



**PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES
ZONING AMENDMENT REPORT
BY-LAW NO. 2007, 2012
Adoption**

Part 26 Participants.
Includes all except District
of Tumbler Ridge.

B-2a

OWNER: Steve's Sand & Gravel Ltd. **DATE:** May 15, 2012
AREA: Electoral Area C
LEGAL: Remainder of N½ Section 35, Township 83, Range 19, W6M, PRD
LOT SIZE: 95 ha (235 acres)
LOCATION: GRANDHAVEN (WEST SIDE OF FORT ST. JOHN)

PROPOSAL
 Rezone the property as outlined in the North Peace Fringe Area Official Community Plan so that it can be developed for residential, commercial, and light industrial uses.

RECOMMENDATION: OPTION 1
 THAT the Regional Board approve PRRD Zoning Amendment Bylaw No. 2007, 2012 for adoption on the basis that the proposal is consistent with the OCP.

OPTIONS

OPTION 1: THAT the Regional Board approve PRRD Zoning Amendment Bylaw No. 2007, 2012 for adoption on the basis that the proposal is consistent with the OCP.

OPTION 2: THAT the Regional Board refuse the application, as submitted.

BACKGROUND

February 20, 2012	Application received by PRRD
April 2, 2012	Application and proposed bylaw referred to municipalities and provincial agencies
April 12, 2012	PRRD Board gives zoning amendment bylaw 1 st & 2 nd Reading
April 19, 2012	Public notification mailed to landowners
May 2 & 3, 2012	Public notification advertised in <i>Alaska Highway News</i>
May 10, 2012	PRRD Board gives zoning amendment bylaw 3 rd Reading.

COMMENTS AND OBSERVATIONS

APPLICANT: It is the intent of the landowners to subdivide the property and sell parcels to developers.

ALR: The subject property is within the Agricultural Land Reserve. The ALC has approved the property's exclusion subject to the following condition:

confirmation that the 95 ha area is rezoned for non farm uses consistent with the North Peace Fringe Area OCP within three years from the date of the decision.

May 24, 2012

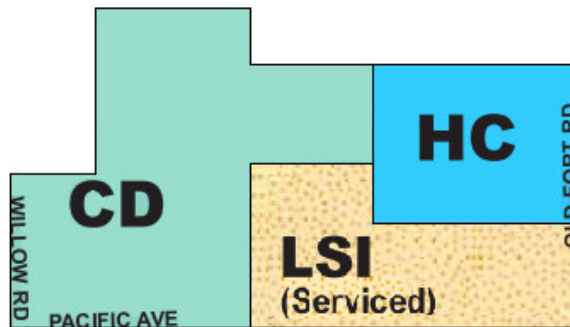
Bruce Simard

 Department Head

[Signature]

 CAO

OCP: Pursuant to the North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, the subject property has areas with “Highway Commercial”, “Light/Service Industrial” and “Comprehensive Development”. This application seeks to make the zoning consistent with these OCP designations.



COMPREHENSIVE DEVELOPMENT (CD): The North Peace Fringe Area Official Community Plan designates a ~49 ha (121 acre) portion of the land as “Comprehensive Development”. This is intended for residential and local commercial uses with the following policies:

4.3.4 Comprehensive Development (CD)

Policy 13 A Comprehensive Development for the purpose of providing a mix of housing type and densities may be supported by this Plan. Such a proposal shall be developed according to a comprehensive site plan prepared by the proponent and agreed to by the Regional Board, and shall address the following:

- i) the proposal is subject to appropriate zoning;
- ii) preference will be given to proposals in areas having community services, such as water or sewer;
- iii) the overall development will not exceed a maximum gross density of 10 dwelling units per ha (4 dwelling units per acre);
- iv) multiple family dwelling units will not exceed a maximum gross density of 25 dwelling units per hectare (10 dwelling units per acre);
- v) local commercial uses are allowed;
- vi) a minimum of 5% parkland or open space to be dedicated for public use and enjoyment;
- vii) recreational uses, including pedestrian or riding trails are encouraged;
- viii) lands and development not connected to a community sewage system shall have a minimum parcel size of 8 ha (20 acres).

The proponent has not prepared a comprehensive site plan.

ZONING: The subject property is zoned A-2 (Large Agricultural Holdings) pursuant to PRRD Zoning Bylaw No. 1343, 2001. Rezoning to non-agricultural uses is required to complete the ALC condition for exclusion. The proposed zones: R-4 (Residential 4), C-2 (General Commercial), and I-1 (Light Industrial) are attached in Appendix I.

SERVICES: The subject property is adjacent to the study area of the Clairmont/Grandhaven Sewer Service Feasibility Study and could be included into the study.

IMPACT ANALYSIS

AGRICULTURE: N/A

CONTEXT: This is an urbanizing area. Additional development is expected in this area.

POPULATION: The proposed R-4 (Residential 4) zone, with its 1.8 ha (4.5 acre) minimum parcel size would result in a maximum addition of 26 lots, or about ~ 70 people (based on Stats Can 2011 census estimate of 2.6 people per dwelling in Electoral Area C).

TRAFFIC: The proposed light industrial and highway commercial areas would result in significantly more traffic along the Old Fort Road.

PEACE RIVER REGIONAL DISTRICT
By-Law No. 2007, 2012

B-2b

A by-law to amend the "Peace River Regional
District Zoning By-Law 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 the "Peace River Regional District Zoning By-Law No. 1343, 2001";

NOW THEREFORE the Regional Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

1. This by-law may be cited for all purposes as "Peace River Regional District Zoning Amendment By-Law No. 2007, 2012."
2. The "Peace River Regional District Zoning By-Law No. 1343, 2001" is hereby amended in the following manner:
 - i) Schedule 'A' – Map 10 is hereby amended by rezoning the North 1/2 of Section 35, Township 83, Range 19, W6M, PRD except Legal Subdivision 13 and Plans 7141, 8282, 10051, 10411, and 14402 from A-2 "Large Agricultural Holdings Zone" to C-2 "General Commercial" 22 ha. (54 acres); I-1 "Light Industrial Zone" 24 ha. (59 acres); and R-4 "Residential 4 Zone" 49 ha (121 acres), as shown shaded on Schedule "A" which is attached to and forms part of this by-law.

READ a FIRST TIME this 12th day of April, 2012.

READ a SECOND TIME this 12th day of April, 2012.

Public Notification held on the 19th day of April, 2012.

READ a THIRD TIME the 10th day of May, 2012.

APPROVED by the Ministry of Transportation and Infrastructure this ____ day of _____, 2012.

District Highways Manager

ADOPTED this _____ day of _____, 2012.

CERTIFIED a true and correct copy
of "Peace River Regional District Zoning
Amendment By-law No. 2007, 2012."

THE CORPORATE SEAL of the Peace
River Regional District was hereto affixed in
the presence of:

Faye Salisbury
Corporate Officer

Karen Goodings, Chair

Faye Salisbury
Corporate Officer

I HEREBY CERTIFY the foregoing to be a true and correct copy of "Peace River Regional District Zoning Amendment By-law No. 2007, 2012" as read a third time by the Regional Board of the Peace River Regional District on the 10th day of MAY, 2012. Dated at Dawson Creek, B.C. this 11th day of MAY, 2012.

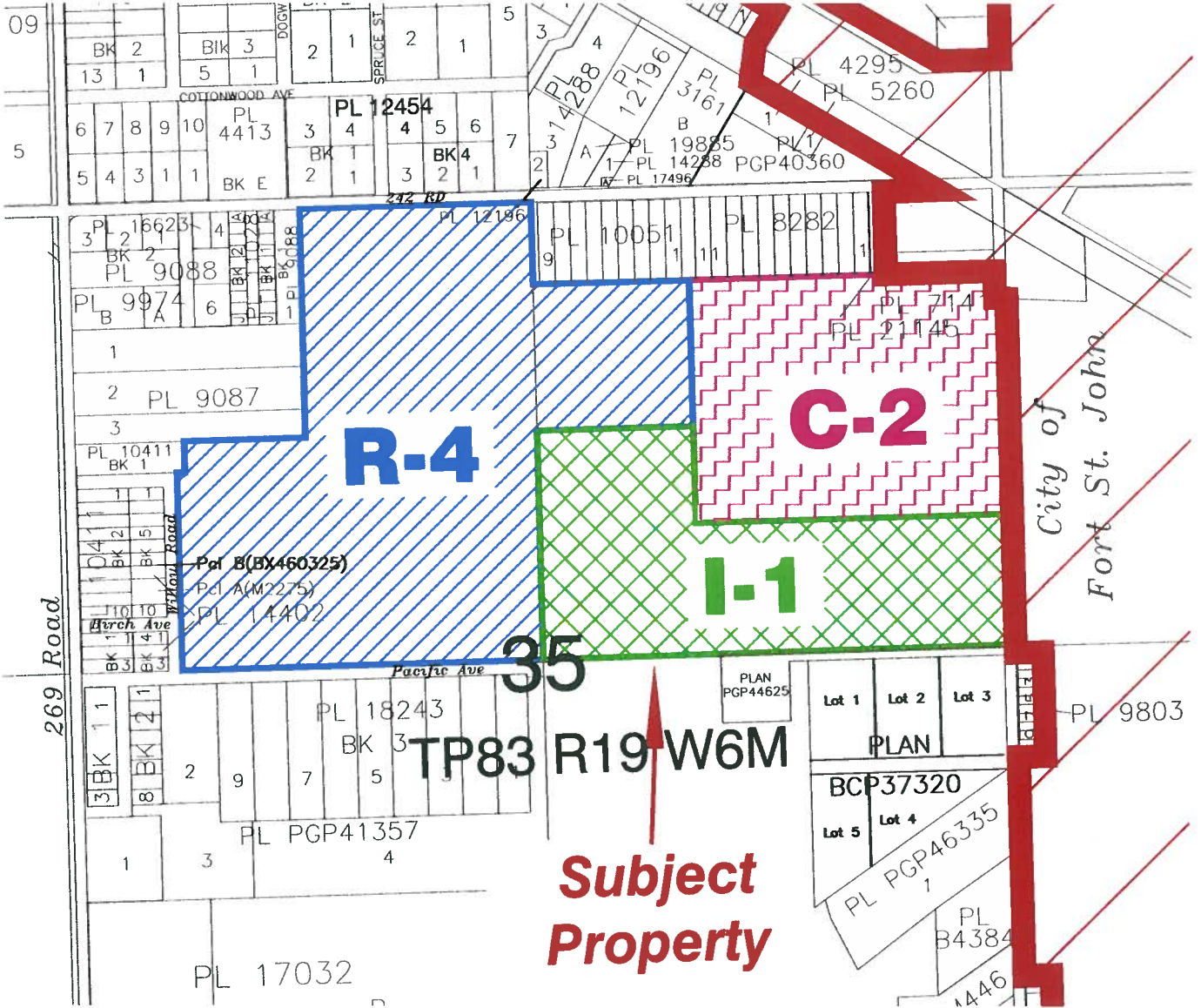
Faye Salisbury

Faye Salisbury, Corporate Officer
[Steves Sand/Gravel]

Peace River Regional District
By-law No. 2007, 2012
SCHEDULE "A"



Map. No. 10 of Schedule 'A' of "Peace River Regional District Zoning By-law No. 1343, 2001" is hereby amended by rezoning the North $\frac{1}{2}$ of Section 35, Township 83, Range 19, W6M, PRD except Legal Subdivision 13 and plans 7141, 8282, 10051, 10411 and 14402 from A-2 "Large Agricultural Holdings Zone" to C-2 "General Commercial" 22 ha (54 acres); I-1 "Light Industrial Zone" 24 ha (59 acres); and R-4 "Residential 4 Zone" 49 ha (121 acres) as shown shaded on the drawing below:



**Subject
Property**

CERTIFIED a true and correct copy of
Schedule "A" to "Peace River Regional
District Zoning Amendment By-law
No. 2007, 2012".
Faye Salisbury
Faye Salisbury, CO