



# REPORT

To: Chair and Directors

Date: December 16, 2019

From: Kevan Sumner, General Manager of Development Services

Subject: **Zoning Amendment Bylaw No. 2358, 2019, PRRD File No. 19-032**

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

That the Regional Board give Zoning Amendment Bylaw No. 2358, 2019, to rezone the property identified as PID 007-511-833 from A-2 (Large Agricultural Holdings Zone) to CF (Communal Farm) under *PRRD Zoning Bylaw No. 479, 1986*, third reading.

## **RECOMMENDATION #2: [Corporate Unweighted, 2/3 majority]**

That the Regional Board adopt Zoning Amendment Bylaw No. 2358, 2019.

## **BACKGROUND/RATIONALE:**

### **Proposal**

To amend the zoning of the subject property from A-2 (Large Agricultural Holdings Zone) to CF (Communal Farm) within *PRRD Zoning Bylaw No. 479, 1986*. The proposed rezoning would allow the subject property to be used for the development of a small farm community.

### **File Details**

Owners: Timothy Ewert and Linda Ewert  
 Area: Electoral Area D  
 Location: Tomslake  
 Legal: Parcel 1 Section 1 Township 77 Range 15 W6M Peace River Plan 25840  
 Civic Address: 872 200 Road  
 PID: 007-511-833  
 Lot Size: 64.39 ha (159.12 ac)

### **Site Context**

The subject property is within the Tomslake locality, approximately 8 km southwest of Pouce Coupe and approximately 10.5 km northwest of the Rural Community of Tomslake. The proposed development of the subject property is a small communal farm. The northern portion of the subject property is bordered by a ranch with dwelling units and out buildings. The eastern portion is bordered by a horse farm/acreage with dwelling units and out buildings. The southern portion is bordered by a pasture with no buildings. The western portion is bordered by an acreage with a dwelling unit and out buildings.

**Summary of Procedure**

Zoning Amendment Bylaw No. 2358, 2019 was read for a first and second time on November 14, 2019. The following activities have occurred since then:

November 20, 2019	Public notification mailed to landowners within notification area
November 21 & 28, 2019	Notice of public hearing advertised in the Mirror News
December 3, 2019	Public hearing in Pouce Coupe, BC (see attached minutes)

**ALTERNATIVE OPTIONS:**

1. That the Regional Board refuse Zoning Amendment Bylaw No. 2358, 2019, to permit rezoning of the property identified as PID 007-511-833 under *PRRD Zoning Bylaw No. 479, 1986* as submitted.
2. That the Regional Board provide further direction.

**STRATEGIC PLAN RELEVANCE:**

- Not Applicable to Strategic Plan.

**FINANCIAL CONSIDERATION(S):**

**COMMUNICATIONS CONSIDERATION(S):**

The decision of the Regional Board will be communicated to the applicant.

**OTHER CONSIDERATION(S):**

Attachments:

1. Public Notification for Zoning Amendment Bylaw No. 2358, 2019
2. Minutes of public hearing held on December 3, 2019
3. Zoning Amendment Bylaw No. 2358, 2019

External Link:

1. [November 14, 2019 Staff Report for Zoning Amendment No. 2358, 2019](#)



PEACE RIVER REGIONAL DISTRICT

# Notice of Public Hearing

ZONING AMENDMENT BYLAW NO. 2358, 2019

## When:

Tuesday, December 3, 2019 | 7:00 p.m.

## Where:

Pouce Coupe Senior's Hall

5000 48 Avenue  
Pouce Coupe B.C.

## For More Information:

### Contact:

Development Services

Tel: 250-784-3200

Toll Free: 1-800-670-7773

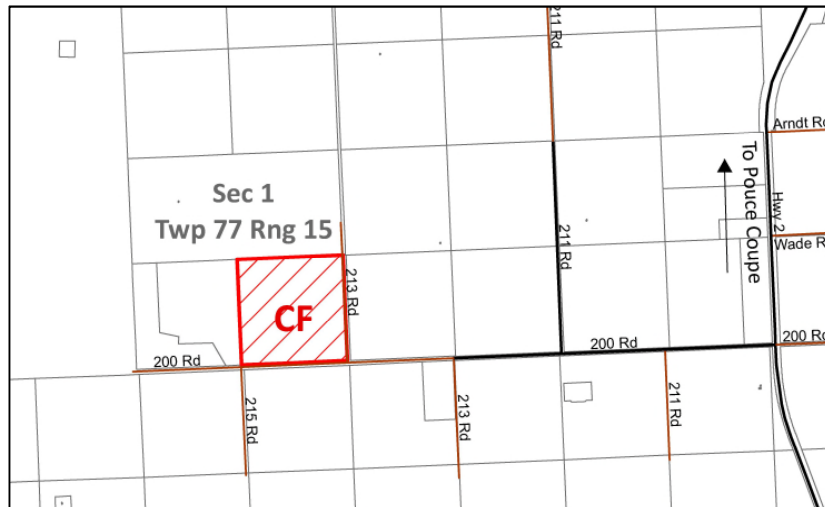
Email: prrd.dc@prrd.bc.ca

## Tomslake Area

Parcel 1 Section 1 Township 77 Range 15 W6M Peace River Plan 25840

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

**Proposal:** To amend the zoning of the subject property from A-2 (Large Agricultural Holdings Zone) to CF (Communal Farm).



This notice is in general form only. Relevant background documents are available online at prrd.bc.ca on Engage! 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 (9505-100<sup>th</sup> 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



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**PEACE RIVER REGIONAL DISTRICT**  
**PUBLIC HEARING – MINUTES**  
**Proposed Zoning Amendment Bylaw No. 2358, 2019**  
**Tuesday, December 3, 2019 @ 7:00 pm**  
**Pouce Coupe Senior's Hall, 5000 48 Avenue, Pouce Coupe, BC**

**ATTENDANCE:**

Peace River Regional District: Leonard Hiebert, Director of Electoral Area 'D' (Chair)  
Barb Smith, Alternate Director of Village of Pouce Coupe  
Kevan Sumner, General Manager of Development Services  
Jessica Russell, Junior Planner

Applicant/Owner: Linda Ewert  
Timothy Ewert

Public: 2 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.

**3. INTRODUCTION TO PROPOSAL**

Staff provided those in attendance with a summary of the proposed Zoning Amendment Bylaw No. 2358, 2019 for the property legally described as Parcel 1, Section 1, Township 77, Range 15, W6M PRD, Plan 25840.

Staff summarized the proposal to rezone a ± 64.39 ha. (159.12 ac) portion of the subject property from A-2 (Large Agricultural Holdings Zone) to CF (Communal Farm) within *Dawson Creek Rural Area Zoning Bylaw No. 479, 1986*.

**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 stated that as of 4:00 pm on June 3, 2019 the Peace River Regional District had not received any written comments from the public.

## 7. COMMENTS FROM APPLICANT(S)

The Chair asked the applicants, Linda and Timothy Ewert, if they had any comments related to the proposed bylaw.

- The applicants spoke in support of the proposal, stating neighbours are aware of the reason for the applicant's rezoning application, that the plan for the land is part of a succession plan, in order to keep the land as an active farm.
- Stated the intent of their application for re-zoning is to accommodate the eventual construction of up to six modest dwellings without hookup to hydroelectric services, over a period of several years.
- Their intention is for the property to remain a farm and not a rural residential property, with the dwellings housing individuals or families who are actively working on the farm but who will likely also have off-farm employment.
- Stated many farmers are aging out of farming, and their proposal would allow prospective farmers to enter into an active co-operative operation at below market price, without the prohibitive cost of acquiring land.

## 8. COMMENTS FROM PUBLIC

The Chair asked the members of the public in attendance if they had any comments related to the proposed bylaw. The following comments were made by the attendees:

Irene Merrick:

- Inquired as to the applicants' plans for building on the site, to which the applicants responded that they intend to form a co-operative, with the first new dwelling being for themselves and the current farmhouse becoming a common building.
- Inquired as to the planned location of the new dwellings in relation to the portions of the property that are within the Agricultural Land Reserve.
- Inquired as to how many dogs will eventually be on the property with so many residents, to which the applicants responded that they understand concerns regarding dogs and livestock, and intended to limit the number of dogs to two.
- Indicated her general support for the proposal.

Brian Smith:

- Indicated he did not object to the proposal.
- Inquired if additional buildings such as a church or store were planned for the property, to which the applicants responded that they might eventually have a shop and garage to accommodate home businesses such as value-added processing of agricultural produce, but they would be limited by reliance on solar and wind power.
- Inquired if additional permits or approvals would be required for additional buildings such as cold storage, to which the applicants and PRRD staff responded

that there would be no barriers to construction of additional accessory agricultural buildings.

The Chair called a second and third time for comments from the public. None were offered.

#### **9. FINAL COMMENTS FROM APPLICANT(S)**

The Chair invited the agent to make any final comments.

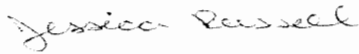
- The applicant's stated their wishes to be a good part of the neighbourhood and bring value to the community.
- The applicant's stated their proposal will enhance local food security, providing an example of limited food supplies availability at local farmers markets.
- In response to concerns about the sizes of families who would be moving to the property, the applicants responded that such matters as the size of dwellings would be addressed in their co-op bylaws, to be completed at a later date.

The Chair called a fourth time for comments from the public. None were offered.

#### **10. TERMINATION OF PUBLIC HEARING**

The Chair terminated the Public Hearing at 7:18 pm.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed Zoning Amendment Bylaw No. 2358, 2019 held on Tuesday, December 3, 2019.



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Jessica Russell, Recorder



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Director Leonard Hiebert, Chair

PEACE RIVER REGIONAL DISTRICT  
Bylaw No. 2358, 2019

A bylaw to amend the "Dawson Creek Rural Area Zoning Bylaw No. 479, 1986."

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt "Dawson Creek Rural Area Zoning Bylaw No. 479, 1986";

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. 2358, 2019."
2. Schedule B – Maps 1A and 1B of "Dawson Creek Rural Area Zoning Bylaw No. 479, 1986" is hereby amended by rezoning Parcel 1, Section 1, Township 77, Range 15, W6M PRD, Plan 25840, from A-2 "Large Agricultural Holdings Zone" to CF "Communal Farm", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	<u>14<sup>th</sup></u>	day of	<u>November</u>	, 2019.
READ A SECOND TIME THIS	<u>14<sup>th</sup></u>	day of	<u>November</u>	, 2019.
Notification mailed on the	<u>20<sup>th</sup></u>	day of	<u>November</u>	, 2019.
Public Notification published on the	<u>21<sup>st</sup> and 28<sup>th</sup></u>	day of	<u>November</u>	, 2019.
READ A THIRD TIME THIS	_____	day of	_____	, 2019
ADOPTED THIS	_____	day of	_____	, 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. 2358, 2019, as adopted by the Peace River Regional District Board on \_\_\_\_\_, 20\_\_\_\_.

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