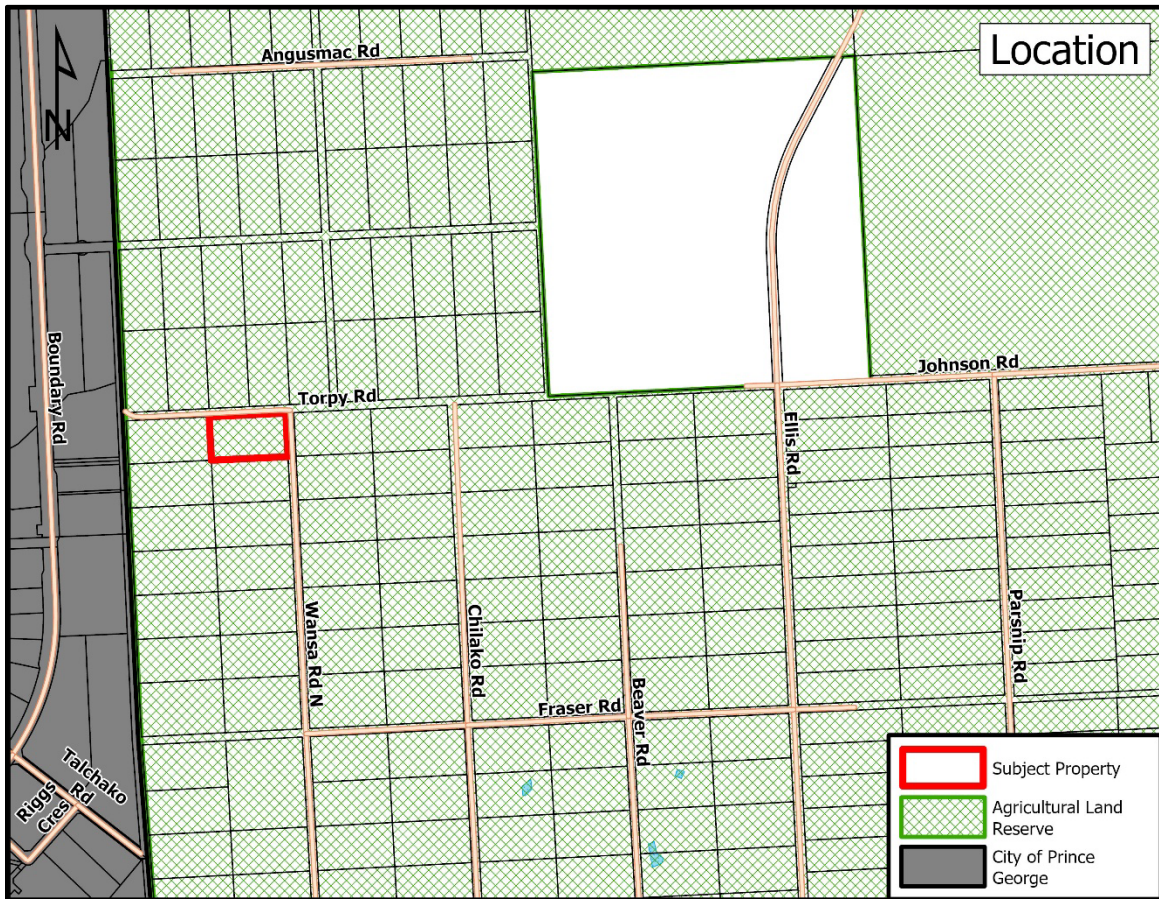
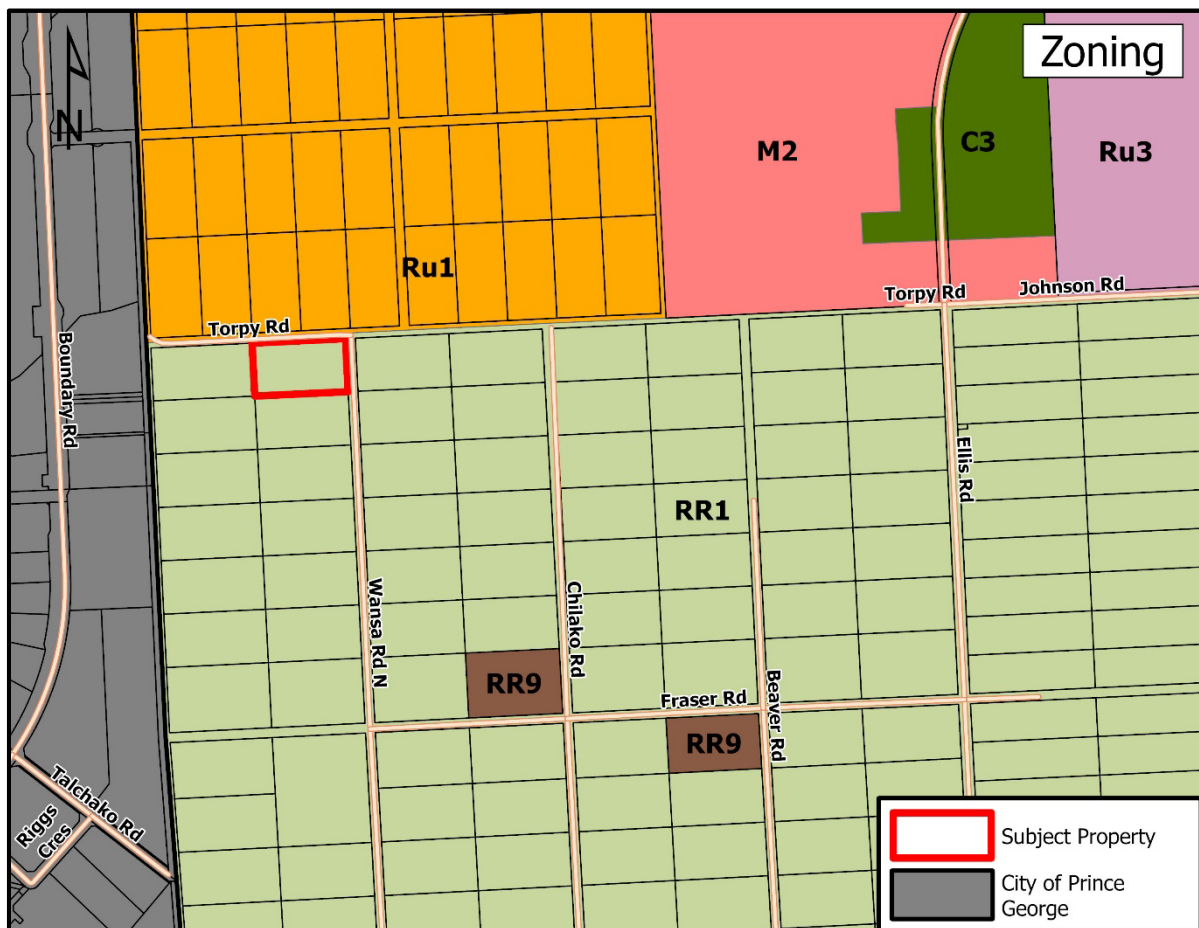
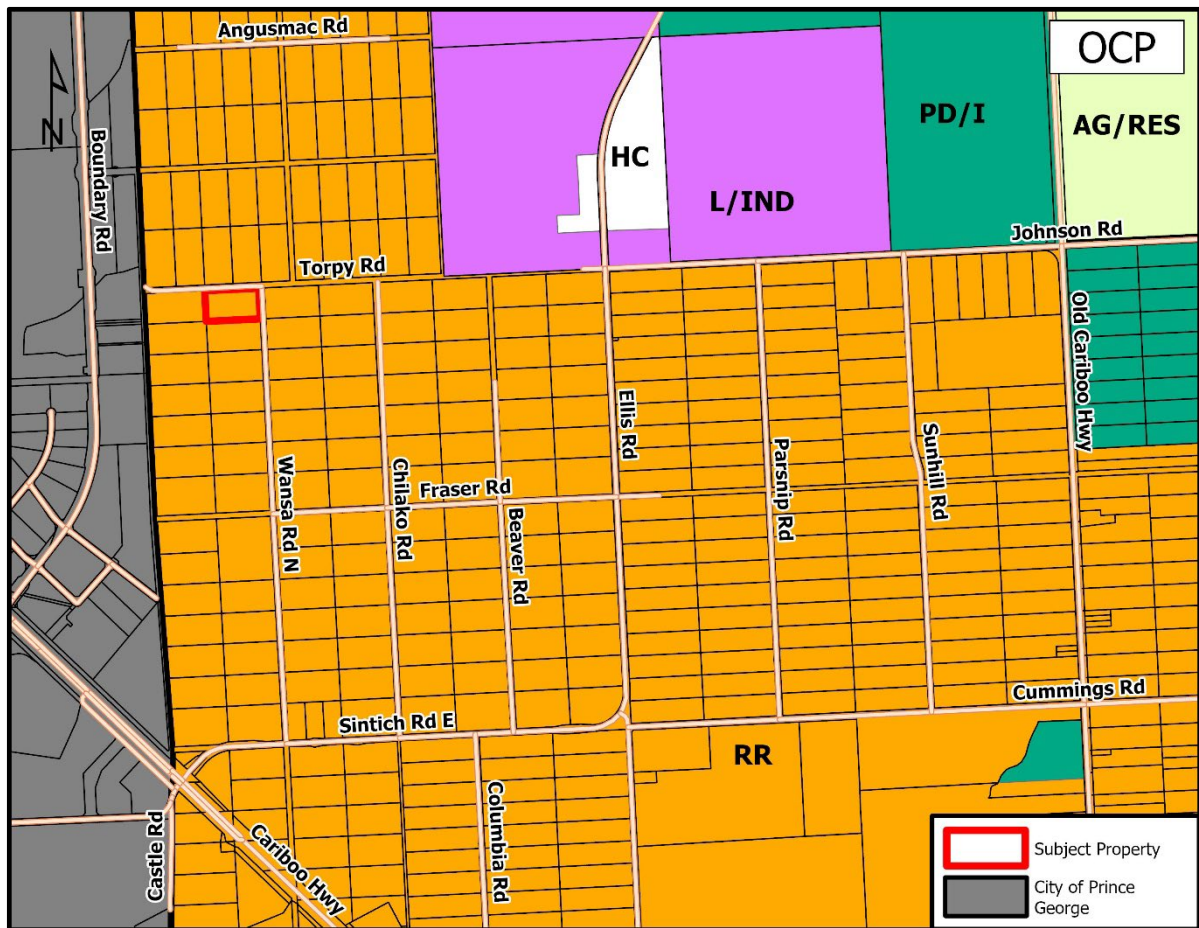


BACKGROUNDER – Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3392, 2025

PARCEL MAPS





LAND USE PLANNING INFORMATION

ALR: The subject property is completely within the Agricultural Land Reserve (ALR). The ALR permits up to two residences on a property with size restrictions, provided it meets local government regulations.

OCP: The property is designated Rural Residential (RR) by the Pineview Official Community Plan. Residential is a supported use in the RR designation, with the Plan also recognizing that the RR designation will provide a major part of the residential parcel supply to meet housing needs over the short to medium term.

The Plan's general housing policies support an additional residence on parcels 2 hectares or larger, subject to the ability to accommodate approved sewage disposal. The applicant has provided proof that the subject property can accommodate an approved sewage disposal system.

Zoning: The subject property is zoned Rural Residential (RR1) by Zoning Bylaw No. 2892. The RR1 zone does not permit more than one Residential Single-Family use and one Secondary Suite use for lots smaller than 8.0 hectares.

The proposed Zoning Bylaw amendment will rezone the property from Rural Residential 1 (RR1) to Rural Residential 9 (RR9). The RR9 zone will permit two Residential-Single Family uses and one secondary suite use on the property. Both zones otherwise have the same permitted uses.

Other: The property is accessed from Wansa Road N.

The properties are in the following RDFFG service areas:

- Pineview Street Lighting
- Pineview Volunteer Fire Department

Future RDFFG Applications: Building Permits will be required for any new buildings and structures that are 10m² or larger.

APPLICATION PROCESS INFORMATION

Application Process Overview:



Local Government Act

Section 464 of the Local Government Act prohibits the local government from holding public hearings on zoning bylaw amendments for residential development proposals if they meet the following criteria:

1. An Official Community Plan is in effect for the area that is the subject of the Zoning Bylaw.
2. The Bylaw is consistent with the Official Community Plan.
3. The sole purpose of the bylaw is to permit a development that is, in whole or in part, a residential development, and
4. The residential component of the development accounts for at least half of the gross floor area of all buildings and other structures proposed as part of the development.

Public Notice
Bylaw No. 3316
and Policy No.
RD-24-23:

Outlines the requirements for Public Notice to be published.

- Posting the public notice on the Public Notice board, the Regional District's website and Facebook page.
- Must be published at least seven (7) days before the date of the matter for which the Public Notice is required.
- A Public Notice will also be published in a newspaper applicable Electoral Area(s), or a portion thereof as applicable in accordance with Appendix "A" of the Policy.

REFERRAL COMMENTS

RDFFG: Building Inspections:

No concerns. Any new structures require building permits.

Dana Ferguson

Senior Building Inspector

Fortis BC:

FortisBC has no objection or concerns with this proposal.

Greg Babcock

Planning and Design Technologist

Northern Health:

No concerns with the proposal. Certification of the qualified professional (authorized person) providing the letter can be verified at:

ROWP: <https://asttbc.org/registrants/registant-directory/#>

Professional Engineer: <https://tools.egbc.ca/Registrant-Directory>

Michael Truong

Public Health Protection

Agricultural Land Commission:

Thanks for referring this to the ALC for comments. I looked at the zoning bylaw on the RDFFG website and notice that there isn't an *Agriculture* zone. Best practice would be to zone all ALR land as *Agriculture* to be clear that the priority use for ALR land is agriculture rather than residential and align the permitted uses in this *Agriculture* zone with what is permitted in the ALR Use Regulation. This would avoid confusion about what is permitted on ALR parcels and limit the potential for inadvertent non-compliance. Rezoning presents a rare opportunity to better align the existing zoning with the ALC Act. With the current residential pressures in BC, I anticipate this may be just one of many future requests for rezoning to allow a second residence.

Aside from the general concern of zoning ALR land as residential instead of agriculture, I do see one specific concern with changing from RR1 to RR9. The RR9 zone permits two residences but doesn't refer to the size limits for a secondary residence in the ALR, which is 90 m² for a lot this size. Allowing a second residence on ALR land without referencing the size limits opens the door to future non-compliance. While the current landowner may be aware of the size restriction as it is spelled out in this rezoning process, once the RR9 zoning is in place, a future landowner may not be aware. Lack of awareness of the ALR regulations is commonly cited as a reason for noncompliance, which can be a costly and contentious issue for landowners. Clarity in local government zoning plays an important role in mitigating this.

If you have any questions, please let me know.

Michael McBurnie

Regional Planner

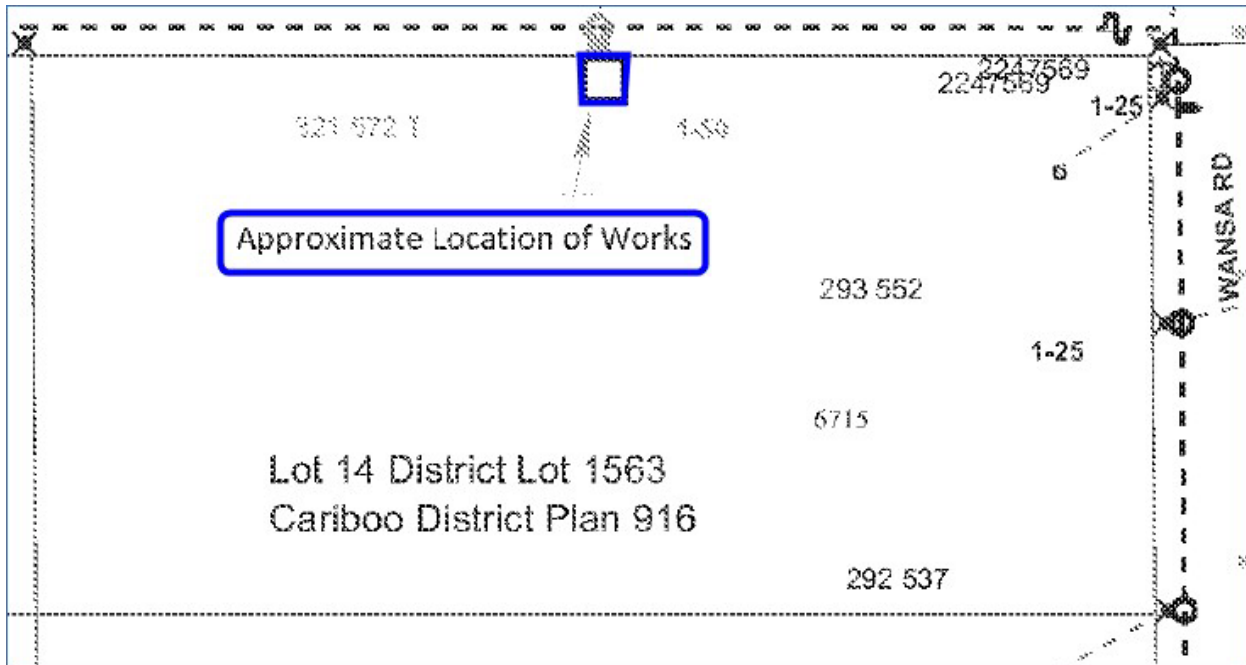
BC Hydro:

BC Hydro has no objection in principle to the proposed addition at 6715 Wansa Rd., Prince

George. When Development commences Design will assess servicing requirements for the lot(s) and may require an additional SRW (if applicable).

BC Hydro wishes to ensure that building permits do not get issued that allow for encroachment of buildings into the safety clearance zones required around existing bare utility conductors. The following comments are for the property owner's information:

1. As you know, BC Hydro has a registered right of way on the property CA2829600. Please be guided by the terms of the right of way agreement.
 - BCH Charge No.: CA28229600
 - Type of SRW: Tripartite (BCH/TELUS)
 - Rights Granted: Blanket for Guy Wire and Anchor Works limited by drawing.
 - ROW Area: 3 Metres of either side of the centre of the alignment of the Works
 - Terms: Reasonable unobstructed access to ROW and Land



2. Obtain separate written approval from this office for any intended use or development on the right of way before construction takes place. Submit applications to this office.
3. No building encroachment is permitted within the right of way.
4. Open space/parks must be assigned a lot number so that Hydro's rights are retained.
5. It is the responsibility of the Architect and Electrical Engineer of Record (EEOR) to ensure compliance with the Canadian Electrical Code (CEC), Canadian Safety Association (CSA) and WorkSafe BC (WSBC). The CEC, CSA and WSBC stipulate minimum clearances of powerlines and equipment from buildings for safety and safe working clearances (Limits of Approach). BC Hydro suggests you add an additional 2-3 meters clearance to provide safe working space now and in the future. If you only meet minimum clearances, workers now and going forward will ALWAYS be within Limits of Approach. If the Developer or Property Owner wishes to relocate the existing powerline or equipment BC Hydro will work with the
6. Developer or Property Owner to find a solution mutually satisfactory to all parties involved.
7. For new construction power connections please contact the BC Hydro Electric Service Coordination Centre at 1-877-520-1355 and/or email expressconnect@bchydro.com.

Krysta Bender
Property Coordinator, Property Rights Services, Properties

Ministry of Agriculture and Food:

Thank you for providing the opportunity for Ministry of Agriculture and Food (Ministry) staff to comment on File DL 1563/916/14 that proposes a zoning bylaw amendment to allow two single family residential uses on the Subject Property. From an agricultural planning perspective, Ministry staff offer the following comments:

- Ministry staff note that several other properties in the Pineview neighbourhood have been rezoned to RR-9 to allow additional residential development.
- While Ministry staff recognize that agricultural options are limited on the Subject Property due to the relatively small parcel size, the 2 ha Subject Property does have the potential to be used for agricultural production and

the proposed rezoning is unlikely to have a positive impact on the agricultural sector in the region. An additional residence may contribute to a loss of potentially productive farmland, an increased demand on infrastructure (i.e. sewer/septic system, water supply, etc.) and increase speculative pressure on the price of farmland.

- The Regional District may want to consider reviewing, in relation to the Subject Property, the associated Zoning Bylaw's Rural Residential (RR) zoning provisions to include maximum distance setbacks from property lines for residential structures on parcels in the Agricultural Land Reserve given that appropriate siting of an additional residence can maintain the greatest agricultural productive capacity of the parcel. The Ministry's Guide for Bylaw Development in Farming Areas provides guidance on residential siting, size, and setback information for local governments to adopt into their own bylaw(s).
- Please be advised that Ministry staff are available to discuss viable agricultural opportunities with the landowner(s). Additionally, the B.C Land Matching Program, administered by the Agrarians Foundation organization, is an option for those landowners who wish to lease part of their property to new farmers looking for land to farm.

Please contact Ministry staff if you have any questions regarding the above comments. Thank you for the opportunity to provide comments from an agricultural perspective with respect to this file.

Reed Bailey

Team Lead – Land Use Planning

Ministry of Transportation and Transit

The Ministry of Transportation & Transit (MoTT) has received the above noted referral from the Regional District of Fraser-Fort George regarding the proposed Zoning Bylaw Amendment to allow two residential single family uses (dwellings) at 6715 Wansa Road N. The Ministry has reviewed the application and has no objections to the proposal as written. Please note the following:

- The proposal is outside of the 800-meter radius of a Controlled Access Highway. Should the proposal move forward under a zoning bylaw amendment, Ministry sign off on the bylaw will not be required.
- We recommend both residences be serviced by the existing driveway access on Wansa Road.
- No storm drainage shall be directed to the MoTT drainage system. This includes, but is not limited to, collection and run-off of the internal road system.
- MoTT setback requirements are to be followed as per Section 12 of the Provincial Undertakings Regulation (here)

Restriction on placement of buildings or other structures

12 *An owner, occupier or lessee of land must not, without the consent of the minister, place or cause or allow to be placed any building, trailer, mobile home or other structure within the following distance from the property line fronting on any arterial highway within a municipality or on any highway in unorganized territory:*

(a) if a public lane or alley provides secondary access to the property, 3 m;

(b) in any other case, 4.5 m.

If you have any questions please feel free to contact myself at (250) 645-9213, or by email at Jessica.Theron@gov.bc.ca

Jessica Theron

Development Services Officer

Site Plan:

