



REPORT

To: Chair and Directors

Report Number: DS-BRD-473

From: Development Services

Date: March 6, 2025

Subject: Zoning Amendment Bylaw No. 2570, 2025, PRRD File No. 24-006

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board withhold adoption of Peace River Regional District Zoning Bylaw No. 2570, 2025, which rezones the property identified as PID 005-606-331 from R-4 Zone (Residential 4 Zone) to R-3 Zone (Residential 3 Zone), until such time as the owners of the property identified as PID 005-606-331 have entered into a suitably worded covenant to restrict development of those portions of the proposed lots that are within a floodplain.

BACKGROUND/RATIONALE:

Proposal

The applicant is looking to rezone their property from the R-4 Zone (Residential 4 Zone) to the R-3 Zone (Residential 3 Zone) to accommodate a four (4) lot subdivision.

Rationale

Support is recommended, contingent on the registration of a covenant, as while this proposal is consistent with the Official Community Plan the southern portion of the property lies within the Moberly Lake floodplain.

Covenants can be used to further regulate the use and development of property. They provide local governments with an opportunity to address site-specific hazards or other development considerations, not otherwise regulated through existing bylaws and policies. Currently there are no zoning regulations in this area which speak to development within a flood plain and similarly there is no development permit area around Moberly Lake. In order to ensure that the current owner is aware of additional considerations for development and to advise potential future owners of the floodplain, staff are recommending a covenant be placed on title of the property prior to the Board authorizing adoption of the bylaw.

Background

This report is being brought back to the Board pursuant to the resolution passed at the Regional Board meeting on February 20, 2025:

MOVED, SECONDED and CARRIED,

“That the Regional Board defer the consideration of adoption of the Zoning Amendment Bylaw No. 2570, 2025, PRRD File No. 24-006 to the March 6, 2025 Board meeting.”

File Details

Owners: Deanna Steward, John Steward, Kevin Steward, Jacqueline Henderson, Katelan
McBrearty
Area: Electoral Area E
Location: Moberly Lake
Legal: DL 1889 PRD Except Plan PGP 17392
PID: 005-606-331
Civic Address: 5889 E Centennial Rd
Lot Size: 4.57 ha (11.29 ac)

Site Context

The property is on the north side of Moberly Lake along the lakeshore in between West Moberly First Nations and Saulteau First Nations.

Summary of Procedure

Zoning Amendment Bylaw No. 2570, 2025 received first three readings on February 20, 2025.

ALTERNATIVE OPTIONS:

1. That the Regional Board provides 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.

Attachment:

1. Zoning Amendment Bylaw No. 2570, 2025

External Links:

1. [Zoning Amendment Bylaw No. 2570, 2025, PRRD File No. 24-006, DS-BRD-458](#) – Item No. 9.2 on the Regional Board Meeting Agenda dated February 20, 2025.

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2570, 2025

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. 2570, 2025."
2. Schedule C – Map 2 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning District Lot 1889, PRD, except Plan 17392, from R-4 "Residential 4 Zone" to R-3 "Residential 3 Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

Public Notice mailed the	_____ 30 th _____	day of	_____ January _____	, 2025.
READ A FIRST TIME THIS	_____ 20 th _____	day of	_____ February _____	, 2025.
READ A SECOND TIME THIS	_____ 20 th _____	day of	_____ February _____	, 2025.
READ A THIRD TIME THIS	_____ 20 th _____	day of	_____ February _____	, 2025.
ADOPTED THIS	_____ _____	day of	_____ _____	, 2025.

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. 2570, 2025,
as adopted by the Peace River Regional District
Board on _____, 2025.

Tyra Henderson, Corporate Officer

Schedule A

