



# PEACE RIVER REGIONAL DISTRICT

## Public Hearing Agenda

June 7, 2021, 6:00 p.m.  
Via Teleconference

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### Pages

#### 1. CALL TO ORDER

*Zoom audio/video call. Join the call by: **Dialing:** 1-647-558-0588; **Meeting ID:** 919 5786 1718#; **Participant ID:** Please press #; **Password:** 184735#.*

##### 1.1. Notice of Public Hearing, including maps

- a. Zoning Amendment Bylaw No. 2443, 2021 3
- b. Zoning Amendment Bylaw No. 2433, 2021 4

#### 2. STATEMENT OF PUBLIC HEARING

- 2.1. Public Hearing Process Statement 5

#### 3. PEACE RIVER REGIONAL DISTRICT ZONING AMENMENT BYLAW NO. 2443, 2021

##### 3.1. Introduction to Proposal

- a. Summary of Proposed Zoning Amendment 6
- b. Peace River Regional District Zoning Amendment Bylaw No. 2443, 2021 7

##### 3.2. Summary of Application Procedure

- a. Summary of Application - Timeline 9
- b. Summary of Proposed Zoning Amendment - Board Report(s) 10

##### 3.3. Comments from Agencies and Municipalities Received

- a. Ministry of Transportation and Infrastructure 27
- b. City of Dawson Creek 28
- c. Moberly Lake Fire Department 30

##### 3.4. Written Comments Received from the Public

*None at this time.*

- 3.5. Comments from the Applicant
- 3.6. Comments from Public Hearing Attendees
- 3.7. Final Comments from the Applicant
- 3.8. Conclude Public Hearing Re: Bylaw 2443, 2021  
*No further comments will be accepted following the conclusion of this segment of the agenda regarding Bylaw 2443.*

#### **4. PEACE RIVER REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 2433, 2021**

- 4.1. Introduction to Proposal
  - a. Summary of Proposed Zoning Amendment 31
  - b. Peace River Regional District Zoning Amendment Bylaw No. 2433, 2021 32
- 4.2. Summary of Application Procedure
  - a. Summary of Application - Timeline 34
  - b. Summary of Proposed Zoning Amendment - Board Report(s) 35
- 4.3. Comments from Agencies & Municipalities Received
  - a. Ministry of Transportation and Infrastructure 52
  - b. Northern Heath Authority 53
  - c. Agricultural Land Commission 54
- 4.4. Written Comments Received from the Public  
*None at this time.*
- 4.5. Comments from the Applicant
- 4.6. Comments from the Public
- 4.7. Final Comments from the Applicant
- 4.8. Conclude Public Hearing Re: Bylaw 2433, 2021  
*No further comments will be accepted following the conclusion of this segment of the agenda regarding Bylaw 2433.*

#### **5. ADJOURN PUBLIC HEARING**



Industry

Residential

Farm Use

# Notice of Public Hearing

ZONING BYLAW AMENDMENT BYLAW NO. 2443, 2021

File No. 20-014 ZN

## Peace River Regional District

## How to Participate

**Property Location:** Lot 1 District Lots 1483 and 1485  
Peace River District Plan PGP42212

**Proposal:** To rezone the subject property from R-4 (Residential 4 Zone) to P-2 (Civic Assembly & Institutional) pursuant to Peace River Regional District Zoning Bylaw No. 1343, 2001, to permit a community care facility for members of Saulteau First Nations.

### 1 Get More Information

Contact the Peace River Regional District to get more information about the proposal.

#### Office Locations/Mailing Address

##### Dawson Creek Office

1981 Alaska Avenue/Box 810  
Dawson Creek, BC V1G 4H8  
Tel: 250-784-3200

##### Fort St John Office

9505 100 Street  
Fort St John, BC V1 4N4  
Tel: 250-785-8084

### 2 Send in a Written Comment

Through the planning webpage, e-mail, fax, mail, or in person.

**Website:** <https://prrd.bc.ca/services/development-services/#active-applications>

**Email:** [planning@prrd.bc.ca](mailto:planning@prrd.bc.ca)

**Tel:** 1-800-670-7773 **Fax:** 250-784-3201

Written comments will be accepted until 4:00 pm on June 7, 2021.

### 3 Participate in the virtual Public Hearing

**When:** Monday, June 7, 2021 at 06:00 pm

**Where:** Zoom audio/video call.

Join the call by:

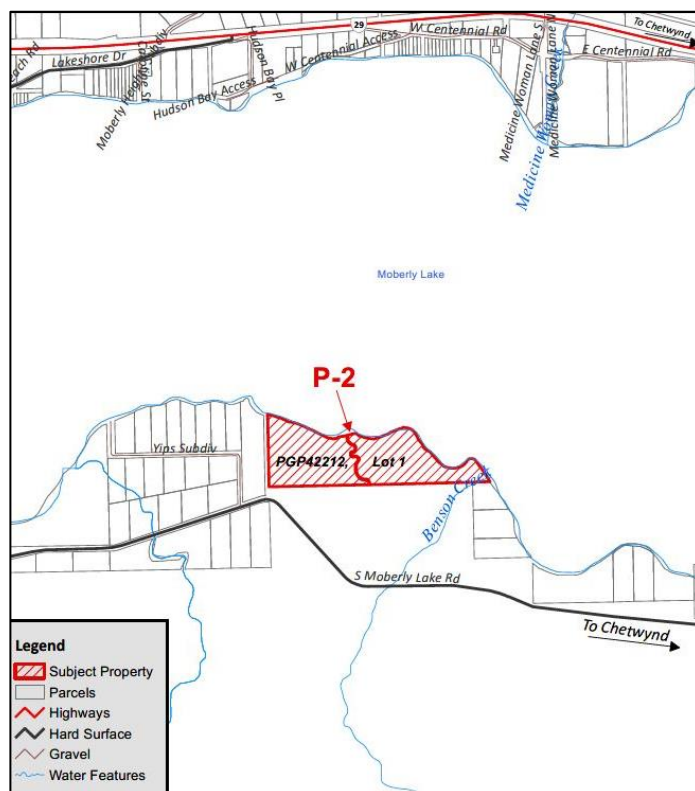
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**Meeting ID:** 919 5786 1718#

**Participant ID:** Please press #

**Password:** 184735#

Presently, public attendance at public hearings is not permitted due to COVID-19. Please check the Peace River Regional District 'Official Page' on Facebook in advance of the public hearing to get the most up-to-date information on participating in the public hearing as per the latest public health guidelines.





Residential

Industry

Farm Use

# Notice of Public Hearing

ZONING AMENDMENT BYLAW NO. 2433, 2021

File No. 21-003 ZN

## Peace River Regional District

## How to Participate

**Property Location:** Lot 1 District Lot 486 Peace River  
District Plan 28431

2012 Medicine Women Lane

**Proposal:** To rezone the subject property from R-4 (Residential 4 Zone) to C-2 (General Commercial Zone), and to add a site-specific text amendment to the C-2 Zone to permit a campground, unlimited term, for a maximum of two recreational vehicles.

### 1 Get More Information

Contact the Peace River Regional District to get more information about the proposal.

#### Office Locations/Mailing Address

##### Dawson Creek Office

1981 Alaska Avenue/Box 810  
Dawson Creek, BC V1G 4H8  
Tel: 250-784-3200

##### Fort St John Office

9505 100 Street  
Fort St John, BC V1 4N4  
Tel: 250-785-8084

### 2 Send in a Written Comment

Through the planning webpage, e-mail, fax, mail, or in person.

**Website:** <https://prrd.bc.ca/services/development-services/#active-applications>

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**Tel:** 1-800-670-7773 **Fax :** 250-784-3201

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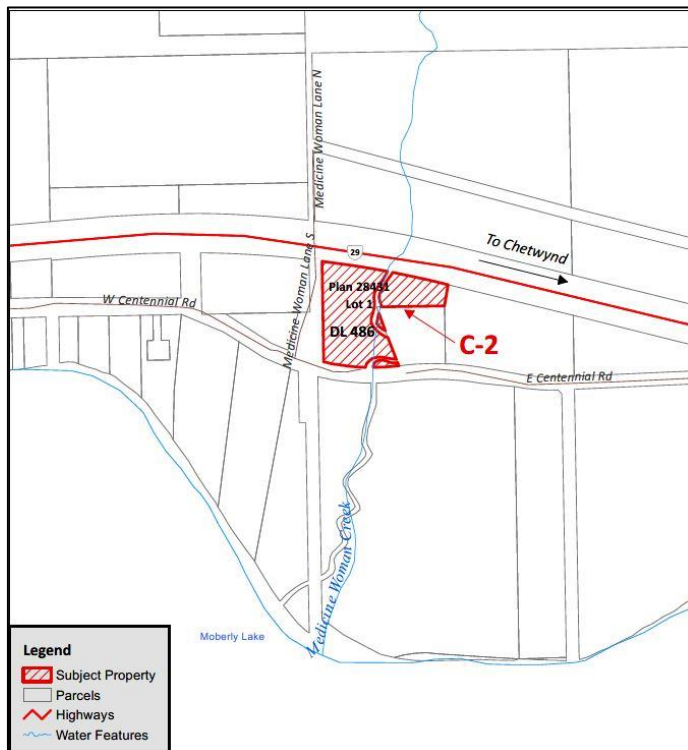
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## STATEMENT OF PUBLIC HEARING

This public hearing is convened pursuant to Section 465 of the *Local Government Act* to allow the public to make representations to the Board regarding the following two proposed zoning amendments:

1. Zoning Amendment Bylaw No. 2443, 2021 (PRRD File No. 20-014 ZN)
2. Zoning Amendment Bylaw No. 2433, 2021 (PRRD File No. 21-003 ZN)

Due to COVID-19, public attendance at the hearing is not permitted. You are encouraged to participate in the public hearing via the Zoom audio or video call.

Two separate zoning amendment bylaws will be considered at today's hearing. First, the hearing for Zoning Amendment Bylaw No. 2443, 2021 will be conducted and concluded followed by Zoning Amendment Bylaw No. 2433, 2021.

The notice of public hearing for each of the proposed bylaws were advertised in the newspaper and mailed to respective neighboring landowners to alert residents to the proposed changes, and invited them to provide their feedback by e-mail, letter, or attendance at the public hearing today via the Zoom audio or video call.

Every one of you present via the Zoom call, who believes that your interest is affected by the proposed bylaw amendments shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaws. None of you will be discouraged or prevented from making your views known. However, it is important that you restrict your remarks to matters contained in the proposed bylaws.

When speaking, please commence your remarks by clearly stating your first and last name. Please take turns and ensure that you do not make follow up comments until each person has had a chance to speak.

Should the need arise, the zoom audio call moderator has the ability to mute every person. If this becomes necessary to preserve order, each participant will be unmuted, one at a time, and invited to speak. Thank you for your cooperation and patience with this process.

Members of the Board may, if they so wish, ask questions of you following your presentation. However, the function of the Board at this public hearing is to listen to you rather than to debate the merits of the proposed bylaws.

After each public hearing has concluded, the Board may, without further notice, give whatever effect the Board believes proper to the representations made at this hearing. Once the hearing is concluded, no further comments will be accepted.

## **SUMMARY OF PROPOSED ZONING AMENDMENT**

**Bylaw No.:** Zoning Amendment Bylaw No. 2443, 2021

**Property Location:** Lot 1 District Lots 1483 and 1485 Peace River District Plan PGP42212  
6340 South Moberly Lake Road

### **Proposal:**

To rezone the subject property from R-4 (Residential 4 Zone) to P-2 (Civic, Assembly & Institutional Zone) pursuant to Peace River Regional District Zoning Bylaw No. 1343, 2001, to permit a wellness center for Nation members of the Saulteau First Nation.

### **Permitted New Uses in the Proposed Zone:**

1. Community Hall;
2. Library;
3. Museum;
4. Art Gallery;
5. Fire hall;
6. Police station;
7. Religious Centre;
8. Cemetery;
9. Crematorium;
10. Public Recreation Facility;
11. Federal, provincial or municipal government office;
12. Public Utility Use including an office building or works yard (Electoral Areas B, D and E only); [Bylaw No. 2249, 2016]
13. Utility, Minor including an office building or works yard (Electoral Area C only); [Bylaw No. 2249, 2016]
14. Educational facility;
15. Institutional camp;
16. Hospital, including medical clinic, dental clinic, ambulance station, rest home or private hospital;
17. Community care facility;
18. Daycare facilities with more than 8 children;
19. Agriculture;
20. Market garden;
21. Dwelling Unit(s);
22. Accessory Building and Accessory Structure

**PEACE RIVER REGIONAL DISTRICT**  
**Bylaw No. 2443, 2021**

A bylaw to amend "Peace River Regional District Zoning  
Bylaw 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 "Peace River Regional District Zoning Bylaw No. 1343, 2001";

NOW THEREFORE the Regional Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2443, 2021."
2. Schedule C – Map 2 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 1, District Lots 1483 and 1485, PRD, Plan PGP42212, from R-4 "Residential 4 Zone" to P-2 "Civic, Assembly and Institutional Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	<u>29<sup>th</sup></u>	day of	<u>April</u>	, 2021.
READ A SECOND TIME THIS	<u>29<sup>th</sup></u>	day of	<u>April</u>	, 2021.
Public Notification on the	<u>1<sup>st</sup> and 4<sup>th</sup></u>	day of	<u>June</u>	, 2021.
Public Hearing held on the	_____	day of	_____	, 2021.
READ A THIRD TIME THIS	_____	day of	_____	, 2021.
ADOPTED THIS	_____	day of	_____	, 2021.

\_\_\_\_\_  
Chair

(Corporate Seal has been affixed to the  
original bylaw)

\_\_\_\_\_  
Corporate Officer

I hereby certify this to be a true and correct copy of  
"PRRD Zoning Amendment Bylaw No. 2443, 2021,  
as adopted by the Peace River Regional District  
Board on \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Corporate Officer

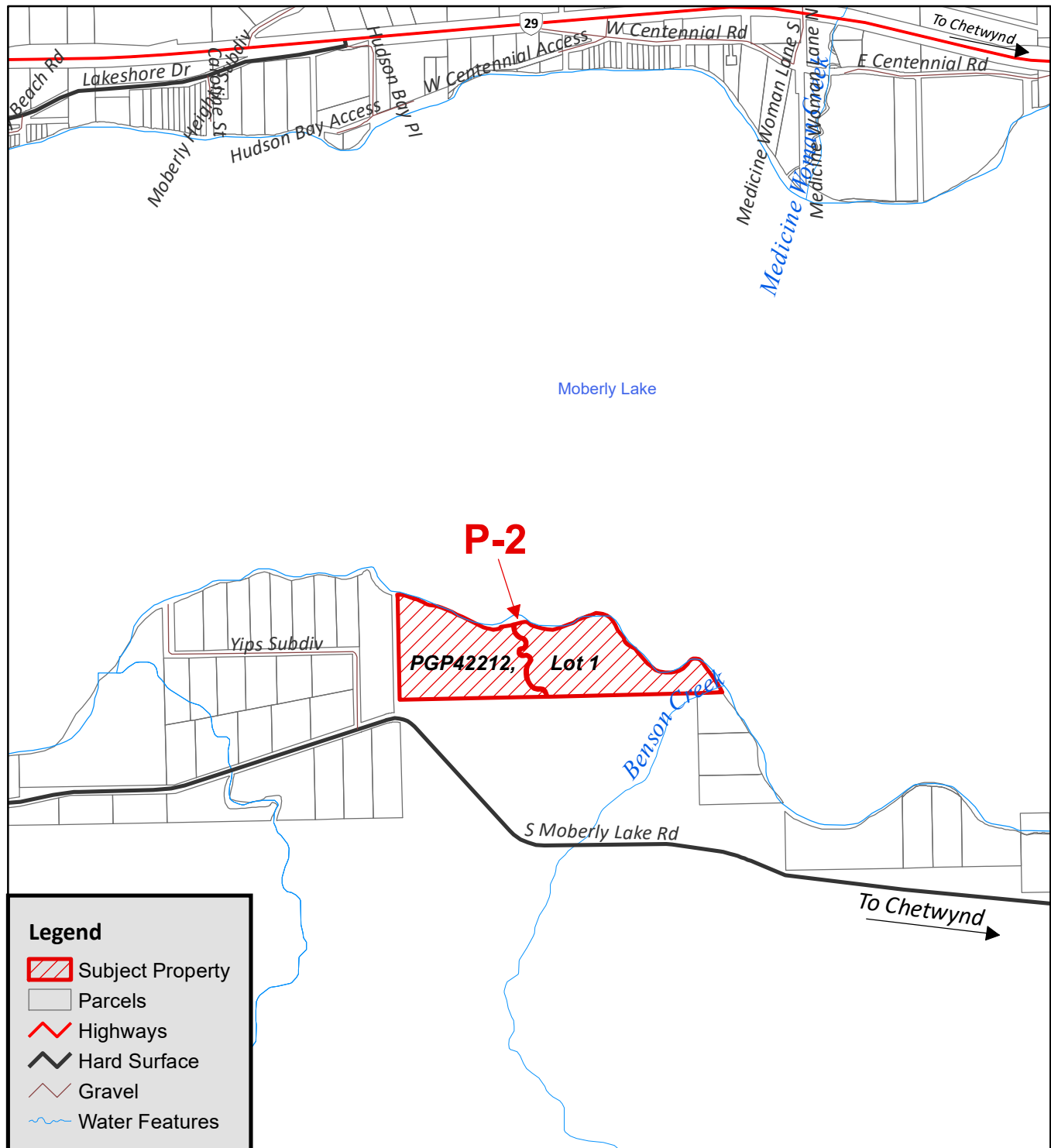


Peace River Regional District  
Bylaw No. 2443, 2021  
**SCHEDULE "A"**



1:20,000

Schedule C - Map 2 of "Peace River Regional District Zoning Bylaw No.1343, 2001" is hereby amended by rezoning Lot 1, District Lots 1483 and 1485, PRD, Plan PGP42212, **from** R-4 "Residential 4 Zone" **to** P-2 "Civic, Assembly and Institutional Zone" as shown on the drawing below:



G:\Development\_Services\BYLAWS\Bylaw\_2443 - Zoning - PENDING.mxd



## SUMMARY OF APPLICATION PROCEDURE

The PRRD received the application.	October 20, 2020
The PRRD referred the application and proposed Zoning Amendment Bylaw No. 2443, 2021 to municipalities and provincial agencies.	March 29, 2021
The PRRD Board read the bylaw for the 1 <sup>st</sup> & 2 <sup>nd</sup> time and authorized the public hearing.	April 29, 2021
The PRRD mailed notification of the public hearing to landowners within the notification area.	May 21, 2021
The PRRD advertised the public notification in Coffee Talk Express newspaper.	June 1 and 4, 2021



# REPORT

To: Chair and Directors

Report Number: DS-BRD-151

From: Kathy Suggitt, General Manager of Development Services

Date: April 29, 2021

**Subject: Zoning Amendment Bylaw No. 2443, 2021. PRRD File No. 20-014 ZN**

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## **RECOMMENDATION: [Corporate Unweighted]**

That the Regional Board give Zoning Bylaw Amendment No. 2443, 2021 to rezone the subject property identified as PID 024-099-660 from R-4 (Residential 4 Zone) to P-2 (Civic, Assembly & Institutional Zone) in the PRRD Zoning Bylaw No. 1343, 2001, first and second readings; further,

That a public hearing, delegated to the Director of Electoral Area E, be held pursuant to the *Local Government Act* Section 464 (1) and public notification for the public hearing be authorized pursuant to the *Local Government Act* Section 466.

## **BACKGROUND/RATIONALE:**

### **Proposal**

To rezone the subject property from R-4 (Residential 4 Zone) to P-2 (Civic, Assembly & Institutional Zone) pursuant to Peace River Regional District Zoning Bylaw No. 1343, 2001, to permit a wellness centre for Nation members of the Saulteau First Nation.

### **File Details**

Owner: 1142616 BC Ltd<sup>1</sup> (Saulteau First Nation)  
Agent: Estelle Lavis  
Area: Electoral Area E  
Location: Moberly Lake  
Legal: Lot 1 District Lots 1483 and 1485 Peace River District Plan PGP42212  
PID: 024-099-660  
Civic Address: 6340 South Moberly Lake Road  
Lot Size: 23.9 ha (59.07 ac)

### **Site Context**

The subject property is located in the Moberly Lake Region and has frontage on the south portion of Moberly Lake. The subject property is approximately 17 km north of the District of Chetwynd with access to South Moberly Lake Road. The lands to the west are single detached residential. To the north and east of the subject property is Moberly Lake and to the south is un-surveyed Crown land.

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<sup>1</sup> As mentioned in the PRRD internal database

**Site Features**Land

The subject property is primarily covered with trees with the north and east portion facing the lake.

Structures

There is currently one large log house structure on the subject property which is currently uninhabitable and was formerly known as the Moberly Lake Lodge. There is one small caretakers cabin and miscellaneous small outbuildings and sheds in various states of disrepair on the subject property.

Access

The subject property has a driveway that connects to South Moberly Lake Road.

**Comments & Observations**Applicant

The applicant intends to rezone the subject property from R-4 (Residential 4 Zone) to P-2 (Civic, Assembly & Institutional Zone) pursuant to Peace River Regional District Zoning Bylaw No. 1343, 2001.

Agricultural Land Reserve (ALR)

The subject property is outside of the Agricultural Land Reserve.

Official Community Plan (OCP)

Pursuant to PRRD West Peace Fringe Area Official Community Plan Bylaw No. 2312, 2018, the property is designated Moberly Lake Settlement (MLS). Section 3.3.1 states that the principal uses will be generally limited to residential, commercial, institutional, and parks and recreation.

Therefore, the proposed rezoning is consistent with the Official Community Plan.

Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1343, 2001, the subject property is zoned R-4 (Residential 4 Zone). Community care facility is not a permitted use in the R-4 zone. The minimum parcel size for this zone is 1.8 ha.

Therefore, a zoning amendment is required to rezone the subject property to the P-2 zone, which permits a community care facility.

Fire Protection Area

The subject property is within the Moberly Lake Fire Protection Area.

Mandatory Building Permit Area

The subject property is within the Mandatory Building Permit Area. Building permits will be required for all new buildings including renovations on the existing log structure if it is to be put back into use.

Development Permit Area

The subject property is outside of all Development Permit Areas.

Development Cost Charge Area

The subject property is outside of the Development Cost Charge Area.

School District 60 School Site Acquisition Charge Area

The subject property is outside of the School District 60 School Site Acquisition Charge Area.

**Impact Analysis**Context

The proposal to rezone the subject property from R-4 (Residential-4 zone) to P-2 (Civic, Assembly and Institutional Zone) will permit the change in land use to allow the operation of a wellness center for Nation members only, returning to the Saulteau community, following detoxification. It is proposed that members would reside for a maximum of 6 months during their recovery stay and healing while learning life-skills. The proposed use for residential purposes (temporary in nature) is consistent with the residential properties to the west of the subject property.

Population & Traffic

It is anticipated that there will be only a minimal increase to population and traffic in the area as Nation members will reside on-site temporarily and there may be some visitors, as well there will be employees coming and going from the property.

Sewage & Water

For sewage disposal, there is currently an older residential septic tank and piping system on site. The proposal is to fully replace it with a new septic tank and pump-out system to be fully compliant with Northern Health and PRRD requirements.

For water supply, there are currently a couple of old wells on site. A new well and distribution system is proposed for the main log lodge and ancillary cabins to meet Northern Health and PRRD requirements.

**Comments Received from Municipalities & Provincial Agencies**Moberly Lake Fire Department

No issues with the proposal

City of Dawson Creek

Interests Unaffected

Ministry of Transportation and Infrastructure

In support of the proposal



**ALTERNATIVE OPTIONS:**

1. That the Regional Board respectfully refuse Zoning Bylaw Amendment No. 2443, 2021 to rezone property identified as PID 024-099-660 from R-4 (Residential 4 Zone) to P-2 (Civic, Assembly & Institutional Zone) in the PRRD Zoning Bylaw No. 1343, 2001, first and second readings;
2. That the Regional Board give Zoning Bylaw Amendment No. 2443, 2021 to rezone property identified as PID 024-099-660 from R-4 (Residential 4 Zone) to P-2 (Civic, Assembly & Institutional Zone) in the PRRD Zoning Bylaw No. 1343, 2001, first and second readings; further, that a Public Hearing be waived pursuant to the *Local Government Act* Section 464(2) and that public notification be authorized pursuant to the *Local Government Act* Section 467;
3. That the Regional Board provide further direction.

**STRATEGIC PLAN RELEVANCE:**

- ☒ Not Applicable to Strategic Plan.

**FINANCIAL CONSIDERATION(S):**

None at this time.

**COMMUNICATIONS CONSIDERATION(S):**

The Regional Board's decision will be communicated to the applicant.

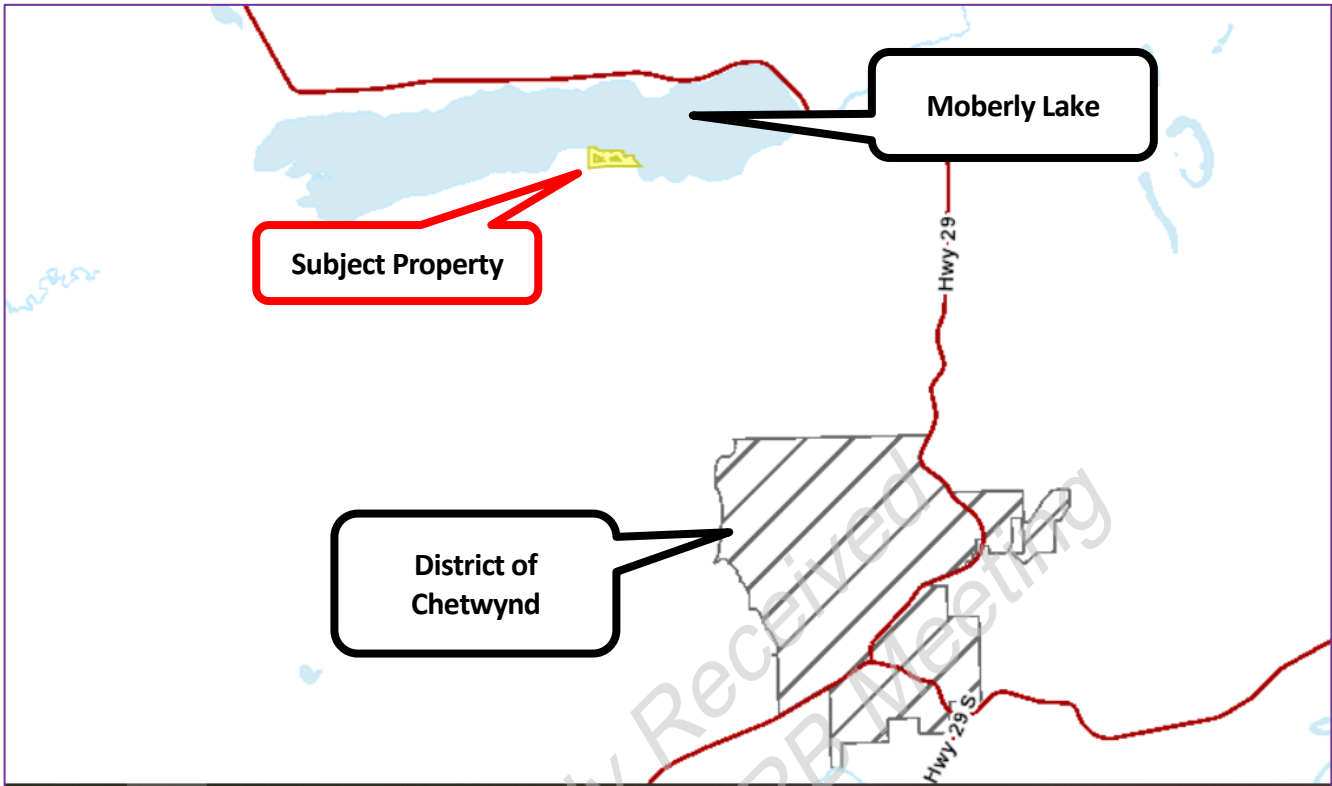
**OTHER CONSIDERATION(S):**

None at this time.

**Attachments:**

1. Maps
2. Application
3. Comments Received from Electoral Area Director
4. Section 52 of PRRD Zoning Bylaw No. 1343, 2001 [Excerpt from zoning bylaw – proposed zone]

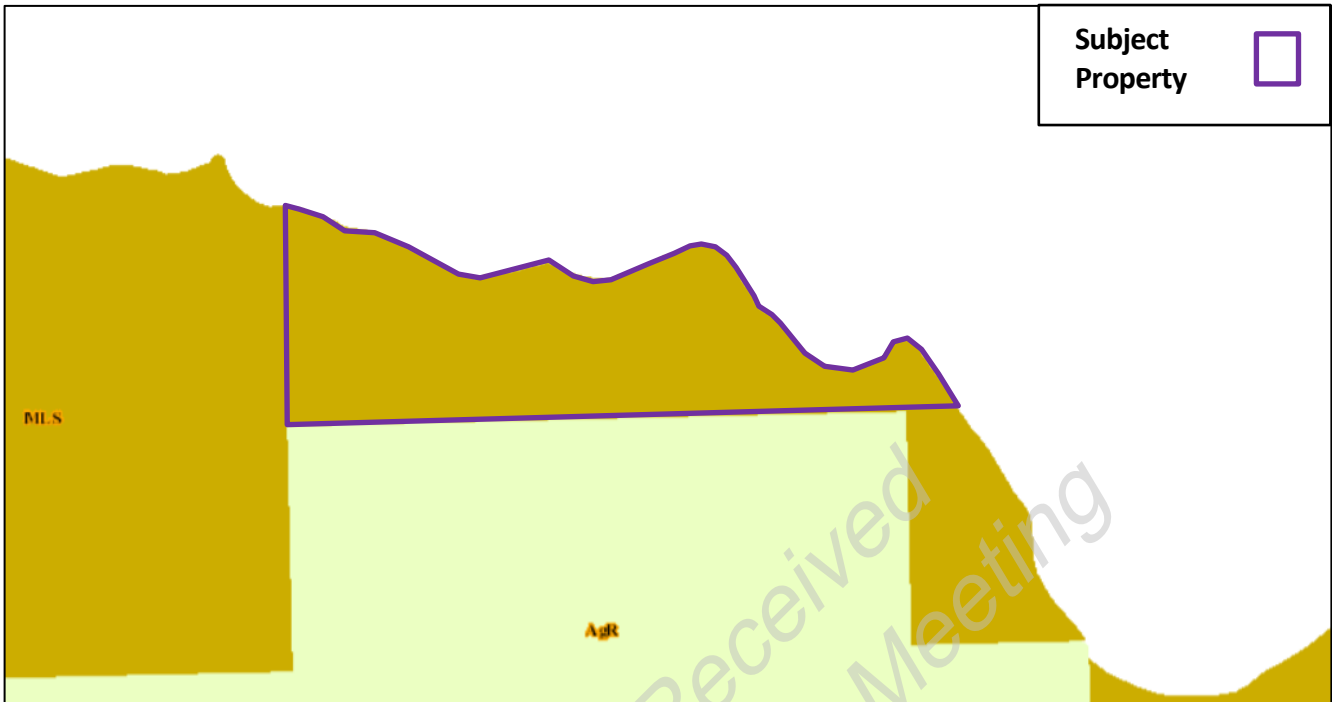
**Location:** Moberly Lake



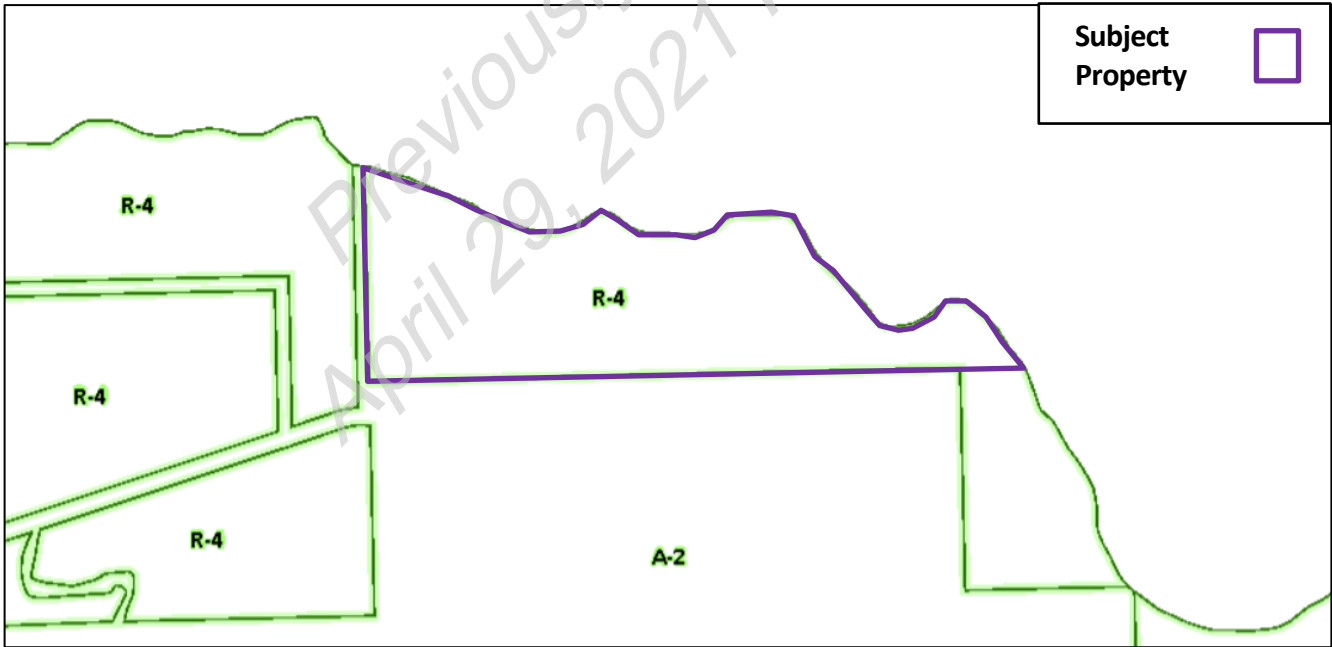
**Aerial imagery**



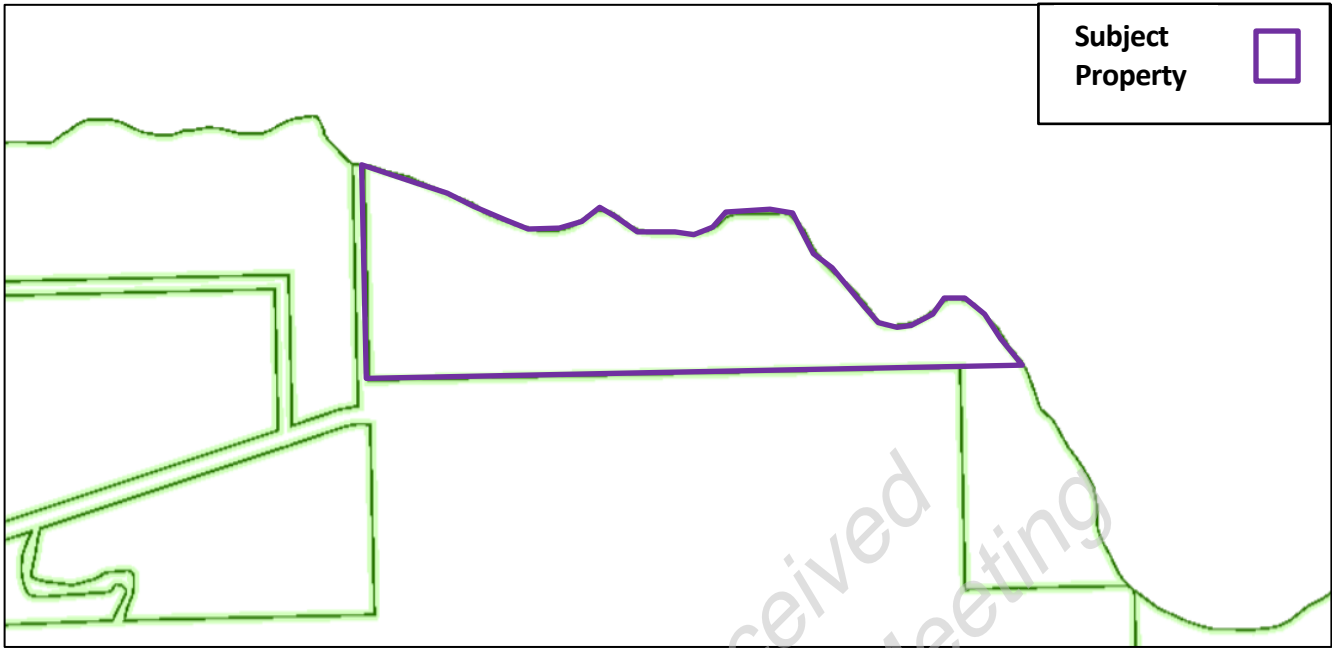
**PRRD Rural OCP Bylaw No. 1940, 2011: MLS (Moberly Lake Settlement)**



**Dawson Creek Rural Area Zoning Bylaw No. 479, 1986: R-4 (Residential Zone 4)**



**Agricultural Land Reserve: Outside**



Previously Received  
April 29, 2021 RB Meeting





# PEACE RIVER REGIONAL DISTRICT

**DAWSON CREEK** 1981 Alaska Avenue (Box 810), Dawson Creek, BC (T) 250-784-3200..(F) 250-784-3201  
**FORT ST. JOHN** 9505 100<sup>TH</sup> Street, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125  
 [Toll Free: 1-800-670-7773]

Receipt # \_\_\_\_\_

## Application for Development

### 1. TYPE OF APPLICATION

#### FEE

- |  |             |
|--|-------------|
| <input type="checkbox"/> Official Community Plan Bylaw Amendment                   | \$ 1,000.00 |
| <input checked="" type="checkbox"/> Zoning Bylaw Amendment                         | 650.00      |
| <input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined | 1,050.00    |
| <input type="checkbox"/> Temporary Use Permit                                      | 350.00      |
| <input type="checkbox"/> Development Permit  | 165.00      |
| <input type="checkbox"/> Development Variance Permit                               | 165.00      |
| <input checked="" type="checkbox"/> Sign requirement                               | 150.00      |

In regard to applications for:

- i) an official community plan and/or zoning bylaw amendment;
- ii) temporary use permit;

Sign provided by the PRRD and sign posted pursuant to Section 8 of Bylaw No. 2165, 2016, attached.

### 2. PLEASE PRINT

Property Owner's Name Saulteau First Nations	Authorized Agent of Owner (if applicable) Estelle Lavis Director of Operations
Address of Owner [REDACTED]	Address of Agent
City/Town/Village [REDACTED]	City/Town/Village
Postal Code [REDACTED]	Postal Code
Telephone Number: [REDACTED]	Telephone Number: [REDACTED]
Fax Number:	Fax Number: [REDACTED]
E-mail:	E-mail: [REDACTED]

### 3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
Lot 1 - District Lots 1483 and 1485 Peace River District Plan PG 42212	23.9 ha/ 59.07 ha./acres
PID 024 - 099 - 660	ha./acres
	ha./acres
	ha./acres
	TOTAL AREA 23.9 ha ha./acres

#### Notice of collection of personal information:

Personal information on this form is collected for the purpose of processing this application. The personal information is collected under the authority of the *Local Government Act* and the bylaws of the PRRD. Documentation/Information submitted in support of this application can be made available for public inspection pursuant to the *Freedom of Information and Protection of Privacy Act*.

4. Civic Address or location of property: 6340 South Moberly Lake Road

**5. PARTICULARS OF PROPOSED AMENDMENT**

Please check the box(es) that apply to your proposal:

☐ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: na

Proposed OCP designation: na

Text amendment: na

☒ Zoning Bylaw amendment:

Existing zone: Residential 4 Zone (R-4) (ZB 1343-2001)

Proposed zone: Civic Assembly & Institutional (P-2)

Text amendment: na

☐ Development Variance Permit – describe proposed variance request:

na

☐ Temporary Use Permit – describe proposed use:

na

☐ Development Permit: Bylaw No. na Section No. na

**6. Describe the existing use and buildings on the subject property:**

Large log house structure (currently uninhabitable - in dis-repair) formerly known as the Moberly Lake Lodge. One small caretakers cabin. Miscellaneous small outbuildings and sheds (woodshed/ outhouse/ generator) in various states of disrepair.

**7. Describe the existing land use and buildings on all lots adjacent to and surrounding the subject property:**

(a) North Moberly Lake

(b) East Moberly Lake

(c) South forest, and a 4.6 ac. rural residential parcel with a dwelling

(d) West forested 12.96 ac. rural residential parcel with a dwelling

**8. Describe the proposed development of the subject property. Attach a separate sheet if necessary:**

Renovation and repairs to existing large log building to make it habitable. Install commercial style kitchen. Create apartment for site caretaker/security personnel in the lodge. Removal of various small outbuildings. Construction of 6 single occupancy (seasonal) temporary rustic cabins.

**9. Reasons and comments in support of the application. Attach a separate sheet if necessary:**

Creation of a wellness centre for Nation members only returning to the Saulteau community following detoxification as a 6 month (maximum) recovery stay and healing while learning life-skills.



10. Describe the means of sewage disposal for the development:

There is currently an older residential septic tank and piping system on site. This is to be fully replaced with a new septic tank and pump-out system to be fully compliant with Northern Health and PRRD requirements.

11. Describe the means of water supply for the development:

There are currently a couple of old wells on site. A new well and distribution system is proposed for the main log lodge and ancillary cabins to meet Northern Health and PRRD requirements.

**THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY YOUR APPLICATION.**

12. Proof of ownership of the subject property or properties. (For example: Certificate of State of Title, BC Land Title Office Property Title Search or recent Property Tax Notice.)
13. A Sketch Plan of the subject property or properties, showing:
  - (a) the legal boundaries and dimensions of the subject property;
  - (b) boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
  - (c) the location of existing buildings and structures on the subject property, with distances to property lines;
  - (d) the location of any proposed buildings, structures, or additions thereto, with distances to property lines;
  - (e) the location of any existing sewage disposal systems;
  - (f) the location of any existing or proposed water source.

**ADDITIONAL OR MORE DETAILED INFORMATION MAY BE REQUESTED BY THE PEACE RIVER REGIONAL DISTRICT FOLLOWING REVIEW OF YOUR APPLICATION.**

If it is necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a British Columbia Land Surveyor may be required.

15. I / We the undersigned hereby declare that the information provided in this application is complete and is, to the best of my / our knowledge, a true statement of the facts related to this application.

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date signed

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date signed

16. **AGENT'S AUTHORIZATION**

If you have an agent act on your behalf in submission of this application, the following authorization **MUST** be signed by **ALL** property owners.

I / We	and	hereby
authorize	Estelle Lavis - Director of Operations	
(name)		to act on my/our behalf regarding this
application.	Saulteau First Nations	
Agent address:		
Telephone: 250 788 7264	Fax:	Email: elavis@saulteau.com
Signature of Owner:	Date:	
Signature of Owner:	Date:	





# Peace River Regional District

1-Sep-2020

**PID:** 024099660

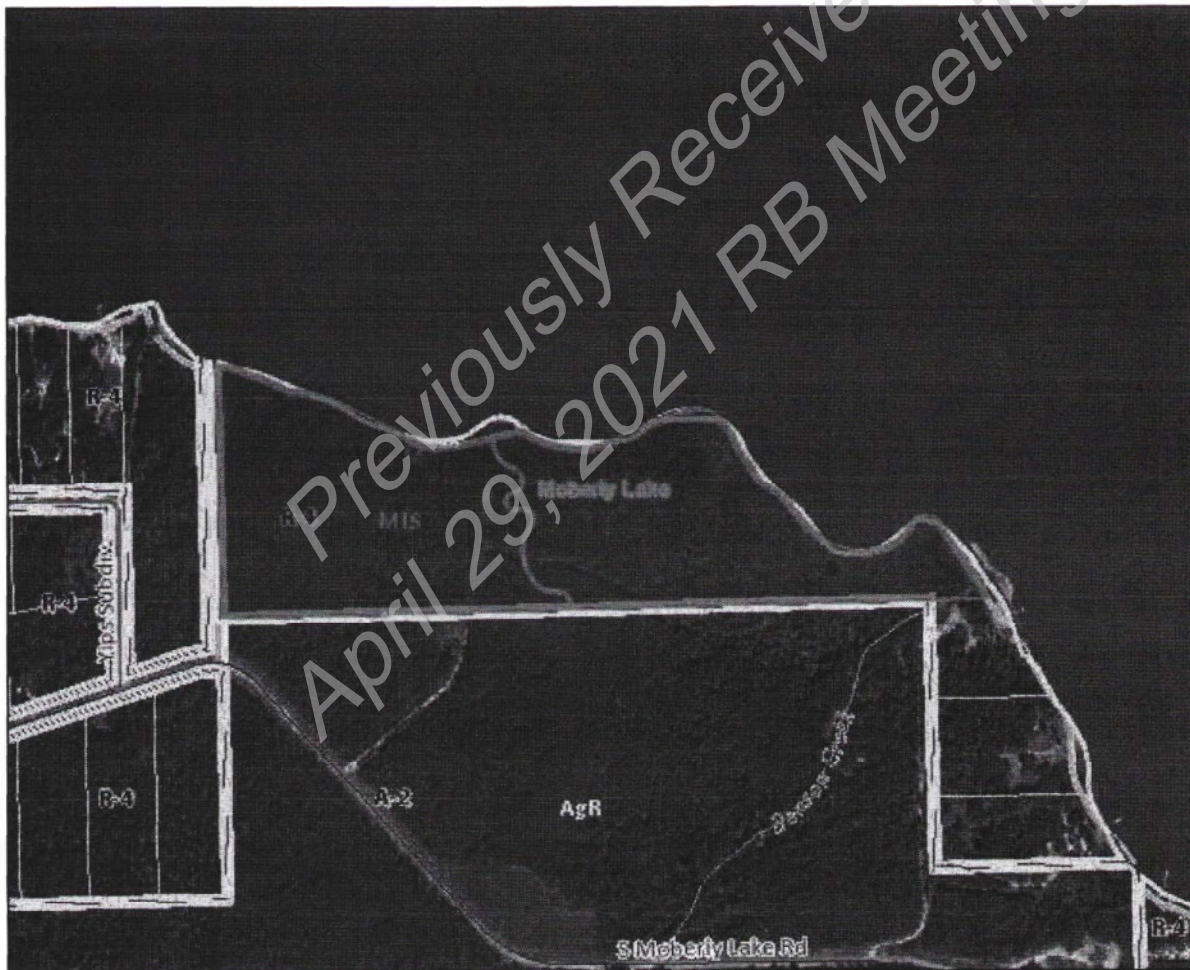
**Roll Number:** 759-041752.010

**Legal Description:** LOT 1 DISTRICT LOTS 1483 AND 1485 PEACE RIVER DISTRICT PLAN  
PGP42212

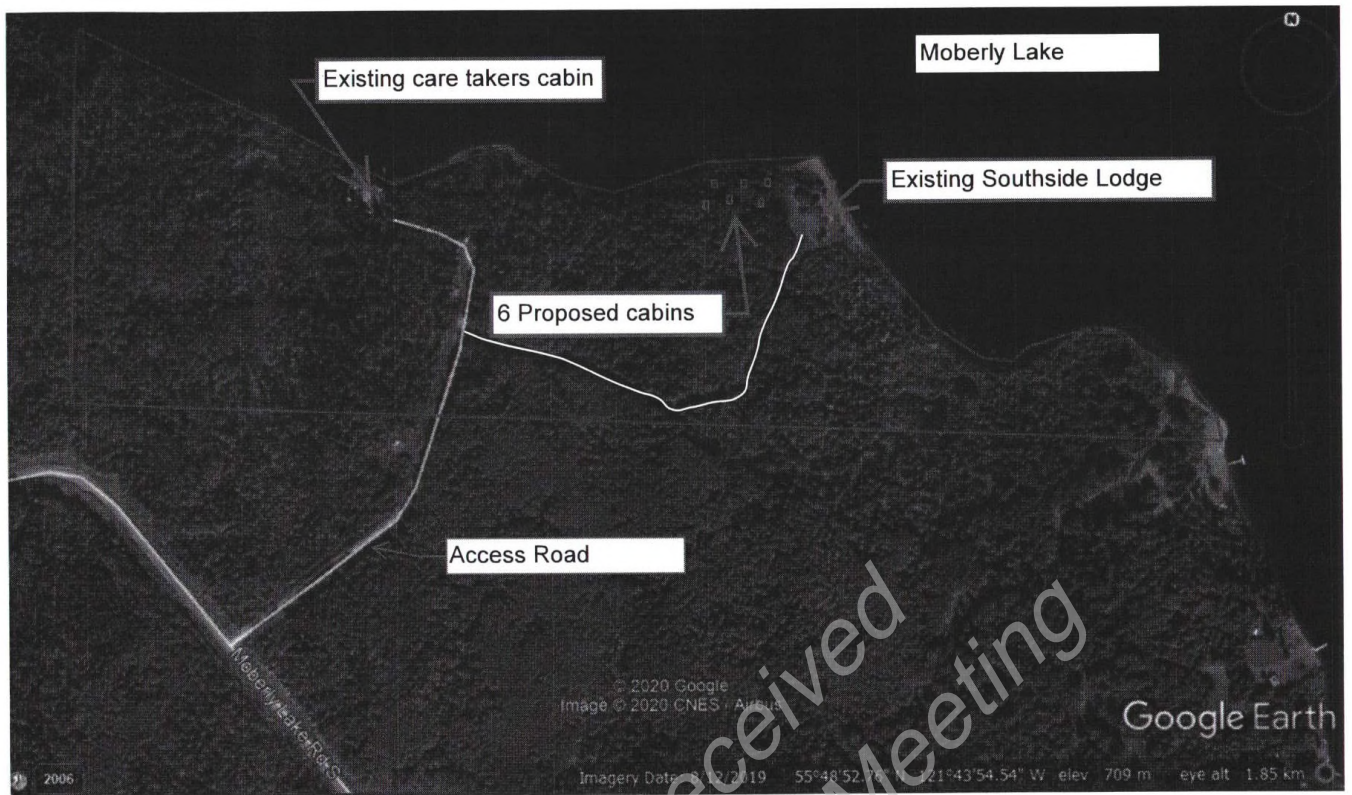
**Parcel Size**

23.90 Hectares

59.07 Acres




This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Peace River Regional District should be contacted for information regarding other conditions such as easements, rights-of-way or covenants.



Previously Received  
April 29, 2021 RB Meeting





	<p>Subject Property: 6340 Moberly Lake Rd S, Moberly Lake, BC Lot 1 - DL 1483 and DL 1485, Peace River District PLAN PG 42212 PID 024-099-660</p>	<p>0 10 20m 1:500</p>
		<p>REZONING APPLICATION FEBRUARY 05, 2021</p>

Previously  
April 29, 2021



# PEACE RIVER REGIONAL DISTRICT

## Memorandum

TO: Dan Rose, Electoral Area Director E  
FROM: Development Services Department  
DATE: March 29, 2021  
RE: **Zoning Bylaw Amendment No. 2443, 2021**  
**PRRD File No. 20-014 ZN**

Pursuant to the following resolution:

RD/15/04/26 (23)

That a two-week period be added to the development application review process to allow time for the appropriate Electoral Area Director to review applications prior to them going to the Regional Board for consideration.

The application and draft permit are provided for your review. As instructed at the November 21, 2019 EADC meeting, referrals to Directors will be done earlier in the application review process, at the same time as external agency referrals. As a result, this referral does not include external agency comments or a staff report.

### COMMENTS

Response requested by April 12, 2021

No comment

☐

I am in support of this rezoning but would like to hear what the neighbors have to say.

Dan Rose

Director/Municipality

April 1, 2021

Date

diverse. vast. abundant.

### PLEASE REPLY TO:

☒ Box 810, 1981 Alaska Ave, Dawson Creek, BC V1G 4H8 Tel: (250) 784-3200 or (800) 670-7773 Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca  
☐ 9505 100 St, Fort St. John, BC V1J 4N4 Tel: (250) 785-8084 Fax: (250) 785-1125 Email: prrd.fsj@prrd.bc.ca



## PEACE RIVER REGIONAL DISTRICT Zoning Bylaw No. 1343, 2001

### SECTION 52 P-2 (Civic, Assembly and Institutional Zone - 1.8 ha)

#### 1. Permitted Uses

The following [PRINCIPAL USES](#) and no others are permitted in a P-2 zone subject to Part IV of this bylaw and subject to Sub-Section 2 of this Section 52;

- (a) Community hall;
- (b) Library;
- (c) Museum;
- (d) Art gallery;
- (e) Fire hall;
- (f) Police station;
- (g) [RELIGIOUS CENTRE](#);
- (h) Cemetery;
- (i) Crematorium;
- (j) [PUBLIC RECREATION FACILITY](#);
- (k) Federal, provincial or municipal government office;
- (l) [PUBLIC UTILITY USE](#) including an office building or works yard (Electoral Areas B, D and E only); [Bylaw No. 2249, 2016]
- (ll) [UTILITY, MINOR](#) including an office building or works yard (Electoral Area C only); [Bylaw No. 2249, 2016]
- (m) Educational facility;
- (n) Institutional camp;
- (o) Hospital, including medical clinic, dental clinic, ambulance station, rest home or private hospital;
- (p) Community care facility;
- (q) Daycare facilities with more than 8 children;
- (r) [AGRICULTURE](#);
- (s) Market garden;

The following [ACCESSORY](#) uses and no others are permitted in a P-2 zone, subject to Part IV of this bylaw and Sub-Section 2 of this Section 52:

- (t) [DWELLING UNIT\(S\)](#);
- (u) ACCESSORY building and ACCESSORY structure.



## PEACE RIVER REGIONAL DISTRICT Zoning Bylaw No. 1343, 2001

### SECTION 52 P-2 (Civic, Assembly and Institutional Zone - 1.8 ha) Continued

#### 2. Regulations

##### Minimum Parcel Size

- (a) The minimum parcel size is 1.8 hectares (4.5 acres) where there is no [COMMUNITY SEWAGE SYSTEM](#) (Electoral Areas B, D and E only); [Bylaw No. 2249, 2016]
- (aa) The minimum parcel size is 1.8 hectares (4.5 acres) where there is no [COMMUNITY SEWER](#) (Electoral Area C only); [Bylaw No. 2249, 2016]
- (b) The minimum parcel size is 1000 sq. metres (0.25 acre) when a parcel is connected to a COMMUNITY SEWAGE SYSTEM (Electoral Areas B, D and E only); [Bylaw No. 2249, 2016]
- (bb) The minimum parcel size is 1000 sq. metres (0.25 acre) when a parcel is connected to a COMMUNITY SEWER (Electoral Area C only); [Bylaw No. 2249, 2016]

##### Number and type of Dwelling

- (c) One SINGLE FAMILY DWELLING is permitted on a parcel.
- (d) Four SINGLE FAMILY DWELLINGS accessory to a [RELIGIOUS CENTRE](#), [PUBLIC RECREATIONAL FACILITY](#) or educational facility are permitted.

##### Height

- (e) No building or structure shall exceed 20 metres (65.6 ft.) in [HEIGHT](#).

##### Setbacks

- (f) Except as otherwise permitted in this bylaw, no building or structure shall be located within:
  - (i) 7 metres (23 ft.) of a FRONT [PARCEL LINE](#);
  - (ii) 3 metres (10 ft.) of an INTERIOR SIDE PARCEL LINE;
  - (iii) 5 metres (17 ft.) of an EXTERIOR SIDE PARCEL LINE;
  - (iv) 7 metres (23 ft.) of a REAR PARCEL LINE.

##### Agriculture

- (g) [AGRICULTURE](#) use is permitted on parcels 4 hectares (10 acres) and larger.



Peace River Regional District  
PO Box 810  
1981 Alaska Avenue  
Dawson Creek, BC V1G 4H8

Attention: Planning Department

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral dated March 29, 2021 to rezone the subject property from R-4 (Residential 4 Zone) to P-2 (Civic Assembly & Institutional) pursuant to Peace River Regional District Zoning Bylaw No. 1343, 2001, to permit a wellness centre for Nation members of the Saulteau First Nations. The proposal does not fall within Section 52 of the Transportation Act and will not require formal Ministry approval and signature. The Ministry is in support of the proposal and has the following comments:

1. South Moberly Lake Road is unsurveyed maintained road near this location and the road is assumed to be 30m in width (15m on either side of existing centreline).
2. It appears that existing structures located within LOT 1 DISTRICT LOTS 1483 AND 1485 PEACE RIVER DISTRICT PLAN PGP42212 may be accessed through a MoTI gravel tenure to the south of the lot. The MoTI gravel tenure may be released in the future however, we recommend any trespass matters be resolved with the Ministry of Forests, Lands, Natural Resource Operations, and Rural Development.
3. Applicant to apply online for an access permit to the Ministry of Transportation and Infrastructure for the connection to South Moberly Lake Road. Applicant to apply online here: <https://www2.gov.bc.ca/gov/content/transportation/funding-engagement-permits/permits>

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at (778) 576-1184 or by email at Erlina.pieper@gov.bc.ca.

Sincerely,

Development Officer



## Anmol Anand

---

**From:** Anmol Anand  
**Sent:** Monday, May 10, 2021 11:13 AM  
**To:** Anmol Anand  
**Subject:** FW: External Referral Package for Review & Comment (PRRD File No. 20-014 ZN)

---

**From:** Kevin Henderson <[khenderson@dawsoncreek.ca](mailto:khenderson@dawsoncreek.ca)>  
**Sent:** Wednesday, April 7, 2021 10:51 AM  
**To:** Jack Irving-Peckham <[jack.peckham@prrd.bc.ca](mailto:jack.peckham@prrd.bc.ca)>  
**Subject:** RE: External Referral Package for Review & Comment (PRRD File No. 20-014 ZN)

**CAUTION:** This email originated from outside of the organization.

Thank you, our interests are not affected by this application.



Kevin Henderson, ASCT  
General Manager of Development Services  
The Corporation of the City of Dawson Creek  
Phone 250-784-3622 Fax 250-782-3203  
[www.dawsoncreek.ca](http://www.dawsoncreek.ca)  
Like us on [Facebook](#) 



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---

**From:** Jack Irving-Peckham <[jack.peckham@prrd.bc.ca](mailto:jack.peckham@prrd.bc.ca)>  
**Sent:** March 29, 2021 3:50 PM  
**To:** 'firechief@moberlylake.net' <[firechief@moberlylake.net](mailto:firechief@moberlylake.net)>; 'frontcounterbc@gov.bc.ca' <[frontcounterbc@gov.bc.ca](mailto:frontcounterbc@gov.bc.ca)>; 'frontcounterbc@gov.bc.ca' <[frontcounterbc@gov.bc.ca](mailto:frontcounterbc@gov.bc.ca)>; 'Molly.Johnson@gov.bc.ca' <[Molly.Johnson@gov.bc.ca](mailto:Molly.Johnson@gov.bc.ca)>; 'sara.huber@gov.bc.ca' <[sara.huber@gov.bc.ca](mailto:sara.huber@gov.bc.ca)>; 'Scott.Wagner@BCOGC.ca' <[Scott.Wagner@BCOGC.ca](mailto:Scott.Wagner@BCOGC.ca)>; 'SBO\_Reception@sd59.bc.ca' <[SBO\\_Reception@sd59.bc.ca](mailto:SBO_Reception@sd59.bc.ca)>; 'php@northernhealth.ca' <[php@northernhealth.ca](mailto:php@northernhealth.ca)>; 'clerk@hudsonshope.ca' <[clerk@hudsonshope.ca](mailto:clerk@hudsonshope.ca)>; 'admin@poucecoupe.ca' <[admin@poucecoupe.ca](mailto:admin@poucecoupe.ca)>; 'dchet@gochetwynd.com' <[dchet@gochetwynd.com](mailto:dchet@gochetwynd.com)>; 'lford@districtoftaylor.com' <[lford@districtoftaylor.com](mailto:lford@districtoftaylor.com)>; 'tradmin@dtr.ca' <[tradmin@dtr.ca](mailto:tradmin@dtr.ca)>; Kevin Henderson <[khenderson@dawsoncreek.ca](mailto:khenderson@dawsoncreek.ca)>  
**Cc:** Planning Department <[planning@prrd.bc.ca](mailto:planning@prrd.bc.ca)>  
**Subject:** External Referral Package for Review & Comment (PRRD File No. 20-014 ZN)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,



Please see the attached referral package for PRRD File No. 20-014 ZN. Please let me know if you have any questions regarding the proposed zoning amendment.

Please respond by April 19<sup>th</sup>, 2021.

Thanks and have a great day.

**Jack Peckham** | South Peace Land Use Planner

Phone: **250-784-3205** | [jack.peckham@prrd.bc.ca](mailto:jack.peckham@prrd.bc.ca) | [www.prrd.bc.ca](http://www.prrd.bc.ca)

Peace River Regional District, Box 810, 1981 Alaska Avenue, Dawson Creek, BC, V1G 4H8



PEACE RIVER REGIONAL DISTRICT



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## Jacqueline Burton

---

**From:** Planning Department  
**Subject:** FW: External Referral Package for Review & Comment (PRRD File No. 20-014 ZN)

---

**From:** [firechief@moberlylake.net](mailto:firechief@moberlylake.net) <[firechief@moberlylake.net](mailto:firechief@moberlylake.net)>  
**Sent:** Wednesday, March 31, 2021 11:44 AM  
**To:** Jack Irving-Peckham <[jack.peckham@prrd.bc.ca](mailto:jack.peckham@prrd.bc.ca)>  
**Subject:** Re: External Referral Package for Review & Comment (PRRD File No. 20-014 ZN)

**CAUTION:** This email originated from outside of the organization.

Hi, the Moberly Lake Fire Department has no issues with this proposal. Thank you.  
Bob Waite, Fire Chief.

Sent from iPhone

---

**From:** Jack Irving-Peckham <[jack.peckham@prrd.bc.ca](mailto:jack.peckham@prrd.bc.ca)>  
**Sent:** Monday, March 29, 2021 3:50 PM  
**Subject:** External Referral Package for Review & Comment (PRRD File No. 20-014 ZN)

Hello,

Please see the attached referral package for PRRD File No. 20-014 ZN. Please let me know if you have any questions regarding the proposed zoning amendment.

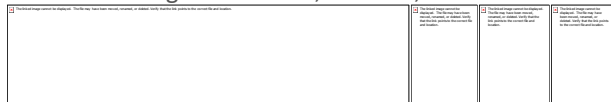
Please respond by April 19<sup>th</sup>, 2021.

Thanks and have a great day.

**Jack Peckham** | South Peace Land Use Planner

Phone: 250-784-3205 | [jack.peckham@prrd.bc.ca](mailto:jack.peckham@prrd.bc.ca) | [www.prrd.bc.ca](http://www.prrd.bc.ca)

Peace River Regional District, Box 810, 1981 Alaska Avenue, Dawson Creek, BC, V1G 4H8



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## **SUMMARY OF PROPOSED ZONING AMENDMENT**

**Bylaw No.:** Zoning Amendment Bylaw No. 2433, 2021

**Property Location:** Lot 1 District Lot 486 Peace River District Plan 28431

2012 Medicine Woman Lane

**Proposal:**

To rezone the subject property from R-4 (Residential-4 Zone) to C-2 (General Commercial Zone), pursuant to Peace River Regional District Zoning Bylaw No. 1343, 2001, to add a site-specific text amendment to the C-2 Zone to permit a campground with unlimited term on the subject property, and to permit a maximum of two recreational vehicles for long-term camping purposes.

**Permitted New Uses in the Proposed Zone:**

1. Tourist Accommodation;
2. Restaurant;
3. Automotive Service Station;
4. Convenience Store;
5. Gas Bar;
6. Car Wash;
7. Liquor Store;
8. Garden Centre;
9. Campground;
10. Retail Sales Establishment;
11. Sales, Rentals, Servicing and Repairs of Automobiles, Recreation Vehicles and Boats;
12. Building Material Supply Facility;
13. Meat Cutting and Packing, Excluding Abattoirs;
14. Business Office;
15. Personal Service Establishment;
16. Animal Hospital;
17. Taxi Dispatch Office;
18. Recycle Centre;
19. Funeral Parlour Limited; [Bylaw 1713, 2007]
20. Instrumentation, Small Equipment Sales, Rentals and Service. [Bylaw 1839, 2009]
21. Gallery, Or Studio Related to Art, Music, Recording, Dance, Fitness Or Recreation [Bylaw 1921, 2011]
22. Cannabis Retail Store;
23. Dwelling Unit(s);
24. Accessory Building and Accessory Structure

**PEACE RIVER REGIONAL DISTRICT**

**Bylaw No. 2433, 2021**

A bylaw to amend "Peace River Regional District  
Zoning Bylaw 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 "Peace River Regional District Zoning Bylaw No. 1343, 2001";

NOW THEREFORE the Regional Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2433, 2021."
2. Schedule C – Map 2 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 1, District Lot 486, PRD, Plan 28431, from R-4 "Residential 4 Zone" to C-2 "General Commercial Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.
3. By adding the following text to Part VI – Zones, Section 42 C-2 "General Commercial Zone", following Section 42(2)(g)(vi)

Additional Uses

- (g) the following additional use is permitted on land legally described as:  
"Lot 1, District Lot 486, PRD, Plan 28431  
vi) campground, unlimited term, for a maximum of two recreational vehicles."

READ A FIRST TIME THIS                      25<sup>th</sup> day of                      March , 2021.

READ A SECOND TIME THIS                      25<sup>th</sup> day of                      March , 2021.

Public Notification on the                      1<sup>st</sup> and 4<sup>th</sup> day of                      June , 2021.

Public Hearing held on the                      \_\_\_\_\_ day of                      \_\_\_\_\_ , 2021.

READ A THIRD TIME THIS                      \_\_\_\_\_ day of                      \_\_\_\_\_ , 2021.

Ministry of Transportation approval  
received this                      \_\_\_\_\_ day of                      \_\_\_\_\_ , 2021.

ADOPTED THIS                      \_\_\_\_\_ day of                      \_\_\_\_\_ , 2021.

\_\_\_\_\_  
Chair

(Corporate Seal has been affixed to the original bylaw)

\_\_\_\_\_  
Corporate Officer

I hereby certify this to be a true and correct copy of  
"PRRD Zoning Amendment Bylaw No. 2433, 2021,  
as adopted by the Peace River Regional District  
Board on \_\_\_\_\_, 20\_\_\_\_.

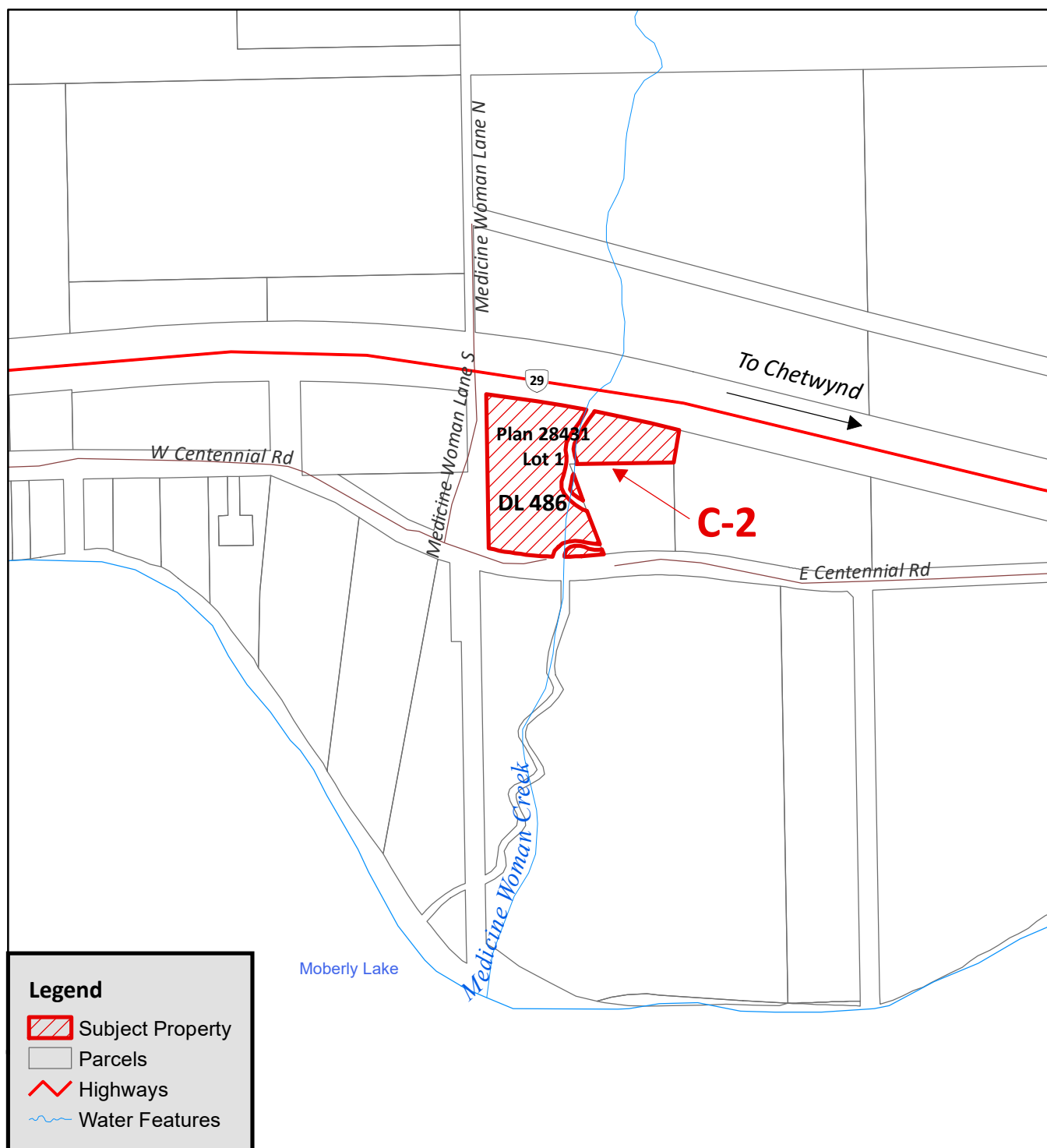


Peace River Regional District  
Bylaw No. 2433, 2021  
**SCHEDULE "A"**



1:6,000

Schedule C - Map 2 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a 1.86 ha (4.59 acres) portion Lot 1, District Lot 486, PRD, Plan 28431, **from** R-4 "Residential 4 Zone" **to** C-2 "General Commercial Zone" as shown on the drawing below:



## SUMMARY OF APPLICATION PROCEDURE

The PRRD received the application.	January 28, 2021
The PRRD referred the application and proposed Zoning Amendment Bylaw No. 2433, 2021 to municipalities and provincial agencies.	February 17, 2021
The PRRD Board read the bylaw for the 1 <sup>st</sup> & 2 <sup>nd</sup> time and authorized the public hearing.	March 25, 2021
The PRRD mailed notification of the public hearing to landowners within the notification area.	May 21 2021
The PRRD advertised the public notification in the Coffee Talk Express newspaper.	June 1 & 4, 2021



# REPORT

To: Chair and Directors

Report Number: DS-BRD-132

From: Kathy Suggitt, General Manager of Development Services

Date: March 25, 2021

**Subject: Zoning Amendment Bylaw No. 2433, 2021, PRRD File No. 21-003 ZN**

---

## **RECOMMENDATION: [Corporate Unweighted]**

That the Regional Board give Zoning Amendment Bylaw No. 2433, 2021 to rezone the subject property identified as PID 005-979-552 from R-4 (Residential-4 Zone) to C-2 (General Commercial Zone), and to add a site-specific text amendment to the C-2 Zone to permit a campground, unlimited term, for a maximum of two recreational vehicles on the subject property, first and second readings; further

That a public hearing, delegated to the Electoral Area E Director be held pursuant to the *Local Government Act* Section 464(1) and public notification be authorized pursuant to the *Local Government Act* Section 467.

## **BACKGROUND/RATIONALE:**

### **Proposal**

To rezone the subject property from R-4 (Residential-4 Zone) to C-2 (General Commercial Zone), and to add a site-specific text amendment to the C-2 Zone to permit a campground, unlimited term on the subject property, to permit a maximum of two recreational vehicles for long term camping purposes.

The Ministry of Transportation and Infrastructure (MoTI), in their response to the referral sent out by the PRRD, has requested a suitably worded covenant to restrict development on the lot to two recreational vehicles for long term camping purposes only and to restrict direct access to Highway 29N.

### **File Details**

Owner: Denise Caron  
Area: Electoral Area E  
Location: Moberly Lake  
Legal: Lot 1 District Lot 486 Peace River District Plan 28431  
PID: 005-979-552  
Civic Address: 2012 Medicine Woman Lane  
Lot Size: 1.86 ha (4.59 ac)

### **Site Context**

The subject property is currently vacant and is located ±300m north of Moberly Lake. The subject property has flankage along Highway 27N and is accessed via Medicine Woman Lane S.

**Site Features**Land

The subject property is populated with evergreen trees with clear space on the western portion. The subject property does not feature any developed areas, however, it has one notable topographic feature in the form of the Medicine Woman Creek, which passes through the subject property.

Structures

There is one small structure on the site that has the capability to provide a power hook-up.

Access

The subject property is accessed via Medicine Woman Lane S that connects the subject property to Highway 29N.

Canada Land Inventory Soil Rating

According to the Canada Land Inventory, soils on the subject property are classified as class 5<sub>TP</sub>. Class 5 soils have very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible. Subclass TP denotes Topography Stoniness.

**Comments & Observations**Applicant

The applicant intends to use the property for putting two recreational vehicles for the purpose of renting for long term camping.

Agricultural Land Reserve

The subject property is outside the Agricultural Land Reserve.

Official Community Plan (OCP)

Pursuant to the West Peace Fringe Area Official Community Plan Bylaw No. 2312, 2018, the subject property is designated Moberly Lake Settlement (MLS). Section 3.3.1 states that the objective of this designation is to be used for residential, commercial, institutional, and parks and recreation. Section 3.3.4 states that a proposal for a commercial development shall be along a major road in order to minimize traffic disruption to established residential areas, measures to ensure that the development does not visually detract from the natural setting of the lake, and adequate buffers to adjacent properties.

Therefore, the proposal is consistent with the OCP.

Lakeshore Development Guidelines

Pursuant to the Peace River Regional District Lakeshore Development Guidelines, Moberly Lake is classified as a Development Lake and the subject property is located within the 300m shore zone. Section 11 states Development Lakes are capable of accommodating a variety of different uses and development activities, including but not limited to residential development, agricultural activities, outdoor recreation and commercial-tourism use.



Please note the Peace River Regional District Lakeshore Development Guidelines should be considered for each development within 300m of a lake. The proposed rezoning will comply with the Lakeshore Development Guidelines.

#### Land Use Zoning

Pursuant to Zoning Bylaw No. 1343, 2001, the subject property is zoned R-4 (Residential-4-Zone). Section 37 states that the minimum parcel size in the R-4 Zone is 1.8 ha (4.5 ac). Within the R-4 Zone, land may be used for the following principal uses: dwelling unit(s), market garden and agriculture. Recreational vehicles are not considered a dwelling unit for residential uses, thus the proposed land use of a campground, unlimited term, does not comply with the zoning bylaw since a campground is considered a commercial land use.

Therefore, a zoning amendment to C-2 (General Commercial Zone) is required to permit the campground, unlimited use for two recreational vehicles for long term commercial camping on the subject property.

#### Fire Protection Area

The subject property is within the Moberly Lake Fire Protection Area.

#### Mandatory Building Permit Area

The subject property is within the Mandatory Building Permit Area.

#### Development Permit Area

The subject property is outside all Development Permit Areas.

### **Impact Analysis**

#### Context

The proposal will change the permitted uses on the subject property in keeping with uses permitted by the OCP designation. The rezoning to permit the campground, unlimited term will include a site-specific text amendment in the C-2 Zone to permit a maximum of two recreational vehicles. This limit on the number of recreational vehicles on the property will help to minimize any impacts on the residential properties in the immediate vicinity.

#### Population & Traffic

There will be minimal anticipated increase to population and traffic in the area as a result of having two recreational vehicles on the subject property.

#### Sewage & Water

The subject property has a sewage holding tank that can be pumped out. Also, the subject property has a well as a source of water and the applicant intends to install a water treatment plant for the cleaning process.

### **Comments Received from Municipalities & Provincial Agencies**

#### Northern Health

On February 19, 2021, Northern Health responded to the referral with the following requests:

- Please provide details on the proposed water treatment system and well
- Please provide details on the holding tank for sewage (must be appropriate size for number of rental spaces)
- Plan approval subject to water and sewage system approval

#### Ministry of Transportation and Infrastructure (MoTI)

The proposal falls within Section 52 of the *Transportation Act* and will require formal MoTI approval and signature. MoTI responded to the referral with the following requests:

- Provision of a suitably worded covenant is required to restrict development on the lot to two recreational vehicles for long term camping purposes only and to restrict direct access to Highway 29N.
- Applicant to apply online for a commercial access permit to the Ministry of Transportation and Infrastructure for the access to Medicine Woman Lane.

#### **ALTERNATIVE OPTIONS:**

1. That the Regional Board give Zoning Amendment Bylaw No. 2433, 2021, to rezone the subject property identified as PID 005-979-552 from R-4 (Residential-4 Zone) to C-2 (General Commercial Zone), and to add a site-specific text amendment to the C-2 Zone to permit a campground, unlimited term, for a maximum of two recreational vehicles on the subject property, first and second readings; further

That a Public Hearing be waived pursuant to the *Local Government Act* Section 464(2) and the public notification be authorized pursuant to the *Local Government Act* Section 467.

2. That the Regional Board refuse to give Zoning Amendment Bylaw No. 2433, 2021, to rezone the subject property identified as PID 005-979-552 from R-4 (Residential-4 Zone) to C-2 (General Commercial Zone), and to add a site-specific text amendment to the C-2 Zone to permit a campground, unlimited term, for a maximum of two recreational vehicles on the subject property, first and second readings.
3. That the Regional Board provide further direction.

#### **STRATEGIC PLAN RELEVANCE:**

- ☒ Not Applicable to Strategic Plan.

#### **FINANCIAL CONSIDERATION(S):**

None at this time.

#### **COMMUNICATIONS CONSIDERATION(S):**

The Regional Board's decision will be communicated to the applicant.

#### **OTHER CONSIDERATION(S):**

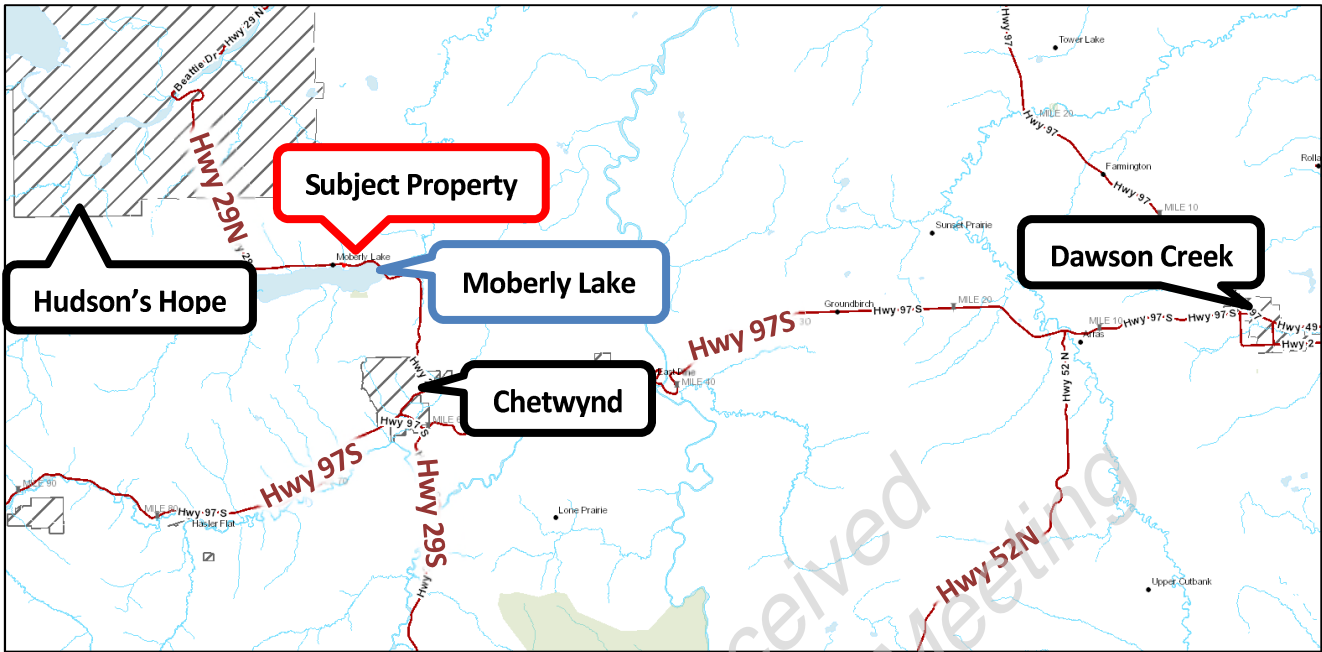
None at this time.

Attachments:

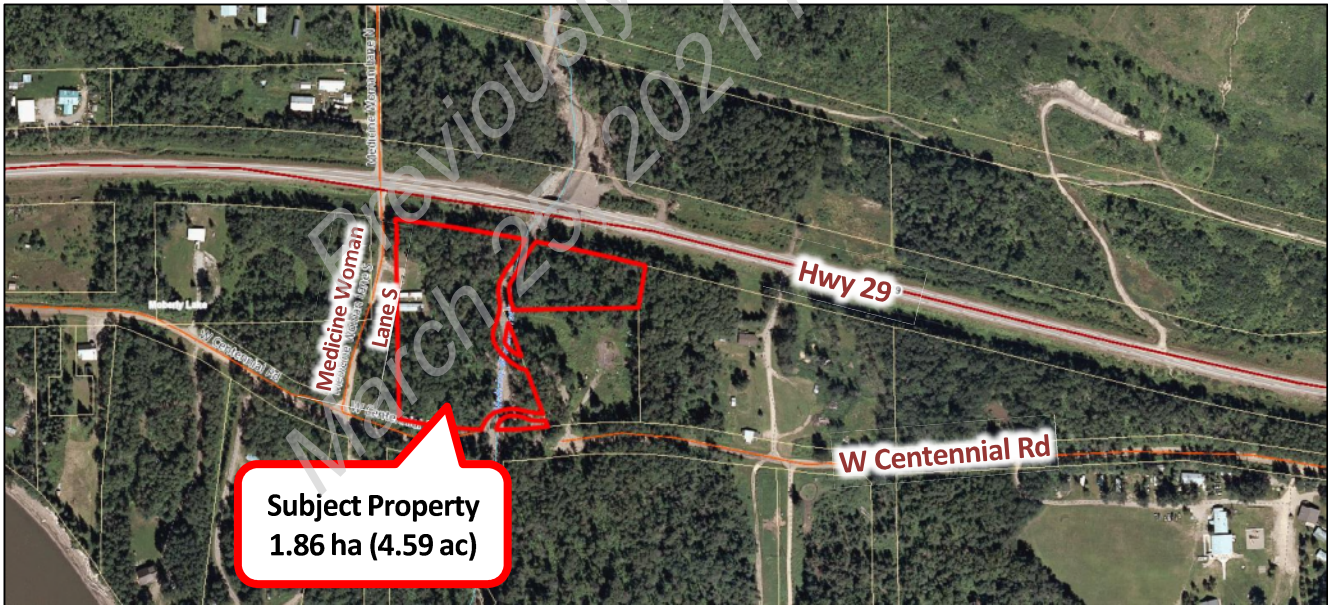
1. Maps
2. Application
3. Comments Received from Electoral Area Director
4. Section 42 of PRRD Zoning Bylaw No. 1343, 2001

Previously Received  
March 25, 2021 RB Meeting

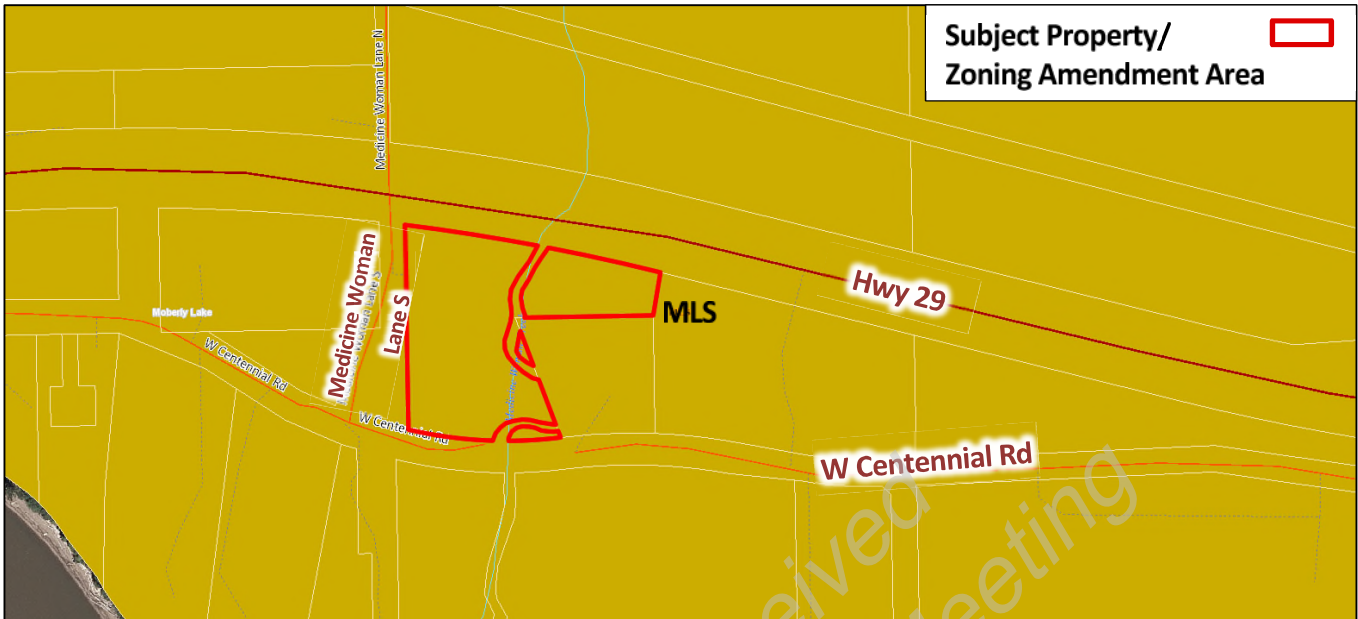
Location: Moberly Lake



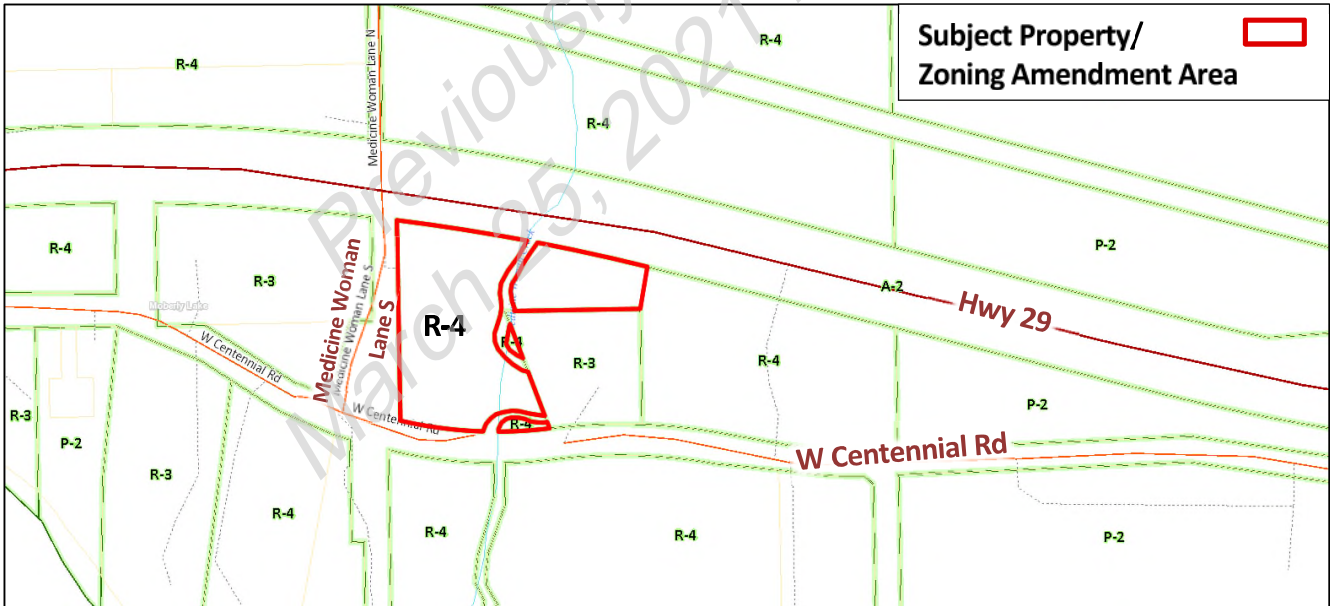
Aerial imagery



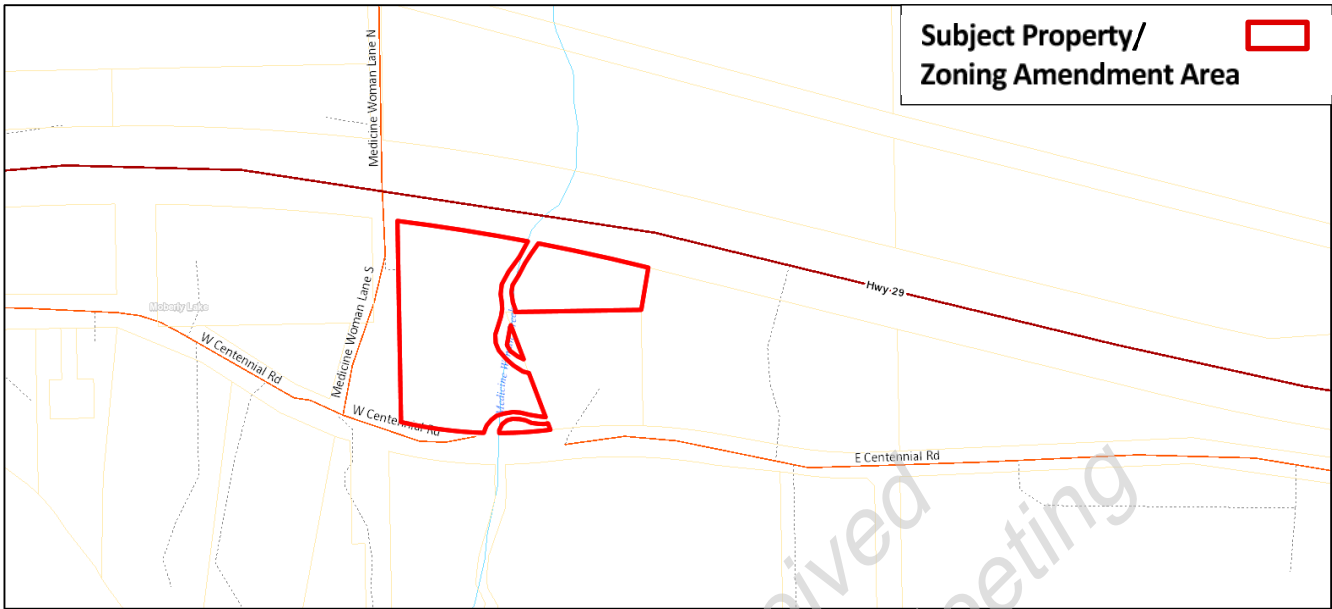
**PRRD West Peace Official Community Plan Bylaw No. 2312, 2018: Moberly Lake Settlement (MLS)**



**PRRD Zoning Bylaw No. 1343, 2001: Residential 4 Zone (R-4)**



**Agricultural Land Reserve (ALR): Outside**







## PEACE RIVER REGIONAL DISTRICT

**DAWSON CREEK** 1981 Alaska Avenue (Box 810), Dawson Creek, BC (T) 250-784-3200..(F) 250-784-3201  
**FORT ST. JOHN** 9505 100<sup>TH</sup> Street, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125  
[Toll Free: 1-800-670-7773]

Receipt # \_\_\_\_\_

### Application for Development

#### 1. TYPE OF APPLICATION

- |  | <b>FEE</b>    |
|--|---------------|
| <input type="checkbox"/> Official Community Plan Bylaw Amendment                   | \$ 1,000.00   |
| <input checked="" type="checkbox"/> Zoning Bylaw Amendment                         | <u>650.00</u> |
| <input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined | 1,050.00      |
| <input type="checkbox"/> Temporary Use Permit                                      | 350.00        |
| <input type="checkbox"/> Development Permit  | 165.00        |
| <input type="checkbox"/> Development Variance Permit                               | 165.00        |
| <input type="checkbox"/> Sign requirement  | 150.00        |

In regard to applications for:

- i) an official community plan and/or zoning bylaw amendment;
- ii) temporary use permit;

Sign provided by the PRRD and sign posted pursuant to Section 8 of Bylaw No. 2165, 2016, attached.

#### 2. PLEASE PRINT

Property Owner's Name <b>Denise Caron</b>	Authorized Agent of Owner (if applicable)
Address of Owner [REDACTED]	Address of Agent
City/Town/Village [REDACTED]	City/Town/Village
Postal Code [REDACTED]	Postal Code
Telephone Number <b>Cell</b> [REDACTED]	Telephone Number:
Fax Number: [REDACTED]	Fax Number:
E-mail: [REDACTED]	E-mail:

#### 3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
<b>Lot 1 Plan PGP28431, District Lot 486</b>	<b>5</b> ha./acres
<b>PID: 005-979-552</b>	ha./acres
	ha./acres
	TOTAL AREA
	ha./acres

#### Notice of collection of personal information:

Personal information on this form is collected for the purpose of processing this application. The personal information is collected under the authority of the Local Government Act and the bylaws of the PRRD. Documentation/Information submitted in support of this application can be made available for public inspection pursuant to the Freedom of Information and Protection of Privacy Act.



4. Civic Address or location of property: 2012 Medicine Women Lane  
Moberly Lake

**5. PARTICULARS OF PROPOSED AMENDMENT**

Please check the box(es) that apply to your proposal:

- ☐ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: \_\_\_\_\_

Proposed OCP designation: \_\_\_\_\_

Text amendment: \_\_\_\_\_

- ☒ Zoning Bylaw amendment:

Existing zone: R-4

Proposed zone: C-2

Text amendment: \_\_\_\_\_

- ☐ Development Variance Permit – describe proposed variance request:

\_\_\_\_\_

- ☐ Temporary Use Permit – describe proposed use:

\_\_\_\_\_

- ☐ Development Permit: Bylaw No. \_\_\_\_\_ Section No. \_\_\_\_\_

6. Describe the existing use and buildings on the subject property:

Nothing on Property Just a Small Shed that  
has power hook-up

7. Describe the existing land use and buildings on all lots adjacent to and surrounding the subject property:

(a) North Look at Map →  
(b) East \_\_\_\_\_  
(c) South \_\_\_\_\_  
(d) West \_\_\_\_\_

8. Describe the proposed development of the subject property. Attach a separate sheet if necessary:

Had a Mobile trailer on property but has been  
moved off. All set up for two holiday  
trailers.

9. Reasons and comments in support of the application. Attach a separate sheet if necessary:

Because of Shortage of Places to rent  
plus everything is already there ready to  
go.



10. Describe the means of sewage disposal for the development:

There is Sewage that has holding tank  
that can be pumped out

11. Describe the means of water supply for the development:

There is a well already on Property  
Will be putting in a Water treatment System

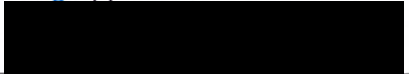
**THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY YOUR APPLICATION.**

12. Proof of ownership of the subject property or properties. (For example: Certificate of State of Title, BC Land Title Office Property Title Search or recent Property Tax Notice.)
13. A Sketch Plan of the subject property or properties, showing:
- (a) the legal boundaries and dimensions of the subject property;
  - (b) boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
  - (c) the location of existing buildings and structures on the subject property, with distances to property lines;
  - (d) the location of any proposed buildings, structures, or additions thereto, with distances to property lines;
  - (e) the location of any existing sewage disposal systems;
  - (f) the location of any existing or proposed water source.

**ADDITIONAL OR MORE DETAILED INFORMATION MAY BE REQUESTED BY THE PEACE RIVER REGIONAL DISTRICT FOLLOWING REVIEW OF YOUR APPLICATION.**

If it is necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a British Columbia Land Surveyor may be required.

15. I / We the undersigned hereby declare that the information provided in this application is complete and is, to the best of my / our knowledge, a true statement of the facts related to this application.

  
\_\_\_\_\_  
Signature of Owner

Jan 25/2021  
\_\_\_\_\_  
Date signed

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date signed

16. **AGENT'S AUTHORIZATION**

If you have an agent act on your behalf in submission of this application, the following authorization **MUST** be signed by **ALL** property owners.

I / We authorize	and	hereby
(name) application.	to act on my/our behalf regarding this	
Agent address:		
Telephone:	Fax:	Email:
Signature of Owner:	Date:	
Signature of Owner:	Date:	

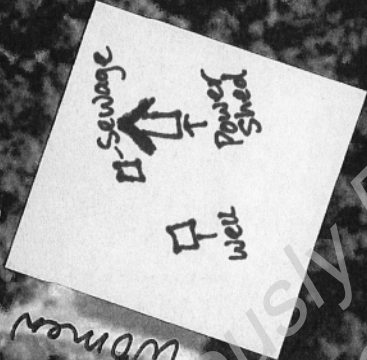


West

Legend

Hwy 29

North



Women Lane

Medicine



300 ft

South  
Power Shed

Untitled Map

Google Earth

Image © 2020 CNES / Airbus

East



# PEACE RIVER REGIONAL DISTRICT

## Memorandum

TO: Dan Rose, Director of Electoral Area E  
FROM: Jack Peckham, South Peace Land Use Planner  
DATE: February 17, 2021  
RE: **Zoning Amendment Bylaw No. 2433, 2021**  
**PRRD File No. 21-003 ZN**

Pursuant to the following resolution:

RD/15/04/26 (23)

That a two-week period be added to the development application review process to allow time for the appropriate Electoral Area Director to review applications prior to them going to the Regional Board for consideration.

The application and report are provided for your review. As instructed at the November 21, 2019 EADC meeting, referrals to Directors will be done earlier in the application review process, at the same time as external agency referrals. As a result, this referral does not include external agency comments or a staff report.

If you have any comments, please submit any comments by March 3, 2021.

I believe that camping was added to the residential designation around Moberly Lake in the new OCP.

It was supposed to be as many of the lots are used for that purpose. I do not think any change is required unless the proponent is talking about an RV park.

Director

Dan Rose

Date

Feb 19, 2021

diverse. vast. abundant.

### PLEASE REPLY TO:

☒ Box 810, 1981 Alaska Ave, Dawson Creek, BC V1G 4H8 Tel: (250) 784-3200 or (800) 670-7773 Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca  
☐ 9505 100 St, Fort St. John, BC V1J 4N4 Tel: (250) 785-8084 Fax: (250) 785-8085 Email: prrd.fsj@prrd.bc.ca



**PEACE RIVER REGIONAL DISTRICT**  
**Zoning Bylaw No. 1343, 2001**

**SECTION 42 C-2 (General Commercial Zone - 1.8 ha)**

**1. Permitted Uses**

The following PRINCIPAL USES and no others are permitted in a C-2 zone subject to Part IV of this bylaw and subject to Sub-Section 2 of this Section 42;

- (a) TOURIST ACCOMMODATION;
- (b) RESTAURANT;
- (c) AUTOMOTIVE SERVICE STATION;
- (d) CONVENIENCE STORE;
- (e) GAS BAR;
- (f) Car wash;
- (g) Liquor Store;
- (h) GARDEN CENTRE;
- (i) CAMPGROUND;
- (j) Retail sales establishment;
- (k) Sales, rentals, servicing and repairs of automobiles, recreation vehicles and boats;
- (l) Building material supply facility;
- (m) Meat cutting and packing, excluding ABATTOIRS;
- (n) Business office;
- (o) PERSONAL SERVICE ESTABLISHMENT;
- (p) ANIMAL HOSPITAL;
- (q) Taxi dispatch office;
- (r) RECYCLE CENTRE;
- (s) FUNERAL PARLOUR LIMITED; [Bylaw 1713, 2007]
- (t) Instrumentation, small equipment sales, rentals and service. [Bylaw 1839, 2009]
- (u) Gallery, or studio related to art, music, recording, dance, fitness or recreation [Bylaw 1921, 2011]
- (uu) CANNABIS RETAIL STORE [Bylaw 2377, 2020]

The following ACCESSORY uses and no others are permitted in a C-2 zone, subject to Part IV of this bylaw and Sub-Section 2 of this Section 42:

- (v) ACCESSORY building and ACCESSORY structure;
- (w) DWELLING UNIT(S);



**PEACE RIVER REGIONAL DISTRICT**  
**Zoning Bylaw No. 1343, 2001**

**SECTION 42 C-2 (General Commercial Zone - 1.8 ha) Continued**

**2. Regulations**

Minimum Parcel Size

- (a) The minimum parcel size is 1.8 hectares (4.5 acres) where there is no COMMUNITY SEWAGE SYSTEM (Electoral Areas B, D and E only); [Bylaw No. 2249, 2016]
- (aa) The minimum parcel size is 1.8 hectares (4.5 acres) where there is no COMMUNITY SEWER (Electoral Area C only); [Bylaw No. 2249, 2016]
- (b) The minimum parcel size is 0.4 hectare (1 acre) when the parcel is connected to a COMMUNITY SEWAGE SYSTEM (Electoral Areas B, D and E only); [Bylaw No. 2249, 2016]
- (bb) The minimum parcel size is 0.4 hectare (1 acre) when the parcel is connected to a COMMUNITY SEWER (Electoral Area C only); [Bylaw No. 2249, 2016]

Number and type of Dwelling

- (c) Not more than one SINGLE FAMILY DWELLING on a parcel, either detached or contained within one of the PRINCIPAL USES listed above.

Height

- (d) No building or structure shall exceed 12 metres (40 ft.) in HEIGHT.

Setbacks

- (e) Except as otherwise permitted in this bylaw, no building or structure shall be located within:
  - (i) 7 metres (23 ft.) of a FRONT PARCEL LINE;
  - (ii) 3 metres (10 ft.) of an INTERIOR SIDE PARCEL LINE;
  - (iii) 5 metres (17 ft.) of an EXTERIOR SIDE PARCEL LINE;
  - (iv) 5 metres (17 ft.) of a REAR PARCEL LINE.

ACCESSORY Buildings, except DWELLING UNIT(S)

- (f) The aggregate FLOOR AREA of all ACCESSORY buildings shall not exceed 200 square metres (2153 sq. ft.).



**PEACE RIVER REGIONAL DISTRICT**  
**Zoning Bylaw No. 1343, 2001**

**SECTION 42 C-2 (General Commercial Zone - 1.8 ha) continued**

**Additional Uses**

(g) The following additional uses are permitted on lands legally described as:

Parcel A(PM36569) SW¼ Sec. 5, Twp. 84, Rge. 18, W6M.

Parcel A, Plan 33374, SW¼ Sec. 5, Twp. 84, Rge. 18, W6M.

- i) sales, rental, servicing and repairs of automobile, recreational vehicles, manufactured homes, automotive parts, machinery, farm machinery and boats; and
- ii) contractors, shop and storage yard for trade, trucking, construction and oil field service.

Parcel A, Plan 33374, SW¼ Sec. 5, Twp. 84, Rge. 18, W6M.

- iii) warehousing, cartage, express and freight facilities.

Lot 1, Section 2, Township 84, Range 19, W6M, PRD Plan EPP70627 [Bylaw No. 1502, 2004]

Parcel A(Plan B5074) of the Northwest ¼, Section 9, Township 84, Range 19, W6M

- iv) NEIGHBOURHOOD PUB

Lot 1, Section 2, Township 84, Range 19, W6M, PRD Plan EPP70627 [Bylaw No. 2178, 2015]

- v) CAMPGROUND, UNLIMITED TERM





Ministry of  
Transportation  
and Infrastructure

Our file: 2021-00936

Your file: 21-003ZN

Date: March 1, 2021

Peace River Regional District  
PO Box 810  
1981 Alaska Avenue  
Dawson Creek, BC V1G 4H8

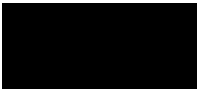
Attention: PRRD, Planning Services

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral dated February 17, 2021 to rezone the subject property from R-4 (Residential-4 Zone) to C-2 (General Commercial Zone) to permit two recreational vehicles for long term camping purposes. The proposal falls within Section 52 of the Transportation Act and will require formal Ministry approval and signature. The Ministry is in support of the proposal and has the following condition that must be met prior to approving the bylaw:

1. Provision of a suitably worded covenant is required to restrict development on the lot to two recreational vehicles for long term camping purposes only and to restrict direct access to Highway 29N. The covenant is to be registered under Section 219 of the Land Title Act in favour of the Peace River Regional District and Her Majesty The Queen in right of the Province of British Columbia as represented by the Minister of Transportation and Infrastructure, Parliament Buildings, Victoria, BC, V8V 1X4, Canada. The covenant to be registered with priority over any financial charges. It is recommended you submit a draft version of the document to the PRRD and MoTI before obtaining signatures from landowners and affected charge holders to ensure suitability of the documents.
2. Applicant to apply online for a commercial access permit to the Ministry of Transportation and Infrastructure for the access to Medicine Woman Lane. Applicant to apply online here:  
<http://www.th.gov.bc.ca/permits/Apply.asp>

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at (250) 787-3237 or email me at [Kelsi.Windhorst@gov.bc.ca](mailto:Kelsi.Windhorst@gov.bc.ca)

Sincerely,



Kelsi Windhorst

Development Officer

Ministry of  
Transportation and  
Infrastructure

Peace District

**District Office Address:**  
300-10003, 110<sup>th</sup> Avenue  
Fort St John, BC V1J 6M7  
Telephone: (250) 787-3237  
Email: [DevApps.FSJ@gov.bc.ca](mailto:DevApps.FSJ@gov.bc.ca)

**Area Office Locations:**  
1201-103 Ave, 3rd floor  
Dawson Creek, BC V1G 4J2  
4744-52 Street  
Chetwynd, BC V0C 1J0





**Agricultural Land Commission**

201 – 4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000 | Fax: 604 660-7033  
[www.alc.gov.bc.ca](http://www.alc.gov.bc.ca)

March 9, 2021

Reply to the attention of Sara Huber  
ALC Issue: 52108  
Local Government File: 21-002-ZN

Jack Irving-Peckham  
South Peace Land Use Planner, PRRD  
[Jack.Peckham@prrd.bc.ca](mailto:Jack.Peckham@prrd.bc.ca)

**Re: Peace River Regional District Zoning Amendment Bylaw No. 2433, 2021**

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Zoning Amendment Bylaw No. 2433, 2021 (the “Amendment Bylaw”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Amendment Bylaw is consistent with the purposes of the *ALC Act*, the Agricultural Land Reserve (ALR) General Regulation, the ALR Use Regulation, and any decisions of the ALC.

The Amendment Bylaw proposes to rezone the property identified as 2012 Medicine Woman Lane; PID: 005-979-552 (the “Property”) from R-4 (Residential 4 Zone) to C-2 (General Commercial Zone) to permit two recreational vehicles for long-term rental purposes.

The Property is not within the ALR, nor is adjacent to the ALR. For this reason, ALC staff has no objection to the Amendment Bylaw.

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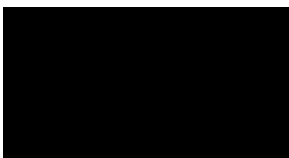
The ALC strives to provide a detailed response to all referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any decisions of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 236-468-3258 or by e-mail ([Sara.Huber@gov.bc.ca](mailto:Sara.Huber@gov.bc.ca)).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: Referral of PRRD 21-003-ZN

CC: Ministry of Agriculture – Attention: Lori Vickers ([Lori.Vickers@gov.bc.ca](mailto:Lori.Vickers@gov.bc.ca))

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