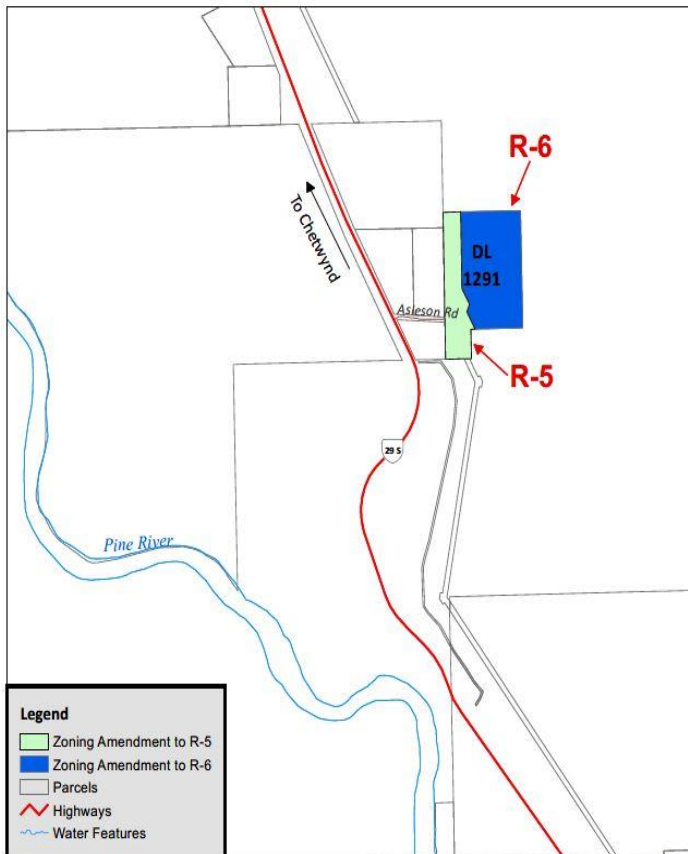
Zoning Amendment Bylaw No. 2416, 2020

FILE NO. 20-012 ZN

## Chetwynd

**Property Location:** District Lot 1291 Peace River District

**Proposal:** To rezone the property from A-2 (Large Agricultural Holdings) to R-5 (Residential 5 Zone) and R-6 (Residential 6 Zone).



## How to Participate

### 1 Get More Information

Contact the Peace River Regional District to get more information about the proposal. Bylaws can be viewed online at anytime.

#### View Bylaws

**Dawson Creek Office**  
1981 Alaska Avenue  
Box 810  
Dawson Creek, BC V1G 4H8

**Fort St. John Office**  
9505-100<sup>th</sup> Street  
Fort St. John, BC V1J 4N4

#### Email, Phone or Fax

[planning@prrd.bc.ca](mailto:planning@prrd.bc.ca)

250-784-3200

Toll Free 1-800-670-7773

Fax 250-784-3201

#### Online

View Development Applications at [prrd.bc.ca/engage](http://prrd.bc.ca/engage)



### 2 Send in a Written Comment

Through Engage, by email, fax, mail or in person. Written comments or concerns will be accepted until 4:00 pm on February 10, 2021.

### 3 Watch the Board Meeting

Public attendance at meetings is not permitted due to COVID-19. Watch the meeting livestream via the PRRD 'Official Page' on Facebook.

#### When:

Thursday, February 11, 2021 at 10:00 am

#### Where:

Peace River Regional District 'Official Page' on Facebook

# Active Development Permit Applications - Submit a Comment

**File No. / Applicant:**

Zn 20-012 Tryon Land Surveying as agent for Joel Tierney

**Comments or Concerns:**

I do have concerns with this rezoning application. If this allows for the addition of more residences, I did not buy a place outside of town to end up beside a subdivision or trailer park. I feel there is already more than enough traffic coming to and from the subject property. Especially since the traffic comes down that driveway down a hill directly into the school bus turn around. The addition of septic systems is also a concern because of it being directly uphill from my property and water source. I hold water licence [REDACTED] on twig creek. The subject property also has a water well approximately 100 yards upstream of mine in the same creek. I would think he should have the same concerns since I believe that well feeds all 3 of his mobile homes, the cistern, the new house site and the so called "storage sheds."

**Name:**

[REDACTED]

**Date:**

01/31/2021

**Address:**

[REDACTED]

**Email (optional):**

**Phone Number (optional):**

**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	<u>11<sup>th</sup></u>	day of	<u>December</u>	, 2020.
READ A SECOND TIME THIS	<u>11<sup>th</sup></u>	day of	<u>December</u>	, 2020.
Notification mailed on the	<u>20<sup>th</sup></u>	day of	<u>January</u>	, 2021.
Notification published on the	<u>2<sup>nd</sup> and 5<sup>th</sup></u>	day of	<u>February</u>	, 2021.
READ A THIRD TIME THIS	<u>                    </u>	day of	<u>                    </u>	, 2021.
Ministry of Transportation approval received this	<u>18<sup>th</sup></u>	day of	<u>January</u>	, 2021.
ADOPTED THIS	<u>                    </u>	day of	<u>                    </u>	, 2021.

(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:

