



PEACE RIVER REGIONAL DISTRICT

Committee of the Whole Meeting Agenda

March 19, 2026, 10:00 a.m.

1981 Alaska Avenue, Dawson Creek, BC

Pages

1. CALL TO ORDER
2. ADOPTION OF AGENDA
3. GALLERY COMMENTS OR QUESTIONS
4. DELEGATIONS
 - 4.1 Development Services Re: Regional Zoning Bylaw 2nd Round Engagement 2
Ashley Murphey, General Manager of Development Services
Devin Croin, Planner 3
5. REPORTS
6. MEDIA QUESTIONS
7. ADJOURNMENT



PEACE RIVER REGIONAL DISTRICT

Regional Zoning Bylaw – Round 2 Engagement Results and Draft Bylaw

Development Services

March 19, 2026

diverse. vast. abundant.



Regional Zoning Bylaw Project

Project Background

- **October 5, 2023** – Regional Board direction to develop a Regional Zoning Bylaw.
- **January 2024** – The Province introduces new housing legislation putting Regional Zoning Bylaw project temporarily on hold.
- **March 20, 2025** – The Regional Zoning Bylaw project and Round 1 Engagement Plan is presented to the Regional Board.
- **March – May 2025** – Round 1 Engagement Period.
- **September 18, 2025** – Staff presented Round 1 Engagement *What We Heard* report and 1st Reading of the Regional Zoning Bylaw is given.
- **October 2, 2025** - Round 2 Engagement Plan is presented to the Regional Board.
- **October – December 2025** – Round 2 Engagement Period.



Regional Zoning Bylaw Project

Presentation Agenda



PEACE RIVER REGIONAL DISTRICT | 2ND DRAFT BYLAW AND ROUND 2 ENGAGEMENT RESULTS



Round 2 Engagement Participation

- 385 survey responses
- 3521 visitors to the Have Your Say Page.
- Based on survey respondent answers, participation in the survey varied between all Electoral Areas:

| Electoral Area | Number of Respondents |
|------------------|-----------------------|
| Electoral Area C | 147 Respondents |
| Electoral Area D | 103 Respondents |
| Electoral Area B | 92 Respondents |
| Electoral Area E | 43 Respondents |

PEACE RIVER REGIONAL DISTRICT | 2ND DRAFT BYLAW AND ROUND 2 ENGAGEMENT RESULTS



Round 2 Engagement Participation

Key survey Topics:

- Accessory Building regulations
- Home Based Business regulations
- Proposed zones
- Residential Density
- Suites

PEACE RIVER REGIONAL DISTRICT | 2ND DRAFT BYLAW AND ROUND 2 ENGAGEMENT RESULTS



Round 2 Engagement Participation

Overall Engagement Participation

- Survey Participation (Online and Paper Copy):
385 participants
- In-Person Participation (November Engagement Events):
170 participants
- Email Comments/Inquiries (October – December 2025):
13+ participants
- Have Your Say Page Visitors (October – December 2025):
3521 participants

PEACE RIVER REGIONAL DISTRICT | 2ND DRAFT BYLAW AND ROUND 2 ENGAGEMENT RESULTS



Round 2 Engagement Period Findings

Attached Garages, Accessory Buildings, Greenhouses and Shipping Containers

- Majority of respondents (79.5%) do not want the size of attached garages to be regulated.
- Majority of respondents (66.0%) do not want the size of accessory building areas to be regulated.
- Majority of respondents (88.1%) were in favour of allowing any size of greenhouse provided it has a soil base.

PEACE RIVER REGIONAL DISTRICT | 2ND DRAFT BYLAW AND ROUND 2 ENGAGEMENT RESULTS



Round 2 Engagement Period Findings

Shipping Containers

- Majority of respondents (75.3%) did not think 1 Shipping Container or Temporary Storage Structure was enough on a residential property.
- Staff have updated the bylaw as follows:
 - 1 Shipping Container and 1 Temporary Storage Structure are now permitted on a residential property.
 - Shipping Containers used in the construction of an Accessory Building (sea-can shop) are exempt from this maximum.

PEACE RIVER REGIONAL DISTRICT | 2ND DRAFT BYLAW AND ROUND 2 ENGAGEMENT RESULTS



Round 2 Engagement Period Findings

Detached Suites and Caretaker Suites

- Majority of respondents supported the inclusion of both Detached Suites and Caretaker Suites.
- The proposed maximum floor area of 90 m² for Detached Suites was identified by respondents as not being large enough.
 - Staff are proposing to keep this maximum to align with the ALC Act and Regulations.



PEACE RIVER REGIONAL DISTRICT | 2ND DRAFT BYLAW AND ROUND 2 ENGAGEMENT RESULTS



Round 2 Engagement Period Findings

Home Based Business regulations

- Majority of respondents (68.6%) were not in favour of regulating the maximum space of a home-based businesses
 - Staff are proposing to change from a maximum floor area of 25 m² to 50% of the floor area of the dwelling.
- Majority of respondents (94%) were in favour of allowing home based businesses to occupy the entirety of an accessory building.

PEACE RIVER REGIONAL DISTRICT | 2ND DRAFT BYLAW AND ROUND 2 ENGAGEMENT RESULTS



Round 2 Engagement Period Findings

Home Based Business regulations

- Majority of respondents (62.1%) were not in favour of regulating number of vehicles associated with a home based business.

| Maximum Number of BUSINESS VEHICLES | | |
|-------------------------------------|---|--|
| | PARCEL Size | Maximum Number of BUSINESS VEHICLES Per PARCEL |
| a) | Less than or equal to 0.4 ha (1.0 ac) | 2 |
| b) | Greater than 0.4 ha (1.0 ac) – to less than or equal to 1.8 ha (4.5 ac) | 4 |
| c) | Greater than 1.8 ha (4.5 ac) to less than or equal to 4.0 ha (9.9 ac) | 6 |
| d) | Greater than 4.0 ha (9.9 ac) | 8 |

PEACE RIVER REGIONAL DISTRICT | 2ND DRAFT BYLAW AND ROUND 2 ENGAGEMENT RESULTS



Round 2 Engagement Period Findings

Residential Density

- Proposed residential density received positive feedback for all residential zones.
- In the R-2 zone, most respondents stated that the allowable maximum of 2 dwelling units on a parcel was either “just right” or that it was “too few” of an amount.

PEACE RIVER REGIONAL DISTRICT | 2ND DRAFT BYLAW AND ROUND 2 ENGAGEMENT RESULTS



Round 2 Engagement Period Findings

Residential Zones

- Lot sizes received positive feedback.
- Majority of respondents (94%) supported the proposed R-4 zone for recreational uses and stated that the listed permitted uses are a good fit for a recreational property.
- Respondents were equally split between “just right” and “too few” for allowing up to 4 camping vehicles on a recreational property for up to 6 months a year.

PEACE RIVER REGIONAL DISTRICT | 2ND DRAFT BYLAW AND ROUND 2 ENGAGEMENT RESULTS



Round 2 Engagement Period Findings

Commercial and Industrial zones

- Lot sizes received positive feedback.
- Overall, only a few respondents (~20/question) felt that there were uses missing in the commercial or industrial zones.



PEACE RIVER REGIONAL DISTRICT | 2ND DRAFT BYLAW AND ROUND 2 ENGAGEMENT RESULTS



Other Changes Since 1st Reading

Airstrip Use/Definition Enhancement

- Based on resident feedback, staff have enhanced the definition for “Airstrip” and implement new definitions for “Aircraft Maintenance” and “Jet Engine Test Cell” to provide clarity to landowners.

Zoning of Unsurveyed Crown Land

- Staff have provided zoning to all unsurveyed Crown Land that may presently have no zoning associated with the area.

Continual Enhancements to Definitions

- Staff have continually reviewed definitions and have made updates as necessary to provide greater clarity for residents.

Regulation Clarification

- Minor changes have been made to some regulations in the bylaw, based on resident feedback to ensure they are easy to understand.



PEACE RIVER REGIONAL DISTRICT

Questions?

diverse. vast. abundant.