



**PEACE RIVER REGIONAL DISTRICT  
DEVELOPMENT SERVICES  
OCP/ZONING AMENDMENT REPORT  
Final Reading • Bylaw No.'s 1864 and 1865, 2009  
FILE NO. 119/2009**

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

**B-3a**

**OWNER:** Waldemar and Olga Schaefer **DATE:** October 14, 2009  
**AGENT:** n/a  
**AREA:** Electoral Area C  
**LEGAL:** Lot C (being the consolidation of Lots 8 and 9 see Ba265068), Plan 11282, Section 20, Township 84, Range 19, W6M, PRD  
**LOT SIZE:** 0.31 ha (0.77 ac)  
**LOCATION:** Charlie Lake

**PROPOSAL**

To amend Charlie Lake OCP By-law No. 907, 1994, to allow for the subdivision of Lot C (being the consolidation of lots 8 & 9 see BA265068) of Sec. 20, Twp. 84, Rge. 19, Plan 11282, W6M, PRD, into 2 lots – one of 0.137 ha (0.34 acres) and one of 0.174 ha (0.43 acres) – with a minimum of 23 metres (75 feet) frontage; and to rezone the property from R-2 (Residential 2) to R-1 (Residential 1) zone within the PRRD Zoning By-law 1343, 2001.

**RECOMMENDATION: OPTION 2**

**THAT** the Regional Board approve Official Community Plan Amendment By-law No. 1864, 2009 and Zoning Amendment By-law No. 1865, 2009 for Final Reading.

**OPTIONS**

- OPTION 1: THAT the Regional Board refuse the proposal on the basis that it does not conform to the OCP or the PRRD Lakeshore Development Guidelines.
- OPTION 2: THAT the Regional Board approve Official Community Plan Amendment By-law No. 1864, 2009 and Zoning Amendment By-law No. 1865, 2009 for Final Reading.

**LAND USE POLICIES AND REGULATIONS**

**OFFICIAL COMMUNITY PLAN (OCP):** Residential - Bylaw No. 907, 1994  
**ZONING:** R-2 (Residential 2 Zone), Bylaw No. 1343, 2001  
**AGRICULTURAL LAND RESERVE (ALR):** Outside  
**BUILDING INSPECTION AREA:** Within  
**COMPREHENSIVE DEVELOPMENT PLAN:** Not within a designated area



Department Head



CAO

**B-3a****BACKGROUND INFORMATION**

Aug 24, 2009	OCP/Zoning amendment application received
Aug 25, 2009	Application referred to government agencies and municipalities
Sep 10, 2009	Regional Board considered proposal for 1 <sup>st</sup> & 2 <sup>nd</sup> Reading
Sep 11, 2009	Notification for the Public Hearing mailed to affected landowners
Sep 22 & 23, 2009	Notification for the Public Hearing advertised in Alaska Highway News
Sep 29, 2009	Public Hearing at Charlie Lake Community Church (minutes attached)
Oct 8, 2009	Regional Board considered proposal for 3 <sup>rd</sup> Reading

**COMMENTS AND OBSERVATIONS**

**ALR:** The subject property is not with the ALR.

**OCP:** The subject property is designated “Residential” within Charlie Lake OCP By-law No. 907, 1994, wherein the minimum lot size is 0.4 ha (1 acre). Further, Policy 8, Sec. 4.3 – Charlie Lake Shoreland Management Area states that “...a maximum of 2.5 dwellings per ha are permitted, provide the parcels are served by a community sewage system”. In addition, the minimum lake frontage of a Residential parcel on the lake is 55 metres. Therefore, the proposed subdivision of 2 lots – one of 0.137 ha (0.34 acres) and one of 0.174 ha (0.43 acres) – with a minimum of 23 metres (75 feet) frontage, does not conform to these OCP requirements and this amendment application is required.

**Note:** North Peace Fringe Area OCP By-law No. 1870, 2009 (at 1<sup>st</sup> reading) designates the subject property as High Density Residential. Within Sec. 4.3 and Policy 2 of this by-law it states that “for residential designated parcels fronting on Charlie Lake the minimum parcel size will not be less than 0.4 ha (1 ac) and the parcel will have a minimum lake frontage of 55 metres (180 feet). Therefore the proposed subdivision would not be supported by this Fringe Area OCP, were it in effect.

**ZONING:** The subject property is currently zoned R-2 (Residential 2 Zone) within PRRD Zoning By-law No.1343, 2001, wherein the minimum lots size is **0.4 ha** (1 ac) where parcels are connected to a community sewage system. The proposed subdivision does not meet this minimum; therefore, this Zoning amendment is required.

**LAKESHORE:** In the *Peace River Regional District Lakeshore Development Guidelines* Charlie Lake is designated as a “Special Case Lake”. Section 14.3 (Specific Development Guidelines) states:

- “The maximum perimeter development for a Special Case lake should not exceed 50%”
- “Any development proposal must at a minimum meet the official community plan policies and zoning requirements for the parcel of land, and should meet the General Development and Subdivision Guidelines of **Section 8.**”

**Section 8** recommends a “55 metre minimum parcel frontage for newly created lots located adjacent to the high water mark of the lake.” Therefore, the proposed subdivision is not consistent with the guideline recommendation.

**IMPACT ANALYSIS**

**LAKESHORE:** The proposal may negatively affect the lake by increasing point-source water pollution and reducing lakeshore habitat.

**CONTEXT:** The proposed lots would be consistent in size and use with neighbouring residential parcels.

**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).

**PEACE RIVER REGIONAL DISTRICT**

**By-law No. 1864, 2009**

A by-law to amend the "Charlie Lake Official Community Plan By-law No. 907, 1994."

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia Local Government Act, adopt the "Charlie Lake Official Community Plan By-law No. 907, 1994";

AND WHEREAS an application has been made to amend the "Charlie Lake Official Community Plan By-law No. 907, 1994" to facilitate an associated rezoning use affecting Lot C, (being the consolidation of Lots 8 and 9, see BA265068), Section 20, Township 84, Range 19, Plan 11282, W6M, PRD;

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 the "Charlie Lake Official Community Plan By-law Amendment By-law No. 1864, 2009."
2. The "Charlie Lake Official Community Plan By-law No. 907, 1994" is hereby amended in the following manner:
  - a) By adding the following to Section 3.1, (Policy 2):  
 "except for;  
 ii) Lot C, (being the consolidation of Lots 8 and 9, see BA265068), Section 20, Township 84, Range 19, Plan 11282, W6M, PRD, for which the minimum parcel size may be 0.137 ha. (0.34 ac)"; and
  - b) By adding the following to Section 3.1, (Policy 4):  
 "except for;  
 ii) Lot C, (being the consolidation of Lots 8 and 9, see BA265068), Section 20, Township 84, Range 19, Plan 11282, W6M, for which the minimum lake frontage may be 23m (75 ft.)"; and
  - c) By adding the following to Section 4.3, (Policy 8):  
 "except for;  
 ii) Lot C, (being the consolidation of Lots 8 and 9, see BA265068), Section 20, Township 84, Range 19, Plan 11282, W6M, for which the maximum number of dwellings is 6.4 dwellings per hectare (1 dwelling per 0.4 ac), and the minimum lake frontage may be 23m (75 ft.)".

READ A FIRST TIME this 10<sup>th</sup> day of September, 2009.

READ A SECOND TIME this 10<sup>th</sup> day of September, 2009.

Public Hearing held on the 29<sup>th</sup> day of September, 2009.

READ A THIRD TIME this 8<sup>th</sup> day of October, 2009.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

CERTIFIED a true and correct copy of "Charlie Lake Official Community Plan Amendment By-law No. 1864, 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

PEACE RIVER REGIONAL DISTRICT  
By-Law No. 1865, 2009

B-3c

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. 1865, 2009."
2. The "Peace River Regional District Zoning By-Law No. 1343, 2001" is hereby amended in the following manner:
  - i) Schedule 'A' – Map 7 is hereby amended by rezoning Lot C, (being the consolidation of Lots 8 and 9, see BC265068), Section 20, Township 84, Range 19, Plan 11282, W6M, PRD from R-2 "Residential 2 Zone" to R-1 "Residential 1 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 September, 2009.

READ a SECOND TIME this 10<sup>th</sup> day of September, 2009.

Public Hearing held on the 29<sup>th</sup> day of September, 2009.

READ a THIRD TIME this 8<sup>th</sup> day of October, 2009.

APPROVED by the Ministry of Transportation this 13 day of October, 2009.

  
District Highways Manager

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

CERTIFIED a true and correct copy  
of "Peace River Regional District Zoning  
Amendment By-law No. 1865, 2009."

  
Fred Banham  
Chief Administrative Officer

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

\_\_\_\_\_  
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. 1865, 2009" as read a third time by the Regional Board of the Peace River Regional District on this 8<sup>th</sup> day of October, 2009. Dated at Dawson Creek, B.C. this 9<sup>th</sup> day of October, 2009.

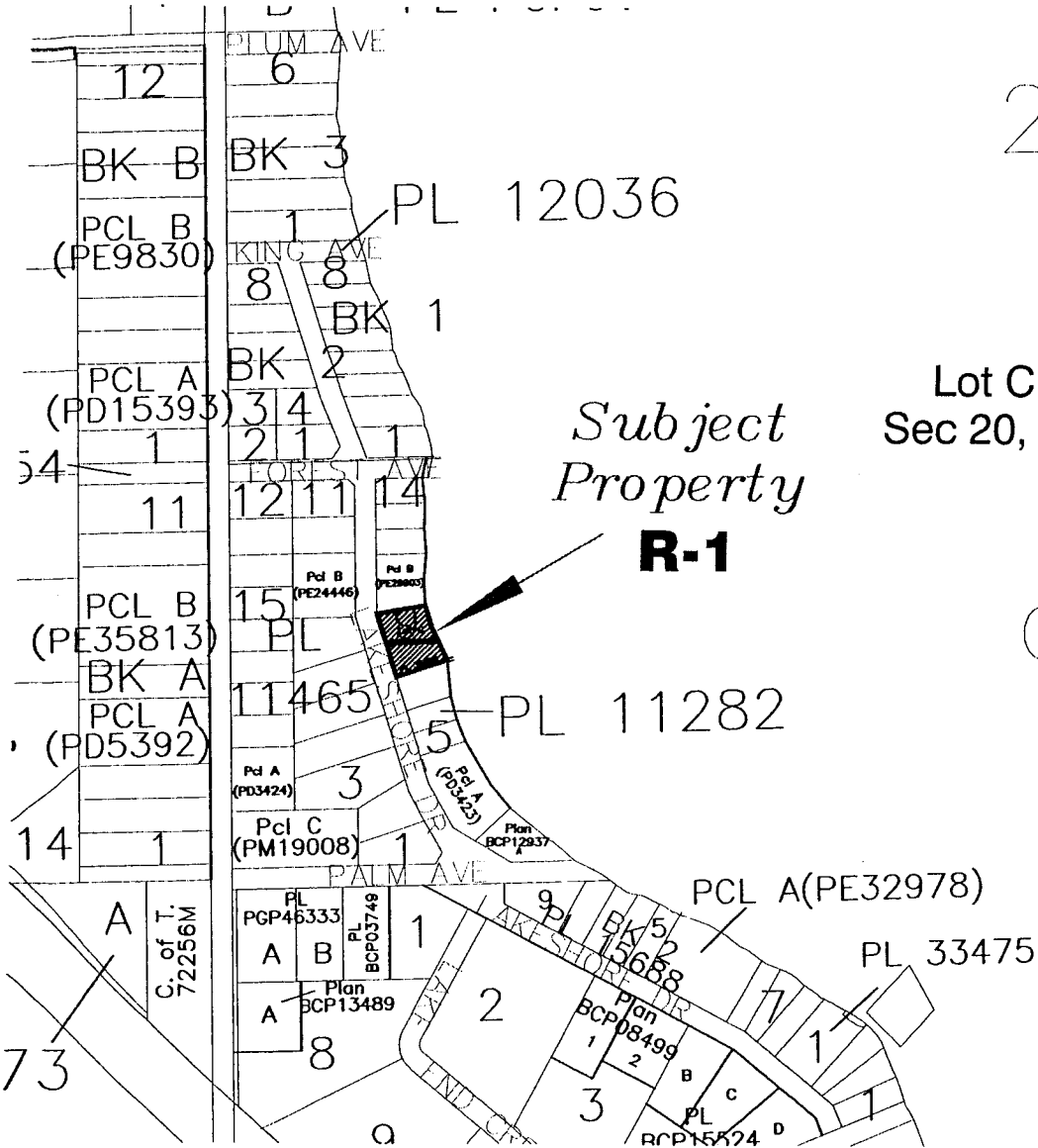
  
Fred Banham, Chief Administrative Officer

Oct 22 2009

Peace River Regional District  
 By-law No. 1865, 2009  
**SCHEDULE "A"**



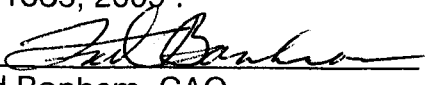
Map. No. 7 - Schedule 'A' of "Peace River Regional District Zoning By-law No. 1343, 2001" is hereby amended by rezoning Lot C (being consolidated lots 8 & 9, see BA265068), Section 20, Township 84, Range 19, Plan 11282, W6M, PRD, from R-2 "Residential 2 Zone" to R-1 "Residential 1 Zone" as shown shaded on the drawing below:



20

Lot C, Plan 11282  
 Sec 20, Twp 84, Rge 19

CHARLIE  
 LAKE

CERTIFIED a true and correct copy of  
 Schedule "A" to "Peace River Regional  
 District Zoning Amendment By-law  
 No. 1865, 2009".  
  
 Fred Banham, CAO