



**PEACE RIVER REGIONAL DISTRICT  
DEVELOPMENT SERVICES  
ZONING AMENDMENT REPORT  
BY-LAW NO. 1917, 2010  
Final Reading  
FILE NO. 150/2010**

Part 26 Participants.  
Includes all except  
Districts of Tumbler  
Ridge and Taylor.

**B-2a**

**OWNER:** Clifford & Alice Babcock  
**AREA:** Electoral Area E  
**LEGAL:** Lot 2, Plan PGP37095, District Lot 266, PRD  
**LOT SIZE:** 44.67 ha (110.3 acres)  
**LOCATION:** Chetwynd, adjacent to Wabi Estates

**DATE:** November 29, 2010

**PROPOSAL**

To rezone the subject property to a residential status to accommodate future subdivision.

**RECOMMENDATION: OPTION 1**

THAT the Regional Board approve Zoning Bylaw Amendment No. 1917, 2010, for Final reading to rezone Lot 2, Plan PGP37095, District Lot 266, PRD **From** A-2 (Large Agricultural Holdings) **To** R-5 (Residential 5);

**OPTIONS**

- OPTION 1: THAT the Regional Board approve Zoning Bylaw Amendment No. 1917, 2010, for Final reading to rezone Lot 2, Plan PGP37095, District Lot 266, PRD **From** A-2 (Large Agricultural Holdings) **To** R-5 (Residential 5);
- OPTION 2: Refuse the application.

**BACKGROUND**

SUMMARY OF PROCEDURE

<b>October 20, 2010</b>	~	Zoning Amendment Application received
<b>October 21, 2010</b>	~	Zoning Amendment Application referred to Government agencies and municipalities
<b>November 10, 2010</b>	~	Zoning Amendments receive 1 <sup>st</sup> and 2 <sup>nd</sup> Readings
<b>November 12, 2010</b>	~	Public Notification mailed out to adjacent land owners
<b>November 19 &amp; 22, 2010</b>	~	Public Notification advertised in the Chetwynd Coffee Talk Express
<b>November 25, 2010</b>	~	Zoning Amendment receives 3 <sup>rd</sup> Reading

**IMPACT ANALYSIS**

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Printed on:

Department Head

CAO

Report prepared by: Owen Bloor, Land Use Planner

December 10, 2010

- AGRICULTURE:** This proposal will have little effect on agriculture in the area as the majority of properties in this area are utilized for residential uses.
- CONTEXT:** There is a mixture of parcel sizes and uses in this area, however given the residential nature of the majority of the adjacent properties the impacts to this area from this proposal will be negligible at best.
- POPULATION:** This proposal will increase the population by 3 (BC Statistics, 2006) and the number of vehicles in the area by 2. (BC Statistics, 1996) as there is only one lot currently being pursued by the applicant.

**PEACE RIVER REGIONAL DISTRICT  
By-Law No. 1917, 2010**

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. 1917, 2010."
2. The "Peace River Regional District Zoning By-Law No. 1343, 2001" is hereby amended in the following manner:
  - i) Schedule 'C' – Map 7 is hereby amended by rezoning Lot 2, Plan PGP37095, District Lot 266, PRD, from A-2 "Large Agriculture Holding Zone" to R-5 "Residential 5 Zone", as shown shaded grey on Schedule "A" which is attached to and forms part of this by-law.

READ A FIRST TIME this 10<sup>th</sup> day of November, 2010.

READ A SECOND TIME this 10<sup>th</sup> day of November, 2010.

Public Notification held on the 19<sup>th</sup> and 22<sup>nd</sup> day of November, 2010.

READ FOR a THIRD TIME this 25<sup>th</sup> day of November, 2010.

APPROVED by the Ministry of Transportation this 30 day of NOVEMBER, 2010.

  
District Highways Manager

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

CERTIFIED a true and correct copy of "Peace River Regional District Zoning Amendment By-law No. 1917, 2010."

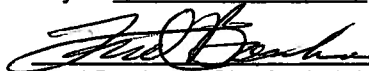
THE CORPORATE SEAL of the Peace River Regional District was hereto affixed in the presence of:

\_\_\_\_\_  
Fred Banham,  
Chief Administrative Officer

\_\_\_\_\_  
Karen Goodings, Chair

\_\_\_\_\_  
Fred Banham, Chief Administrative Officer

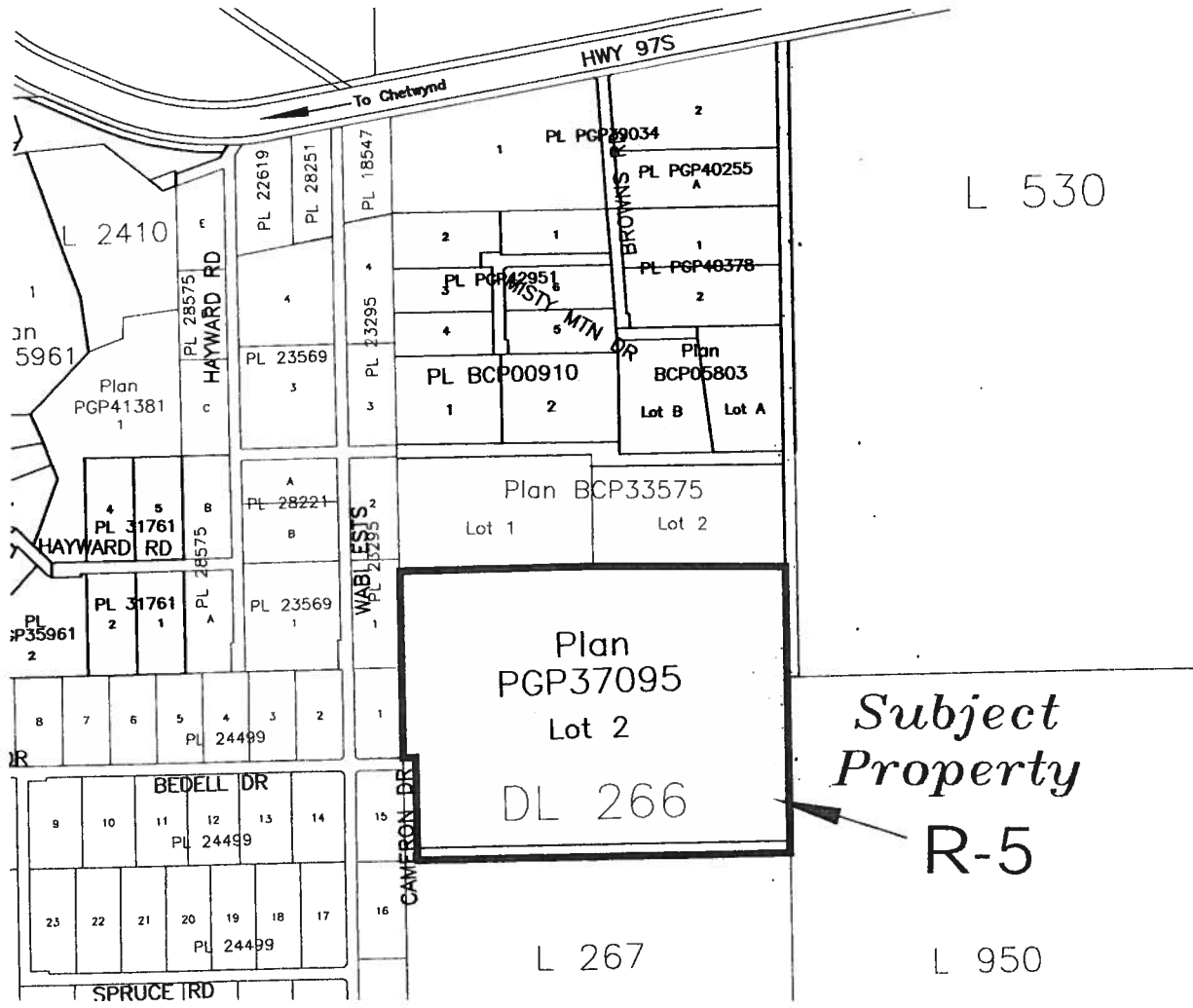
I HEREBY CERTIFY the foregoing to be a true and correct copy of "Peace River Regional District Zoning Amendment By-law No. 1917, 2010" as read a third time by the Regional Board of the Peace River Regional District on this 25<sup>th</sup> day of NOVEMBER, 2010. Dated at Dawson Creek, B.C. this 25<sup>th</sup> day of NOVEMBER, 2010.

  
\_\_\_\_\_  
Fred Banham, Chief Administrative Officer

Peace River Regional District  
By-law No. 1917, 2010  
SCHEDULE "A"



Map. No. 7 - Schedule C of "Peace River Regional District Zoning By-law No. 1343, 2001" is hereby amended by rezoning Lot 2, Plan PGP37095, District Lot 266, PRD from A-2 "Large Agricultural Holdings Zone" to R-5 "Residential 5 Zone" as shown shaded on the drawing below:



CERTIFIED a true and correct copy of  
Schedule "A" to "Peace River Regional  
District Zoning Amendment By-law  
No. 1917, 2010."  
*Fred Banham*  
Fred Banham, CAO