



REGIONAL DISTRICT of Fraser-Fort George

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REPORT FOR CONSIDERATION

TO: Chair and Directors

File No.: REZ 1595/26318/10

FROM: Daniel Burke, Planner III

DATE: June 4, 2026

SUBJECT Proposed Zoning Bylaw No. 2892, 2014, Amendment Bylaw 3421, 2026

SUMMARY: Purpose: Consider Application
 Location: 5945 Frenkel Road – Electoral Area C
 Owners: Chelsea Jagodnik, Russell Jagodnik
Attachments:
 1. Backgrounder
 2. Submission from applicant, received on March 19, 2026
 2. Proposed Amendment Bylaw No. 3421, 2026
Previous Reports: None

RECOMMENDATION(S):

THAT the report dated June 4, 2026 regarding “Proposed Zoning Bylaw No. 2892, 2014, Amendment Bylaw 3421, 2026” be received for information.

ENTITLEMENT	HOW VOTE COUNTED
All 1 Director/1 vote	Majority

SUMMARY OF APPLICATION:

Location:	5945 Frenkel Road – Electoral Area C
Legal Description: Size:	Lot 10 District Lot 1595 Cariboo District Plan 26318 – 007220006 2.10 ha
Applicant(s):	Chelsea Jagodnik, Russell Jagodnik
Existing Uses:	There is a residence and shop on the property.
Proposal:	The applicants are proposing to rezone the property to allow the establishment of a commercial indoor riding arena (Riding Stable use) on the subject property. The applicant has provided a letter and a proposal map, which are attached to the report.
Application Type:	Zoning Bylaw Amendment
Regulation Changes/ Content of Permit:	Bylaw No. 3421, 2026 propose to permit Riding Stable use on the subject property on a site-specific basis.

BOARD CONSIDERATION:

The Board is being asked to consider:

1. Authorizing a public hearing - Other Decision Options A;
2. Authorizing the application to proceed without a public hearing - Other Decision Options B;
3. Postponing consideration of the application for further information – Other Decision Options C; or
4. Not proceeding with the application – Other Decision Options D.

Full options and corresponding motions are detailed under the Decision Options section of the report.

RELEVANT POLICIES:

Official Community Plan:	The proposal <u>is consistent</u> with the Chilako River-Nechako Official Community Plan Bylaw No. 2583, 2010 and an amendment is not required.
Zoning Bylaw:	The proposal is <u>inconsistent</u> with current Zoning Bylaw No. 2892, 2014 and an amendment is required.
Applications Procedures:	Development Applications Procedures Bylaw No. 3268, 2022 outlines requirements for processing Zoning Bylaw amendment applications.
Public Notice:	Public Notice Bylaw No. 3316, 2023 provides for alternative means of publishing statutory public notices using the Regional District bulletin board, website, and Facebook page. Public Notice Additional Methods of Publication Policy RD-24-23 provides supplementary notification with a newspaper advertisement.
<i>Local Government Act:</i>	Outlines requirements for consideration of amendments to a Zoning Bylaw.

STRATEGIC PRIORITIES ALIGNMENT:

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> Indigenous and Intergovernmental Partnerships | <input type="checkbox"/> Organizational Strength and Adaptability | <input type="checkbox"/> Quality Community Services | <input type="checkbox"/> Environmental Stewardship and Climate Action |
| <input checked="" type="checkbox"/> Awareness and Engagement | <input type="checkbox"/> Statutory or Routine Business | | |

SERVICE RELEVANCE:

Regional District Land Use Planning Services is a region wide service and fulfils the obligations of land use planning under Part 14 of the *Local Government Act*.

FINANCIAL CONSIDERATION(S):

N/A

OTHER CONSIDERATION(S):

N/A

DECISION OPTIONS:

1. Approve recommendations
 - the report will be received for information.

Other Options:

DIRECTION	ACTIONS THAT WILL BE TAKEN	MOTIONS REQUIRED
A. Proceed to public hearing	<ul style="list-style-type: none"> • A public hearing will be held prior to proposed Bylaw No. 3421, 2026 returning for consideration of third reading. 	<ol style="list-style-type: none"> 1. <i>THAT Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3421, 2026 be now introduced and read a first time.</i> 2. <i>THAT Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3421, 2026 be given second reading.</i> 3. <i>THAT a public hearing on Zoning Bylaw No. 2892, 2014, Amendment Bylaw No.</i>

		<i>3421, 2026 be held with the chairing of the hearing by the Electoral Area Director, or their delegated Alternate, or any other Director as delegate of the Board.</i>
B. Proceed without a public hearing	<ul style="list-style-type: none"> • Prior to proposed Bylaw No. 3421, 2026 being considered for the first time, public notice will be given that no public hearing will be held. • The bylaw will return for consideration when the public notice requirements are completed. 	<i>THAT the application for Zoning Bylaw No. 2892, 2014 Amendment Bylaw No. 3421, 2026 proceed without a public hearing.</i>
C. Postpone consideration of proposed Bylaw No. 3421, 2026 pending the receipt of additional information	<ul style="list-style-type: none"> • The bylaw will return for consideration when the additional information requested by the Board is available. • Consideration of holding a public hearing will still be required prior to first reading. 	<i>THAT Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3421, 2026 be postponed pending receipt of [insert requirement].</i>
D. Not proceed with the application which will require first reading of the proposed bylaw to be defeated.	<ul style="list-style-type: none"> • Under the Board’s Procedure Bylaw No. 3267, 2022, the motion for first reading shall be decided upon without amendment or debate. • Bylaw cannot be considered further if motion to give first reading is defeated. 	<u>Board will defeat:</u> <i>THAT Zoning Bylaw No. 2892, 2014 Amendment Bylaw No. 3421, 2026 be now introduced and read a first time.</i>

SUMMARY COMMENTS:

The subject property is located at the southern boundary of the City of Prince George on Frenkel Road, accessed from Blackwater Road. The applicants are proposing to establish a commercial indoor riding arena (Riding Stable use) on the property.

The property is currently zoned Rural Residential 1 (RR1) under Zoning Bylaw No. 2892, 2014 and designated Rural Residential (RR) in the Chilako River–Nechako Official Community Plan (OCP). While Riding Stable use is not permitted in the RR1 zone, the RR OCP designation supports consideration of the use through a rezoning process. Bylaw No. 3421, 2026 proposes to rezone the property on a site-specific basis to allow Riding Stable use.

Additional land use regulation information and external referral comments are provided in the report backgrounder. The Ministry of Agriculture and Food has noted that the property is of sufficient size and is suitably located in a rural area to house a riding ring.

If the application proceeds, direction from the Board on the holding of a public hearing is required. It may be reasonable for this application to proceed without a public hearing on the basis that the use is consistent with the OCP designation (Other Options B).

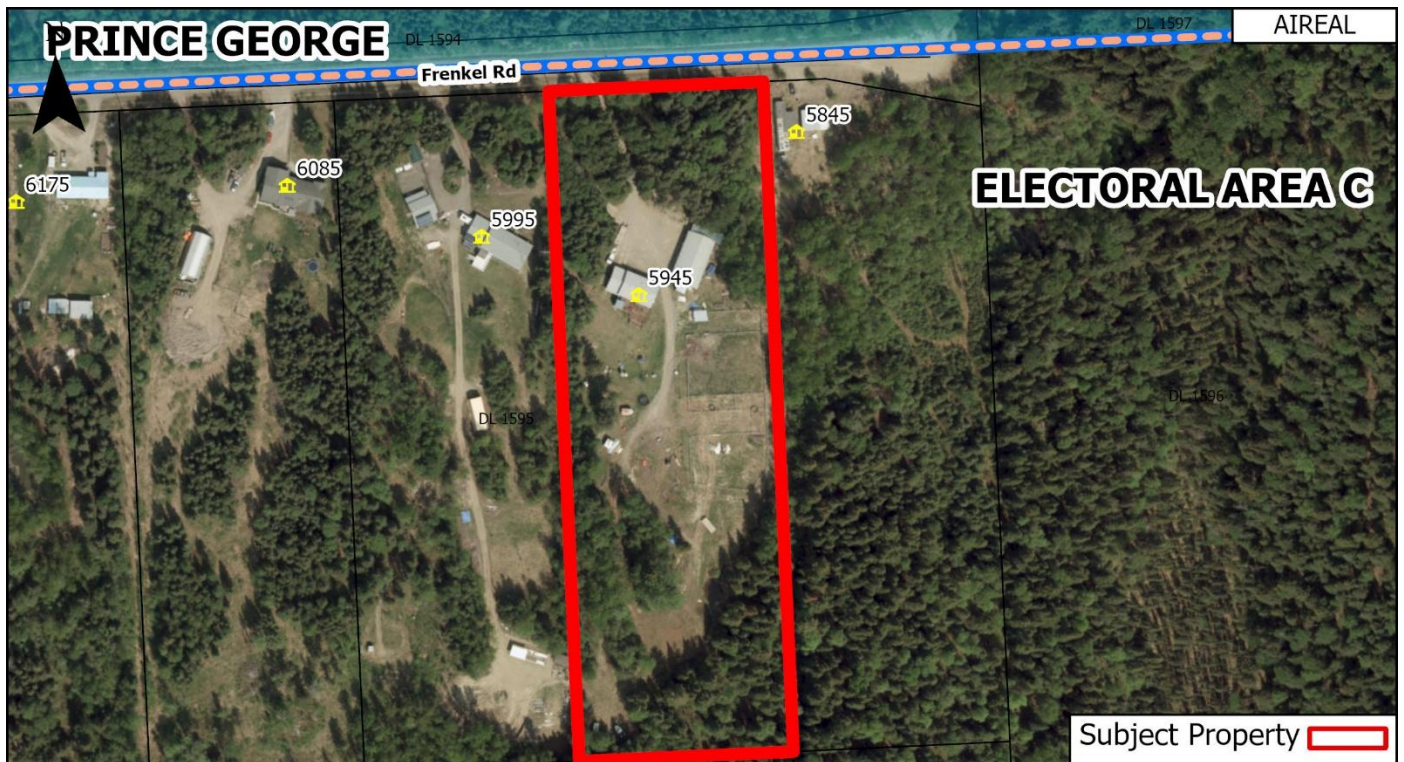
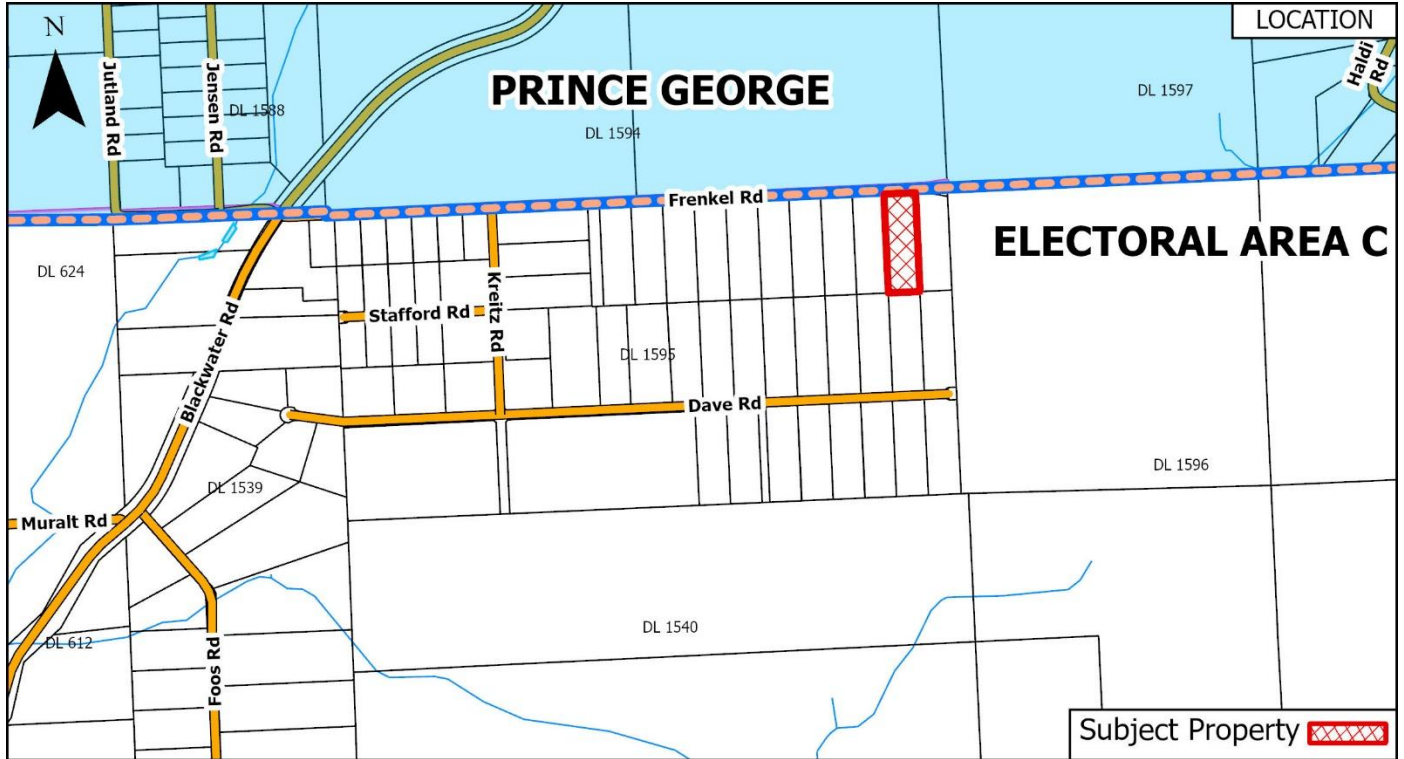
Respectfully submitted,

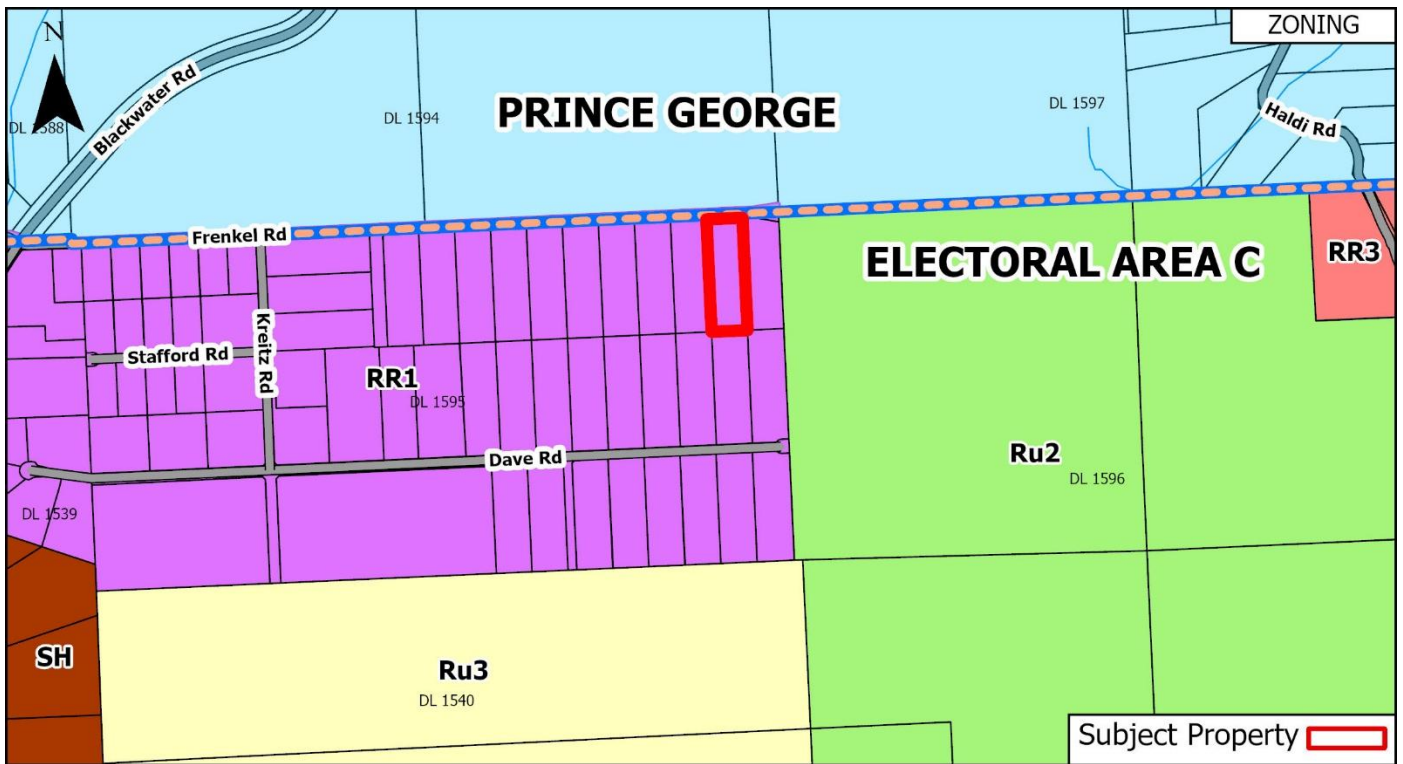
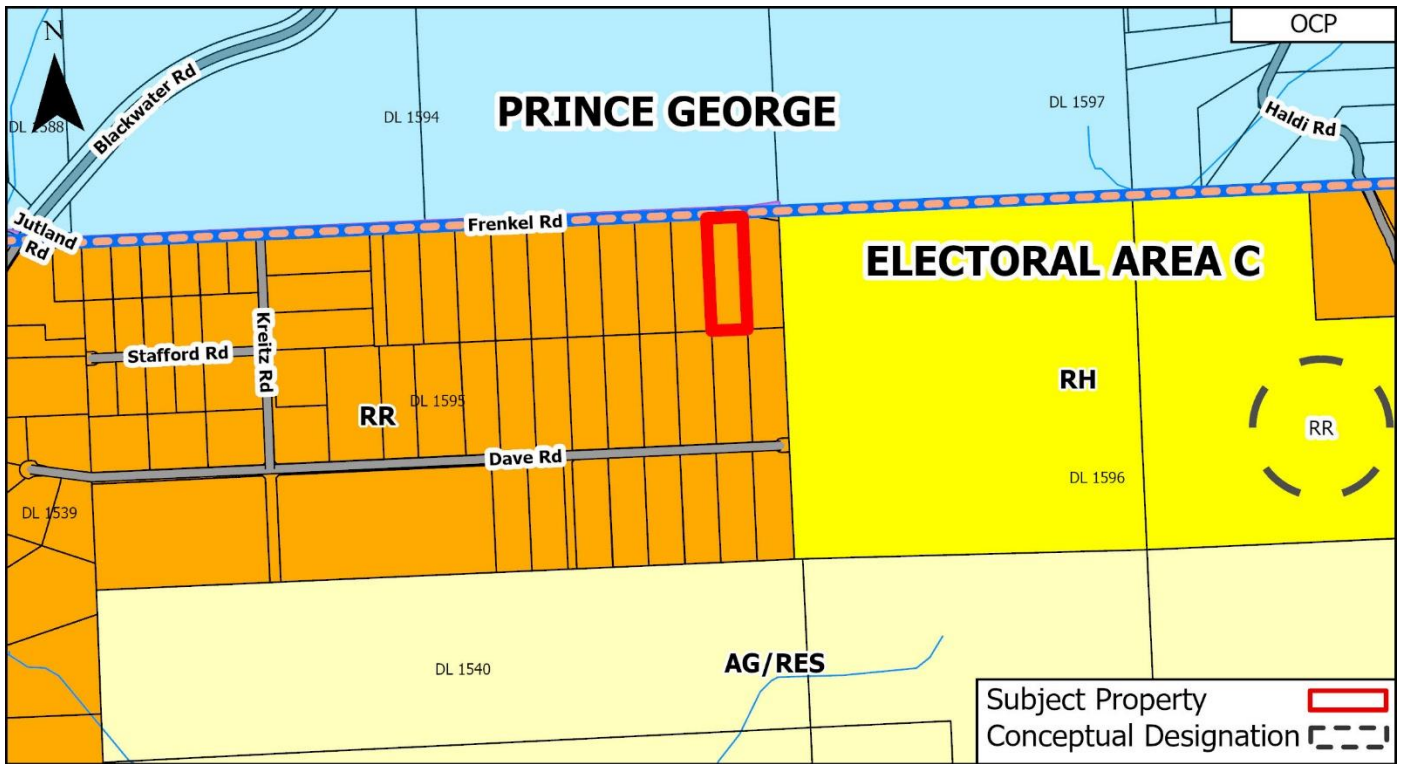
“Daniel Burke”

Daniel Burke
Planner III

BACKGROUNDER – Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3421, 2026

PARCEL MAPS





LAND USE PLANNING INFORMATION

ALR: The subject property is not within the Agriculture Land Reserve (ALR).

OCP: The property is designated Rural Residential (RR) by the Chilako River-Nechako Official Community Plan (OCP). The RR designation may permit Recreation-Commercial uses like a riding stable, subject to evaluation through a rezoning procedure. An OCP amendment is not required.

OCP's Subdivision and Rezoning Evaluation Section 18.0 of the OCP sets out a list of factors to be considered by the Regional District Board where a proposed use may be permitted by the Chilako River-Nechako OCP's policies or land use designation but is subject to evaluation through a rezoning process. Information to inform consideration on each factor is obtained through the application process including agency referral and public processes when applicable. The evaluation factors include, but are not limited to, the following:

- i. consistency with the objectives, policies and land use designations of this Plan;
- ii. consistency with the provisions or policies of the Agricultural Land Commission for lands within the Agricultural Land Reserve;
- iii. the extent of agricultural development and potential for impact upon neighbouring agricultural use;
- iv. the level of potential land use impact on the subject property and potential conflict with uses in the immediate proximity;
- v. public opinion as received through the public information and hearing requirements of the Local Government Act;
- vi. the availability of existing services to the site, including but not limited to, fire protection, roads, potable and sufficient water supply, electricity, sewage disposal, or the ability to provide the services to the site;
- vii. impact on the transportation network;
- viii. environmental impact and potential for hazardous conditions;
- ix. any other issue that may be relevant to a specific proposal.

Zoning: The property is currently zoned Rural Residential 1 (RR1) under Zoning Bylaw No. 2892, 2014. The RR1 zone does not permit Riding Stable use; therefore, a zoning bylaw amendment is required.

Current Rural Residential 1 (RR1) Zone	
<p><u>Permitted Uses:</u></p> <ul style="list-style-type: none"> • Agriculture • Open Space Recreation • Residential-Single Family • General Permitted Uses • Buildings and structures accessory to the permitted uses. <p><u>Secondary Uses:</u> (Provided Residential Single-Family Use is established)</p> <ul style="list-style-type: none"> • Homecraft • Home Occupation • Secondary Suite. 	
<p><u>Density:</u></p> <ul style="list-style-type: none"> • Not more than one Residential-Single Family use and one Secondary Suite use are permitted on a lot smaller than 8.0 ha. • Not more than two Residential-Single Family uses and one Secondary Suite use are permitted on a lot 8.0 ha or larger 	

The Zoning Bylaw defines: "*Riding Stable*" means a commercial use for the boarding, breeding, training and raising of horses, and includes riding rentals and events.

The proposed zoning amendment would modify the RR1 zone on a site-specific basis to allow *Riding Stable* use on the subject property.

Most zones that permit Riding Stable use require a minimum lot area of 2.0 ha. The subject property meets this requirement with an area of 2.10 ha. In addition, zones that allow Riding Stable use typically require the following minimum setbacks for buildings and structures associated with the use:

- 15.0 m from a front lot line
- 30.0 m from a rear lot line
- 30.0 m from a side lot line

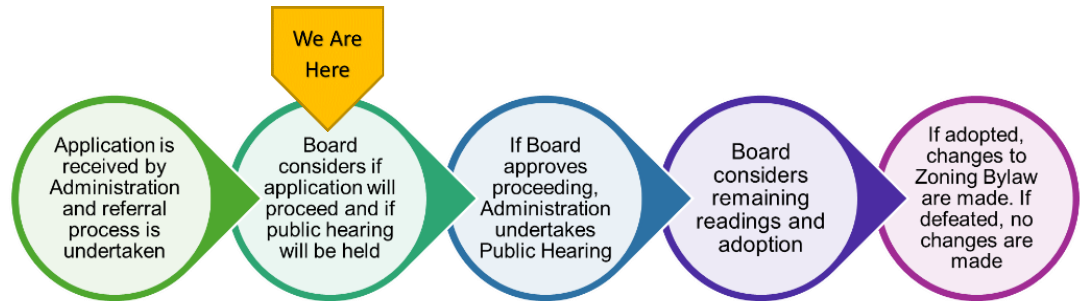
Due to the irregular shape of the parcel, the applicant is not proposing to increase the setbacks currently established in the RR1 zone. The existing RR1 setbacks are:

- 7.5 m from a front lot line
- 5.0 m from a rear lot line
- 5.0 m from a side lot line

Other: The property is in the Beverly Fire/Rescue Volunteer Fire Department service area.
The property is accessed from Frankel Rd.

APPLICATION PROCESS INFORMATION

Application
Process
Overview:



Local Government Act: The *Local Government Act* outlines requirements for consideration of amendments to a zoning bylaw and public hearing procedure, including:

- A public hearing is not required as the proposed zoning amendment bylaw is consistent with the OCP.
- If a public hearing is not held, notice must be given prior to first reading.
- If a public hearing is held it must be after first reading and before third reading.

Development Application Procedures Bylaw No. 3268, 2022: The following will occur should the Board decide to consider this application further by either holding a public hearing or not holding a public hearing:

- The notice of a public hearing or waiving thereof is to be sent to owners of land within 200 metres of the subject property.
- Details requirements for a Notification of Application Sign, an alternative form of notification or waiving of notification requirements.
- Delegates approval of notification requirements to the General Manager of Development Services.
- Further notification beyond these requirements of the Development Services Applications Procedures Bylaw requires a Board resolution.

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 to Electoral Area(s), or a portion thereof as applicable in accordance with Appendix “A” of the Policy.

Future RDFFG Applications: No further Regional District land use applications will be required if the zoning bylaw amendment is approved. All new structures over 10m² require an RDFFG building permit.

REFERRAL COMMENTS

RDFFG: Building Inspections:

If the application is approved the horse-riding structure will require a building permit. A survey may also be required to ensure proper setbacks.

*Blaine Harasimiuk
Building Inspector II*

Fortis BC:

No concerns.

*Brian Valana, AScT
Planning & Design Workleader*

Ministry of Agriculture and Food:

Ministry staff note that the Subject Property is a sufficient size and is suitably located in a rural area to house a riding ring. Further, while the Subject Property is not located within the Agricultural Land Reserve (ALR), there are many similarly sized ALR lots in the greater Prince George area where, by virtue of being in the ALR, riding rings are permitted. Ultimately, Ministry staff have no objection to the proposed zoning bylaw amendment.

However, if the intention is to board horses as part of an equestrian based business, the applicant should develop a plan to manage manure for multiple horses on a small acreage. The Regional District may wish to share the [Land Management Guide for Horse Owners and Small Lot Farmers](#), which provides information on land and water stewardship considerations and related legislation.

Reed Bailey

Land Use Planner

Strengthening Farming Program

Ministry of Transportation and Transit

The Ministry of Transportation & Transit (MoTT) has received the above-noted referral from the Regional District Fraser-Fort George regarding the proposed amendment of Zoning Bylaw No. 2892, 2014, to allow Riding Stable use to be established on the subject property. The Ministry has reviewed the application and has no objections to the proposal as submitted. However, please note the following comments and recommendations:

- It appears this application 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.
- 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.

- Should the applicant be granted approval, the applicant must apply online to MoTT for a Commercial Access Permit which can be made here. A BCeID is required for the online application, which can be created here. If there are any questions or concerns with the application process, please contact DA.FortGeorge@gov.bc.ca

Janet Grainger

Development Services Officer

Fort George District

City of Prince George

The City of Prince George Land Use and Long Range Planning departments have no concerns with the proposal.

Keone Gourlay

Planner 1

Planning and Development

BC Hydro

BC Hydro has no objection in principle to the proposed rezoning at 5945 Frenkel Rd, Prince George. When Development commences Design will assess servicing requirements for the lot 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:

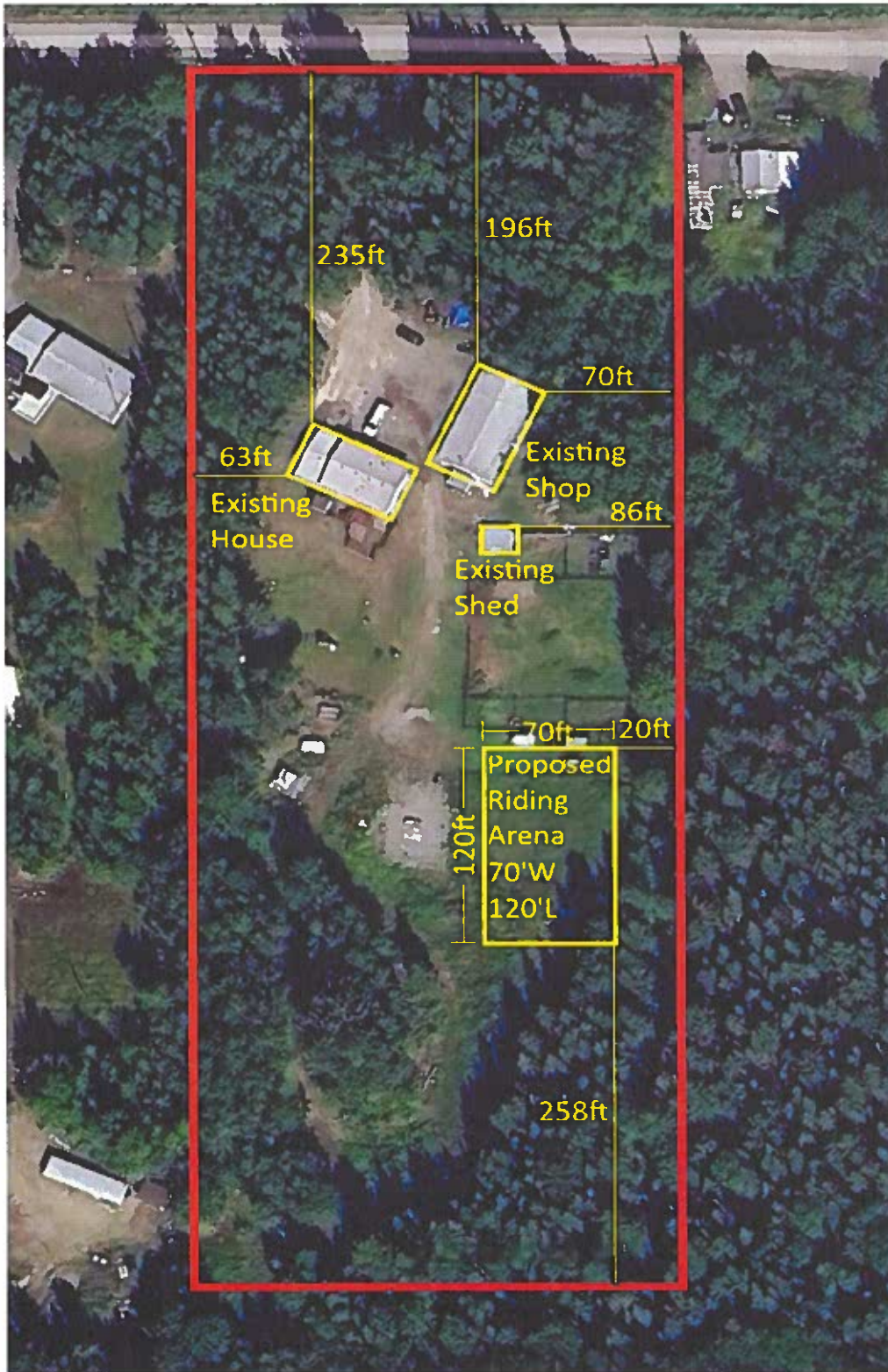
- It is the responsibility of the Architect and Electrical Engineer of Record (EEOR) to ensure compliance with the Canadian Electrical Code (CEC), Canadian Safety Association (CSA) and WorkSafe BC (WSBC). The CEC, CSA and WSBC stipulate minimum clearances of powerlines and equipment from buildings for 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
- For utility conflict and/or new construction power connections please contact the BC Hydro Electric Service Coordination Centre at 1-877-520-1355 and/or email expressconnect@bchydro.com.

Ravneet Gill

Property Coordinator

5945 Frenkel Rd, Lot 10 District Lot 1595 Cariboo District Plan 26318

Proposed Riding Arena



- **To whom this may concern,**

My husband, Russell Jagodnik, and I, Chelsea Jagodnik, are the owners and residents of a rural property located at 5945 Frenkel Road in Prince George, BC [REDACTED]. We are applying to rezone our property to establish a small equestrian-based commercial business that will focus on horse training and safe riding instruction.

Our goal is to create a space where horses can be properly trained and where individuals in our community can learn how to safely and confidently ride. As part of this plan, we are proposing the construction of an indoor riding arena measuring approximately 70 feet by 120 feet. This facility would allow us to conduct training sessions and riding lessons in a controlled environment that prioritizes the safety and wellbeing of both horses and riders.

Living in Prince George means experiencing four full seasons, including long winters and unpredictable weather conditions. Because of this, an indoor arena is essential for maintaining consistent training and instruction throughout the year. The arena would allow us to continue operating safely and effectively regardless of snow, rain, or extreme temperatures.

Through this rezoning application, we hope to responsibly develop our rural property in a way that supports the local equestrian community. Our intention is to provide a safe, welcoming environment where people can learn proper horsemanship, develop riding skills, and build positive relationships with horses while maintaining the rural character of our property and surrounding area.

Thank you for taking time to review and consider our application,

Sincerely,

Russell and Chelsea Jagodnik

[REDACTED]

Russell Jagodnik

[REDACTED]

Chelsea Jagodnik



**REGIONAL DISTRICT
of Fraser-Fort George**

BYLAW NO. 3421

**A BYLAW TO AMEND REGIONAL DISTRICT OF FRASER-FORT GEORGE ZONING BYLAW
NO. 2892, 2014**

WHEREAS the Regional Board of the Regional District of Fraser-Fort George has adopted Regional District of Fraser-Fort George Zoning Bylaw No. 2892, 2014;

AND WHEREAS the Regional Board intends to amend aforesaid Bylaw No. 2892, 2014 by passage of this bylaw, pursuant to the requirements of the *Local Government Act*;

NOW THEREFORE the Board of Directors of the Regional District of Fraser-Fort George, in open meeting assembled, enacts as follows:

1. Regional District of Fraser-Fort George Zoning Bylaw No. 2892, 2014 is amended at Schedule 'A' - Section 18.0(9) with the addition of the following:
(k) Riding Stable use is a permitted use on Lot 10 District Lot 1595 Cariboo District Plan 26318.
2. This bylaw may be cited for all purposes as "Zoning Bylaw No. 2892, 2014, Amendment Bylaw No. 3421, 2026".

READ A FIRST TIME ON THE DAY OF , 2026

READ A SECOND TIME ON THE DAY OF , 2026

A PUBLIC HEARING ON THIS BYLAW WAS HELD ON THE DAY OF , 2026

READ A THIRD TIME ON THE DAY OF , 2026

ADOPTED THIS DAY OF , 2026

Chair

General Manager of Legislative and
Corporate Services