



REPORT

To: Chair and Directors

Date: February 26, 2020

From: Tyra Henderson, Corporate Officer

Subject: Zoning Amendment Bylaw No. 2402, 2020, PRRD File No. 20-003 ZN

RECOMMENDATION: [*All Directors - Unweighted*]

That the Regional Board give Zoning Amendment Bylaw No. 2402, 2020, to rezone the property identified as PID 006-487-033 from R-6 (Residential 6 Zone) to R-4 (Residential 4 Zone), 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 R-6 (Residential 6 Zone) to R-4 (Residential 4 Zone) under *PRRD Zoning Bylaw No. 1343, 2001*, to allow the subject property to be subdivided into two lots.

File Details

Owners: Shayne McNary
 Area: Electoral Area D
 Location: Arras
 Legal: Lot 1 of Section 14 Township 78 Range 17 W6M PRD, Plan 23079, except Plan 26098
 PID: 006-487-033
 Civic Address: 4642 208 Road
 Lot Size: 7.8 ha (19.4 ac)

Site Context

The subject property is located within the rural community of Devereaux. The direct surrounding area consists of smaller rural residential lots and the Devereaux School that is east of the subject property. Hart Highway (97S) is directly north of the subject property.

Site Features

Land

Based on aerial photos, it appears that a large portion of the subject property is tree-covered. The southeast portion of the subject property is developed for residential use.

Structures

There is a dwelling and a shop on the subject property.

Access

The subject property is accessed via 208 Road (Old Hart Highway).

ClI Soil Rating

Soil on the property is rated 3⁶x4⁴. Class 3 soils have moderately severe limitations that restrict the range of crops or require special conservation practices. Class 4 have severe limitations that restrict the range of crops or require special conservation practices. Subclass t denotes topography. Subclass X comprises of soils having a limitation resulting from the cumulative effect of two or more adverse characteristics.

Comments & Observations**Applicant**

The subject property is used for residential purposes. The applicant intends to subdivide the property into two lots.

Agricultural Land Reserve (ALR)

The subject property is within the ALR and is therefore subject to the provisions of the *Agriculture Land Commission Act*. The applicant has received conditional approval from the ALC (Resolution # 152/2019).

Official Community Plan

Pursuant to *PRRD South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012*, the subject property is designated Rural Community (RC). Section 6.2.2 Policy a states that the principal uses of land be limited to residential, agriculture, commercial, light industrial, civic, assembly and institutional. Parcels within this designation should have a minimal parcel size of 1.6 ha (4 acres), unless the lands are connected to a sewer system which then could be smaller.

Therefore, the proposed use and size of the subject property is consistent with the OCP.

Land Use Zoning

Pursuant to *PRRD Zoning Bylaw No. 1343, 2001*, the subject property is zoned R-6 (Residential 6 Zone). Development of residential lots smaller than 8 ha is not permitted in the R-6 zone. The applicant is applying to rezone the subject property to R-4 (Residential 4 Zone), which has a 1.7 ha (4.5 ac) minimum parcel size. The proposed subdivision is for residential lots and would be permitted in the R-4 zone.

Fire Protection Area

The subject property is within the Arras Fire Protection Area.

Mandatory Building Permit Area

The subject property is outside the Mandatory Building Permit Area.

Development Cost Charge Area

The subject property is outside the Development Cost Charge Area.

Impact Analysis**Context**

The proposed rezoning and subdivision would result in one new residential parcel. The proposed land use and parcel sizes are consistent with those parcels surrounding the subject property.

Population & Traffic

There may be a slight increase of traffic and population should the proposed rezoning amendment be approved and the proposed second lot is developed for residential use.

Sewage & Water

The applicant presently uses a lagoon for the residential use. Any new residential development would be serviced by a lagoon or a mound system. The applicant uses a cistern for water supply.

Comments Received from Municipalities & Provincial Agencies**Fort St. John**

Interests unaffected.

MoTI

The proposal falls within Section 52 of the Transportation Act and will require formal ministry approval and signature. The Ministry is in support of the proposal, with a condition that there be no direct access to the John Hart Highway 97S and all access is to be via 208 Road (Old Hart Highway).

The Ministry has not received a conventional subdivision application from the owner to subdivide the subject lot as shown in this referral package. The proposed subdivision lot layout as submitted is not guaranteed as it is dependent on review and approval by the Provincial Approving Officer – conditions of subdivision have not been determined.

Comments Received from Public

One email from the public was received on February 24, 2020, expressing concern that subdivision might affect drainage on neighbouring properties (see attached email).

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse Zoning Amendment Bylaw No. 2402, 2020, to permit rezoning of the property identified as PID 006-487-033 as submitted.
2. That the Regional Board give Zoning Amendment Bylaw No. 2402, 2020, to rezone the property identified as PID 006-487-033 from R-6 (Residential 6 Zone) to R-4 (Residential 2 Zone) first and second readings; further, that a Public Hearing, delegated to the Area D Director be held pursuant to the *Local Government Act* Section 464(1) and public notification be issued pursuant to the *Local Government Act* Section 466.
3. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

None at this time.

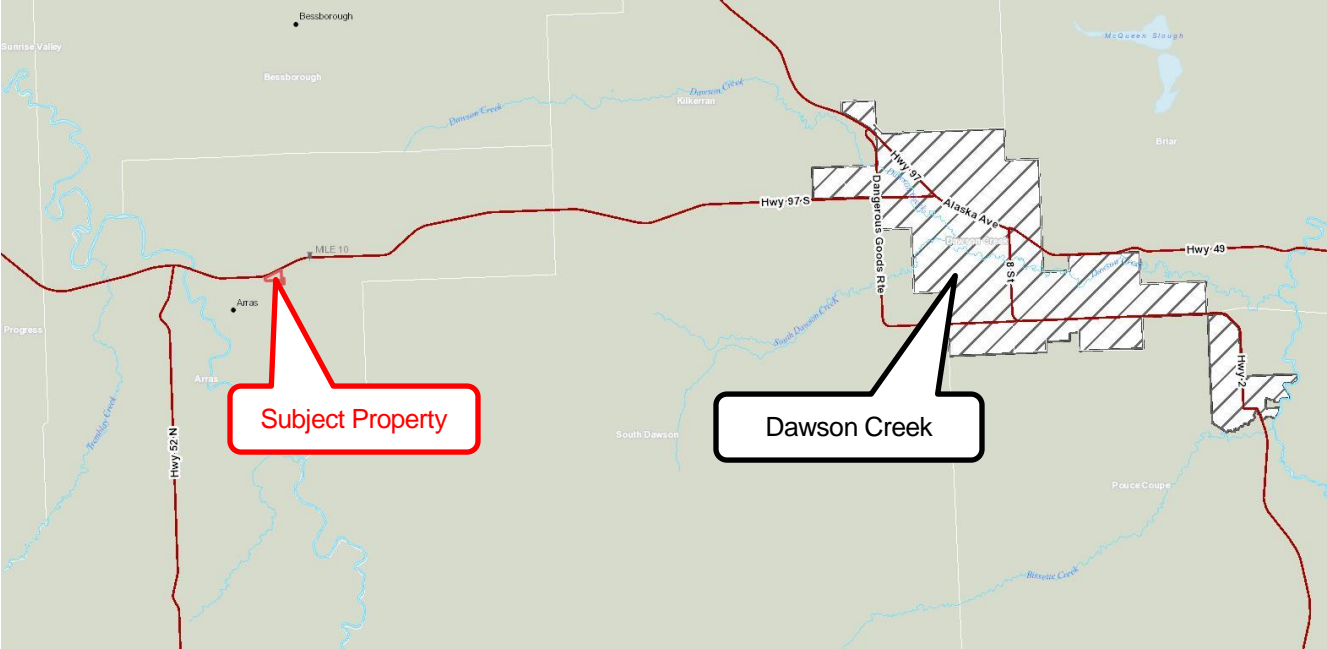
COMMUNICATIONS CONSIDERATION(S):

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

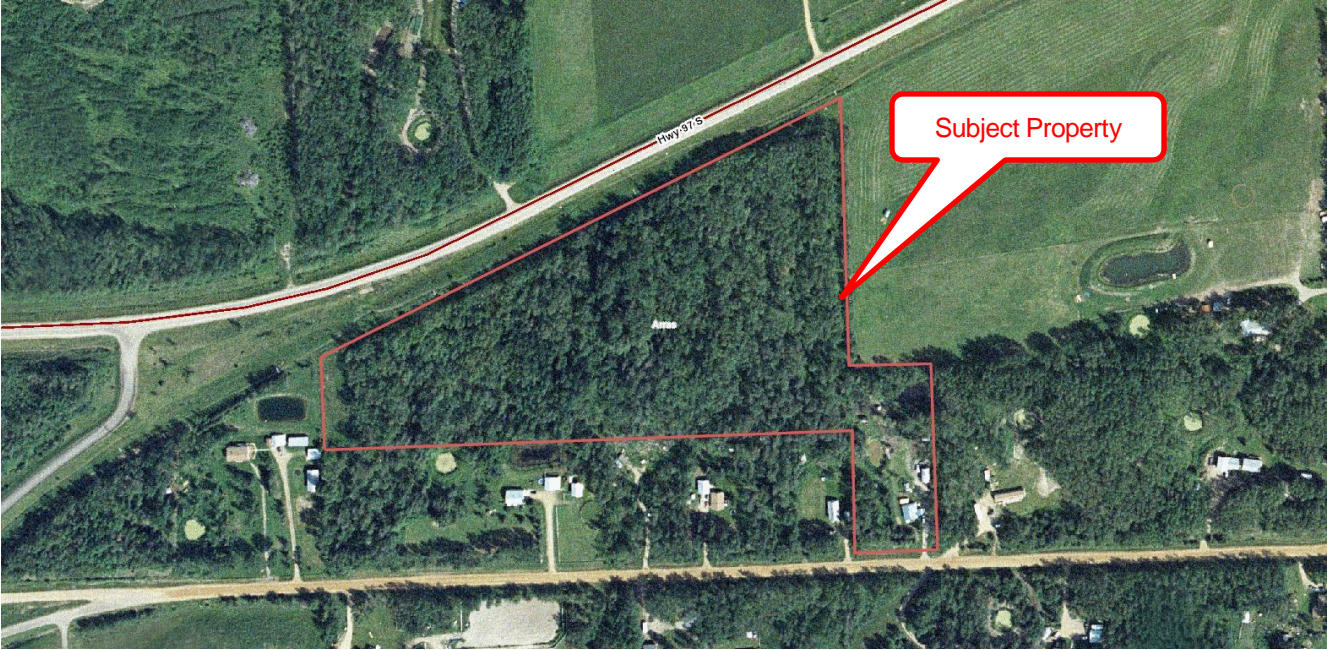
OTHER CONSIDERATION(S):**Attachments:**

1. Maps
2. Application
3. Referral responses from agencies and Electoral Area D Director,
4. Comment received from Public
5. Section 37 of *PRRD Zoning Bylaw No. 1343, 2001*
6. Draft Bylaw No 2402, 2020

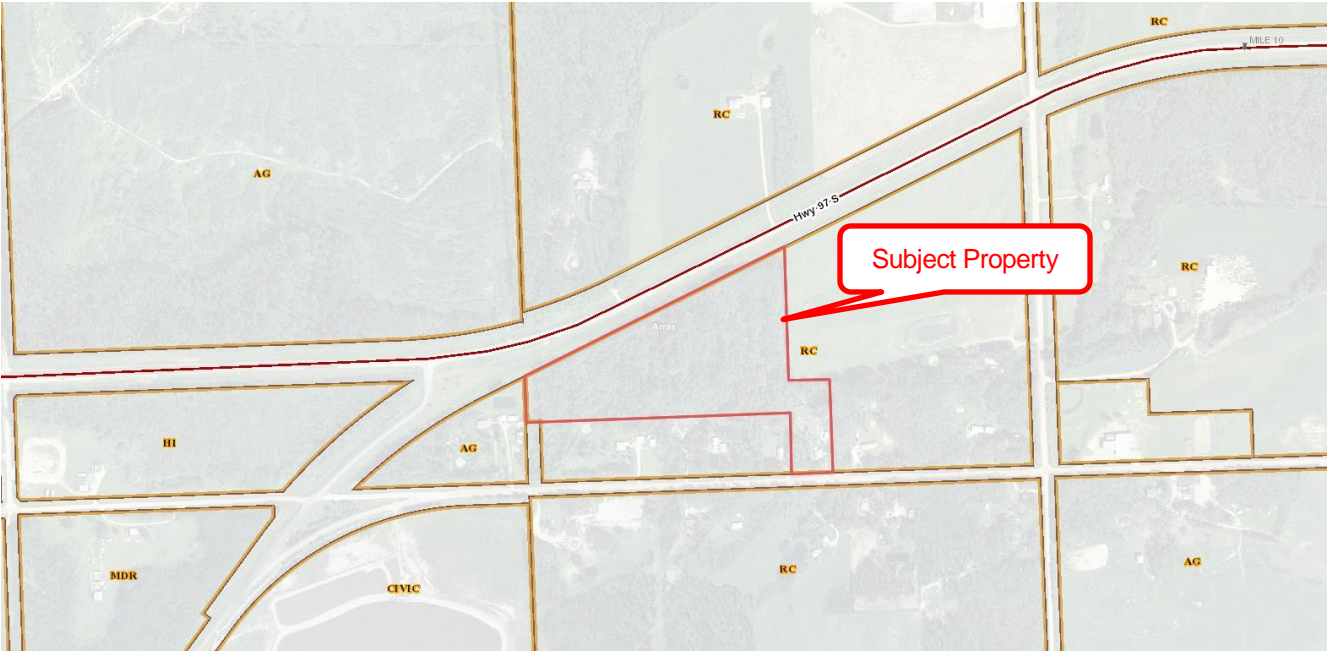
Context Photo



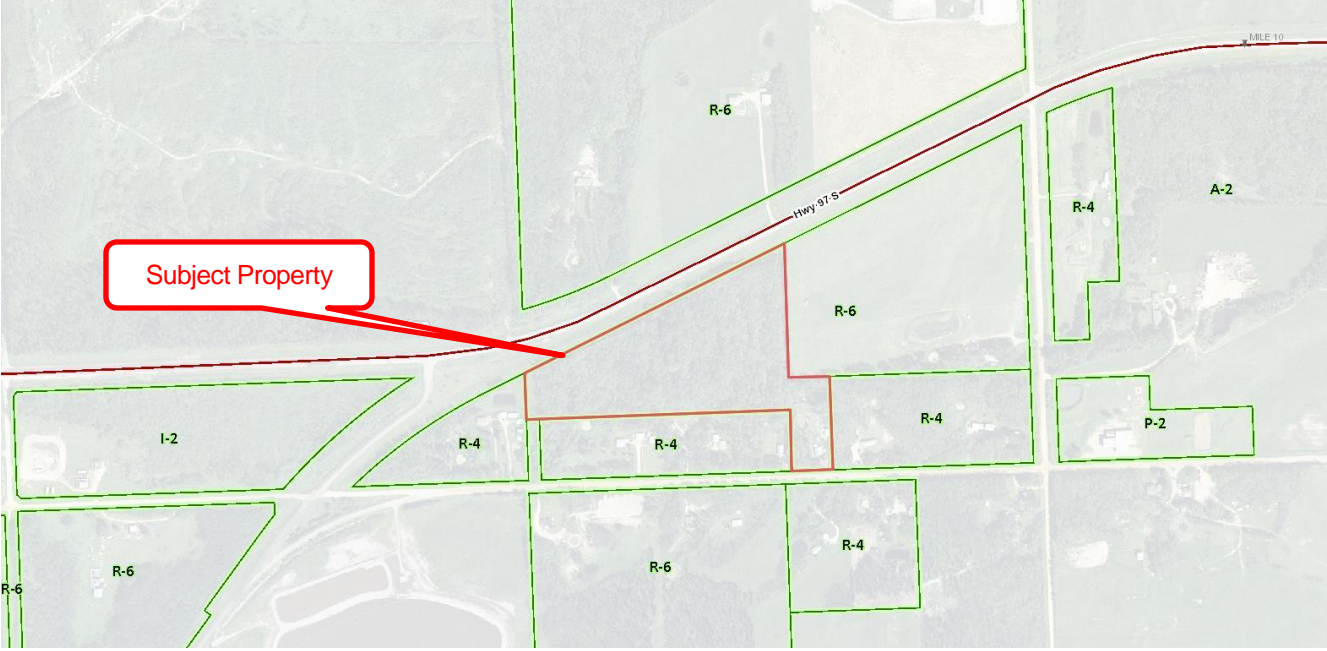
Air Photo:



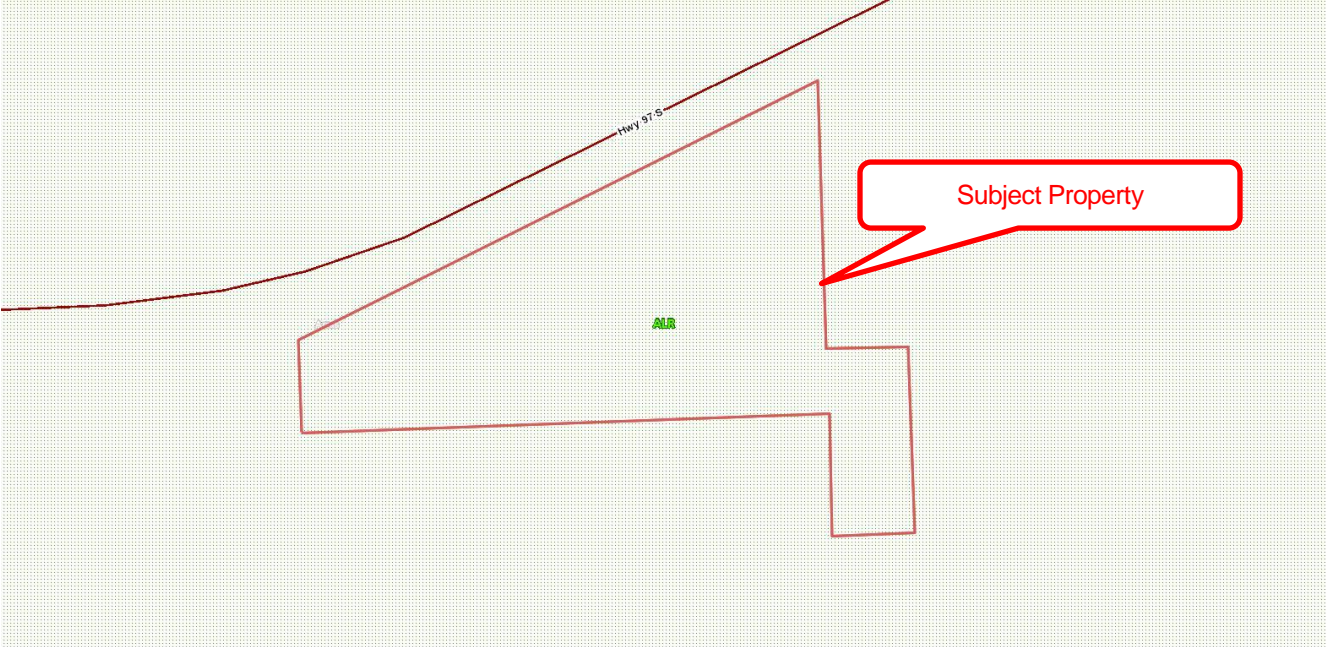
Peace River Regional District South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012 (Rural Community)



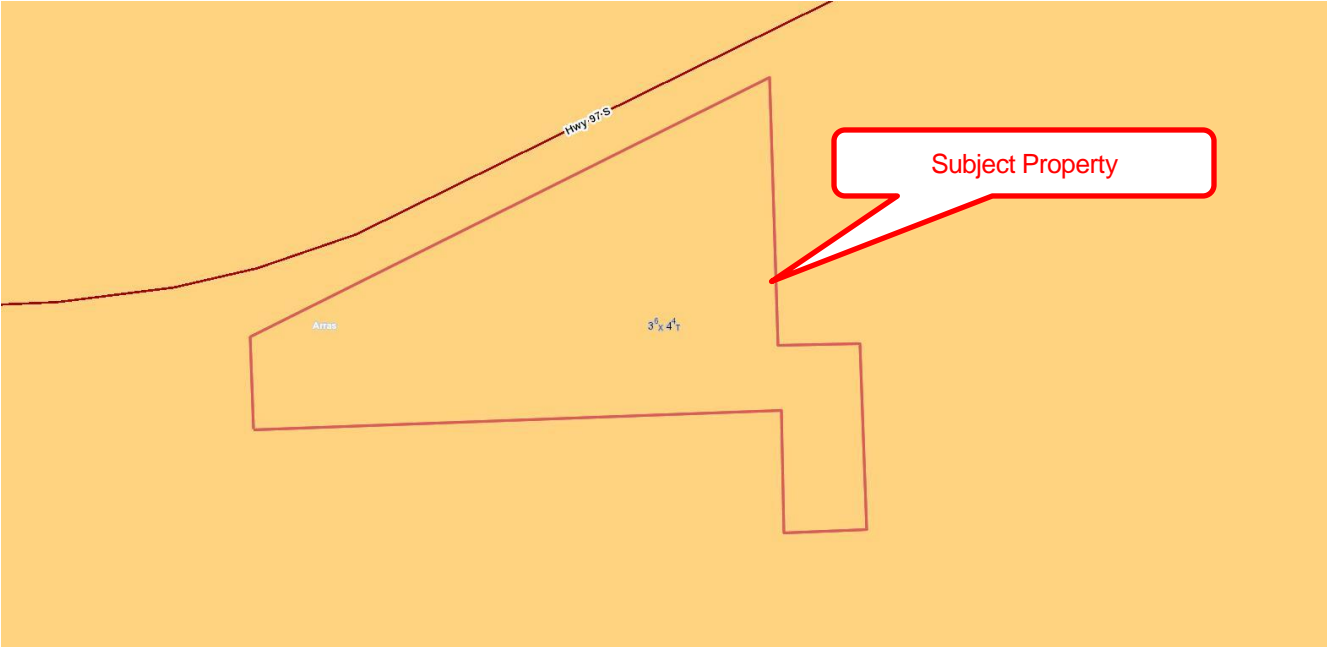
Peace River Regional District Zoning Bylaw No. 1343, 2001 R-6 (Residential 6 Zone)



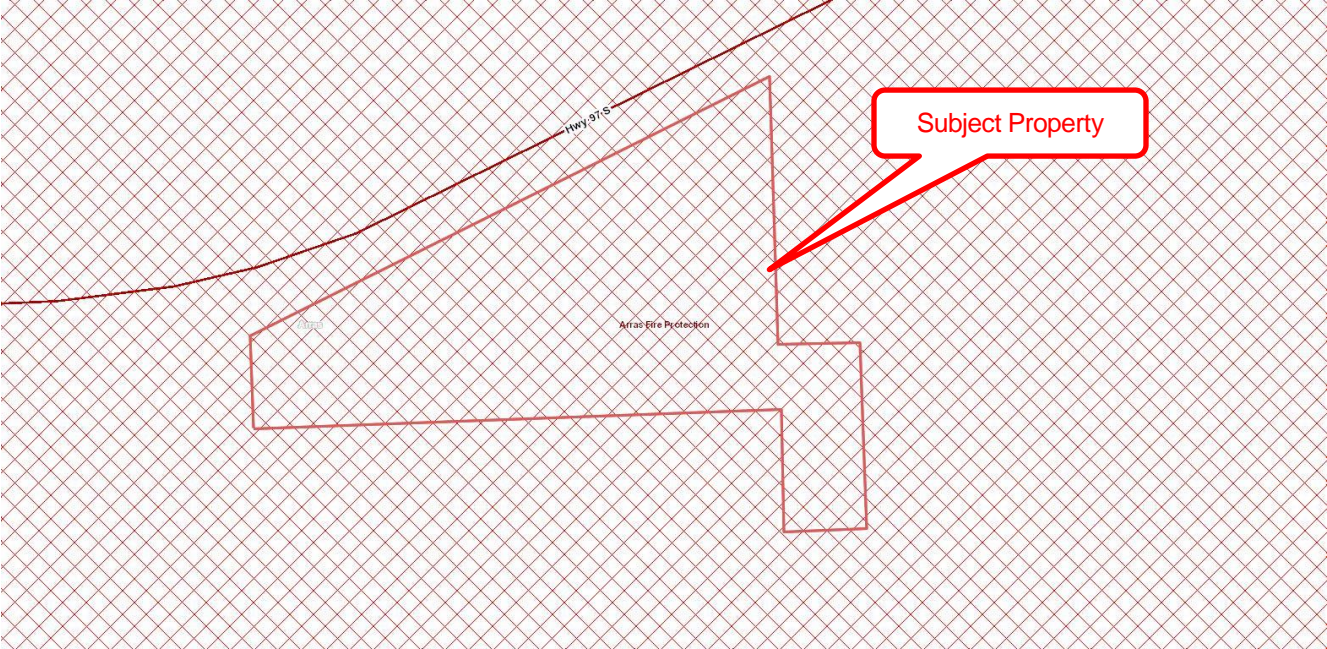
Agricultural Land Reserve



Soil Classification (3⁶x4⁴t)



Fire Protection Area





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

1. TYPE OF APPLICATION

	FEE
<input type="checkbox"/> Official Community Plan Bylaw Amendment	\$ 1,000.00
<input checked="" type="checkbox"/> Zoning Bylaw Amendment	650.00
<input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined	1,050.00
<input type="checkbox"/> Temporary Use Permit	350.00
<input type="checkbox"/> Development Permit	165.00
<input type="checkbox"/> Development Variance Permit	165.00
<input checked="" type="checkbox"/> Sign requirement	150.00

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

Property Owner's Name Shayne McNary	Authorized Agent of Owner (if applicable) Tryon Land Surveying Ltd (Nathan Mahon)
Address of Owner [REDACTED]	Address of Agent [REDACTED]
City/Town/Village [REDACTED]	City/Town/Village [REDACTED]
Postal Code [REDACTED]	Postal Code [REDACTED]
Telephone Number: [REDACTED]	Telephone Number: [REDACTED]
Fax Number:	Fax Number:
E-mail: [REDACTED]	E-mail: [REDACTED]

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
LOT 1 SECTION 14 TOWNSHIP 78 RANGE 17 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 23079, EXCEPT PLAN 26098	7.85 ha./acres
	ha./acres
	ha./acres
	TOTAL AREA ha./acres

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. Documentation/Information submitted in support of this application can be made available for public inspection pursuant to the *Freedom of Information and Protection of Privacy Act*.

4. Civic Address or location of property: 4642 208 RD DAWSON CREEK RURAL

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: R6
Proposed zone: R2
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:
Currently used for residential purposes. There is a house and a shop on the property.

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

(a) North Agricultural
(b) East Agricultural
(c) South Residential
(d) West Residential

8. Describe the proposed development of the subject property. Attach a separate sheet if necessary:
Our proposal is to subdivide the subject lot into two smaller lots. Proposed Lot A will be 5.97 ha in size and
Proposed Lot B will be 1.88 ha in size. Both lots are smaller than the current zoning designation allows.
Because of the this we are applying to have the lot rezoned.

9. Reasons and comments in support of the application. Attach a separate sheet if necessary:
We have received preliminary subdivision approval from the Agricultural Land Commission.

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

The existing house on Proposed Lot B is serviced by a lagoon. A new dwelling on Proposed Lot A will be serviced by a lagoon or mound system

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

Cistern

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.

 Signature of Owner


 Date signed

 Signature of Owner

 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	<i>Shayne McNary</i>	and		hereby
(name)	Tryon Land Surveying Ltd (Nathan Mahon)			to act on my/our behalf regarding this application.
Agent address:	10201 17 Street Dawson Creek V1G 4C3			
Telephone:	250 782 5868	Fax:		Email: <i>nmahon@tryongroup.ca</i>
Signature of Owner:				Date: <i>Jan 29 2020</i>
Signature of Owner:				Date:

Archived: Monday, February 3, 2020 2:21:13 PM
From: [Nathan Mahon](#)
Sent: Monday, February 3, 2020 2:18:43 PM
To: Kole Casey
Subject: RE: Triage review for PRRD application # 20-003 ZN
Sensitivity: Normal

CAUTION: This email originated from outside of the organization.

Yes please change the application to Rezoning from R6 to R4.

Thanks,

Nathan Mahon BSc., LST
Geomatics Projects Lead



Professional Land Surveyors & Engineers
10201 17th Street, Dawson Creek, BC V1G 4C3
o: 250-782-5868 | c: 250-784-8952 | w: tryongroup.ca
e: nmahon@tryongroup.ca
[Engineering / Surveying / Material Testing / Line Locating](#)

From: [Kole Casey](#) <Kole.Casey@prrd.bc.ca>
Sent: February-03-20 2:11 PM
To: Nathan Mahon <nmahon@tryongroup.ca>
Cc: PRRD_Internal <prrd.internal@prrd.bc.ca>
Subject: RE: Triage review for PRRD application # 20-003 ZN

Hi Nathan,

We have just started on the application so we can change it if you want? Do you want the change the application to change the parcel from R-6 to R-4 instead of R-2?

From: Nathan Mahon <nmahon@tryongroup.ca>
Sent: Monday, February 3, 2020 2:03 PM
To: Kole Casey <Kole.Casey@prrd.bc.ca>
Subject: RE: Triage review for PRRD application # 20-003 ZN

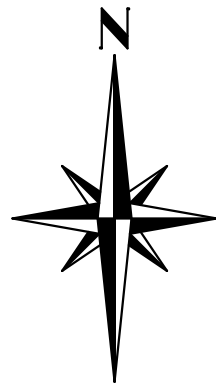
CAUTION: This email originated from outside of the organization.

Hi Kole,

R4 might be better if we can change it.

Thanks,

March 12, 2020



JOHN HART HIGHWAY PLAN H572

454.418 R/W PLAN EPP50557

LOT A
PLAN
26098

REMAINDER
LOT 1
PLAN 23079

LOT A
AREA = 5.97 ha.

63.589
150.000
99.141

LOT B
AREA = 1.88 ha.

PART SW 1/4
SECTION 14
LYING SE OF
PLAN H572

ROAD

LOT 1
PLAN
19085

LOT D
PLAN
17173

LOT C
PLAN
17173

LOT B
PLAN
17173

R/W PLANS A970 & PGP33951

REMAINDER
PARCEL B
(PLAN B7515)

LOT 1
PLAN
PGP36978

208 ROAD

0 10 1:2000 100

TRYON FILE: 2018-0037

PROPOSED SUBDIVISION OF LOT 1
SECTION 14 TOWNSHIP 78 RANGE 17 W6M
PEACE RIVER DISTRICT PLAN 23079,
EXCEPT PLAN 26098

SHAYNE McNARY

Tryon Land Surveying Ltd.
Dawson Creek 250-782-5868
Fort St John 250-262-0031
www.tryongroup.ca



March 12, 2020



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

Table with 3 columns: McNary, RESPONSE SUMMARY, and Bylaw Amendment Bylaw No. 2402, 2020. It contains checkboxes for approval recommendations and interest status.

Large empty grid area for providing reasons or comments, with the word 'None' handwritten in the top-left cell.

Signature and Title fields. The signature is redacted with a black box. The title is 'Planning Manager'. The date is 'February 5, 2020' and the agency is 'City of Fort St. John'.



Ministry of
Transportation
and Infrastructure

Our file: 2020-00604
Your file: PRRD File # 20-003 ZN
Date: February 21, 2020

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

Attention: Kole Casey, South Peace Land Use Planner

The Ministry of Transportation and Infrastructure (Ministry) has received and reviewed your referral dated February 4, 2020 to rezone the property from R-6 (Residential 6) zone to R-4 (Residential 4). The proposal falls within Section 52 of the Transportation Act and will require formal ministry approval and signature.

The Ministry is in support of the proposal however we have the following conditions that must be satisfied prior to final approval and signature:

1. The subject lot fronts on a Controlled Access (CA) Highway. For protection of the Highway corridor and the safety of the travelling public, private accesses are permitted only at the discretion of the Ministry. CA Highways carry stringent requirements for access, with a preference for alternative access. No direct access to the John Hart Highway 97S is supported from the subject lot. All access is to be via the side road network 208 Road (Old Hart Highway).

The ministry has not received a conventional subdivision application from the owner to subdivide the subject lot as shown in this referral package. The proposed subdivision lot layout as submitted is not guaranteed as it is dependent on review and approval by the Provincial Approving Officer – conditions of subdivision have not been determined.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at (778) 576-1114 or by email at Beth.Bahm@gov.bc.ca.

Sincerely,



Beth Bahm, Development Officer Peace District

Ministry of
Transportation and
Infrastructure

Peace District

Mailing Address:
District Office Address:
#300, 10003 - 110th Avenue
Fort St John, BC V1J 6M7
Telephone: (250) 787-3237
Facsimile: (250) 787-3279

Area Office Locations:
1201 103 Ave, 3rd floor
Dawson Creek, BC
4744 – 52 Street
Chetwynd, BC V0C 1J0

March 12, 2020



PEACE RIVER REGIONAL DISTRICT

Memorandum

TO: Leonard Hiebert, Director of Electoral Area D
FROM: Development Services Department
DATE: February 4, 2020
RE: Application for Zoning Amendment Bylaw No. 2402, 2020, (PRRD File 20-003 ZN)

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 bylaw are provided for your review. As instructed at the November 21, 2019 EADC meeting, referrals to Directors will be done earlier in the application review process, at the same time as external agency referrals. As a result, this referral does not include external agency comments or a staff report.

COMMENTS

Response requested by February 18, 2020

No comment

Hello,
I support the application to rezone from R-6 to R-4.

Leonard Hiebert

Director/Municipality

February 4, 2020

Date

diverse. vast. abundant.

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) 785-8084 Fax: (250) 785-1125 Email: prrd.fsj@prrd.bc.ca

March 12, 2020

Jacqueline Burton

From: [REDACTED] <[REDACTED]>
Sent: Monday, February 24, 2020 5:08 PM
To: Planning Department
Subject: Comments/concerns development application File #ZN20-003

CAUTION: This email originated from outside of the organization.

This letter is in regards to File #ZN20-003, Tryon Land Surveying Ltd. as agent for Shayne McNary.

We are the owners of the property abutting the McNary property on the west side. We have lived at this location since the year 2000. We do have some concerns with any additional development on the McNary property. Our concerns are with the water flow through the property during spring run-off and larger rainfall events. A large volume of water flows through this property as it is the main drainage pathway for a large area of land north and south of Hwy 97. In my view, very particular attention needs to be paid to the way water will be directed on the McNary property so as to not negatively impact the neighboring properties to the south and west.

Approximately 4 years ago a rough access road was put in from the 208 Road and at that time the direction of the flow of water on the McNary property was changed and has caused flooding issues to at least three neighboring properties, including our own.

I am not necessarily against the subdivision of the McNary property, but want to ensure that any development on the land does not create water issues on my own property.

I believe there may be a simple solution to this problem with a redirection of water on the north side of Hwy 97, which would direct water further west instead of south into the McNary property and this residential area.

Thank you,

[REDACTED]

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[Report as Phish/Fraud](#)
[Report as Not Spam](#)
[Forget previous vote](#)



PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

SECTION 37 R-4 (Residential 4 Zone - 1.8 ha)

1. Permitted Uses

The following PRINCIPAL USES and no others are permitted in a R-4 zone subject to Part IV of this bylaw and subject to Sub-Section 2 of this Section 37;

- (a) DWELLING UNIT(S);
- (b) TWO FAMILY DWELLING;
- (c) Market garden;
- (d) AGRICULTURE;

The following ACCESSORY uses and no others are permitted in a R-4 zone, subject to Part IV of this bylaw and Sub-Section 2 of this Section 37:

- (e) ACCESSORY building and ACCESSORY structure; (See Section 13)
- (f) AGRICULTURE-DOMESTIC;
- (g) BED and BREAKFAST accommodation; (See Section 16)
- (h) HOME BASED BUSINESS; (See Section 19)
- (i) SECONDARY SUITE; (See Section 25)
- (j) TEMPORARY ADDITIONAL DWELLING. (See Section 29)

2. Regulations

Minimum Parcel Size

- (a) The minimum parcel size is 1.8 hectares (4.5 acres).

Exceptions to the minimum parcel size as follows:

- i) "a portion of the North ½ of Section 35, Township 83, Range 19, W6M, PRD, for which the minimum parcel size is 1.6 ha (4.0 acres), in order to accommodate the subdivision of a portion of the property into 10 lots of 1.6 ha (4.0 acres)." [Bylaw No. 2025, 2012]
- ii) a 0.3 ha (0.74 acre) portion of the Northwest ¼ of Section 1, Township 84, Range 18, W6M, PRD for which the minimum parcel size shall not be less than 0.3 ha (0.74 acres). [Bylaw No. 2116, 2014]
- iii) Lot A, District Lot 418, Township 83, Range 18, W6M, PRD, Plan EPP14982, for which the minimum parcel size shall not be less than 1.1 ha (2.8 acres). [Bylaw No. 2149, 2014]
- iv) Lot A, Section 26, Township 83, Range 18, W6M, PRD, Plan PGP24062, for which the minimum parcel size shall not be less than 1.6 ha. (4.0 acres). [Bylaw No. 2183, 2015]
- v) Northeast ¼ of Section 33, Township 84, Range 20, W6M, PRD except firstly Parcel A (F7668); secondly Plan 20712; and thirdly Plan BCP16012, for which the minimum parcel size is 1.6 ha. (4.0 acres). [Bylaw No. 1950, 2011]
- vi) Lot 3, Section 24, Township 26, Plan 26246, shall not be less than 1.25 ha (3.1 acres). [Bylaw No. 2320, 2018]



**PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001**

SECTION 37 R-4 (Residential 4 Zone - 1.8 ha) continued

Number and type of DWELLING UNIT(S)

- (b) One SINGLE FAMILY DWELLING is permitted on a parcel less than 3.6 hectares (9 acres) in size;
- (c) Two SINGLE FAMILY DWELLINGS or a TWO FAMILY DWELLING is permitted on a parcel 3.6 hectares (9 acres) or larger, but not both;
- (d) One TEMPORARY ADDITIONAL DWELLING, is permitted on a parcel 0.9 hectares (2.2 acres) and larger

Height

- (e) No building or structure shall exceed 10 metres (32.8 ft.) in HEIGHT

Setbacks

- (f) Except as otherwise permitted in this bylaw, no building or structure shall be located within:
 - (i) 7 metres (23 ft.) of a FRONT PARCEL LINE;
 - (ii) 3 metres (10 ft.) of an INTERIOR SIDE PARCEL LINE;
 - (iii) 5 metres (17 ft.) of an EXTERIOR SIDE PARCEL LINE;
 - (iv) 5 metres (17 ft.) of a REAR PARCEL LINE.

Agriculture

- (g) AGRICULTURE, use is permitted on parcels 4 hectares (10 acres) and larger;
- (h) AGRICULTURE DOMESTIC, is permitted on parcels 0.4 hectares (1 acre) and larger;

Where AGRICULTURE or AGRICULTURE-DOMESTIC are permitted the following regulations shall apply;

- (i) Maximum LOT COVERAGE for each commodity group is limited to the following:

COMMODITY GROUPS			
Apiculture (bees)	Greenhouse, Nursery, Speciality wood & Turf Crops	Livestock,* Poultry, Game and Fur	Mushroom growing facility
20%	Greenhouse: 75% Nurseries, Speciality Wood Crops & Turf Farms: 35%	35%	35%

*CONFINED LIVESTOCK AREAS are included in the LOT COVERAGE restriction.



PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

SECTION 37 R-4 (Residential 4 Zone - 1.8 ha) Continued

The following structures do not fall under the LOT COVERAGE restrictions:

- detention ponds
- support structures used for shading, frost and wind protection of plants and animals.

Additional Uses

- (j) The following additional **ACCESSORY** use is permitted on lands legally described as:
- i) Lot 7, Plan 11345, Southwest 1/4, Section 1, Township 84, Range 18, W6M, PRD
Community Care Facility: to provide shelter for chemical and alcohol rehabilitation services for a maximum of twelve (12) clients and staff. [Bylaw No. 1595, 2005].

**PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2402, 2020**

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. 2402, 2020."
2. Schedule B – Map 6 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 1, Section 14, Township 78, Range 17, W6M, PRD, Plan 23079, except Plan 26098, from R-6 "Residential 6 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	_____	day of _____	, 2020.
READ A SECOND TIME THIS	_____	day of _____	, 2020.
Public Notification mailed on the	_____	day of _____	, 2020.
Public Notification advertised on the	_____	day of _____	, 2020.
Ministry of Transportation approval received this	_____	day of _____	, 2020.
READ A THIRD TIME THIS	_____	day of _____	, 2020.
ADOPTED THIS	_____	day of _____	, 2020.

(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. 2402, 2020,
as adopted by the Peace River Regional District
Board on _____, 20__.

Corporate Officer

March 12, 2020



Peace River Regional District
 Bylaw No. 2402, 2020
SCHEDULE "A"



Schedule B - Map 6 of "Peace River Regional District Zoning Bylaw 1343, 2001" is hereby amended by rezoning Lot 1, Section 14, Township 78, Range 17, W6M, PRD, Plan 23079, except Plan 26098, **from R-6 "Residential 6 Zone" to R-4 "Residential 4 Zone"** as shown on the drawing below:

