



**PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES
ZONING AMENDMENT REPORT
1st and 2nd Reading • Bylaw No. 1869, 2009
FILE NO. 125/2009**

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

B-2a

OWNER: Vernol Senft: Loreen Senft; Vernex Holdings Inc. **DATE:** Sept 22, 2009
AGENT: McElhanney Geomatics
AREA: Electoral Area C
LEGAL: Lot 2, Plan PGP41173, Section 12, Township 84, Range 19, W6M, PRD except Plan PGP19612
LOT SIZE: 13.0 ha (32.2 ac)
LOCATION: Just north of Fort St. John, along West Bypass Road and 244 Road

PROPOSAL

To add a text amendment to Peace River Regional District By-law 1343, 2001 that allows for the subject property a minimum parcel size of 0.9 ha (2.2 ac) “when the parcel has a sewage system approved by the agency having jurisdiction regarding sewage disposal”, in order to subdivide a 1.4 ha (3.46 ac) lot from the subject property for residential use.

RECOMMENDATION: OPTION 1

THAT the Regional Board approve Peace River Regional District Zoning Amendment Bylaw No. 1869, 2009 for First and Second Reading; and

THAT the holding of a public hearing be waived pursuant to s. 890(4) of the Local Government Act, and authorize performance of public notification pursuant to s. 893 of the Local Government Act

OPTIONS

- OPTION 1: THAT the Regional Board approve Peace River Regional District Zoning Amendment Bylaw No. 1869, 2009 for First and Second Reading; and
 THAT the holding of a public hearing be waived pursuant to s. 890(4) of the Local Government Act, and authorize performance of public notification pursuant to s. 893 of the Local Government Act
- OPTION 2: THAT the Regional Board approve Peace River Regional District Zoning Amendment Bylaw No. 1869, 2009 for First and Second Reading; and
 THAT a public hearing be scheduled at the North Peace Cultural Centre;
 THAT the holding of the public hearing be delegated to Director Hadland.
- OPTION 3: THAT the Regional Board refuse the application.

LAND USE POLICIES AND REGULATIONS

OFFICIAL COMMUNITY PLAN (OCP): Rural Residential - Bylaw No. 820, 1993
ZONING: R-3 (Residential 3 Zone), Bylaw No. 1343, 2001
AGRICULTURAL LAND RESERVE (ALR): Within
BUILDING INSPECTION AREA: Within
COMPREHENSIVE DEVELOPMENT PLAN: Not within a designated area

 Department Head

 CAO

SITE CONTEXT

The subject property is located just north of Fort St. John, along the gravelled 244 Road and the paved West Bypass Road. Railroad tracks run along most of the western side of the property, except for a large pasture lot and well site on the southwest side. Two large pastures are adjacent to the south and a large residential property with pasture is adjacent to the east. Smaller lot residential properties lie further east across the West Bypass Road. The area is generally flat.

SITE FEATURES

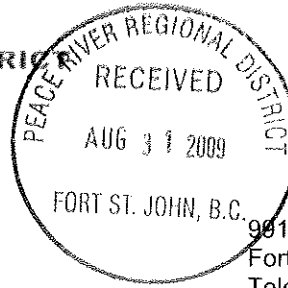
- LAND:** Subject property is partially cleared; area of proposed Parcel B is wooded.
- STRUCTURES:** There is a house on the subject property. There are no structures or improvements on the proposed Parcel B.
- ACCESS:** The subject property is accessed from the graveled 244 Road. The proposed Parcel B will be accessed from the same.
- SOIL RATING:** The subject property and proposed lots have a CLI Soil Classification Rating of class 2C.
- FIRE:** The property is located within the Fort St. John Rural Fire Protection Service Area.

COMMENTS AND OBSERVATIONS

- ALR:** The ALC has approved the proposed subdivision by Resolution #343/2008.
- OCP:** Pursuant to the North Peace Official Community Plan By-law No. 820, 1993, the subject property is designated "*Rural Residential*" wherein the minimum parcel size is 1.8 ha (4.5 ac), or 0.9 ha (2.2 ac) where a parcel is connected to a *community sewage system*, or where *on site sewage disposal* can be accommodated consistent with Ministry of Health regulations. Therefore, an OCP amendment is not be required.
- ZONING:** Pursuant to PRRD Zoning By-law No. 1343, 2001, the subject property is currently zoned R-3 (Residential 3 Zone), wherein the minimum parcel size is 1.8 ha (4.5 ac), or 0.9 ha (2.2 ac) where a parcel is connected to a *community sewage system*. The proposed Parcel B is larger than 0.9 ha and is not connected to a community sewage system. Therefore, this zoning amendment is required.
- SEWER:** In a letter dated July 10, 2009 the Ministry of Health stated no objection to the proposed subdivision as long as a lagoon system is installed with consultation by a Registered Waste Water Practitioner or Engineer.

IMPACT ANALYSIS

- CONTEXT:** The proposed subdivision is consistent in size and use with other residential lots in the area.
- POPULATION:** The proposal may potentially increase the local population by 3 persons (BC Stats, 2006).
- TRAFFIC:** The proposal may potentially increase the number of vehicles in the area by 2 (BC Stat, 1996).



Box 810, 1981 Alaska Avenue,
Dawson Creek, BC V1G 4H8
Telephone: (250) 784.3200
Fax: (250) 784.3201

Toll Free: 1.800.670.7773

9012 - 106th Avenue,
Fort St. John, BC V1J 2N9
Telephone: (250) 785.8084
Fax: (250) 785.1125

Receipt #: 2779

Application for Development

1.	FEES
Official Community Plan Amendment	\$1,000.00
<u>Zoning Amendment</u>	<u>\$ 650.00</u>
Official Community Plan and Zoning Amendment combined	\$1,050.00
Temporary Commercial Use / Temporary Industrial Use Permit	\$ 350.00
Development Permit	\$ 165.00
Development Variance Permit	\$ 165.00

2. Please print

Property Owner's Name VERNOL EZRA SENFT, LOREEN JEANNE SENFT, VERNEX HOLDINGS INC	Authorized Agent of Owner (if applicable): WILLIAM (BJ) HOUGHTON, BCLS MCELHANNEY GEOMATICS
Address of Owner BOX 6160	Address of Agent 8808 72 ND ST.
City / Town / Village FORT ST. JOHN, BC	City / Town / Village FORT ST. JOHN, BC
Postal Code V1J 4H7	Postal Code V1J 6M2
Telephone Number: 250 262 8040	Telephone Number: 250 787 0356
Fax Number: 250 785 6945	Fax Number: 250 787 0310
e-mail address: vesenft@telus.net	e-mail address: lhoughton@mcclhanney.net

3.

Full legal description of each property under application	Area of each lot
LOT 2, EXCEPT PART IN PLAN BCP19612 SEC 12, TP8A R19	ha./ acres
PLAN PGP 41173 PID: 023-813-903	~ 11.6 (ha.) acres
PROPOSED LOT TO BE SUBDIVIDED	1.4 (ha.) acres
	Total area 13.0 (ha.) acres

PRRD FILE 53/2008
MOT1 FILE 03-022-20045

4. Civic address or location of property: 10575 24A ROAD, FORT ST. JOHN

5. **Particulars of proposed amendment**

Please "check" the box(es) that apply(ies) to your proposal.

Official Community Plan (OCP) amendment:

Existing OCP designation: _____

Proposed OCP designation _____

Text amendment: _____

For a Zoning amendment:

Existing zone: _____

Proposed zone _____

Text amendment: _____

Development Variance Permit: - describe proposed variance request:

Temporary Commercial Use Permit (describe proposed use):

Temporary Industrial Use Permit: (describe proposed use):

For a Development Permit: By-law No. _____ Section: _____

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

· CURRENTLY RESIDENTIAL USE
· 1 HOUSE CURRENTLY ON EXISTING PROPERTY

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

- a) North RURAL RESIDENTIAL
- b) East RURAL RESIDENTIAL
- c) South RURAL RESIDENTIAL
- d) West RURAL RESIDENTIAL

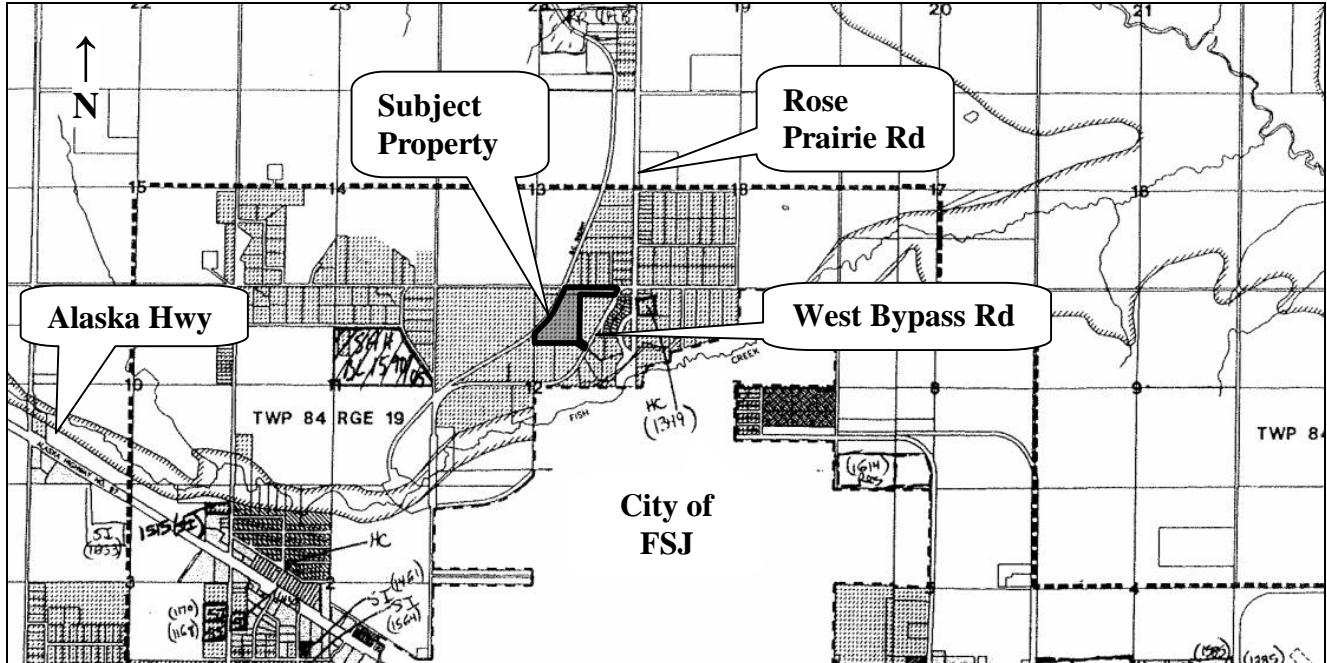
8. Describe the proposed development of the subject property, attach a separate sheet if necessary:

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

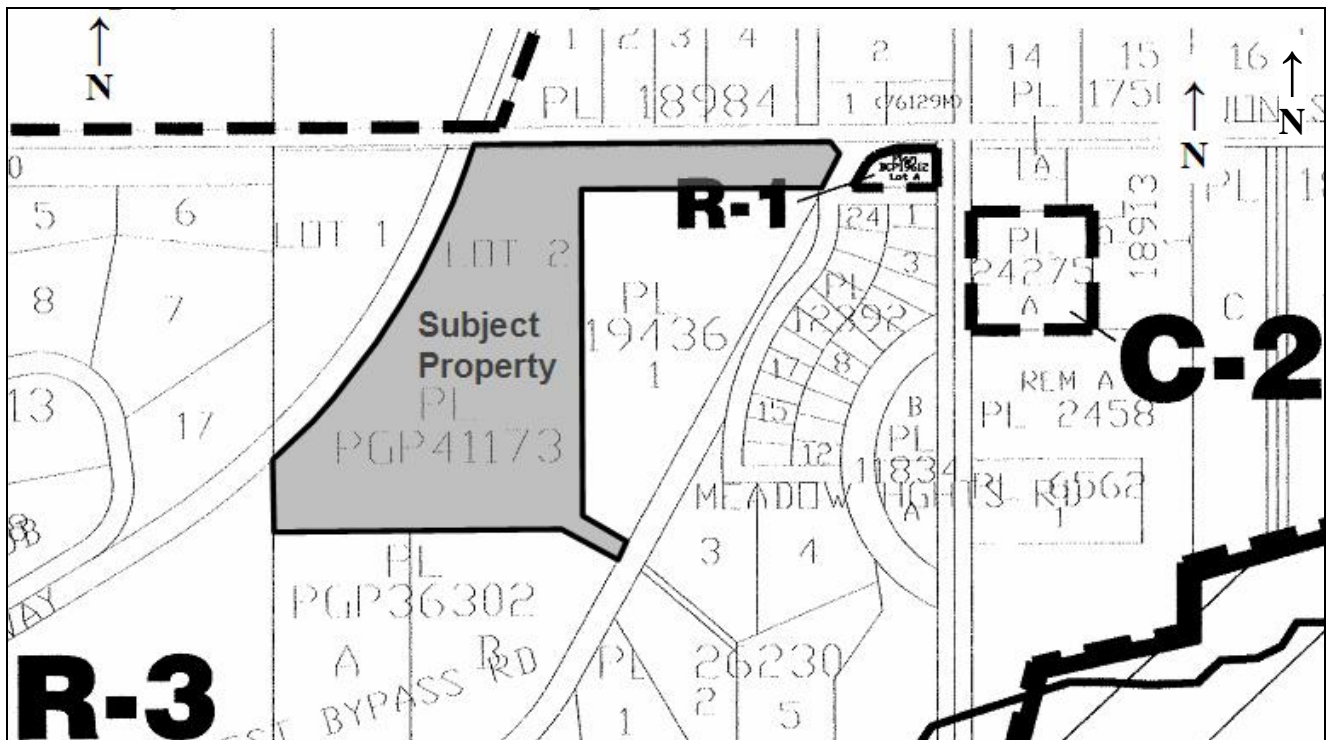
PROPOSED SUBDIVISION HAS ALC + NORTHERN HEALTH APPROVAL
(SEE ATTACHED SHEETS). AMENDMENT IS REQUIRED TO BE IN
COMPLIANCE WITH BYLAW AND FOR MOT APPROVAL.



NORTH PEACE OFFICIAL COMMUNITY PLAN (MAP 2)

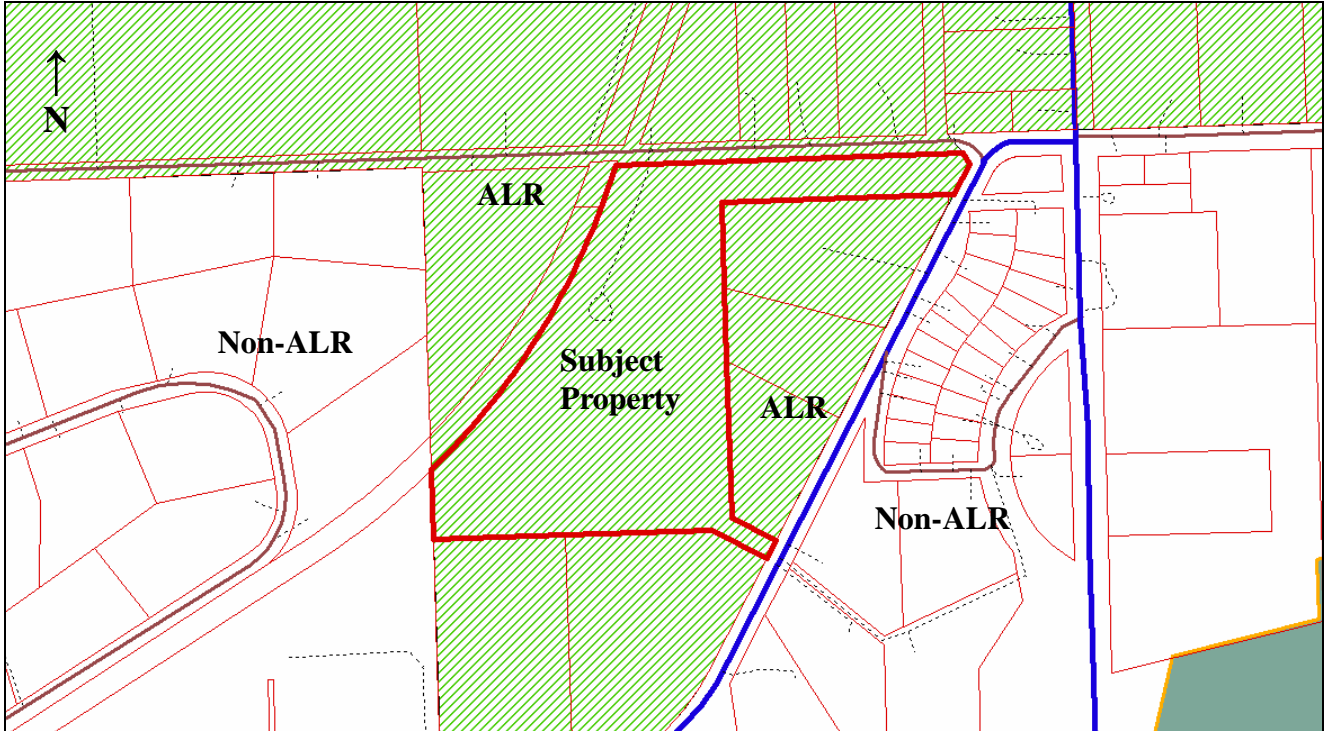


ZONING BY-LAW 1343, 2001 (MAP 5)

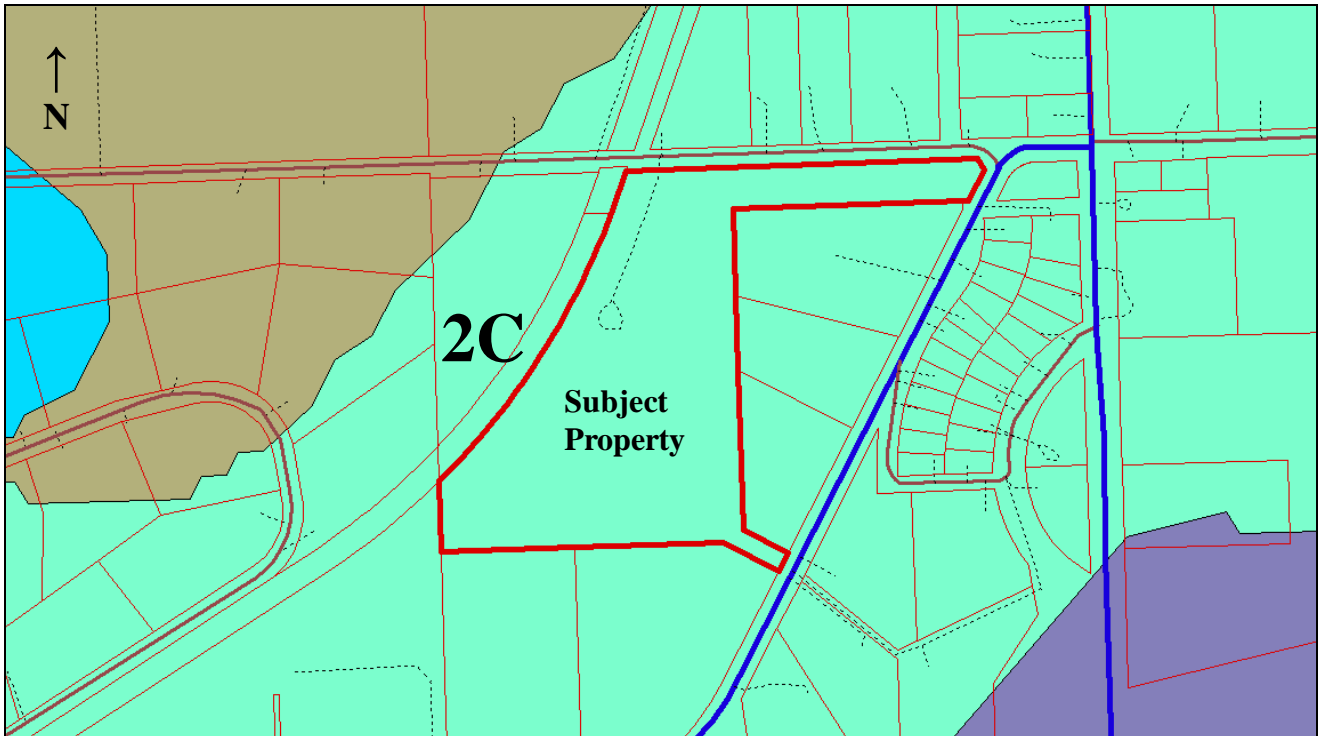




AGRICULTURAL LAND RESERVE (MAPS #94A.026)



CLI-SOIL CLASSIFICATION (MAP #94-A-7)





Public Health Protection
Fort St. John Health Unit
10115 – 110th Avenue, Fort St. John, BC V1J 6M9
Telephone: (250) 263-6000, Fax: (250) 263-6086, www.northernhealth.ca

July 10, 2009

A handwritten signature in black ink, appearing to read "Sarah Nicklason", with the date "20 Jul 09" written below it.

Your file: 03-022-20045

Lynn Norman
Ministry of Transportation and Highways
300 – 10003 110 Avenue
Fort St. John BC V1J 6M7

RE: Request for Subdivision of PID: 023-813-903, Lot 2, Section 12, Township 84, Range 19, Peace River District, Plan PGP41173

Dear Lynn Norman;

The Northern Health Authority has no objection to the proposed subdivision. This decision was made based on a thorough review of the lot and the data provided by Martin Excavating as well as the standard 10-foot observation holes dug on the undeveloped parcel.

The observation hole and percolation data indicate that the soil is conducive to a lagoon type system, however, the lot in question is 3.46 acres which fails to meet the Northern Health Subdivision Guideline on lot sizes for lagoon systems. The lot has, therefore, been assessed according to the Standard of Practice Manual to determine if a lagoon could be installed with sufficient area for a back up lagoon and still meet all specifications. It was determined that there is adequate space; however, housing and other structures will be very limited in placement on the lot. As such, anyone choosing to build on the lot will first have to consult with an ROWP or Engineer to determine structure placement.

All new development on the newly subdivided lots must be installed in compliance with the BC Sewerage Regulations and filed with the Northern Health Authority.

If you have any questions regarding this matter you may contact me at (250)263-6000 between the hours of 8:30 and 4:30, Monday to Friday.

Yours truly,

A handwritten signature in black ink that reads "Sarah Nicklason".

Sarah Nicklason, C.P.H.I.(C);B.Tech (Public Health)
Environmental Health Officer

Pc: Vern & Loreen Senft; Vernex Holdings Inc.

SN/brm

Oct 8 2009

VERN AND JEANNE S. VFT

VERNEX HOLDINGS INC.

PO BOX 6160

Fort St. John, B.C. V1J 4H7 Canada

Ph. 250-262-8040 250-785-3884 Fax 250-785-6945

e-mail vesentf@telus.net

B-2a

Oct 15, 2007

To British Columbia Ministry of Transportation

Re: Subdivision Plan:

Lot 2, Except part in plan BCP19612, Section 12,
Township B4, Range 19, W6M, PRD, Plan PGP41173

This is to advise you that Shauna C.
Goertzen and McElhanney Geomatics
will be acting as our agent with
this subdivision application.

Yours truly
Loreen Jeanne Siefert
Vernd E. Siefert
Vernex Holdings Inc.
Loreen Jeanne Siefert

Oct 8 2009

**PEACE RIVER REGIONAL DISTRICT
By-Law No. 1869, 2009**

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. 1869, 2009."
2. The "Peace River Regional District Zoning By-Law No. 1343, 2001" is hereby amended in the following manner:
 - a) By adding the following to Section 36, of the R-3 "Residential 3 Zone", following (2)(c)(i):
 - except for;
 - ii) a 1.4 ha. (3.46 acre) portion lying on the northeast side of Lot 2, Plan PGP41173, Section 12, Township 84, Range 19, W6M, PRD, except part in Plan BCP19612, for which the minimum parcel size may be 0.9 ha. (2.2 acres) when the parcel has a sewage system approved by the agency having jurisdiction regarding sewage disposal."

READ A FIRST TIME this _____ day of _____, 2009.

READ A SECOND TIME this _____ day of _____, 2009.

Public Notification held on the _____ day of _____, 2009.

READ FOR A THIRD TIME this _____ day of _____, 2009.

ADOPTED this _____ day of _____, 2009.

CERTIFIED a true and correct copy of "Peace River Regional District Zoning Amendment By-law No. 1869, 2009."

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