



PEACE RIVER REGIONAL DISTRICT

# Public Hearing - Agenda

Zoning Amendment Bylaw No. 2358, 2019

DEPARTMENT:

**Development Services**

LOCATION:

**Pouce Coupe Senior's Hall**

**5000 48 Avenue, Pouce Coupe, BC**

DATE:

**December 3, 2019 @ 7:00 pm**

**diverse. vast. abundant.**

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1. CALL TO ORDER

2. STATEMENT OF PUBLIC HEARING (Chair)

This public hearing is convened pursuant to Section 465 of the *Local Government Act* to allow the public to make representations to the Board respecting matters contained in proposed Zoning Amendment Bylaw No. 2358, 2019.

Every one of you present who believes that your interest is affected by the proposed bylaw shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaw. None of you will be discouraged or prevented from making your views known. However, it is important that you restrict your remarks to matters contained in the proposed bylaw.

When speaking please commence your remarks by clearly stating your first and last name.

Members of the Board may, if they so wish, ask questions of you following your presentation. However, the function of the Board at this public hearing is to listen to you rather than to debate the merits of the proposed bylaw.

After this public hearing has concluded, the Board may, without further notice, give whatever effect the Board believes proper to the representations made at this hearing.

3. INTRODUCTION TO PROPOSAL

Landowner: Linda Ewert & Timothy Ewert

Proposal: To rezone the ± 64.39 ha subject property from A-2 (Large Agricultural Holdings Zone) to CF (Communal Farm).

4. SUMMARY OF APPLICATION PROCEDURE

The PRRD received the application.	February 14, 2019
The PRRD referred the application and proposed bylaw to municipalities and provincial agencies.	August 23, 2019
The PRRD Board read the bylaw a 1 <sup>st</sup> & 2 <sup>nd</sup> time and authorized the public hearing.	November 14, 2019
The PRRD mailed notification of the public hearing to landowners within the notification area.	November 20, 2019
The PRRD advertised the public notification in the Mirror News.	November 21 & 28, 2019
The PRRD held a public hearing in Pouce Coupe, BC.	December 3, 2019

5. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

**Agency, Municipal, and Government Authority Referral Responses:**

**Agricultural Land Commission**

The ALC has the following comments:

1. The ALC does not make a distinction for communal farms. As long as the additional residential development is not on the ALR portion of the property, [there are no] conflicts.
2. The ALC has no objection to the Bylaw. The ALC advises that all applicable legislation still applies to those portions of the Property within the ALR and that this correspondence in no way approves the construction of additional residences within the ALR.

**Fort St. John**

Interests unaffected.

**Ministry of Transportation and Infrastructure**

No objections.

**Northern Health**

Based on the intended use of the application, Northern Health has no objections, subject to the conditions listed.

**Summary of Responses Received:**

*Full Comments received from Agricultural Land Commission, the Ministry of Transportation and Infrastructure, and Northern Health by the PRRD is listed within Attachment C: Staff Report (1<sup>st</sup> and 2<sup>nd</sup> Reading) received by Board November 14, 2019*

6. WRITTEN COMMENTS RECEIVED FROM PUBLIC
7. COMMENTS FROM APPLICANT
8. COMMENTS FROM PUBLIC
9. FINAL COMMENTS FROM APPLICANT
10. TERMINATION OF PUBLIC HEARING

**List of Attachments:**

- A. Proposed Zoning Amendment Bylaw No. 2358, 2019
- B. Public Notification for Zoning Amendment Bylaw No. 2358, 2019
- C. Staff Report (1<sup>st</sup> and 2<sup>nd</sup> Reading) – Zoning Amendment Bylaw No. 2358, 2019
  - a. Report
  - b. Maps
  - c. Application
  - d. Referral responses
  - e. Director referral
  - f. Section 6.12 of Dawson Creek Rural Area Zoning Bylaw No. 479, 1986
  - g. Draft Bylaw No. 2358, 2019

**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



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

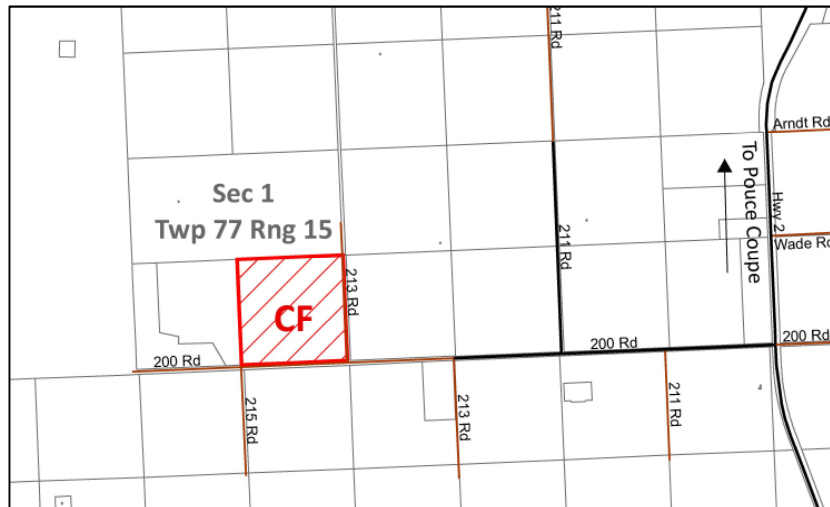
Email: prrd.dc@prrd.bc.ca

## 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



prrd.bc.ca |

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# REPORT

To: Chair and Directors

Date: November 1, 2019

From: Kevan Sumner, General Manager of Development Services

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

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## RECOMMENDATION: *[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*, first and second readings; further that a Public Hearing be waived pursuant to the *Local Government Act* Section 464(2) and; that public notification be authorized pursuant to the *Local Government Act* Section 467.

## 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 south west south of Pouce Coupe and approximately 10.5 km northwest of the Rural Community of Tomslake. The subject property is currently zoned A-2 (Large Agriculture Holdings Zone), and is occupied. The proposed development of the subject property is a small farm community. Parcels surrounding the subject property are zoned A-2 within the *PRRD Zoning Bylaw No. 479, 1986*. 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.

## Site Features

### Land

Based on aerial photos and the applicant's site plan, the northwestern portion of the subject property is mostly tree-covered. The southeastern portion is mostly cleared of trees, with portions in agricultural use. A farm yard is centrally located on the property.

### Structures

Structures on the property include a dwelling unit, a small cottage, two barns, sheds, and some granaries.

### Access

The subject property is accessed via 200 Road.

### CLI Soil Rating

Soil on the property is a combination of 6<sup>8</sup>T7<sup>2</sup>TP, 5C, and O.

- Class 0 are organic soils.
- Class 5 have severe limitations restricting crop range or require special conservation practices.
- Class 6 soils have the capability to produce perennial forage crops and improvement practices are not feasible.
- Class 7 have no capacity for arable culture or sustained natural grazing.
- Subclass C denotes adverse climate (excluding precipitation).
- Subclass P denotes stoniness.
- Subclass T denotes topography.

## Comments & Observations

### Applicant

Currently, the subject property is occupied and used as a farm. The applicant intends to create a small, off-grid farm community on the property, while ensuring the agricultural land is kept in production.

### Agricultural Land Reserve (ALR)

The subject property is partially within the ALR and is therefore subject to the provisions of the *Agriculture Land Commission Act* for the area within the ALR.

### Official Community Plan (OCP)

The subject property is designated as Agriculture (AG) within the *PRRD South Peace Fringe Area Official Community Plan, Bylaw No. 2048, 2012* (SPFA OCP). Within Agriculture designated land, the principal land uses are agriculture, as per Section 5.1.2 Policy a.i. in the SPFA OCP, therefore, the proposal aligns with the Official Community Plan.

### Land Use Zoning

The subject property is zoned A-2 (Large Agricultural Holdings Zone) pursuant to *PRRD Zoning Bylaw No. 479, 1986*. Currently, the subject property does not allow for the applicant's desired land use activities. The applicant is applying to amend the bylaw to rezone the subject property to CF (Communal Farm) as a permitted use for the subject property. The proposal would result in a change in zone for the subject property.



Fire Protection Area

The subject property is within the Tomslake Fire Protection Area.

Mandatory Building Permit Area

The subject property is outside the Mandatory Building Permit Areas.

Preservation Area

The subject property is mostly within the South Peace Fringe Area OCP Preservation Area, except for small areas in the west side and the southeast corner of the property. The South Peace Fringe Area OCP Policy 12.1.2.b states that, where possible, land identified as a Preservation Area may be used for parks, open space, recreation or agricultural use.

Development Cost Charge Area

The subject property is outside the Development Cost Charge Area.

**Impact Analysis**

Context

The subject property as a CF zone would result in similar activities as the A-2 zones surrounding the property. The proposal is consistent with the residential character of the area.

Population & Traffic

No major changes in traffic are anticipated should the proposed rezoning amendment be approved. There will be an increase in residential traffic, but the increase is expected to be minor in nature.

Sewage & Water

The applicant intends to use compost toilets and a grey water system, to be approved by Northern Health. The applicant intends to use filtered roof water collected in cisterns for water.

**Comments Received from Municipalities & Provincial Agencies**

Chetwynd, Dawson Creek, Hudson's Hope, Pouce Coupe, Taylor, Tumbler Ridge, MoFLNRORD, SD 59, Tomslake Fire Dept.

No response received.

ALC

1. The ALC does not make a distinction for communal farms. As long as the additional residential development is not on the ALR portion of the property, [there are no] conflicts.
2. The ALC has no objection to the Bylaw. The ALC advises that all applicable legislation still applies to those portions of the Property within the ALR and that this correspondence in no way approves the construction of additional residences within the ALR.

Fort St. John

Interests unaffected.

MoTI

No objections.

Northern Health

Based on the intended use of the application, Northern Health has no objections subject to the conditions listed (see Attachment 3).

**ALTERNATIVE OPTIONS:**

1. That the Regional Board refuse Zoning Amendment Bylaw No. 2358, 2019, to permit rezoning of the property legally described as Parcel 1 Section 1 Township 77 Range 15 W6M Peace River Plan 25840 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):**

**OTHER CONSIDERATION(S):**

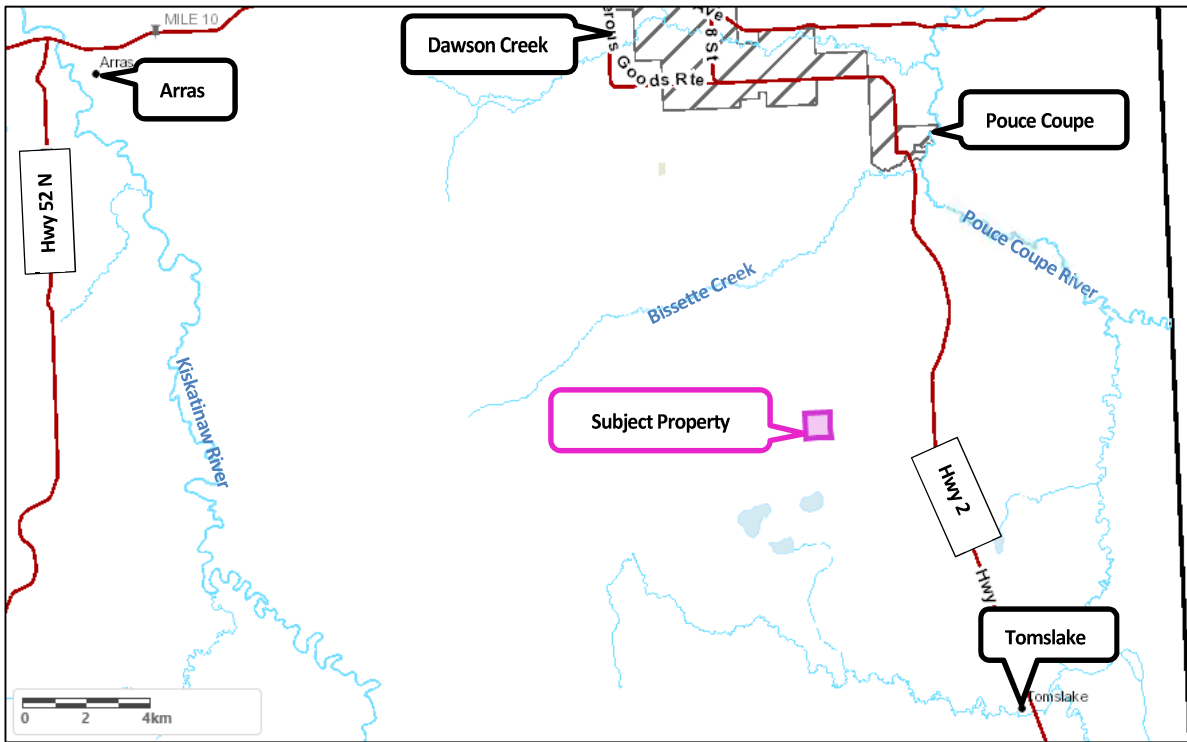
**Attachments:**

1. Maps
2. Application
3. Referral responses from agencies
4. Referral response from Electoral Area Director
5. Section 6.12 of *Dawson Creek Rural Area Zoning Bylaw No. 479, 1986*
6. Draft Bylaw No. 2358, 2019

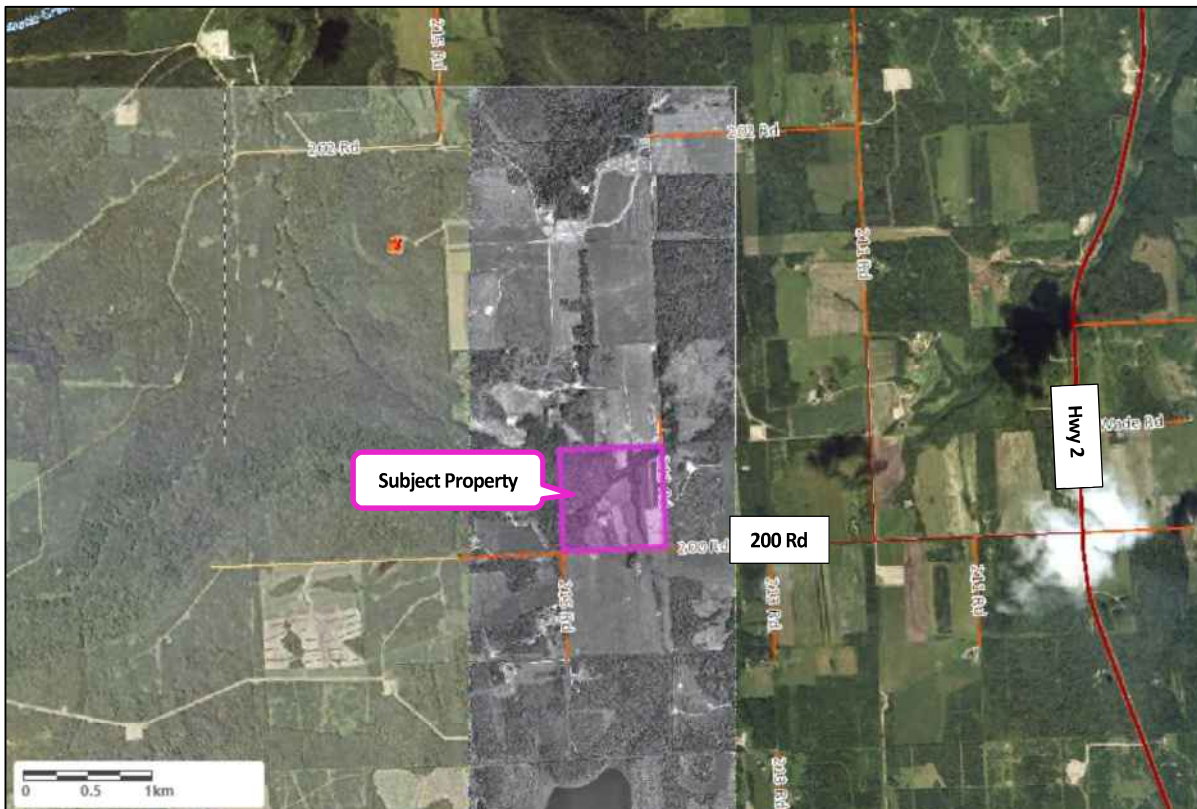
**Subject Property**



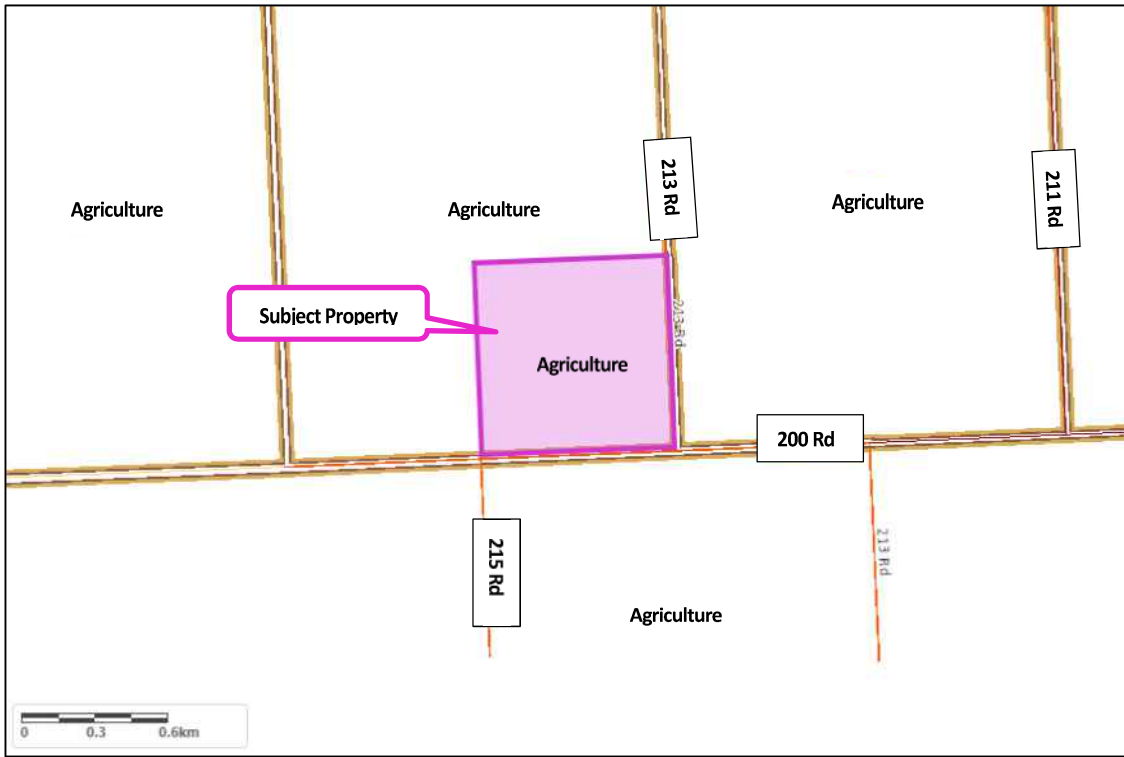
**Location: Tomslake**



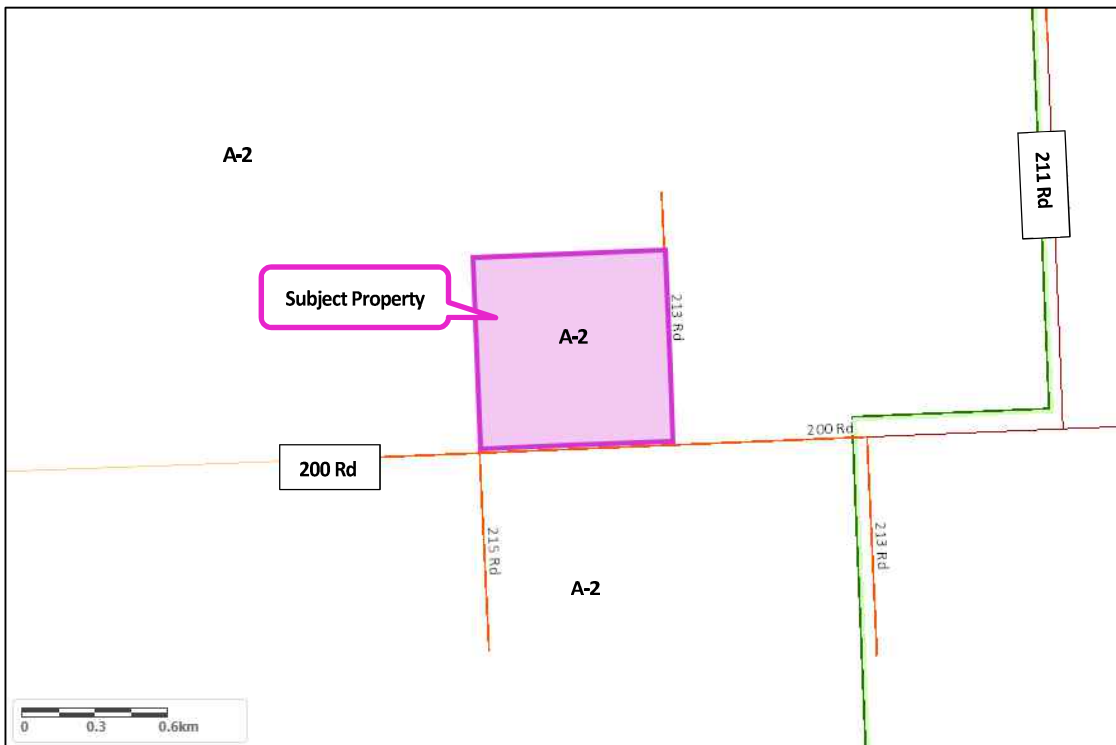
**Aerial Imagery**



**PRRD South Peace Fringe Area OCP Bylaw No. 2048, 2012: Agriculture**

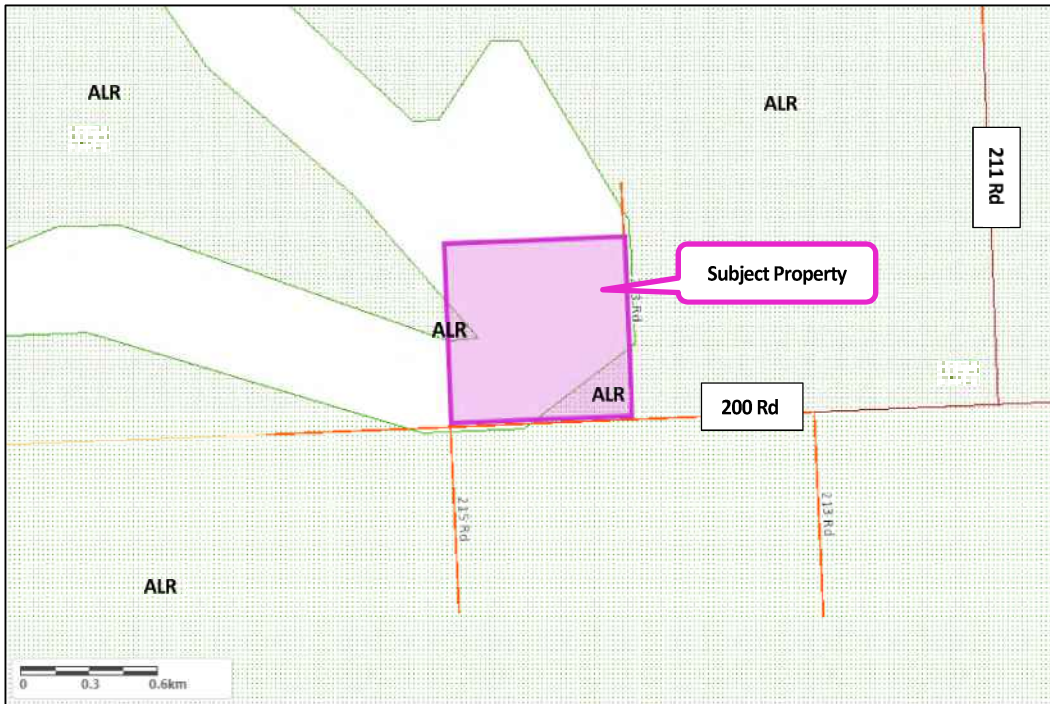


**PRRD Zoning Bylaw No. 479, 1986: A-2 (Large Agricultural Holdings)**

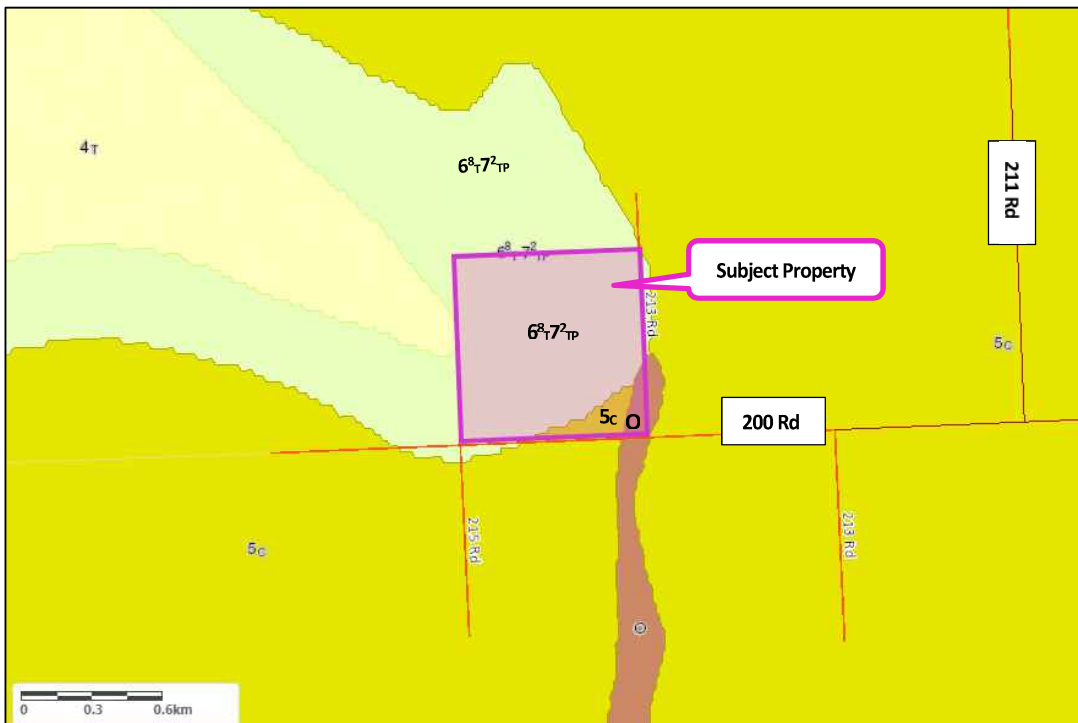




**Agricultural Land Reserve: Partially Within**



**CLI Soil Classification: 6<sup>8</sup>7<sup>2</sup>TP, 5<sub>C</sub>, O**





PEACE RIVER REGIONAL DISTRICT

DAWSON CREEK 1981 Alaska Avenue (Box 810), Dawson Creek, BC (T) 250-784-3200..(F) 250-784-3201
FORT ST. JOHN 9505 100TH Street, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125
[Toll Free: 1-800-670-7773]

Receipt # \_\_\_\_\_

Application for Development

Table with 2 columns: TYPE OF APPLICATION and FEE. Includes options like Official Community Plan Bylaw Amendment, Zoning Bylaw Amendment, etc.

In regard to applications for:

- i) an official community plan and/or zoning bylaw amendment;
ii) temporary use permit;

Sign provided by the PRRD and sign posted pursuant to Section 8 of Bylaw No. 2165, 2016, attached.

2. PLEASE PRINT

Form with fields for Property Owner's Name, Authorized Agent of Owner, Address of Agent, City/Town/Village, Postal Code, Telephone Number, Fax Number, E-mail.

3. PROPERTY DESCRIPTION

Table with 2 columns: Full legal description of each property under application and Area of each lot. Includes entry for SE 1/4 Sec 1 Twp. 77 R. 15 W6.

Notice of collection of personal information:

Personal information on this form is collected for the purpose of processing this application. The personal information is collected under the authority of the Local Government Act and the bylaws of the PRRD.

4. Civic Address or location of property: 872 200 road

5. PARTICULARS OF PROPOSED AMENDMENT

Please check the box(es) that apply to your proposal:

Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: \_\_\_\_\_

Proposed OCP designation: \_\_\_\_\_

Text amendment: \_\_\_\_\_

Zoning Bylaw amendment:

Existing zone: A 2

Proposed zone: Communal Farm

Text amendment: \_\_\_\_\_

Development Variance Permit – describe proposed variance request:

\_\_\_\_\_

\_\_\_\_\_

Temporary Use Permit – describe proposed use:

\_\_\_\_\_

\_\_\_\_\_

Development Permit: Bylaw No. \_\_\_\_\_ Section No. \_\_\_\_\_

6. Describe the existing use and buildings on the subject property:

Farm = hay, grain, gardens - 2 barns - livestock - Cattle  
draft horses, pigs, poultry  
Farm house cottage several outbuildings & graincrops offgrid

7. Describe the existing land use and buildings on all lots adjacent to and surrounding the subject property:

(a) North Ranch - home + out buildings

(b) East Horse farm/acreage home + out buildings

(c) South Ranch pasture no buildings

(d) West acreage home + out buildings

8. Describe the proposed development of the subject property. Attach a separate sheet if necessary:

see attached sheet.

\_\_\_\_\_

\_\_\_\_\_

9. Reasons and comments in support of the application. Attach a separate sheet if necessary:

see attached sheet.

\_\_\_\_\_

\_\_\_\_\_



8. Describe the proposed development of the subject property.

There are many people who wish to farm but cannot afford the very high price of land. We feel that we can provide the opportunity to create a small farm community at an affordable price, and be able to continue to participate in the farm as much and as long as we are able.

Our main goal in wishing to rezone is to ensure that our farm will continue to be farmed, and the agricultural land be preserved for growing nutritionally-dense farm products.

The additional houses/dwellings would be small, off-grid, and designed for minimal water use. Each would have a cistern for collecting filtered rooftop water, their own greywater system, and composting toilets. We would like to be able to build up to 6 other cottages on the quarter, as well as an eventual shop/garage.

Cottages would be built in a village cluster near the existing farm yard, on non-ALR land, so as to keep agricultural land in production and minimize converting farmable land into accessways and yardsites.

9. Reasons and comments in support of the application.

We are at a point in our lives where we wish to retire in place while our farm continues to provide wholesome, organic products for its inhabitants and customers.

We see this as a potential model for retiring farmers to remain on their farms rather than be relocated to urban centres, away from their beloved land and livelihoods.

The model we are proposing is with a heavy emphasis on fostering self-sufficiency, regional food security, and regional economic diversification. We share many similar environmental, social, and economical goals as the Peace River Regional District, as stated below:

Environmental:

This project entails the continuation of sourcing our electrical needs through solar and wind power. We will continue to use horse power for as much of our farm work as possible to reduce our fuel consumption and greenhouse gases. Cottages and any other farm buildings will be built from local and natural materials, and will have a dimensionally as well as environmentally small footprint. Members of the community will ride-share so as to reduce fuel use and neighbourhood traffic. With more residents on this farm, production can be intensified, but thoughtfully integrated so as to produce responsibly and in alignment with natural ecological processes. The forest will remain intact as a natural wildlife corridor and biodiversity refuge, and our practices will be mindful of the waterways that cross through the farm.

Social:

We imagine a farm community as a way to create and further enhance social capital, vibrancy of rural community living, and land-based livelihoods for generations to come. Statistics Canada

reports the average age of farmers in Canada is above 55 years old, and a small percentage of these have a succession plan in place. Another survey conducted by the National Farmer's Union revealed nearly 70% of the new farmers surveyed were not from a farming background. This suggests there will be many skilled farmers leaving Canadian farms, and new farmers entering the industry with very little experience. There are many other barriers for new farmers, including the price of land and necessary material capital for operating a successful farm. Though we are only one small farm, our proposed project is addressing many of these issues. Our project will create an easier entry point into small-scale farming for new farmers - financially, socially, and educationally. This project will have educational opportunities for others to learn about small-scale agricultural techniques, artisanal craft, holistic land design, and homesteading skills. By diversifying our farm, and both raw and value-added products we subsequently will have to offer from the farm, we will develop deeper relationships and positive interactions with our neighbourhood and surrounding community, revolving around our ability to produce, eat, enjoy, and celebrate nutritious food. We see this as not only a model for farm sustainability and resiliency, but for social sustainability and resiliency as well.

#### Economic

Developing a farming community will provide opportunity for intensified, diverse, integrated, small-scale agricultural production to serve local markets. Diversifying production practices and farm products will also achieve income diversification and will contribute to the betterment of rural livelihoods, a healthier local economy, regional food security, and an overall higher quality of life. We are hoping this opportunity will provide the ingredients for expanding successful home-based businesses by way of community-focused agricultural endeavours.

11/14/2019  
11:00 AM  
11:00 AM  
11:00 AM  
11:00 AM  
11:00 AM

10. Describe the means of sewage disposal for the development:

compost toilets, grey water system

11. Describe the means of water supply for the development:

Filtered roof water collected in cisterns

**THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY YOUR APPLICATION.**

- 12. Proof of ownership of the subject property or properties. (For example: Certificate of State of Title, BC Land Title Office Property Title Search or recent Property Tax Notice.)
- 13. A Sketch Plan of the subject property or properties, showing:
  - (a) the legal boundaries and dimensions of the subject property;
  - (b) boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
  - (c) the location of existing buildings and structures on the subject property, with distances to property lines;
  - (d) the location of any proposed buildings, structures, or additions thereto, with distances to property lines;
  - (e) the location of any existing sewage disposal systems;
  - (f) the location of any existing or proposed water source.

**ADDITIONAL OR MORE DETAILED INFORMATION MAY BE REQUESTED BY THE PEACE RIVER REGIONAL DISTRICT FOLLOWING REVIEW OF YOUR APPLICATION.**

If it is necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a British Columbia Land Surveyor may be required.

15. I / We the undersigned hereby declare that the information provided in this application is complete and is, to the best of my / our knowledge, a true statement of the facts related to this application.

[Redacted Signature] \_\_\_\_\_  
Signature of Owner

Feb 11 2019  
Date signed

[Redacted Signature] \_\_\_\_\_  
Signature of Owner

Feb 11 2019  
Date signed

16. **AGENT'S AUTHORIZATION**

If you have an agent act on your behalf in submission of this application, the following authorization **MUST** be signed by **ALL** property owners.

I / We authorize	and	hereby
(name) application.	to act on my/our behalf regarding this	
Agent address:		
Telephone:	Fax:	Email:
Signature of Owner:	Date:	
Signature of Owner:	Date:	



B-2 a)



✚ probable location for eventual shop.

✚ Cottages clustered around existing farm yard.

November 14, 2019



BYLAW AMENDMENT  
REFERRAL FORM

B-2 a)

Peace River Regional District  
Box 810, 1981 Alaska Avenue,  
Dawson Creek, B.C. V1G 4H8  
Telephone: (250) 784-3200  
Fax: (250) 784-3201

Peace River Regional District	Zoning Bylaw No. 2358, 2019	Date: August 23, 2019												
<p>You are requested to comment on the attached zoning bylaw amendment for potential effect on your agency's interests. We would appreciate your response within 21 days (<b>September 13, 2019</b>). If no response is received within that time, it will be assumed that your agency's interests are unaffected.</p>														
<p>PURPOSE OF AMENDMENTS: To rezone the subject property from A-2 "Large Agricultural Holdings Zone" to CF "Communal Farm"</p>														
<p>GENERAL LOCATION: Tomslake, BC</p>														
<p>LEGAL DESCRIPTION: Parcel 1 Section 1 Township 77 Range 15 W6M Peace River Plan 25840</p>														
<p>AREA OF PROPERTY 64.39 ha (159.12 acres)</p>	<p>ALR STATUS: Partially Within</p>	<p>OCP DESIGNATION: Agriculture</p>												
<p>Land Owners: Timothy and Linda Ewert</p>														
<p>Please fill out the Response Summary on the back of this Form. If your agency's interests are unaffected, no further information is required. In all other cases, we would appreciate receiving additional information to substantiate your position and, if applicable, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.</p>														
<p><i>Jessica Russell</i> _____ Title: <u>Junior Planner</u> Jessica Russell</p>														
<p>This referral has also been forwarded to the following agencies:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Northern Health Authority</li> <li><input type="checkbox"/> Ministry of Transportation &amp; Infrastructure via eDAS</li> <li><input type="checkbox"/> Ministry of Forests, Lands and Natural Resource Operations and Rural Development</li> <li><input type="checkbox"/> Agricultural Land Commission</li> </ul>														
<p>Other:</p> <table style="width:100%; border: none;"> <tr> <td style="width:33%;"><input type="checkbox"/> District of Chetwynd</td> <td style="width:33%;"><input type="checkbox"/> District of Hudson's Hope</td> <td style="width:33%;"><input type="checkbox"/> District of Taylor</td> </tr> <tr> <td><input type="checkbox"/> City of Dawson Creek</td> <td><input type="checkbox"/> Village of Pouce Coupe</td> <td><input type="checkbox"/> District of Tumbler Ridge</td> </tr> <tr> <td><input type="checkbox"/> City of Fort St. John</td> <td><input type="checkbox"/> Tomslake Fire Dept.</td> <td><input type="checkbox"/> District of Taylor Fire Dept.</td> </tr> <tr> <td><input type="checkbox"/> School District #59</td> <td><input type="checkbox"/> Charlie Lake Fire Dept.</td> <td><input type="checkbox"/> Fort St. John Fire Dept.</td> </tr> </table>			<input type="checkbox"/> District of Chetwynd	<input type="checkbox"/> District of Hudson's Hope	<input type="checkbox"/> District of Taylor	<input type="checkbox"/> City of Dawson Creek	<input type="checkbox"/> Village of Pouce Coupe	<input type="checkbox"/> District of Tumbler Ridge	<input type="checkbox"/> City of Fort St. John	<input type="checkbox"/> Tomslake Fire Dept.	<input type="checkbox"/> District of Taylor Fire Dept.	<input type="checkbox"/> School District #59	<input type="checkbox"/> Charlie Lake Fire Dept.	<input type="checkbox"/> Fort St. John Fire Dept.
<input type="checkbox"/> District of Chetwynd	<input type="checkbox"/> District of Hudson's Hope	<input type="checkbox"/> District of Taylor												
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<input type="checkbox"/> School District #59	<input type="checkbox"/> Charlie Lake Fire Dept.	<input type="checkbox"/> Fort St. John Fire Dept.												
<p><i>(As per the Management of Development Function)</i></p>														

**Jessica Russell**

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**From:** ALC North Land Use ALC:EX <ALC.North@gov.bc.ca>  
**Sent:** Monday, August 26, 2019 9:22 AM  
**To:** Jessica Russell  
**Subject:** RE: Referral Package for Review

**CAUTION:** This email originated from outside of the organization.  
 Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jessica,

Thanks for passing this on. My only comment is the ALC doesn't make a distinction for communal farms. The same rules apply for all properties in the ALR, including the limit of one residence per parcel. But the ALC Act and Regulations only apply to the portions of the property within the ALR, and the majority of this property is outside of the ALR. As long as the additional residential development is not on the ALR portion of the property, I don't see any conflicts. If the development is on the ALR portion, it would require an application to the ALC.

If you have any questions, please let me know.

**Michael McBurnie**

Land Use Planner, North Region  
 Agricultural Land Commission  
 ALC.North@gov.bc.ca | 604.660.7016

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**From:** Jessica Russell <[Jessica.Russell@prrd.bc.ca](mailto:Jessica.Russell@prrd.bc.ca)>  
**Sent:** August 23, 2019 2:20 PM  
**To:** [resource.development@northernhealth.ca](mailto:resource.development@northernhealth.ca); [megan.demaniuk@northernhealth.ca](mailto:megan.demaniuk@northernhealth.ca); [angela.stenbraaten@northernhealth.ca](mailto:angela.stenbraaten@northernhealth.ca); FrontCounter BC FLNR:EX <[FrontCounterBC@gov.bc.ca](mailto:FrontCounterBC@gov.bc.ca)>; FLNR FortStJohn ARFD FLNR:EX <[AuthorizingAgency.FortStJohn@gov.bc.ca](mailto:AuthorizingAgency.FortStJohn@gov.bc.ca)>; Collins, Martin J ALC:EX <[Martin.Collins@gov.bc.ca](mailto:Martin.Collins@gov.bc.ca)>; Huber, Sara ALC:EX <[Sara.Huber@gov.bc.ca](mailto:Sara.Huber@gov.bc.ca)>; ALC North Land Use ALC:EX <[ALC.North@gov.bc.ca](mailto:ALC.North@gov.bc.ca)>; ALC Soil Enquiries ALC:EX <[ALC.Soil@gov.bc.ca](mailto:ALC.Soil@gov.bc.ca)>; XT:Muni Chetwynd, General CITZ:IN <[d-chet@gochetwynd.com](mailto:d-chet@gochetwynd.com)>; [clerk@hudsonshope.ca](mailto:clerk@hudsonshope.ca); [lford@districtoftaylor.com](mailto:lford@districtoftaylor.com); [pnielsen@dawsoncreek.ca](mailto:pnielsen@dawsoncreek.ca); XT:PouceCoupe, Village ENV:IN <[admin@poucecoupe.ca](mailto:admin@poucecoupe.ca)>; XT:TumblerRidge, District ENV:IN <[tradmin@dtr.ca](mailto:tradmin@dtr.ca)>; Renee Jamurat <[RJamurat@fortstjohn.ca](mailto:RJamurat@fortstjohn.ca)>; [cjackson@fortstjohn.ca](mailto:cjackson@fortstjohn.ca); [sbo\\_reception@sd59.bc.ca](mailto:sbo_reception@sd59.bc.ca); Edward Albury <[Edward.Albury@prrd.bc.ca](mailto:Edward.Albury@prrd.bc.ca)>; Ron Schildroth <[Ron.Schildroth@prrd.bc.ca](mailto:Ron.Schildroth@prrd.bc.ca)>; [fire@fortstjohn.ca](mailto:fire@fortstjohn.ca); [sbyford@districtoftaylor.com](mailto:sbyford@districtoftaylor.com); [ggiersch@pris.ca](mailto:ggiersch@pris.ca); [tuttle@xplore.net](mailto:tuttle@xplore.net)  
**Cc:** PRRD\_Internal <[prrd.internal@prrd.bc.ca](mailto:prrd.internal@prrd.bc.ca)>  
**Subject:** Referral Package for Review

To whom it may concern,

Please find attached the referral package for Bylaw No., 2358 regarding a proposed rezoning for a private property near Tomslake, BC for your review.

Please forward any questions or comments to me by September 13.




**Agricultural Land Commission**

201 – 4940 Canada Way  
 Burnaby, British Columbia V5G 4K6  
 Tel: 604 660-7000 | Fax: 604 660-7033  
[www.alc.gov.bc.ca](http://www.alc.gov.bc.ca)

August 27, 2019

Reply to the attention of Sara Huber  
 ALC Issue: 51537  
 Local Government File: 19-032

Jessica Russell  
 Junior Planner, Peace River Regional District  
[Jessica.Russell@prrd.bc.ca](mailto:Jessica.Russell@prrd.bc.ca)

**Delivered Electronically**
**Re: Peace River Regional District Zoning Amendment Bylaw No. 2358, 2019**

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Zoning Amendment Bylaw No. 2358, 2019 (the “Bylaw”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Bylaw is consistent with the purposes of the Agricultural Land Commission Act (ALCA), the Agricultural Land Reserve General Regulation, (the “General Regulation”), the Agricultural Land Reserve Use Regulation (the “Use Regulation”), and any decisions of the ALC.

The Bylaw proposes to rezone the property identified as PID: 007-511-833 (the “Property”) from A-2 “Large Agricultural Holdings Zone” to CF “Communal Farm”. The Property is currently operated as a farm, including hay, grains, gardens, two barns, livestock, cattle, draft horses, pigs and poultry. The purpose of the Bylaw is to create a small farm community at an affordable price by allowing up to six additional cottages, which are proposed to be small, off-grid, and designed for minimal water use, as well as an eventual shop/garage.

The Property is primarily outside of the ALR, with the exception of the southeast corner, and a small area on the western property line. The cottages are proposed to be built in a village cluster near the existing farm yard, outside of the ALR, so as to keep agricultural land in production and minimize converting farmable land into access ways and yard sites. Based on the context map provided in the referral documentation, ALC staff can confirm that all of the proposed structures are to be located outside of the ALR.

Based on this information, the ALC has no objection to the Bylaw. That being said, the ALC advises that all applicable legislation still applies to those portions of the Property within the ALR and that this correspondence in no way approves the construction of additional residences within the ALR.

\*\*\*\*\*

The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any Orders of the Commission.

If you have any questions about the above comments, please contact the undersigned at 604-660-7019 or by e-mail ([Sara.Huber@gov.bc.ca](mailto:Sara.Huber@gov.bc.ca)).

Yours truly,



PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: Referral of Zoning Amendment Bylaw No. 2358-2019

CC: Ministry of Agriculture – Attention: Lori Vickers

51537m1

November 14, 2019




BYLAW AMENDMENT  
REFERRAL FORM

Peace River Regional District  
Box 810, 1981 Alaska Avenue,  
Dawson Creek, B.C. V1G 4H8  
Telephone: (250) 784-3200  
Fax: (250) 784-3201

	<b>RESPONSE SUMMARY</b>	Zoning Bylaw No. 2358, 2019
<input type="checkbox"/> Approval recommended for reasons outlined below	<input checked="" type="checkbox"/> Interests unaffected by bylaw	
<input type="checkbox"/> Approval recommended subject to conditions below	<input type="checkbox"/> Approval NOT recommended due to reasons outlined below	

None.

Signed: 	Title: Planning Manager
Date: September 6, 2019	Agency: City of Fort St. John

September 4, 2019

**Peace River Regional District**

RE: Re-zoning Bylaw Ammentment – Ewert Family Farm



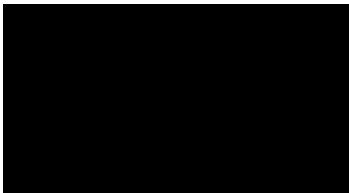
I would like to express my personal support for the efforts of Timothy and Linda Ewert. 25 Years ago, I met this fine couple and asked them about how they came to be where they are and do what they do. They have never wavered.

This family is genuinely concerned about the environment, genuinely passionate about farming and maintaining the way of living they have chosen to live.

These people have been squeezed by rural development and industry, yet they remain true to their purpose and genuinely nice people.

I wholeheartedly and enthusiastically would provide this unsolicited letter of support on their behalf, knowing that it is people like Tim and Linda Ewert that create the sense of community that is so prevalent within the Peace River Regional District.

Kind Regards,



Ken Drover

Councillor

Village of Pouce Coupe, BC

November 14, 2019



Ministry of  
Transportation  
and Infrastructure

Peace River Regional District  
PO Box 810  
1981 Alaska Avenue  
Dawson Creek, BC V1G 4H8

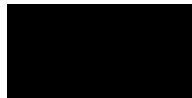
Attn: Jessica Russell, Junior Planner

The Ministry of Transportation and Infrastructure has received and reviewed your referral of August 23, 2019 to rezone the subject property, located at Parcel 1 Section 1 Township 77 Range 15 W6M Peace River Plan 25840, from A-2 "Large Agricultural Holdings Zone" to CF "Communal Farm". The property does not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Infrastructure formal approval.

The Ministry has no objections to the rezoning.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at (250) 787-3445 or by email at [Beth.Bahm@gov.bc.ca](mailto:Beth.Bahm@gov.bc.ca).

Sincerely,



Beth Bahm  
Development Officer  
Peace District

---

September 23<sup>rd</sup>, 2019

Jessica Russell  
Junior Planner  
Peace River Regional District

RE: **Zoning By-law No. 2358, 2019**

This letter is in regards to the above proposed application submitted. The intent of the application is to:

- To rezone the subject property from A-2 'Large Agricultural Holdings Zone' to CF "Communal Farm".

Based on the intended use of the application, Northern Health has no objections subject to the conditions listed below.

- Must adhere the BC Public Health Act and all regulations under the BC Public Health act that may apply. As per the BC Public Health Act, the operator must not create a health hazard.
- As per the BC Public Health Act, if the operator is required by regulation to have a license or permit to engage in a regulated activity, such as the installation of a sewerage system, holding tank, drinking water system or construction/operation of a food establishment, the operator must obtain such licence or permit by submitting the appropriate application to the health officer prior to construction or operation of the regulated activity. In addition, the operator must ensure that employees are adequately trained and sufficiently equipped to recognize, prevent and respond to health hazards that may arise when engaging in a regulated activity.
- As per the Drinking Water Protection Act, the operator must ensure that any wetlands, stream or drinking water wells that may be located in the area are protected from all possible sources of contamination during construction and operation.
- NH supports preserving ALR and means of food security. It is recommended that applicant(s) look further into guidelines relating to grey water/composting such as the Ministry of Health's Manual.

If you have any additional questions regarding this matter please contact me at 250-719-6500.

Sincerely



Rakel Byrnes  
Environmental Health Officer  
Northern Health

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November 14, 2019



PEACE RIVER REGIONAL DISTRICT

Memorandum

TO: Leonard Hiebert, Director of Electoral Area D
FROM: Jessica Russell, Junior Planner
DATE: September 25, 2019
RE: Application for a Zoning Bylaw Text Amendment

Pursuant to the following resolution:

RD/15/04/26 (23)

That a two-week period be added to the development application review process to allow time for the appropriate Electoral Area Director to review applications prior to them going to the Regional Board for consideration.

The application and report are provided for your review.

Please find attached a copy of a zoning bylaw text amendment application (File # 19-032) concerning an application for rezoning a parcel to CF (Communal Farm).

COMMENTS

Response requested by October 9, 2019

No comment

Empty square box for comment selection.

Hi Jessica,
I support this application for rezone. I do want to ask for clarification on the statement below as the applicant is in SD59?

"School District 60 School Site Acquisition Charge Area
The subject property is not within the School District 60 School Site Acquisition Charge Area."

Leonard Hiebert

October 7, 2019

Director/Municipality

Date

PLEASE REPLY TO:

Box 810, 1981 Alaska Ave, Dawson Creek, BC V1G 4H8 Tel: (250) 784-3200 or (800) 670-7773 Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca
9505 100 St, Fort St. John, BC V1J 4N4 Tel: (250) 785-8081 Fax: (250) 785-1125 Email: prrd.fsj@prrd.bc.ca

November 14, 2019

**Jessica Russell**

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**From:** Jessica Russell  
**Sent:** Monday, October 7, 2019 8:42 AM  
**To:** Director Leonard Hiebert  
**Subject:** RE: 19-032

Good Morning Director Hiebert,

Thank you for reviewing the Rezoning Application referral package 19-032.

In response to your inquiry regarding the statement about School District 60 School Acquisition Charge Area, I had added it to state there is no acquisition charge because the subject property is within School District 59. However, I see how this statement in the report is lacking clarification and generally unnecessary. I will take the statement in question out of the report.

Thank you,  
Jessica Russell

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**From:** Director Leonard Hiebert <leonard.hiebert@prrd.bc.ca>  
**Sent:** Monday, October 7, 2019 8:14 AM  
**To:** Jessica Russell <Jessica.Russell@prrd.bc.ca>  
**Cc:** Crystal Brown <Crystal.Brown@prrd.bc.ca>; PRRD\_Internal <prrd.internal@prrd.bc.ca>  
**Subject:** 19-032

Hi Jessica,  
Here are my comments.

Thanks,

Leonard Hiebert  
Director Area "D"  
[leonard.hiebert@prrd.bc.ca](mailto:leonard.hiebert@prrd.bc.ca)  
250-219-8098

Peace River-Liard Regional District  
Dawson Creek Rural Area Zoning Bylaw No. 479, 1986

PART SIX - ZONES

(92/11/26)

CF      Communal Farm Zone

Permitted Uses

- 6.12 (A) The following uses and no others are permitted in a CF zone except as provided for in Part 7 of this By-Law:
- (i) communal farm;
  - (ii) agriculture;
  - (iii) wood harvesting and forestry;
  - (iv) community facilities;
  - (v) single family dwellings;
  - (vi) bed and breakfast accommodations; [721, 1991]
  - (vii) home occupation and home industry including storage yard;
  - (viii) two family dwelling;
  - (ix) accessory building.

Regulations

- (B) On a parcel located in a CF zone:

Height

- (i) there are no height limitations in an CF Zone;

Siting

- (ii) no farm dwelling or two family dwelling shall be located within:
- (a) 7 metres of the front parcel line;
  - (b) 3 metres of an interior side parcel line;
  - (c) 5 metres of an exterior side parcel line; or
  - (d) 7 metres of the rear parcel line;
- (iii) no accessory building shall be located within:
- (a) 7 metres of the front parcel line;
  - (b) 3 metres of an interior side parcel line;
  - (c) 5 metres of an exterior side parcel line; or
  - (d) 3 metres of the rear parcel line;

Home Industry

- (iv) (a) a home industry or a home occupation shall be conducted entirely within a building accessory to a single family dwelling;

[827, 1992; Sec. (b) deleted]

Off Street Parking and Loading

- (v) off street parking and loading spaces are not required within a CF Zone;

Minimum Parcel Size

- (vi) the minimum parcel size is 60.0 hectares (148 acres).

Bed and Breakfast Accommodation

- (vii) regulations affecting the operation of bed and breakfast accommodations are provided in Section 7.10 of this bylaw. [721, 1991]



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	_____	day of _____	, 2019.
READ A SECOND TIME THIS	_____	day of _____	, 2019.
Notification mailed on the	_____	day of _____	, 2019.
Public Notification published on the	_____	day of _____	, 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\_\_\_\_.

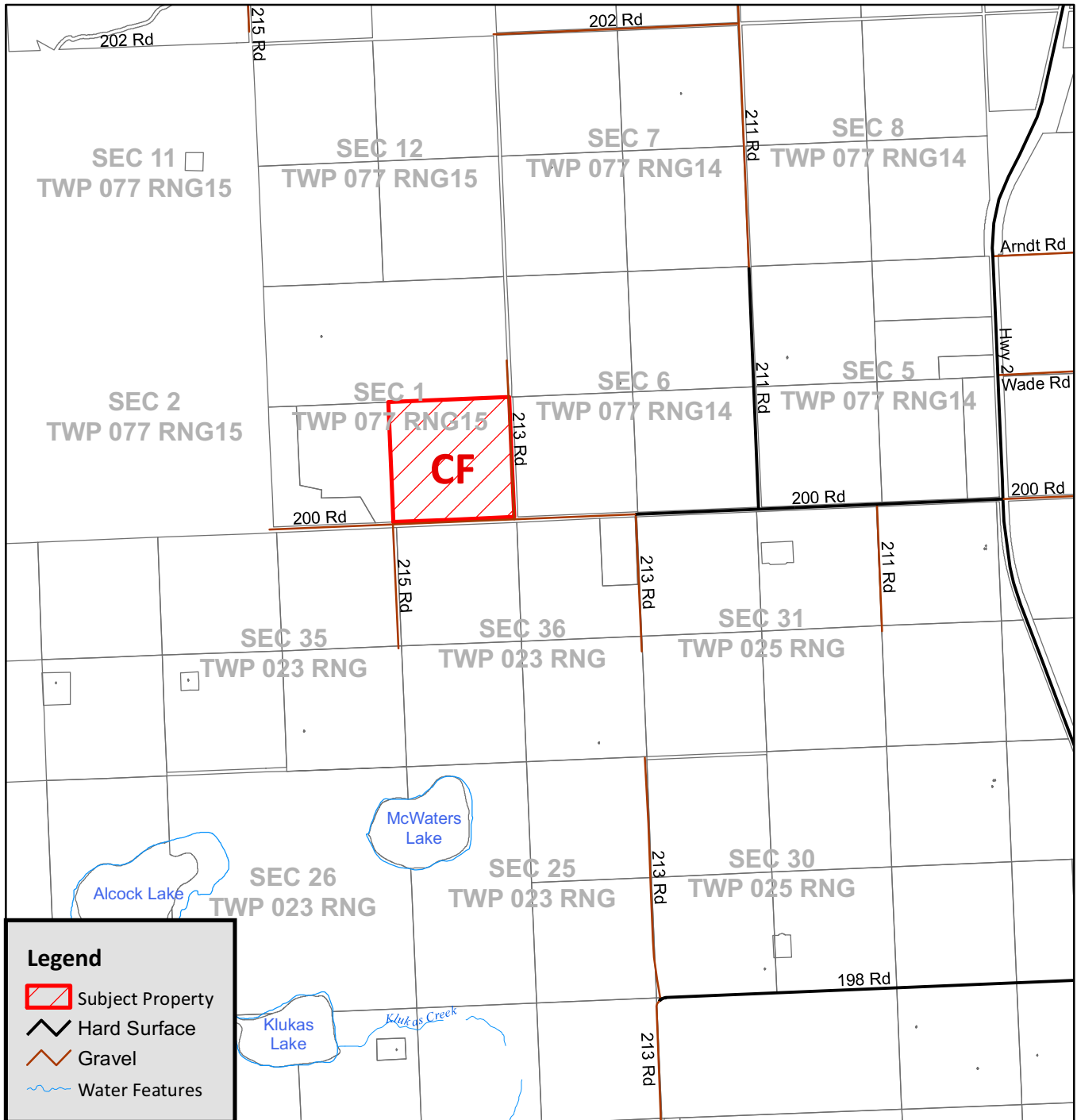
\_\_\_\_\_  
Corporate Officer



Peace River Regional District  
Bylaw No. 2358, 2019  
**SCHEDULE "A"**



Maps No. 1A and 1B - Schedule B of "Dawson Creek Rural Area Zoning Bylaw No. 479, 1986" is hereby amended by rezoning Parcel 1, Plan 25840, Section 1, Township 77, Range 15, W6M, PRD; **from A-2 "Large Agricultural Holdings Zone" to CF "Communal Farm"** as shown shaded on the drawing below:



**Legend**

- Subject Property
- Hard Surface
- Gravel
- Water Features

G:\Development\_Services\BYLAWS\Bylaw\_2358 - ZONING - PENDING.mxd