



REPORT

To: Chair and Directors

Date: January 14, 2020

From: Kevan Sumner, General Manager of Development Services

Subject: **OCP & Zoning Amendments Bylaw Nos. 2385 & 2386, 2019, PRRD File No. 19-172**

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board give Official Community Plan Amendment Bylaw No. 2385, 2019, to amend the designation of the property identified as PID 005-214-742 from Low Density Rural Residential (LDR) to Medium Density Rural Residential (MDR), third reading; further,

That the Regional Board give Zoning Amendment Bylaw No. 2386, 2019, to rezone the same property from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone), third reading.

RECOMMENDATION #2: [Corporate Unweighted – 2/3 Majority]

That the Regional Board adopt Official Community Plan Amendment Bylaw No. 2385, 2019; further,

That the Regional Board adopt Zoning Amendment Bylaw No. 2386, 2019.

BACKGROUND/RATIONALE:

Proposal

To redesignate the subject property from LDR (Low Density Rural Residential) to MDR (Medium Density Rural Residential) and rezone the subject property from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone). The applicant intends to subdivide the property, resulting in four lots¹ total:

- Lot 1: 4.66 ha (11.50 ac), existing home site, accessed from Wright Road
- Lot 2: 2.02 ha (5.00 ac), existing home site, accessed from Wright Road
- Lot 3: 3.64 ha (9.00 ac), undeveloped, accessed from Koop Road
- Lot 4: 1.82 ha (4.50 ac), undeveloped, accessed from Wright Road

File Details

Owners: Bill & Amber Dyer
 Area: Electoral Area C
 Location: Charlie Lake
 Legal: Lot 2 Section 24 Township 84 Range 20 W6M Peace River PI 31270
 Civic Address: 13141 Wright Road
 PID: 005-214-742
 Lot Size: 12.02 ha (29.69 ac)

¹ Subdivision approval is not guaranteed. Lot sizes, quantity, and configuration are subject to change.

Staff Initials: *MS*

Dept. Head: *KS*

CAO: *AM*

Page 1 of 2

February 13, 2020

Summary of Application Procedure

OCP & Zoning Amendment Bylaw Nos. 2385 & 2386, 2019 were read for a first and second time on November 14, 2019. The following activities have occurred since then:

- December 23, 2019 Notification of the public hearing mailed to landowners in the notification area
- January 2 & 9, 2020 Notice of public hearing advertised in the Alaska Highway News
- January 14, 2020 Public hearing in Charlie Lake, BC (see attached minutes)

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse Official Community Plan Amendment Bylaw No. 2385, 2019, to amend the designation of the property identified as PID 005-214-742 from Low Density Rural Residential (LDR) to Medium Density Rural Residential (MDR), and Zoning Amendment Bylaw No. 2386, 2019, to rezone the same property from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone), as submitted.
2. That the Regional Board provide further direction

STRATEGIC PLAN RELEVANCE:

- Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

None.

COMMUNICATIONS CONSIDERATION(S):

The Regional Board’s decision will be communicated to the applicant.

OTHER CONSIDERATION(S):

None.

Attachments:

1. Minutes – Public Hearing for OCP & Zoning Amendments Bylaw Nos. 2385 & 2386, 2019
2. Official Community Plan Amendment Bylaw No. 2385, 2019
3. Zoning Amendment Bylaw No. 2386, 2019

External Links:

1. [Agenda – Public Hearing for OCP & Zoning Amendments Bylaw Nos. 2385 & 2386, 2019](#)
2. [October 22, 2019 Staff Report – OCP & Zoning Amendments Bylaw Nos. 2385 & 2386, 2019](#)



**PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES**

Proposed OCP & Zoning Amendments Bylaw Nos. 2385 & 2386, 2019

January 14, 2020 @ 7:00 p.m.

Charlie Lake Community Hall, 12717 Charlie Lake Hall Road, Charlie Lake BC

ATTENDANCE:

Peace River Regional District: Brad Sperling, Director of Electoral Area C (Chair)
Michael Blatz, North Peace Land Use Planner (Recorder)

Applicant/Owner: Amanda Dyer (as delegate for Bill & Amber Dyer)

Public: 2 additional members of the public

1. CALL TO ORDER

The Chair called the meeting to order at 7:00 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 Official Community Plan Amendment Bylaw No. 2385, 2019 and proposed Zoning Amendment Bylaw No. 2386, 2019 for the property legally described as Lot 2 Section 24 Township 84 Range 20 W6M Peace River Plan 31270.

Staff summarized the proposal to redesignate the subject property from LDR (Low Density Rural Residential) to MDR (Medium Density Rural Residential) in PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009 and rezone the subject property from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone) in PRRD Zoning Bylaw No. 1343, 2001. Staff stated that the applicant intends to subdivide the property, resulting in four lots total.

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 called for any written comments from members of the public in attendance. None were offered.

Staff stated that as of 4:00 pm on January 14, 2020 the Peace River Regional District had not received any written comments from the public.

Staff called a second time for written comments from members of the public in attendance. None were offered.

Staff called a final time for written comments from members of the public in attendance. None were offered.

7. COMMENTS FROM APPLICANT(S)

The Chair asked the landowners’ delegate if she had any comments related to the proposed bylaws. Ms. Dyer declined.

8. COMMENTS FROM PUBLIC

The Chair asked the members of the public in attendance if they had any comments related to the proposed bylaws. None were offered.

The Chair called a second time for comments from members of the public in attendance. None were offered.

The Chair called a final time for comments from members of the public in attendance. None were offered.

9. FINAL COMMENTS FROM APPLICANT(S)

The Chair invited the landowners’ delegate to make any final comments. Ms. Dyer declined.

10. TERMINATION OF PUBLIC HEARING

The Chair terminated the Public Hearing at 7:05.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed Official Community Plan Amendment Bylaw No. 2385, 2019 and proposed Zoning Amendment Bylaw No. 2386, 2019, held on Tuesday, January 14, 2020.



Michael Blatz, Recorder



Director Brad Sperling, Chair

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2385, 2019

A bylaw to amend the "North Peace Fringe Area
Official Community Plan Bylaw No. 1870, 2009"

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of
British Columbia Local Government Act, adopt the "North Peace Fringe Area Official Community Plan
Bylaw No. 1870, 2009";

AND WHEREAS, an application has been made to amend "North Peace Fringe Area Official
Community Plan Bylaw No. 1870, 2009" to facilitate an associated zoning affecting Lot 2, Section 24,
Township 84, Range 20, W6M, PRD, Plan 31270;

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 "North Peace Fringe Area Official Community Plan
Amendment Bylaw No. 2385, 2019."
2. Schedule B – Map 3 of "North Peace Fringe Area Official Community Plan Bylaw No. 1870,
2009" is hereby amended by redesignating Lot 2, Section 24, Township 84, Range 20, W6M,
PRD, Plan 31270 from LDR "Low Density Rural Residential" to MDR "Medium Density Rural
Residential", as shown shaded on Schedule "A" which is attached to and forms part of this
bylaw.

READ A FIRST TIME THIS 14th day of November, 2019.
READ A SECOND TIME THIS 14th day of November, 2019.
Notification mailed on the 23rd day of December, 2019.
Public Notification published on the 2nd and 9th day of January, 2020.
Public Hearing held on the 14th day of January, 2020.
READ A THIRD TIME THIS day of , 2020.
ADOPTED THIS day of , 2020.

Chair

(Corporate Seal has been affixed to the
original bylaw)

Corporate Officer

I hereby certify this to be a true and correct copy of
Bylaw No. 2385, 2019", as adopted by the Peace
River Regional District Board
on _____, 20__.

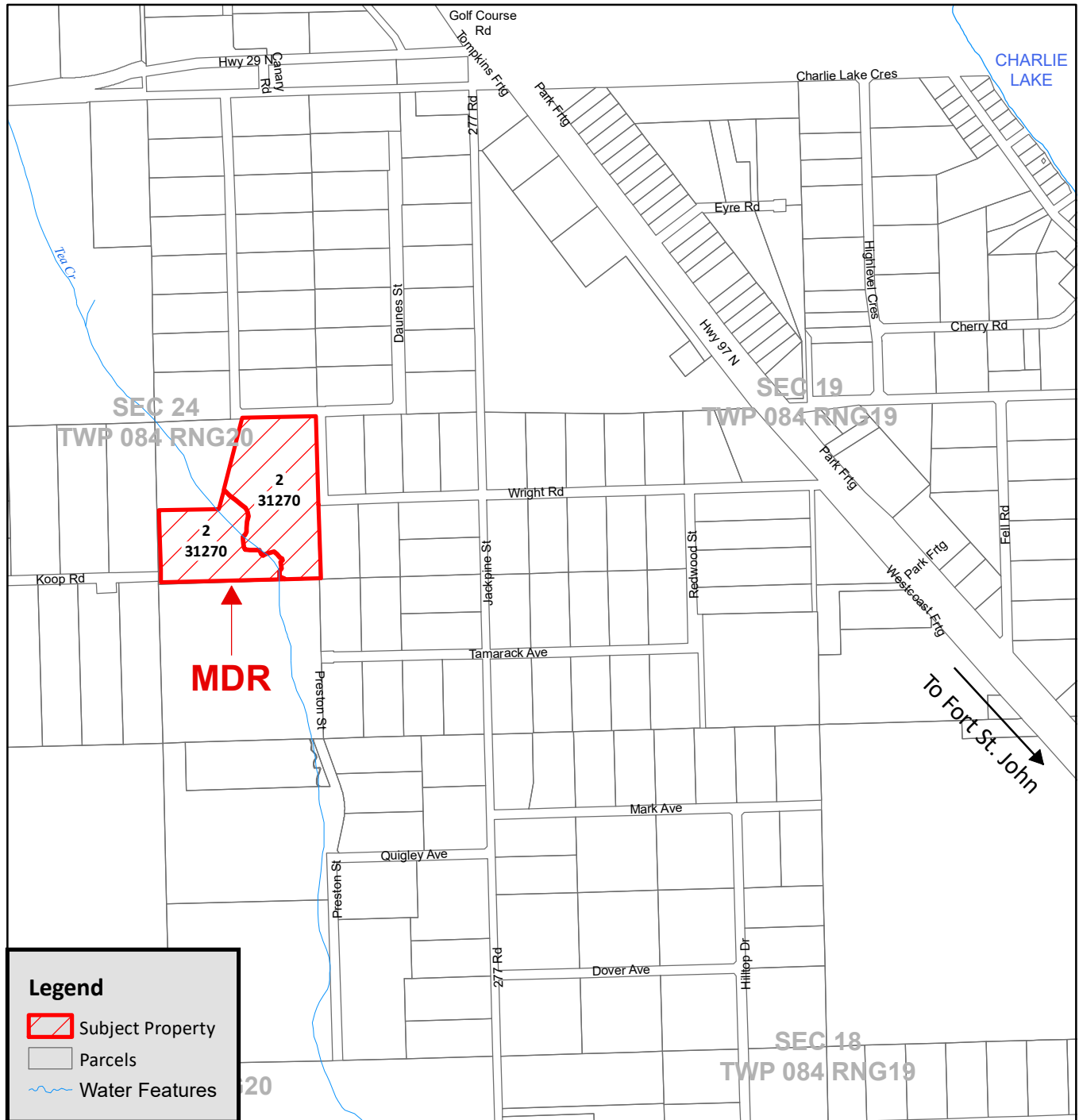
Corporate Officer



Peace River Regional District
Bylaw No. 2385, 2019
SCHEDULE "A"



Schedule B - Map 3 of "North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009" is hereby amended by redesignating Lot 2, Section 24, Township 84, Range 20, W6M, PRD, Plan 31270 **from** LDR "Low Density Rural Residential" **to** MDR "Medium Density Rural Residential" as shown shaded on the drawing below:



Legend

- Subject Property
- Parcels
- Water Features

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2386, 2019

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. 2386, 2019."
2. Schedule A – Map 5 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby
amended by rezoning Lot 2, Section 24, Township 84, Range 20 W6M, PRD, Plan 31270, 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 14th day of November, 2019.
READ A SECOND TIME THIS 14th day of November, 2019.
Notification mailed on the 23rd day of December, 2019.
Public Notification published on the 2nd and 9th day of January, 2020.
Public Hearing held on the 14th day of January, 2020.
READ A THIRD TIME THIS day of , 2020.
ADOPTED THIS day of , 2020.

Chair

(Corporate Seal has been affixed to the
original bylaw)

Corporate Officer

I hereby certify this to be a true and correct copy of
"PRRD Zoning Amendment Bylaw No. 2386, 2019,
as adopted by the Peace River Regional District
Board on _____, 20__.

Corporate Officer



Peace River Regional District
Bylaw No. 2386, 2019
SCHEDULE "A"



Schedule A - Map 5 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 2, Section 24, Township 84, Range 20, W6M, PRD, Plan 31270 from R-5 "Residential 5 Zone" to R-4 "Residential 4 Zone" as shown shaded on the drawing below:

