



REPORT

To: Chair and Directors

Date: November 20, 2019

From: Kevan Sumner, GM Development Services

Subject: Zoning Amendment Bylaw No. 2363, 2019, PRRD File No. 18-320

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board give Zoning Amendment Bylaw No. 2363, 2019 to rezone a +/- 1.24 ha portion of the property identified as PID 012-231-657 from 'R-4' (Residential 4 Zone) to 'A-2' (Large Agricultural Zone) and to rezone a +/- 3.1 ha portion of the property identified as PID 014-597-276 from 'A-2' (Large Agricultural Holdings Zone) to 'R-4' (Residential 4 Zone) third reading.

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

That Zoning Amendment Bylaw No. 2363, 2019 be adopted.

BACKGROUND/RATIONALE:

Proposal

To rezone portions of the subject properties for the purpose of pursuing a boundary line adjustment under *Part 5 Section 10 of the Agricultural Land Reserve General Regulation* by request of the Ministry of Transportation and Infrastructure (MoTI).

File Details

File No.: 18-320
 Owner: James Simmons
 Agent: Tryon Land Surveying Ltd.
 Area: Electoral Area D
 Location: Briar
 Legal: Lot A, Section 25, Township 78, Range 15, W6M, PRD Plan 13777
 Northwest ¼ of Section 25, Township 78, Range 15, W6M, PRD except Plan 13777
 PIDs: 012-231-657
 014-597-276
 Lot Sizes: 63 ha (155.7 ac)
 1.5 ha (3.7 ac)
 Civic addresses: 7842 215 Rd.
 7898 215 Rd

Site Context

The subject properties are less than 1 km north of the intersection of 215 Rd and 210 Rd, and approximately 2 km northeast of the City of Dawson Creek. The area is generally surrounded by similar ¼ section parcels, however, there are smaller lot parcels along 210 Rd, west of the subject properties.

Staff Initials: KC

Dept. Head: *KS*

CAO: *[Signature]*

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Summary of Application Procedure

- November 29, 2018 The PRRD received the application.
- February 11, 2019 Application and draft bylaws circulated to municipalities and provincial agencies
- October 24, 2019 Bylaws given first two readings, public hearing authorized
- November 5, 2019 Notice of public hearing mailed to landowners within notification area.
- November 7 & 14, 2019 Notice of public hearing advertised in the Mirror News.
- November 19, 2019 Public hearing held in Dawson Creek, BC.

Comments Received from the Public & Public Hearing

The Peace River Regional District did not receive any written comments from the public. No written or direct comments were received at the Public Hearing.

The minutes from the public hearing are attached to this report.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse Zoning Amendment Bylaw No. 2363, 2019, to rezone the properties identified as PID 012-231-657 and PID 014-597-276 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 outcome of the Board’s decision will be communicated to the applicant.

OTHER CONSIDERATION(S):

Attachments:

1. Notice of public hearing
2. Public hearing minutes
3. Zoning Amendment Draft Bylaw No. 2363, 2019

External Link:

1. [October 24th, 2019 Staff Report for Zoning Amendment Bylaw No. 2363, 2019](#)



PEACE RIVER REGIONAL DISTRICT

Notice of Public Hearing

ZONING AMENDMENT BYLAW NO. 2363, 2019

When:

November 19, 2019 at 7pm

Where:

Peace River Regional District Dawson Creek Office

1981 Alaska Avenue, Dawson Creek, BC

For More Information:

Contact:

Development Services

Tel: 250-784-3200

Toll Free: 1-800-670-7773

Email: prrd.dc@prrd.bc.ca



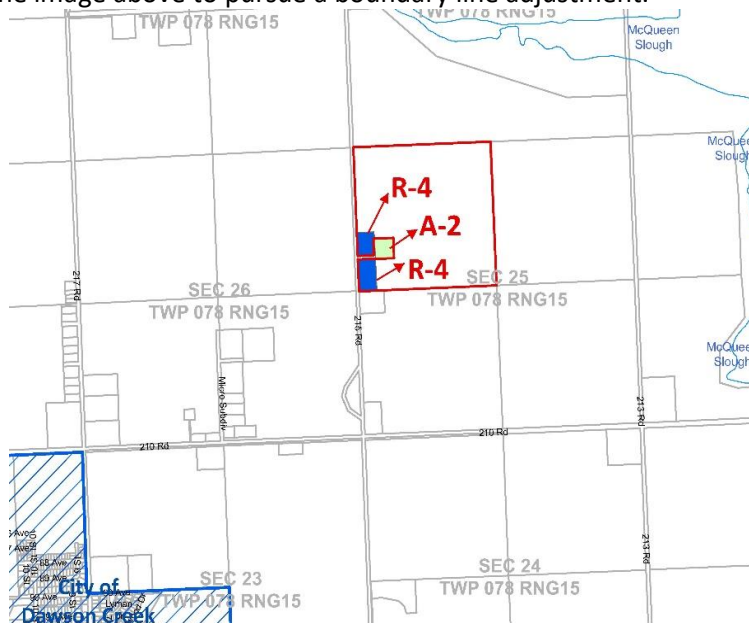
prrd.bc.ca |

Briar Area

Lot A, Section 25, Township 78, Range 15, W6M, PRD Plan 13777

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

Proposal: To rezone a ± 1.24 ha portion and a ± 3.1 ha portion of the subject property to R-4 (Residential 4 Zone) and A-2 (Large Agricultural Holdings Zone) respectfully as shown on the image above to pursue a boundary line adjustment.



This notice is in general form only. Relevant background documents are available online at prrd.bc.ca or may be inspected from Monday through Friday, excluding holidays, between the hours of 8:30am – 4:30pm at the PRRD Dawson Creek office (1981 Alaska Avenue, Dawson Creek, BC) or 8:30am – Noon and 1:00pm – 4:30pm at the PRRD Fort St. John office (9505-100th Street, Fort St. John, BC).

Written comments or concerns accepted.

The holding of this public hearing has been delegated to the Director of Electoral Area D.

Shawn Dahlen, Chief Administrative Officer

diverse. vast. abundant.

December 13, 2019



PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES
Proposed Zoning Amendment Bylaw No. 2363, 2019
Tuesday, November 19, 2019 @ 7:00 pm
Peace River Regional District Dawson Creek Office
1981 Alaska Avenue, Dawson Creek, BC

ATTENDANCE:

Peace River Regional District: Leonard Hiebert, Director of Electoral Area 'D' (Chair)
Kole Casey, South Peace Land Use Planner
Kevan Sumner, General Manager of Development Services

Agent: Kathleen Lush with Tryon Land Surveying Ltd. (via web call)

Public: 0 members of the public

1. CALL TO ORDER

The Chair called the meeting to order at 7:02 pm.

2. STATEMENT OF PUBLIC HEARING

The Chair stated the procedural rules in place to govern the conduct of the public hearing.

3. INTRODUCTION TO PROPOSAL

Staff provided those in attendance with a summary of the proposed Zoning Amendment Bylaw No. 2363, 2019

Staff summarized the proposal to rezone a ± 1.24 ha portion and a ± 3.1 ha portion of the subject property to R-4 (Residential 4 Zone) and A-2 (Large Agricultural Holdings Zone) respectfully to pursue a boundary line adjustment.

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.

4. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

Staff read aloud and summarized the comments received from agencies and municipalities as outlined in the agenda.

5. WRITTEN COMMENTS RECEIVED FROM PUBLIC

Staff stated that as of 4:00 pm on November 19, 2019 the Peace River Regional District had not received any written comments from the public. No written comments were received at the Public Hearing.

6. COMMENTS FROM APPLICANT(S)

The Chair asked the agent if she had any comments related to the proposed bylaw.

- No comments

7. COMMENTS FROM PUBLIC

The were no members of the public in attendance

FINAL COMMENTS FROM APPLICANT(S)

The Chair invited the agent and applicants to make any final comments.

- The client is pretty happy with the proposal.

8. TERMINATION OF PUBLIC HEARING

The Chair terminated the Public Hearing at 7:07 pm.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed Zoning Amendment Bylaw No. 2363, 2019 held on Tuesday, November 19, 2019.



Kole Casey, Recorder



Director Leonard Hiebert, Chair

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2363, 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. 2363, 2019."
2. Schedule B – Map 4 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a ± 1.24 ha. (3.05 acres) portion of Lot A, Plan 13777, Section 25, Township 78, Range 15, W6M, PRD from R-4 "Residential 4 Zone" to A-2 "Large Agricultural Holdings Zone", as shown shaded green on Schedule 'A' which is attached to and forms part of this bylaw.
3. Schedule B – Map 4 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a ± 3.10 ha. (7.66 acres) a portion of the Northwest ¼ of Section 25, Township 78, Range 15, W6M, PRD except Plan 13777 from A-2 "Large Agricultural Holdings Zone" to R-4 "Residential 4 Zone", as shown shaded blue on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	<u>24th</u>	day of	<u>October</u>	, 2019.
READ A SECOND TIME THIS	<u>24th</u>	day of	<u>October</u>	, 2019.
Public Notification published on	<u>7th and 14th</u>	day of	<u>November</u>	, 2019.
Notification mailed on the	<u>5th</u>	day of	<u>November</u>	, 2019.
Public Hearing held the	<u>19th</u>	day of	<u>November</u>	, 2019
READ A THIRD TIME THIS	<u> </u>	day of	<u> </u>	, 2019
ADOPTED THIS	<u> </u>	day of	<u> </u>	, 2019.

(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. 2363, 2019,
as adopted by the Peace River Regional District
Board on _____, 20____.

Corporate Officer



Peace River Regional District
Bylaw No. 2363, 2019
SCHEDULE "A"



Schedule B - Map 4 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a +/- 1.24 ha. (3.05 acres) portion of Lot A, Plan 13777, Section 25, Township 78, Range 15, W6M, PRD **from** R-4 "Residential 4 Zone" **to** A-2 "Large Agricultural Holdings Zone" as shown shaded green on the drawing below:

Schedule B - Map 4 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a +/- 3.10 ha. (7.66 acres) a portion of the Northwest 1/4 of Section 25, Township 78, Range 15, W6M, PRD except plan 13777 **from** A-2 "Large Agriculture Holdings Zone" **to** R-4 "Residential 4 Zone" as shown shaded blue on the drawing below:

