



**PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES
ZONING AMENDMENT REPORT
Third and Final Reading • Bylaw No. 1869, 2009
FILE NO. 125/2009**

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

B-1a

OWNER: Vernol Senft: Loreen Senft; Vernex Holdings Inc. **DATE:** Nov 3, 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 Third and Final Reading.

OPTIONS

- OPTION 1: THAT the Regional Board approve Peace River Regional District Zoning Amendment Bylaw No. 1869, 2009 for Third and Final Reading.
- OPTION 2: 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

BACKGROUND INFORMATION

Aug 31, 2009 OCP/Zoning amendment application received
 Sep 23, 2009 Application referred to government agencies and municipalities
 Oct 8, 2009 Regional Board considered proposal for 1st & 2nd Reading
 Oct 15, 16 2009 Zoning Amendment Notification mailed to affected landowners
 Nov 4 & 5, 2009 Zoning Amendment Notification advertised in Alaska Highway News

Department Head

CAO

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).

COMMENTS RECEIVED FROM MUNICIPALITIES AND PROVINCIAL AGENCIES

- | | |
|----------------------------|--|
| District of Hudson’s Hope | Interests unaffected by By-law |
| City of Dawson Creek | Interests unaffected by By-law |
| Northern Health Authority | Usage must comply with the Public Health Act, Sewerage System Regulations, and the Drinking Water Protection Act. |
| Ministry of Transportation | Condition of construction is an access of a minimum of 100 m from the intersection of and West Bypass Road. No other concerns. |

PUBLIC NOTIFICATION

Pursuant to s. 893 of the Local Government Act, public notification mailed out on October 15 and 16, 2009 and published in the November 4 & 5, 2009 editions of the Alaska Highway News. No input or correspondence has been received as of the date of this written report.

B-1b

NP
SP

Tyler Wheat's
10502 244rd
Fort St. John, B.C.

Re: Syllaw #1869, 2009

Attention: Timothy Donegan

In regard's to the subdividing of the 32 acres, owned by Vern Senfe, across the road from us. We strongly **DISAGREE!!**

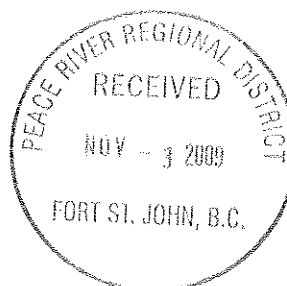
I have a wife, a 5yr old daughter, a 20 month old boy and a golden lab. I have just moved back out here after 10 years of living in town. The main reson was because of the privacy on 244rd, and to get my kids and dog a safe place to run around and play. As a child (21years) I grew up out here and it was a nice, safe and quiet neighbourhood. By subdividing and nocking down the trees it will make for a busier road and more noise coming from the trains and truck's on the west by-pass. The 244rd is already busy enough with the Nemburger and Lucas subdivision's. I also live beside the railroad crossing and 99% of the people don't stop at these track's as well as speed. That's all we need is more traffic and noise. Before these subdivision's were built I witnessed my neighbour and friend, Tracy Clarke, get run over by a truck on the 244rd. That was before it got busy! Again that's all we need is more traffic and noise!!!

Us nieghbour's here on 244rd all have 5 acre plot's and zoning into smaller or anything else would not be the same. We all don't like this idea and would rather it stay the same.



Tyler Wheat

November 4, 2009



Nov 12 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 8th day of October, 2009.

READ A SECOND TIME this 8th day of October, 2009.

Public Notification held on the 4th and 5th day of November, 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