



PEACE RIVER REGIONAL DISTRICT

Public Hearing Revised Agenda

March 17, 2021, 6:00 p.m.

Via Teleconference

Pages

1. CALL TO ORDER

*Zoom audio/video call. Join the call by: **Dialing:** 1-647-558-0588; **Meeting ID:** 966-6176-3975#; **Participant ID:** Please press #; **Password:** 527516#.*

1.1. Notice of Public Hearing

- a. Zoning Amendment Bylaw No. 2357, 2020 4
- b. Zoning Amendment Bylaw No. 2403, 2020 5

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3. PEACE RIVER REGIONAL DISTRICT ZONING AMENDMENT BYLAW NO. 2357, 2020

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- e. Northern Health 49

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3.7.	Conclude Public Hearing Re: Bylaw 2357, 2020	
	<i>No further comments will be accepted following the conclusion of this segment of the agenda regarding Bylaw 2357.</i>	
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4.7. Conclude Public Hearing Re: Bylaw 2403, 2020

No further comments will be accepted following the conclusion of this segment of the agenda regarding Bylaw 2403.

5. ADJOURN PUBLIC HEARING



Industry

Residential

Farm Use

Notice of Public Hearing

ZONING AMENDMENT BYLAW NO. 2357, 2020

File No. 19-137 ZN

Peace River Regional District

How to Participate

Property Location: Lot A Except Part in Plan BCP2745
Section 29 Township 84 Range 19 W6M Peace River
District Plan PGP46064; and,

Lot A Section 29 Township 84 Range 19 Peace River
District Plan BCP24329

Approximately 6 km north of the community of Charlie Lake

Proposal: To rezone the subject properties from A-2 to
R-5 within the PRRD Zoning Bylaw No. 1343, 2001.

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/Box810
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: prrd.bc.ca/services/planning

Email: planning@prrd.bc.ca

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

Written comments will be accepted until 4:00 pm on
March 16, 2021.

3 Participate in the virtual Public Hearing

When: Wednesday, March 17, 2021 at 06:00 pm

Where: Zoom audio/video call.

Join the call by:

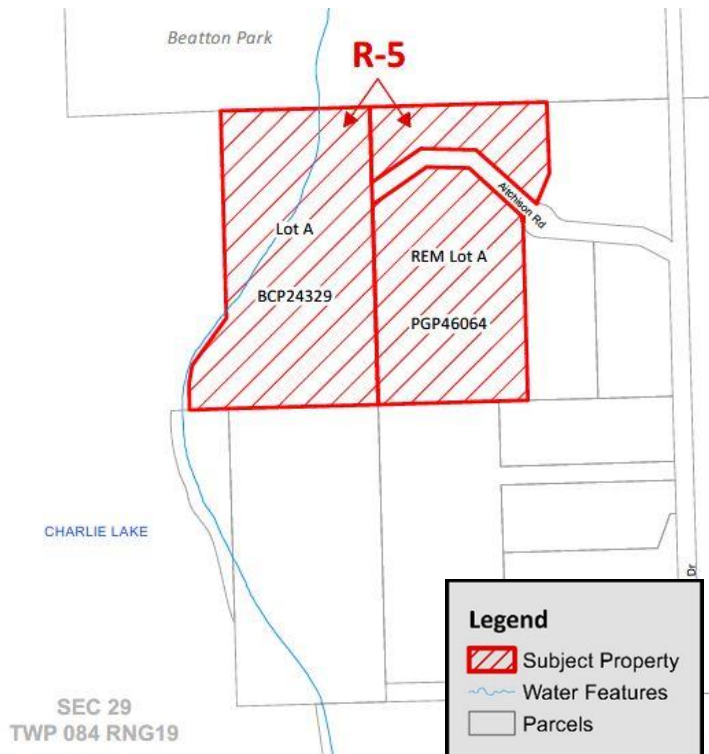
Dialing: 1-647-558-0588

Meeting ID: 966-6176-3975#

Participant ID: Please press #

Password: 527516#

Presently, public attendance at the 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.





Industry

Residential

Farm Use

Notice of Public Hearing

ZONING AMENDMENT BYLAW NO. 2403, 2020

File No. 20-002 ZN

Peace River Regional District

How to Participate

Property Location: Lot 1 Section 19 Township 84 Range 19 W6M Peace River District Plan 16717
8912 Highway 97 N

Proposal: To rezone the subject property from R-4 to C-2 within the PRRD Zoning Bylaw No. 1343, 2001.

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.

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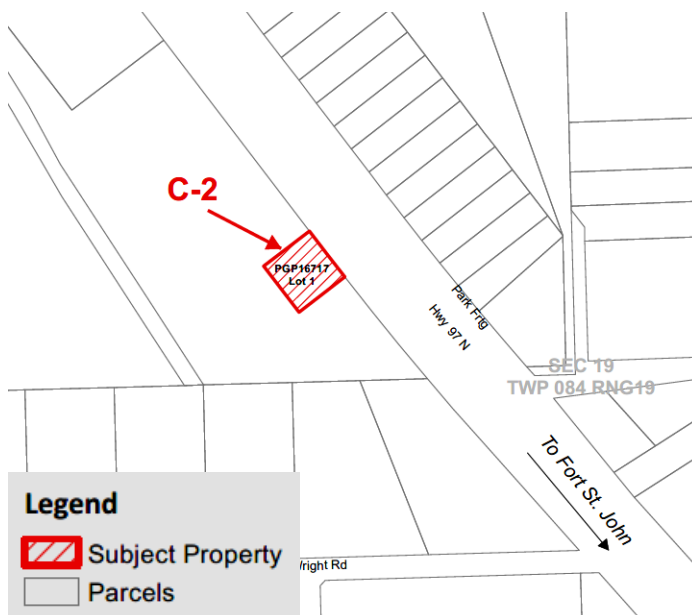
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STATEMENT OF PUBLIC HEARING

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. 2357, 2020 (PRRD File No. 19-137 ZN)
2. Zoning Amendment Bylaw No. 2403, 2020 (PRRD File No. 20-002 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. 2357, 2020 will be conducted and concluded, followed by the hearing for Zoning Amendment Bylaw No. 2403, 2020.

The notice of public hearing for each of the proposed bylaws was advertised in the newspaper and mailed to neighboring landowners to alert residents to the proposed changes, and invite 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 this 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

Peace River Regional District Zoning Amendment Bylaw No. 2357, 2020

Property Locations: Approximately 6 km north of the community of Charlie Lake

Lot A Except Part in Plan BCP2745 Section 29 Township 84 Range 19 W6M Peace River District Plan PGP46064; **and**,

Lot A Section 29 Township 84 Range 19 Peace River District Plan BCP24329

Proposal:

To rezone the subject properties from A-2 to R-5 within the PRRD Zoning Bylaw No. 1343, 2001.

**PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2357, 2020**

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. 2357, 2020."
2. Schedule A – Map 6 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot A, Section 29, Township 84, Range 19, W6M, PRD, Plan PGP46064 except Plan BCP2745, and Lot A, Section 29, Township 84, Range 19, W6M, PRD, Plan BCP24329 from A-2 "Large Agricultural Holdings Zone" to R-5 "Residential 5 Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	<u>12th</u>	day of	<u>March</u>	, 2020.
READ A SECOND TIME THIS	<u>12th</u>	day of	<u>March</u>	, 2020.
Public Notification mailed on	<u>26th</u>	day of	<u>February</u>	, 2021.
Public Notification published on the	<u>4th and 11th</u>	day of	<u>March</u>	, 2021.
Public Hearing held on the	<u></u>	day of	<u></u>	, 2021.
READ A THIRD TIME AS AMENDED THIS	<u></u>	day of	<u></u>	, 2021.
ADOPTED THIS	<u></u>	day of	<u></u>	, 2021.

(Corporate Seal has been
affixed to the original bylaw)

Chair

Corporate Officer

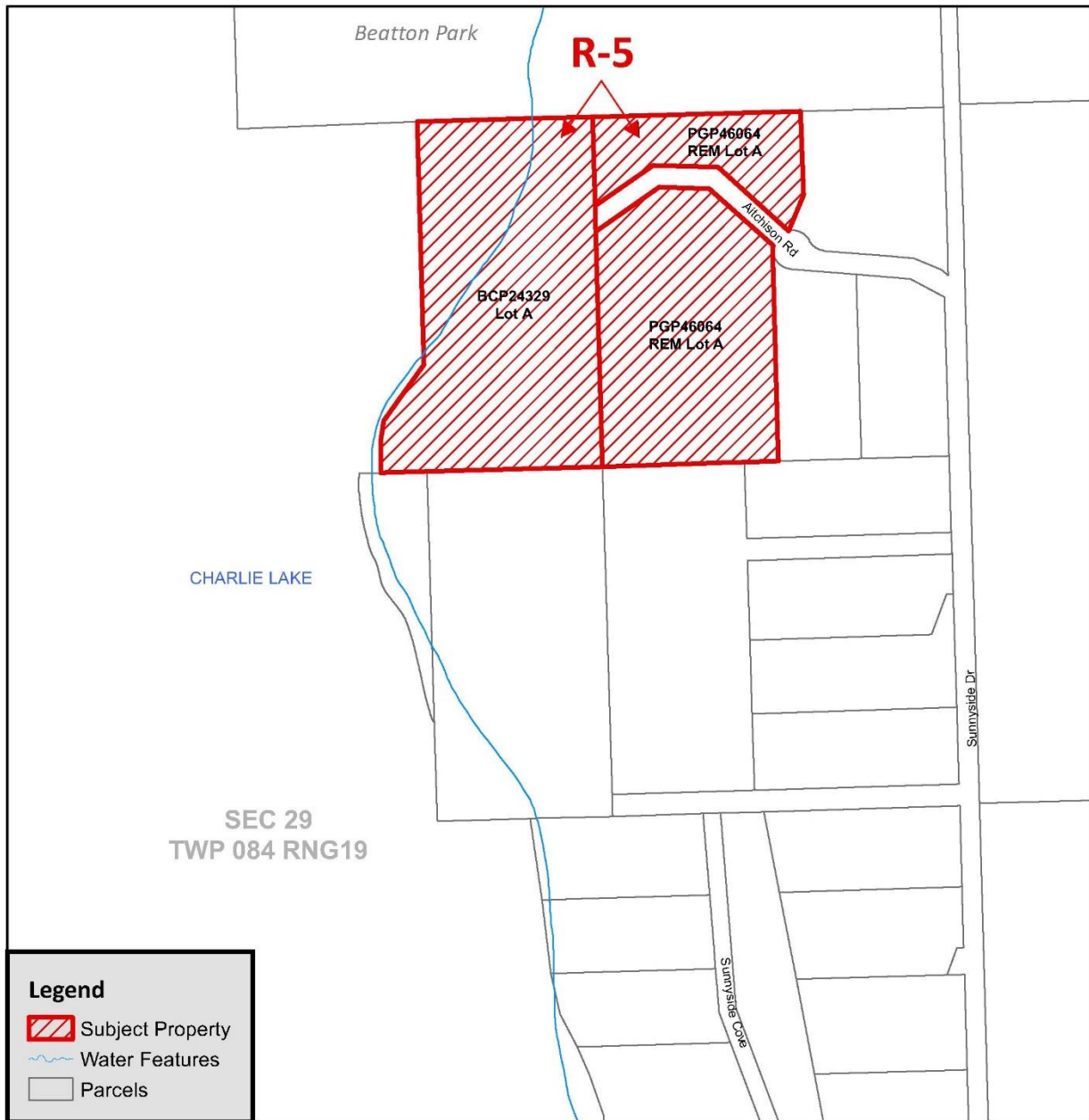
Schedule A

I hereby certify this to be a true and correct copy of
"PRRD Zoning Amendment Bylaw No. 2357, 2020,
as adopted by the Peace River Regional District
Board on _____, 20____.

Corporate Officer

Schedule A

Map 6 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot A, Section 29, Township 84, Range 19, W6M, PRD, Plan PGP46064 except Plan BCP2745, and Lot A, Section 29, Township 84, Range 19, W6M, PRD, Plan BCP24329 **from** A-2 "Large Agricultural Holdings Zone" **to** R-5 "Residential 5 Zone", as shown outlined in red below.



G:\Development_Services\BYLAWS\Bylaw_2357 - Zoning - PENDING.mxd

SUMMARY OF APPLICATION PROCEDURE

The PRRD received the application.	July 18, 2019
The PRRD referred the application and proposed Zoning Amendment Bylaw No. 2357, 2020 to municipalities and provincial agencies.	August 23, 2019
The PRRD Board deferred Zoning Amendment Bylaw No. 2357, 2020 pending an ALC decision to exclude subject properties from the ALR.	November 18, 2019
At the request of the Chair, the PRRD Board reconsidered and defeated deferral of consideration of this file pending an ALC exclusion application/decision (no application to the ALC was made).	March 12, 2020
The PRRD Board read the bylaw for the 1 st & 2 nd time and authorized the public hearing.	March 12, 2020
COVID -19 Public Health Orders re: public hearings and gatherings delayed public hearing.	March 2020 – December 2020
The PRRD mailed notification of the public hearing to landowners within the notification area.	February 24, 2021
The PRRD advertised the public notification in Alaska Highway News.	March 4 & 11, 2021



DIRECTORS' NOTICE OF NEW BUSINESS

To: Chair and Directors

Date: March 2, 2020

From: Chair Brad Sperling

Subject: Reconsideration of RD/19/11/36 - Zoning Amendment Bylaw No. 2357, 2019, PRRD File No. 19-137

PURPOSE / ISSUE:

As stated in the past, I feel that rural residential acreages should be excluded from the Agricultural Land Reserve, since they are generally not used for agriculture and inflate the perceived inventory of agricultural land in the Regional District. In keeping with that stance, at the November 14, 2019 Board meeting, I moved that the Regional Board should defer consideration of Zoning Amendment Bylaw No. 2357, 2019 until the land was excluded from the ALR.

However, I now feel that this decision put undue hardship on the applicant while the PRRD and ALC coordinate on this issue. Therefore, I am requiring, under my authority as Chair, that the deferral resolution be reconsidered, and ask that the Board defeat the deferral motion. If defeated, Zoning Bylaw 2357 can be considered, as per my recommendation below.

ACTION – Vote on the following motion from November 14, 2019:

RD/19/11/36 (28)

MOVED Chair Sperling, SECONDED Director Heiberg,

That the Regional Board defer Zoning Amendment Bylaw No. 2357, 2019, which proposes to rezone the properties legally described at PID 024-883-212 and PID 026-723-816, from A-2 (Large Agricultural Holdings Zone) to R-5 (Residential 5 Zone) pending an ALC decision to exclude the subject properties from the ALR.

RECOMMENDATION #1: *[All Directors - Unweighted]*

That the Regional Board give Zoning Amendment Bylaw No. 2357, 2020, which proposes to rezone the properties identified as PID 024-883-212 and PID 026-723-816, from A-2 (Large Agricultural Holdings Zone) to R-5 (Residential 5 Zone) first and second readings; further,

that a Public Hearing, delegated to the Director of Electoral Area C, be held pursuant to the *Local Government Act* Section 464(1) and public notification be authorized pursuant to the *Local Government Act* Section 466.

BACKGROUND/RATIONALE:

The previously deferred staff report is attached and provides the background information on the zoning amendment application.

Attachments:

1. October 31, 2019 Staff Report - Zoning Amendment Bylaw No. 2357, 2019, PRRD File No. 19-137
2. Draft Zoning Amendment Bylaw No. 2357, 2020

Director: Brad Sperling

Acknowledged for Agenda by CAO: 

Page 1 of 1



REPORT

To: Chair and Directors

Date: October 31, 2019

From: Kevan Sumner, General Manager of Development Services

Subject: **Report – Zoning Amendment Bylaw No. 2357, 2019, PRRD File No. 19-137**

RECOMMENDATION: *[Corporate Unweighted]*

That the Regional Board give Zoning Amendment Bylaw No. 2357, 2019, which proposes to rezone the properties legally described as PID 024-883-212 and PID 026-723-816, from A-2 (Large Agricultural Holdings Zone) to R-5 (Residential 5 Zone) first and second readings; further, that a Public Hearing, delegated to the Director of Electoral Area C be held pursuant to the *Local Government Act* Section 464(1) and public notification be authorized pursuant to the *Local Government Act* Section 466.

BACKGROUND/RATIONALE:

Proposal

To amend the zoning of the subject properties from A-2 (Large Agricultural Holdings Zone) to R-5 (Residential 5 Zone) within *PRRD Zoning Bylaw No. 1343, 2001*. The proposed rezoning would allow the subject properties to conform to development in the area. The applicant intends to subdivide the property, resulting in three lots replacing the current two lots:

- Lot 1: 4.69 ha (11.6 ac), new lot on northern portion of property.
- Lot 2: 5.8 ha (14.3 ac), remainder of present western lot
- Lot 3: 6.0 ha (14.8 ac), remainder of present eastern lot

File Details

Owners: Kevin Aitchison
 Agent: Brian Elliott, Tryon Land Surveying
 Area: Electoral Area C
 Location: Charlie Lake
 Legal: Lot A Section 29 Township 84 Range 19 W6M Peace River Plan PGP46064, except Plan BC2745
 Lot A Section 29 Township 84 Range 19 W6M Peace River Plan BCP24329
 Civic Address: None assigned
 PID: 024-883-212
 026-723-816
 Lot Sizes: 8.02 ha (19.82 ac)
 8.60 ha (21.23 ac)

Site Context

The subject properties are on the east side of Charlie Lake, along the waterfront, approximately 4.5 km North of the Settlement of Charlie Lake, and approximately 6.0 km Northwest of the City of Fort St. John. The subject properties are currently zoned A-2 (Large Agriculture Holdings Zone), and are vacant. The proposed uses of the properties are rural residential use and possibly haying. The western property is

bordered by Charlie Lake to the west. The southern and eastern boundaries of the properties are bordered by lands zoned A-4 (Residential 4 Zone). The northern boundaries are bordered by Beaton Provincial Park, zoned P-1 (Park and Open Space Zone).

Site Features

Land

Based on aerial photos and the applicant's site plan, the subject properties are mostly tree-covered, with an area of hay land on the eastern half of the easternmost parcel.

Structures

There are no structures on the properties.

Access

The subject properties are accessed via Sunnyside Drive.

CLI Soil Rating

Soil on the properties are a combination of 3T.

- Class 3 soils have moderately severe limitations that restrict the range of crops or require special conservation practices; and
- Subclass T denotes topography.

Comments & Observations

Applicant

Currently, the subject properties are vacant. The applicant intends to use the subject properties for residential use and possible haying activities.

Agricultural Land Reserve (ALR)

The subject properties are within the ALR and are therefore subject to the provisions of the *Agriculture Land Commission Act*.

Official Community Plan (OCP)

The subject properties are designated as MDR (Medium Density Rural Residential) within the *PRRD North Peace Fringe Area Official Community Plan, Bylaw No. 1870, 2009* (NPFA OCP). According to Section 4.3.2, Policy 8 of the NPFA OCP, residential uses are the intended principal use of land within the MDR designation.

Section 4.3 Policy 2 (NPFA OCP) states for "residential designated parcels fronting on Charlie Lake the minimum parcel size [is] 0.4 ha (1 acre) and the parcel will have a minimum lake frontage of 55 metres (180 ft.)." The proposed subdivision will create three lots with sizes of 4.69 ha (11.6 ac), 5.8 ha (14.3 ac), and 6.0 ha (14.8 ac). Two lots will have lake frontage, both having frontage greater than 55 metres (180 ft.).

Section 4.3.2 Policy 9(b) (NPFA OCP) states the minimum parcel size within the MDR designation is "1.6 ha (4 acres) for lands not connected to a community sewage system." The proposed new lots all exceed this size.

Therefore, the proposed parcel use and sizes align with the NPFA OCP.

Land Use Zoning

The subject properties are zoned A-2 (Large Agricultural Holdings Zone) pursuant to *PRRD Zoning Bylaw No. 1343, 2001*. Currently, the subject properties do not conform to development proposed in the area as surrounding properties are zoned R-4 (Residential 4 Zone). The applicant is applying to amend the bylaw to rezone the subject properties to R-5 (Residential 5 Zone). The proposed uses are permitted under the R-5 zone.

The proposal would result in a change in zone for the subject properties.

Fire Protection Area

The subject properties are within the Charlie Lake Fire Protection Area.

Mandatory Building Permit Area

The subject properties are within the Mandatory Building Permit Area.

Development Permit Area

One subject property, Lot A Section 29 Township 84 Range 19 W6M Plan BCP24329 is within the Charlie Lake Development Permit Area No. 3 and is subject to Section 13.6 Charlie Lake Development Permit Area No. 3 guidelines in the NPFA OCP and the *Peace River Regional District Lakeshore Development Guidelines, 2000*. The other parcel is outside all Development Permit Areas.

Development Cost Charge Area

The subject properties are outside the Development Cost Charge Area.

School District 60 School Site Acquisition Charge Area

The subject properties are within the School District 60 School Site Acquisition Charge Area.

Impact AnalysisContext

The subject properties as an R-5 zone would result in similar activities as the R-4 zone to the east and south areas surrounding the property. The proposal is consistent with the residential character of the area.

Population & Traffic

Traffic changes are anticipated should the proposed rezoning amendment be approved. There may be an increase in residential-related traffic activity in the area.

Sewage & Water

The applicant intends to use an on-site septic treatment for sewage disposal, to be approved by Northern Health. The applicant intends to use cisterns or wells for water.

Comments Received from Municipalities & Provincial Agencies

Chetwynd, Dawson Creek, Hudson's Hope, Pouce Coupe, Taylor, Tumbler Ridge, MoFLNRORD, SD 60 & Taylor Fire Department

No response received.

ALC

The ALC staff recognizes the Commission has endorsed the North Peace Fringe Area OCP which designated the properties for rural residential use. For this reason, the ALC has no objection to the Bylaw.

Charlie Lake Fire Department

Access to the properties must support width, height and weights of fire apparatus that may be responding in case of incident. This comment will be included in PRRD comments to any future MoTI subdivision referral.

Fort St. John

Interests unaffected.

MoTI

No objections.

Northern Health

Regarding Bylaw No. 2357, regarding a proposed zoning, Northern Health's services will be minimally impacted, subject to the conditions listed (See Attachment 3).

PRRD Environmental Services Department

No comments.

ALTERNATIVE OPTIONS:

1. That the Regional Board give Zoning Amendment Bylaw No. 2357, 2019, which proposes to rezone the properties legally described as PID 024-883-212 and PID 026-723-816, from A-2 (Large Agricultural Holdings Zone) to R-5 (Residential 5 Zone) 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.
2. That the Regional Board refuse Zoning Amendment Bylaw No. 2357, 2019, to rezone the properties legally described as PID 024-883-212 and PID 026-723-816 under *PRRD Zoning Bylaw No. 1343, 2001* as submitted.
3. That the Regional Board provide further direction.

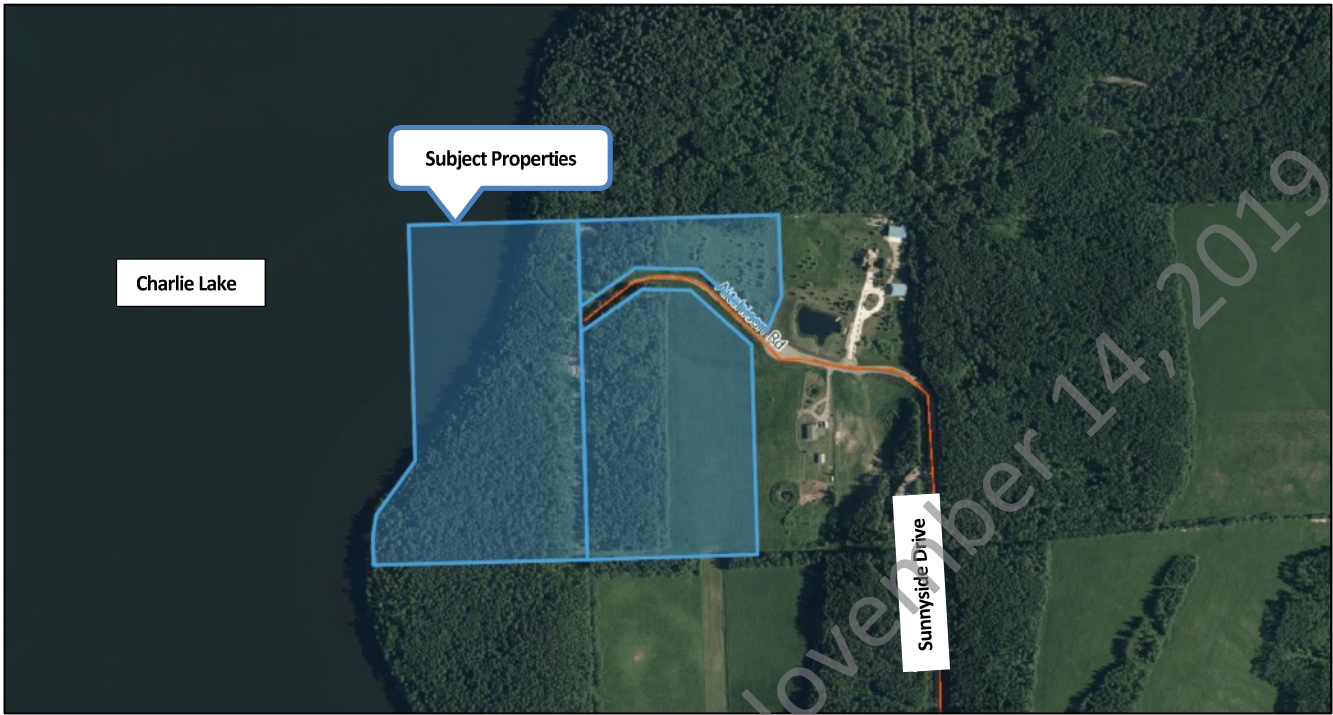
STRATEGIC PLAN RELEVANCE:

- ☒ Not Applicable to Strategic Plan.

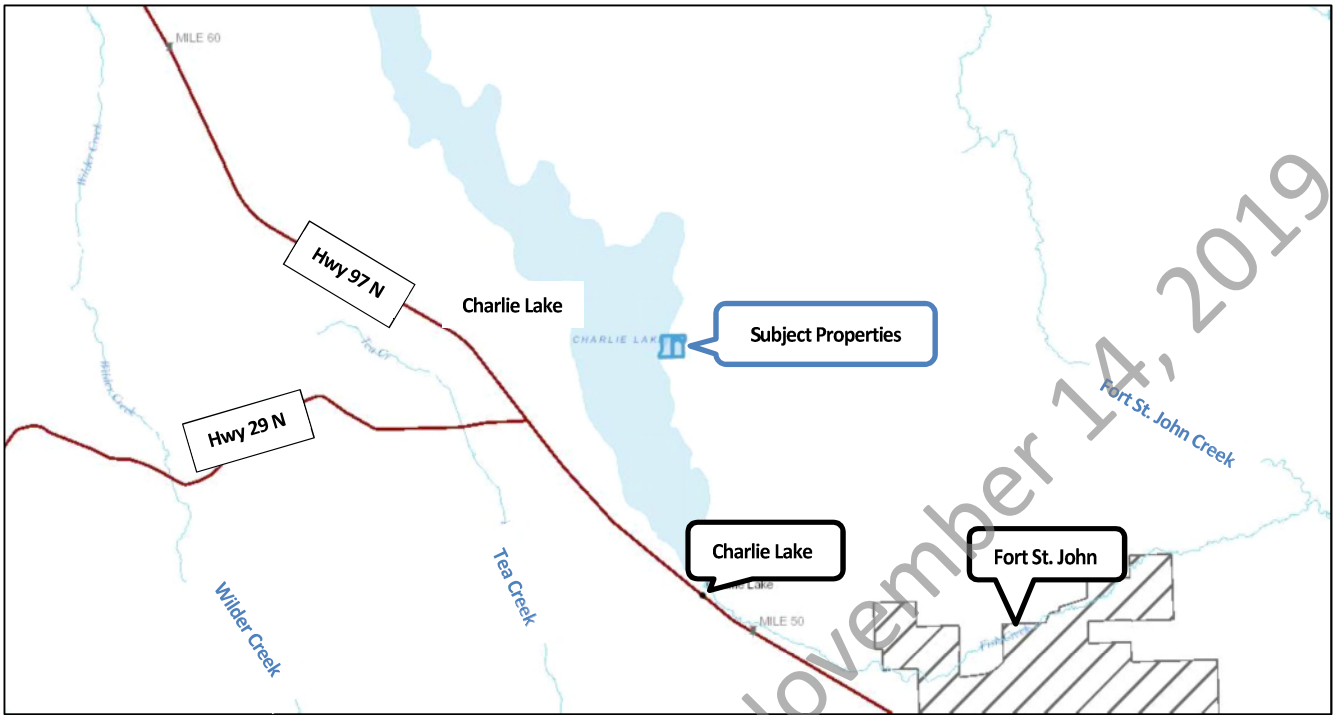
FINANCIAL CONSIDERATION(S):**COMMUNICATIONS CONSIDERATION(S):****OTHER CONSIDERATION(S):****Attachments:**

1. Maps
2. Application
3. Referral responses from agencies
4. Referral response from Electoral Area Director
5. Section 38 of *Peace River Regional District Zoning Bylaw No. 1343, 2001*
6. Draft Bylaw No. 2357, 2019

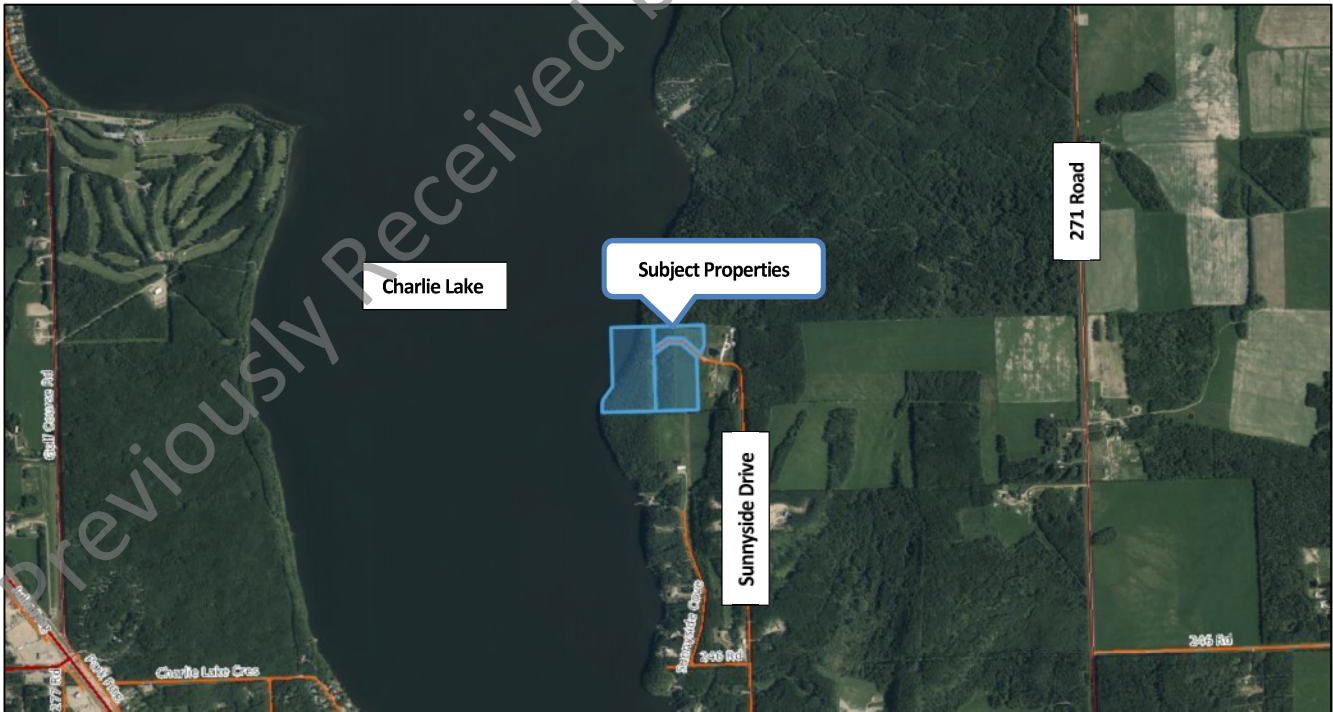
Subject Properties



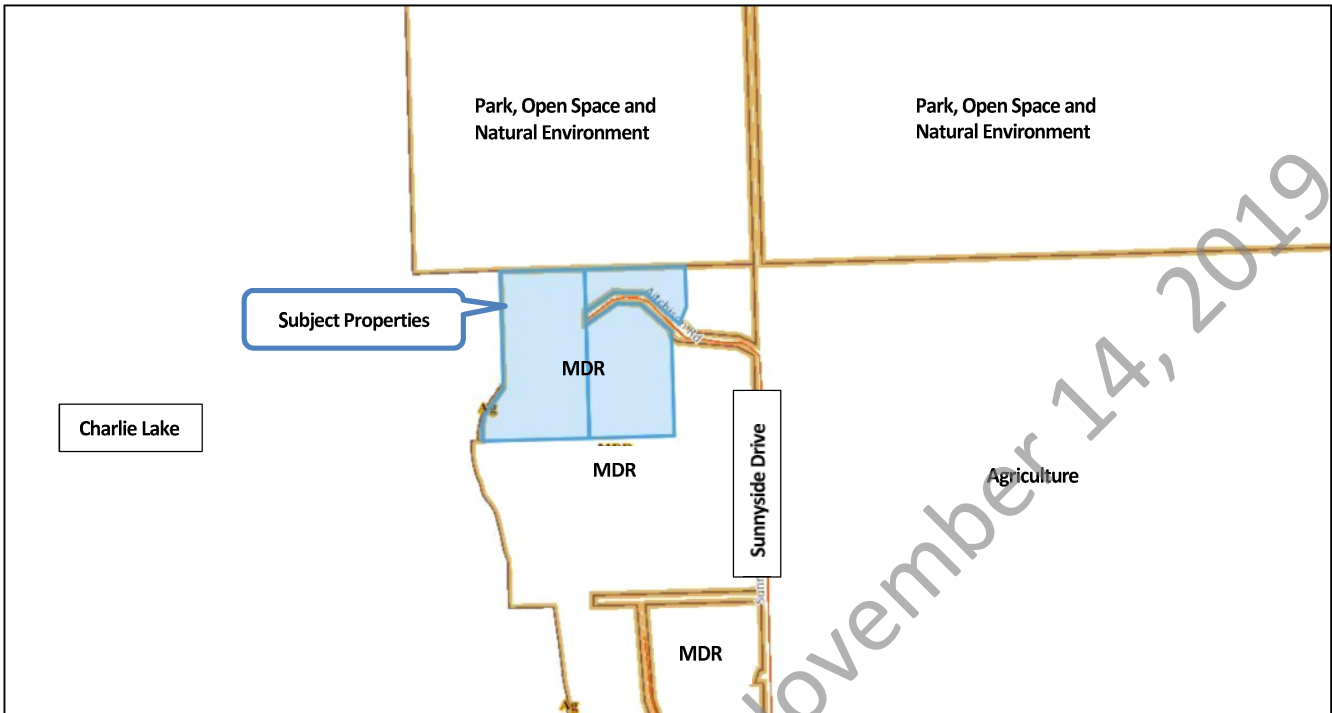
Location: Charlie Lake



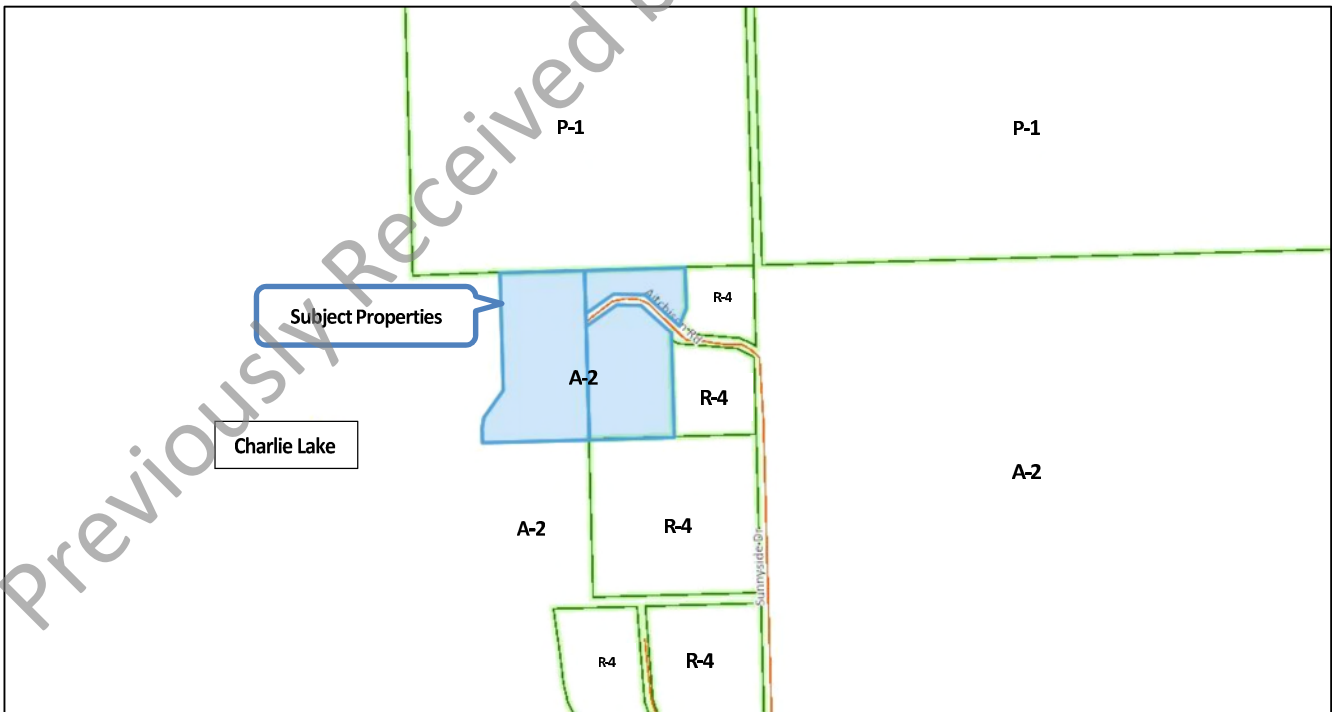
Aerial Imagery



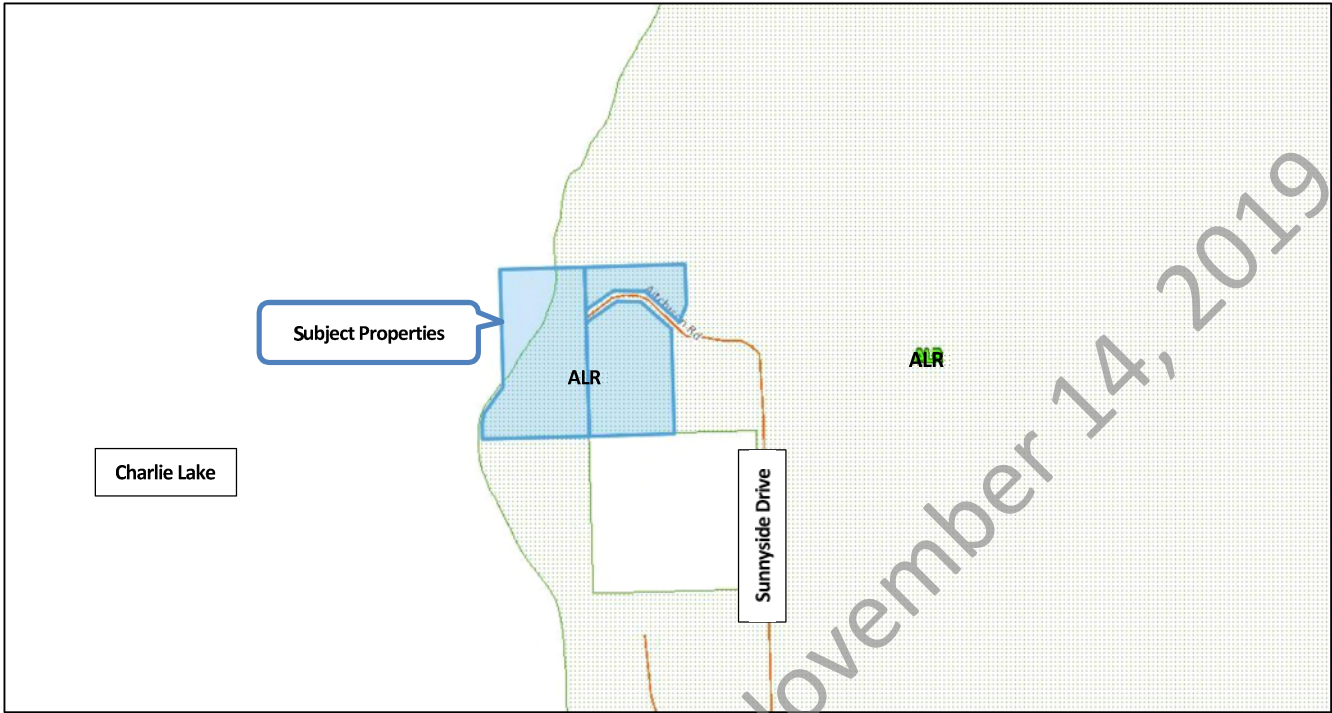
PRRD North Peace Fringe Area OCP Bylaw No. 1870, 2009: Medium Density Rural Residential (MDR)



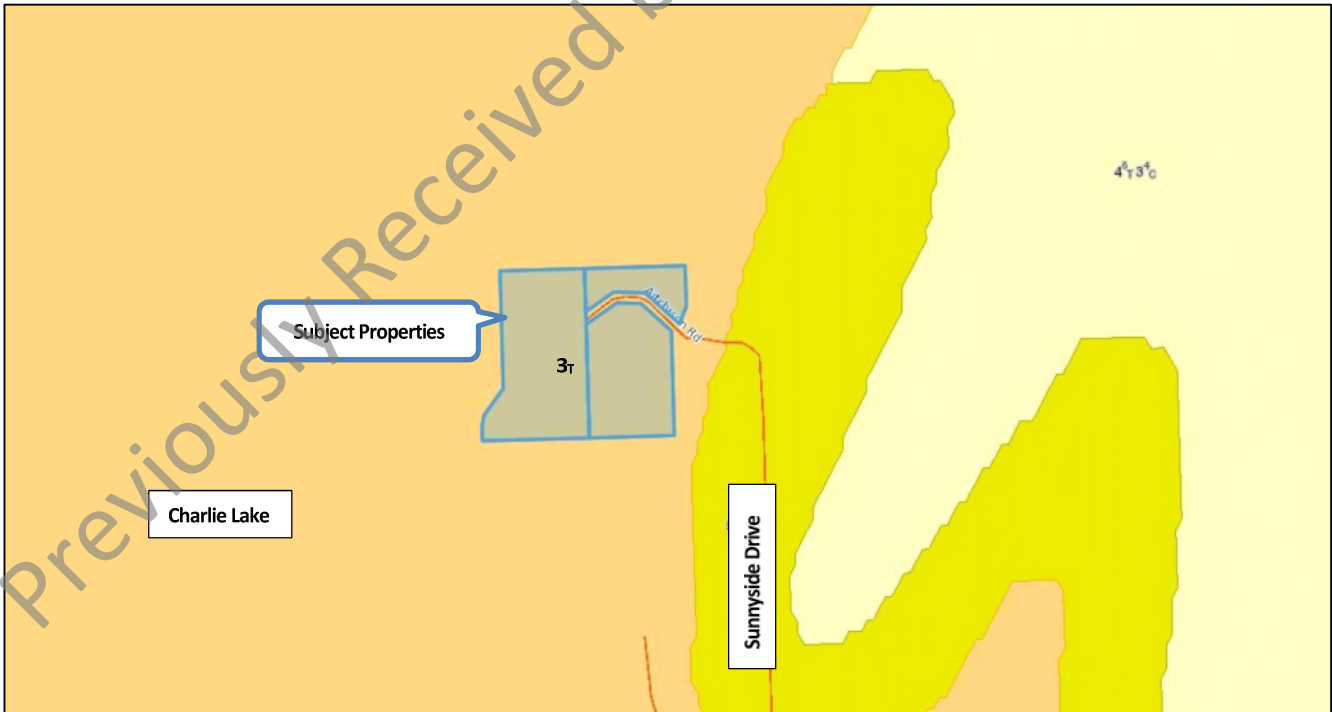
PRRD Zoning Bylaw No. 1343, 2001: A-2 (Large Agricultural Holdings)



Agricultural Land Reserve: Within



CLI Soil Classification: 3_T





PEACE RIVER REGIONAL DISTRICT

Bylaw No. 246, 2016
Schedule A – Application for Development

DAWSON CREEK 1981 Alaska Avenue (Box 810), Dawson Creek, BC (T) 250-784-3200..(F) 250-784-3201
FORT ST. JOHN 9505 100TH 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 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 KEVIN AITCHISON	Authorized Agent of Owner (if applicable) BRIAN ELLIOTT TRYON LAND SURVEYING
	Address of Agent 11320 100th AVENUE
	City/Town/Village FORT ST JOHN
	Postal Code V1J 1Z9
	Telephone Number: 250-262-0031
	Fax Number: 250-782-6029
	E-mail: bellriott@tryongroup.ca

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
REM. L.A SEC.29 TP84 R9 W6M PLAN PGP46064	8.57ha ha./acres
PID 024-883-212	ha./acres
REM. L.A SEC.29 TP84 R19 W6M PLAN BCP24329	8.0ha ha./acres
PID 026-723-816	TOTAL AREA 16.57ha 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: NONE ASSIGNED

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: A-2

Proposed zone: R-5

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:

The properties are vacant.

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

(a) North Beaton Provincial Park

(b) East rural residential

(c) South rural residential

(d) West Charlie Lake

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

Three parcels are proposed for rural residential use

and possibly haying. See attached plan.

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

This proposal conforms with development in the area.

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

There will be on-site septic treatment with plans to be
approved by Northern Health.

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

cisterns or wells

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.

Brian Elliott

July 18, 2019

Signature of ~~Owner~~ Agent

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 SEE ATTACHED AUTHORIZATION LETTER		
(name) _____ to act on my/our behalf regarding this		
application.		
Agent address: _____		
Telephone: _____	Fax: _____	Email: _____
Signature of Owner: _____		Date: _____
Signature of Owner: _____		Date: _____

Name: Kevin Aitchison

Email Address:

Address:

Phone Number:

Cellular Phone:

Facsimile:

Postal Code:

Date: March 12, 2018

To Whom It May Concern:

Re: Proposed Subdivision of Parts of Lot A Plan BCP24329 & Lot A Plan BCP2745, Except Part in Plan BCP2745 Both of Section 29 Township 84 Range 19 W6M PRD

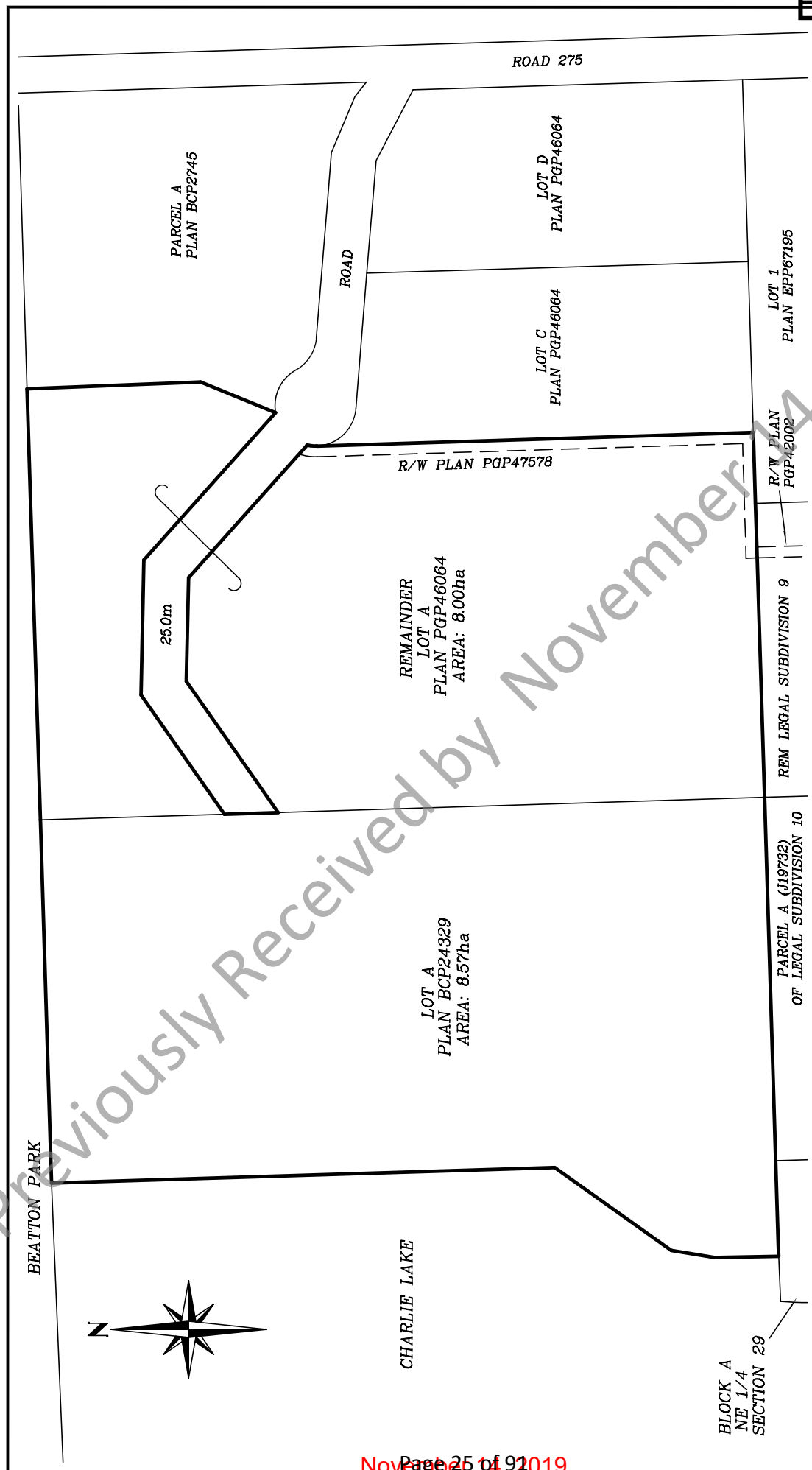
Please accept this letter as my/our authorization for Tryon Land Surveying Ltd. to act as my/our agent in the above captioned subdivision.

Thank you.

Yours truly,

Signed by: Kevin Aitchison

Signed by:



B 3 a)



Tryon Land Surveying Ltd.
Dawson Creek 250-782-5868
Fort St John 250-262-0031
www.tryongroup.ca

KEVIN AITCHISON

PROPOSED REZONING OF
LOT A PLAN BCP24329 &
LOT A PLAN PGP46064
BOTH OF SEC 29 Tp 84 R 19 W6M
PEACE RIVER DISTRICT



TRYON FILE: 18-0014



PEACE RIVER REGIONAL DISTRICT

Development Approvals Technician
300-10003 110th Avenue
Fort St John, BC V1J 6M7
Re: Proposed 3 lot conventional subdivision

PRRD File # 18-279
MOTI File # 2018-05370
November 6, 2018

**Re: Proposed 3 lot conventional subdivision
PID 024-883-212, Lot A Plan PGP46064 Except Part in Plan BCP2745 Section 29 Township 84 Range 19
West of the 6th Meridian Peace River District
and 026-723-816, Lot A Plan BCP24329 Section 29 Township 84 Range 19 Peace River District**

In response to this subdivision proposal, in which proposed 'Lot 1' is comprised of the northern portion of the parcel with the legal description *Lot A Plan PGP46064 Except Part in Plan BCP2745 Section 29 Township 84 Range 19 West of the 6th Meridian Peace River District* and the northern portion of the parcel with legal description *Lot A Plan BCP24329 Section 29 Township 84 Range 19 Peace River District*, with the remainder of each legal description forming smaller lots for a total of three (3) lots with areas of 4.7 ha (11.6 ac), 5.8 ha (14.3), and 6.0 ha (14.8 ac) (hereinafter referred to as 'Lot 1', 'Remainder Lot A Plan BCP24329,' and 'Remainder Lot A Plan PGP46064', respectively), please note the following:

1. The subject properties are partially within the Agricultural Land Reserve; therefore, the subject properties are subject to the provisions of the *Agriculture Land Commission Act*. Subdivision approval has been conditional provided by the Agricultural Land Commission based on *Section 27(5) of the ALC Act*. Conditions outlined in Resolution #287/2018 are as follows:
 - a. *The submission of a survey plan delineating the area to be subdivided;*
 - b. *The survey plan to be in substantial compliance with Schedule A of this decision; and,*
 - c. *The survey plan be submitted within three years from the date of release of this decision.*

The completion of the above noted conditions are required before final subdivision approval.

2. The three (3) proposed lots on the two subject properties are designated 'Medium Density Rural Residential' in the *Peace River Regional District North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009 (NPFA OCP 2009)*.
 - a. The principal land use within this designation will generally be limited to residential and home based business, subject to zoning regulations [*Policy 4.3(3)*]. The applicant's proposed use for a residence with the potential for a secondary use for small-scale haying for the three (3) lots is compatible with the permitted uses within this designation.
 - b. Within this designation the minimum parcel size will not be less than 1.6 ha (4 ac) when the lands are not connected to a community sewage system or will not be less than 0.8

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) 785-8081 Fax: (250) 785-1921 Email: prrd.fsj@prrd.bc.ca

November 14, 2019

March 12, 2020

ha (2 ac) when connected to a community sewage system or where soil conditions are suitable for on-site sewage disposal and a system has been authorized by the agency having jurisdiction regarding sewage disposal [*Policy 4.3.2(9)*]. Based on the site plan provided by the applicant, all three (3) lots in the proposed subdivision exceed the minimum parcel size required within this designation.

- c. When a residential property is fronting on Charlie Lake, the minimum parcel size will not be less than 0.4 ha (1 ac) and the parcel will have a minimum lake frontage of 55 m (180 ft) [*Policy 4.3(2)*]. This policy applies to proposed 'Lot 1' and 'Remainder Lot A Plan BCP24329' and based on the proposed subdivision plan provided by the applicant, these lots meet the requirements of the NPFA OCP. 'Remainder Lot A Plan PGP46064' is not affected by this policy.

Based on the reasons noted above, the applicant's proposal is consistent with the *Peace River Regional District North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009 (NPFA OCP 2009)*.

3. All three (3) of the proposed lots are zoned 'A-2' (Large Agricultural Holdings Zone) pursuant to the *Peace River Regional District Zoning Bylaw No. 1343, 2001*. Within the 'A-2' (Large Agricultural Holdings Zone):
 - a. Permitted uses include agriculture; agriculture-intensive; agriculture-domestic; wood harvesting and forestry; mining, including gravel extraction and processing; asphalt plant; oil and gas wells, pipelines; production facilities; land treatment facility, non-commercial; kennel; equestrian facility; work camps occupied for less than six months, with less than 30 people; trapping, hunting, guiding, outfitting establishments; an airstrip; and dwelling units.
 - b. The minimum parcel size is 63 ha (155 ac).

The proposed use of the three (3) lots is consistent with zoning but the applicant may find rezoning to a 'Residential' zone more complimentary to the intended use as presented in their application. A 'Residential' zone would also be consistent with the goals of the *NPFA OCP*.

The proposed size of the three (3) lots is not consistent with zoning. If the application meets the requirements of *Section 514* of the *Local Government Act*, a zoning amendment would not be required; otherwise, the applicant will need to apply for rezoning of both subject properties.

4. Prior to the approval of the subdivision the School District 60 School Site Acquisition Charge of \$1000.00/new lot would be payable for a total of \$1000.00. The School Site Acquisition Charge can be paid to the Peace River Regional District office in Fort St John or Dawson Creek.
5. 'Remainder Lot A Plan BCP24329,' and proposed 'Lot 1' are within the Charlie Lake Development Permit Area. A Development Permit will be required prior to subdivision approval. To learn more about the Charlie Lake Development Permit and its requirements,

please see the PRRD website at: <https://prrd.bc.ca/wp-content/uploads/page/development-permit/Charlie-Lake-Development-Permit-Area-No.-3.pdf>

6. The southwestern corner of 'Remainder Lot A Plan BCP24329' is within the *Charlie Lake Watershed Reserve No. 0288651*. The Ministry of Environment and Climate Change Strategy is the agency having jurisdiction regarding any works within this reserve and should be contacted directly for requirement details.
7. This proposal is within the PRRD Mandatory Building Permit Area.

If you, or the applicant, have any questions regarding the above, please contact me.

Sincerely,



Danielle B. Patterson, Planning Intern

C: Brad Sperling, Director of Electoral Area "C"


Agent: Nathan Mahon, Tryon Land Surveying Ltd. [nmahon@tryongroup.ca]



BYLAW AMENDMENT
REFERRAL FORM

Peace River Regional District
Box 810, 1981 Alaska Avenue,
Dawson Creek, B.C. V1G 4H8
Telephone: (250) 784-3200
Fax: (250) 784-3201

B-3 a)

Peace River Regional District	Zoning Bylaw No. 2357, 2019	Date: August 23, 2019												
You are requested to comment on the attached zoning bylaw amendment for potential effect on your agency's interests. We would appreciate your response within 21 days (September 13, 2019). If no response is received within that time, it will be assumed that your agency's interests are unaffected.														
PURPOSE OF AMENDMENTS: To rezone the subject property from A-2 "Large Agricultural Holdings Zone" to R-5 "Residential 5 Zone"														
GENERAL LOCATION: Charlie Lake, BC														
LEGAL DESCRIPTION: Lot A, Plan PGP46064 except Plan BCP2745, Section 29 Township 84, Range 19 W6M, PRD; and Lot A, Plan BCP24329 Section 29, Township 84, Range 19, W6M, PRD														
AREA OF PROPERTY 16.61. ha (41.04 acres)	ALR STATUS: Within	OCP DESIGNATION: Medium Density Rural Residential												
Land Owners: Kevin Aitchison														
Please fill out the Response Summary on the back of this Form. If your agency's interests are unaffected, no further information is required. In all other cases, we would appreciate receiving additional information to substantiate your position and, if applicable, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.														
 Jessica Russell		Title: <u>Junior Planner</u>												
This referral has also been forwarded to the following agencies: <input type="checkbox"/> Northern Health Authority <input type="checkbox"/> Ministry of Transportation & Infrastructure via eDAS <input type="checkbox"/> Ministry of the Environment and Climate Change <input type="checkbox"/> Ministry of Forests, Lands and Natural Resource Operations and Rural Development <input type="checkbox"/> Agricultural Land Commission														
Other: <table border="0"><tr><td><input type="checkbox"/> District of Chetwynd</td><td><input type="checkbox"/> District of Hudson's Hope</td><td><input type="checkbox"/> District of Taylor</td></tr><tr><td><input type="checkbox"/> City of Dawson Creek</td><td><input type="checkbox"/> Village of Pouce Coupe</td><td><input type="checkbox"/> District of Tumbler Ridge</td></tr><tr><td><input type="checkbox"/> City of Fort St. John</td><td><input type="checkbox"/> School District 60</td><td><input type="checkbox"/> Charlie Lake Fire Dept.</td></tr><tr><td><input type="checkbox"/> District of Taylor Fire Dept.</td><td><input type="checkbox"/> Fort St. John Fire Dept.</td><td></td></tr></table>			<input type="checkbox"/> District of Chetwynd	<input type="checkbox"/> District of Hudson's Hope	<input type="checkbox"/> District of Taylor	<input type="checkbox"/> City of Dawson Creek	<input type="checkbox"/> Village of Pouce Coupe	<input type="checkbox"/> District of Tumbler Ridge	<input type="checkbox"/> City of Fort St. John	<input type="checkbox"/> School District 60	<input type="checkbox"/> Charlie Lake Fire Dept.	<input type="checkbox"/> District of Taylor Fire Dept.	<input type="checkbox"/> Fort St. John Fire Dept.	
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<input type="checkbox"/> District of Taylor Fire Dept.	<input type="checkbox"/> Fort St. John Fire Dept.													
(As per the Management of Development Function)														

**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

August 27, 2019

Reply to the attention of Sara Huber
 ALC Issue: 51514
 Local Government File: 19-137

Jessica Russell
 Junior Planner, Peace River Regional District
Jessica.Russell@prrd.bc.ca

Delivered Electronically

Re: Peace River Regional District Zoning Amendment Bylaw No. 2357-2019

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Zoning Amendment Bylaw No. 2357, 2019 (the "Bylaw") for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Bylaw is consistent with the purposes of the Agricultural Land Commission Act (ALCA), the Agricultural Land Reserve General Regulation, (the "General Regulation"), the Agricultural Land Reserve Use Regulation (the "Use Regulation"), and any decisions of the ALC.

On August 2, 2019, the ALC received a referral for PRRD Zoning Amendment Bylaw No. 2357, 2019 which proposed to rezone the two properties from A-2 "Large Agricultural Holdings Zone" to R- 5 "Residential 5 Zone". On August 15, 2019, the ALC responded to the referral advising that the ALC has no objection to the proposed Bylaw.

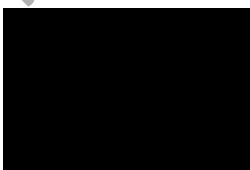
As previously stated in the August 15, 2019 letter, the ALC staff recognizes that the Commission has endorsed the OCP which designated these Properties for rural residential use. For this reason, the ALC has no objection the Bylaw.

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

If you have any questions about the above comments, please contact the undersigned at 604-660-7019 or by e-mail (Sara.Huber@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION





PEACE RIVER REGIONAL DISTRICT

CHARLIE LAKE FIRE DEPARTMENT
13065 FIRE HALL ROAD
BOX 250, CHARLIE LAKE, BC, V0C-1H0
250-785-1424



From: The Officer of Fire Chief, Charlie Lake Fire Department

Date: Aug. 26, 2019

Re: Lot A, Plan PG46064 except Plan BC2745, Section 29 Township 84, Range 19 W6M, PRD; and Lot A, Plan BC24329 Section 29, Township 84, Range 19, W6M, PRD

PID 024-883-212 & 026-723-816

Hello,

In reference to properties above, the Charlie Lake Fire department has only one concern with the re-zoning from A2 to R5.

Access to the properties must support width, height and weights of fire apparatus that may be responding in case of incident.

Understanding the re-zoning request, this should have every little impact to our services.

The only request

Regards,



Fire Chief Edward Albury
Charlie Lake Fire Department



BYLAW AMENDMENT
REFERRAL FORM

Peace River Regional District
Box 810, 1981 Alaska Avenue,
Dawson Creek, B.C. V1G 4H8
Telephone: (250) 784-3200
Fax: (250) 784-3201

Peace River Regional District	Zoning Bylaw No. 2357, 2019	Date: August 23, 2019												
<p>You are requested to comment on the attached zoning bylaw amendment for potential effect on your agency's interests. We would appreciate your response within 21 days (September 13, 2019). If no response is received within that time, it will be assumed that your agency's interests are unaffected.</p>														
<p>PURPOSE OF AMENDMENTS: To <u>rezone</u> the subject property from A-2 "Large Agricultural Holdings Zone" to R-5 "Residential 5 Zone"</p>														
<p>GENERAL LOCATION: Charlie Lake, BC</p>														
<p>LEGAL DESCRIPTION: Lot A, Plan PGP46064 except Plan BCP2745, Section 29 Township 84, Range 19 W6M, PRD; and Lot A, Plan BCP24329 Section 29, Township 84, Range 19, W6M, PRD</p>														
<p>AREA OF PROPERTY</p> <p>16.61. ha (41.04 acres)</p>	<p>ALR STATUS:</p> <p>Within</p>	<p>OCP DESIGNATION:</p> <p>Medium Density Rural Residential</p>												
<p>Land Owners: Kevin Aitchison</p>														
<p>Please fill out the Response Summary on the back of this Form. If your agency's interests are unaffected, no further information is required. In all other cases, we would appreciate receiving additional information to substantiate your position and, if applicable, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.</p>														
<p>Jessica Russell</p>		<p>Title: <u>Junior Planner</u></p>												
<p>This referral has also been forwarded to the following agencies:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Northern Health Authority <input type="checkbox"/> Ministry of Transportation & Infrastructure via eDAS <input type="checkbox"/> Ministry of the Environment and Climate Change <input type="checkbox"/> Ministry of Forests, Lands and Natural Resource Operations and Rural Development <input type="checkbox"/> Agricultural Land Commission 														
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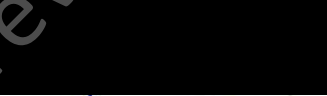


BYLAW AMENDMENT
REFERRAL FORM

Peace River Regional District
Box 810, 1981 Alaska Avenue,
Dawson Creek, B.C. V1G 4H8
Telephone: (250) 784-3200
Fax: (250) 784-3201

	RESPONSE SUMMARY	Zoning Bylaw No. 2357, 2019
<input type="checkbox"/> Approval recommended for reasons outlined below	<input checked="" type="checkbox"/> Interests unaffected by bylaw	
<input type="checkbox"/> Approval recommended subject to conditions below	<input type="checkbox"/> Approval NOT recommended due to reasons outlined below	

None.

Signed: 	Title: Planning Manager
Date: September 6, 2019	Agency: City of Fort St. John



Ministry of
Transportation
and Infrastructure

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

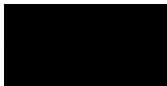
Attention: Jessica Russell, Junior Planner

The Ministry of Transportation and Infrastructure (Ministry) has received and reviewed your referral dated August 2, 2019 to rezone the subject properties from A-2 "Large Agricultural Holdings Zone" to R-5 "Residential 5 Zone". The property does not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Infrastructure formal approval.

The Ministry has no objections to the rezoning. Please note the Ministry has received a subdivision application from the owner to subdivide the subject lot as shown in this referral package. The proposed subdivision lot layout as submitted is not guaranteed as it is dependent on review and approval by the Provincial Approving Officer.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at (250) 787-3237.

Sincerely,



Development Officer- Peace District

Jessica Russell

From: Gu, Kang Min (Justin) <KangMin.Gu@northernhealth.ca>
Sent: Thursday, August 29, 2019 2:15 PM
To: Jessica Russell
Subject: RE: Bylaw No., 2357 Rezoning
Attachments: subdivision-guidelines.pdf

CAUTION: This email originated from outside of the organization.

Good Afternoon Jessica,

The following is the comments from Northern Health regarding Bylaw No., 2357 regarding a proposed rezoning:

- Must not cause a health hazard and or must not contaminate or cause to contaminate any drinking water sources, wells, any water bodies.
- Must follow Public Health Act, Drinking Water Protection Act and its applicable regulations, Sewerage System Regulation and Groundwater Protection Regulation as applicable.
- Must have appropriate sewerage system installed and all the requirements met as applicable.
- Proper subdivision protocol be followed for subdividing this property. Please refer to Northern Health's 'Guidelines for Subdivision' for more information.

Please see attached subdivision guideline for your reference. Should you have any questions, please contact the undersigned.

Best regards,

Justin Gu, CPHI(C), B. Tech, DFT
 Environmental Health Officer

Northern Health – Fort St. John Health Unit

10115 110 Ave
 Fort St John, BC V1J 6M9
 Phone: (250) 263 – 6000
 KangMin.Gu@northernhealth.ca



The contents of this electronic mail transmission are PRIVILEGED, intended to be CONFIDENTIAL, and for the sole use of the designated recipient. If this message has been misdirected, or if a resend is desired, please contact the sending office as soon as possible.

Jessica Russell

From: Paulo Eichelberger
Sent: Friday, August 23, 2019 2:23 PM
To: Jessica Russell
Subject: RE: Re-Referral Package for Review

Hey, Jessica,

No comments from the Env Services dept, as the development is well outside the Charlie Lake Sewer Service Area and nowhere near our infrastructure.

Many thanks!

Paulo Eichelberger | General Manager of Environmental Services

Direct: 250-784-3226 | paulo.eichelberger@prrd.bc.ca

PEACE RIVER REGIONAL DISTRICT | Box 810, 1981 Alaska Highway Avenue, Dawson Creek, BC V1G 4H8

Toll Free: (24 hrs): 1-800-670-7773 | Office: 250-784-3200 | Fax: 250-784-3201 | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



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From: Jessica Russell <Jessica.Russell@prrd.bc.ca>

Sent: Friday, August 23, 2019 2:03 PM

To: resource.development@northernhealth.ca; megan.demaniuk@northernhealth.ca; frontcounterbc@gov.bc.ca; authorizingagency@fortstjohn.gov.bc.ca; martin.collins@gov.bc.ca; Huber, Sara ALC:EX <Sara.Huber@gov.bc.ca>; alc.north@gov.bc.ca; alc.soil@gov.bc.ca; d-chet@gochetwynd.com; clerk@hudsonshope.ca; lford@districtoftaylor.com; pnilsen@dawsoncreek.ca; admin@poucecoupe.ca; tradmin@dtr.ca; Renee Jamurat <RJamurat@fortstjohn.ca>; cjackson@fortstjohn.ca; bhooker@prn.bc.ca; dboyd@prn.bc.ca; Edward Albury <Edward.Albury@prrd.bc.ca>; Ron Schildroth <Ron.Schildroth@prrd.bc.ca>; fire@fortstjohn.ca; sbyford@districtoftaylor.com; Paulo Eichelberger <Paulo.Eichelberger@prrd.bc.ca>

Cc: PRRD_Internal <prrd.internal@prrd.bc.ca>

Subject: Re-Referral Package for Review

To whom it may concern,

Please find attached the re-referral package for Bylaw No., 2357 regarding a proposed rezoning for a private property near Charlie Lake, BC for your review. The initial referral was sent August 2, 2019.

If your agency has comments regarding the re-referral, please send a new response. If no new response is received, I will use the previously submitted response (if applicable) from the initial referral.

Please forward any questions or comments to me by September 13.

Thank you,
Jessica Russell

Jessica Russell | Junior Planner

Direct: 250-784-4845 | jessica.russell@prrd.bc.ca

PEACE RIVER REGIONAL DISTRICT | Box 810, 1981 Alaska Highway Avenue, Dawson Creek, BC V1G 4H8

Toll Free: (24 hrs): 1-800-670-7773 | Office: 250-784-3200 | Fax: 250-784-3201 | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



IMPORTANT: The information transmitted herein is confidential and may contain privileged or personal information. It is intended solely for the person or entity to which it is addressed. Any review, re-transmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all digital and printed copies.

Previously Received by November 14, 2019



PEACE RIVER REGIONAL DISTRICT

Memorandum

TO: Brad Sperling, Director of Electoral Area C
 FROM: Planning Services
 DATE: October 4, 2019
 RE: **Proposed Zoning Bylaw Amendment**

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.

Please find attached a copy of the Zoning Bylaw amendment package (**File # 19-137**) concerning the Charlie Lake area.

COMMENTS

Response requested by October 18, 2019

No comment ☐

 Director/Municipality

 Date

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) 785-8081 Fax: (250) 785-1991 Email: prrd.fsj@prrd.bc.ca

November 14, 2019

March 12, 2020

diverse. vast. abundant.

Jessica Russell

From: Chair Brad Sperling
Sent: Friday, October 11, 2019 8:55 AM
To: Jessica Russell
Subject: Re: Rezoning Application Referral Package for Review

This may proceed, however I never waive public hearings. Please change that option

From: Jessica Russell
Sent: Friday, October 4, 2019 3:55:14 PM
To: Chair Brad Sperling
Subject: Rezoning Application Referral Package for Review

Director Sperling,

Please find attached Rezoning Application File No. 19-137 Referral Package for your review.

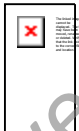
Please return any questions or comments by October 18, 2019.

Thank you,
 Planning Services

PEACE RIVER REGIONAL DISTRICT | Box 810, 1981 Alaska Highway Avenue, Dawson Creek, BC V1G 4H8
 Toll Free: (24 hrs): **1-800-670-7773** | Office: **250-784-3200** | Fax: **250-784-3201** | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



IMPORTANT: The information transmitted herein is confidential and may contain privileged or personal information. It is intended solely for the person or entity to which it is addressed. Any review, re-transmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all digital and printed copies.



SECTION 38 R-5 (Residential 5 Zone - 4 ha)

1. Permitted Uses

The following PRINCIPAL USES and no others are permitted in a R-5 zone subject to Part IV of this by-law and subject to Sub-Section 2 of this Section 38;

- (a) DWELLING UNIT(S);
- (b) Market garden;
- (c) AGRICULTURE;
- (d) KENNEL;
- (e) EQUESTRIAN FACILITY;

The following ACCESSORY uses and no others are permitted in a R-5 zone, subject to Part IV of this by-law and Sub-Section 2 of this Section 38:

- (f) ACCESSORY buildings and ACCESSORY structure;
- (g) AGRICULTURE-DOMESTIC;
- (h) BED AND BREAKFAST accommodation;
- (i) HOME BASED BUSINESS; and
- (j) SECONDARY SUITE;
- (k) TEMPORARY ADDITIONAL DWELLING.

2. Regulations

Minimum Parcel Size

- (a) The minimum parcel size is 4.0 hectares (10 acres).

Number and type of DWELLING UNIT(S)

- (b) One SINGLE FAMILY DWELLING is permitted on a parcel less than 3.6 hectares (9 acres) in size;
- (c) Two SINGLE FAMILY DWELLINGS or a TWO FAMILY DWELLING is permitted on a parcel 3.6 hectares (9 acres) or larger, but not both;
- (d) One TEMPORARY ADDITIONAL DWELLING, is permitted on a parcel 0.9 hectares (2.2 acres) and larger.

Height

- (e) No building or structure shall exceed 10 metres (32.8 ft) in HEIGHT.

Setbacks

- (f) Except as otherwise permitted in this by-law, 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; or
 - (iv) 5 metres (17 ft) of a REAR PARCEL LINE.



SECTION 38 R-5 (Residential 5 Zone - 4 ha) continued

Agriculture

- (g) AGRICULTURE, use is permitted on parcels 4 hectares (10 acres) and larger;
- (h) AGRICULTURE DOMESTIC, is permitted on parcels 0.4 hectares (1 acre) and larger;

Where AGRICULTURE, or AGRICULTURE-DOMESTIC are permitted the following regulations shall apply;

- (i) Maximum LOT COVERAGE for each commodity group is limited to the following:

COMMODITY GROUPS			
Apiculture (bees)	Greenhouse, Nursery, Speciality wood & Turf Crops	Livestock,* Poultry, Game and Fur	Mushroom growing facility
20%	Greenhouse: 75% Nurseries, Speciality Wood Crops & Turf Farms: 35%	35%	35%

* CONFINED LIVESTOCK AREAS are included in the LOT COVERAGE restriction.

The following structures do not fall under the LOT COVERAGE restrictions:

- detention ponds
- support structures used for shading, frost and wind protection of plants and animals.

**PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2357, 2020**

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. 2357, 2020."
2. Schedule A – Map 6 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot A, Section 29, Township 84, Range 19, W6M, PRD, Plan PGP46064 except Plan BCP2745, and Lot A, Section 29, Township 84, Range 19, W6M, PRD, Plan BCP24329 from A-2 "Large Agricultural Holdings Zone" to R-5 "Residential 5 Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	_____	day of _____	, 2020.
READ A SECOND TIME THIS	_____	day of _____	, 2020.
Public Notification mailed on	_____	day of _____	, 2020.
Public Notification published on the	_____	day of _____	, 2020.
Public Hearing held on the	_____	day of _____	, 2020.
READ A THIRD TIME THIS	_____	day of _____	, 2020.
ADOPTED THIS	_____	day of _____	, 2020.

(Corporate Seal has been
affixed to the original bylaw)

Chair

Corporate Officer

I hereby certify this to be a true and correct copy of
"PRRD Zoning Amendment Bylaw No. 2357, 2020,
as adopted by the Peace River Regional District
Board on _____, 20____.

Corporate Officer

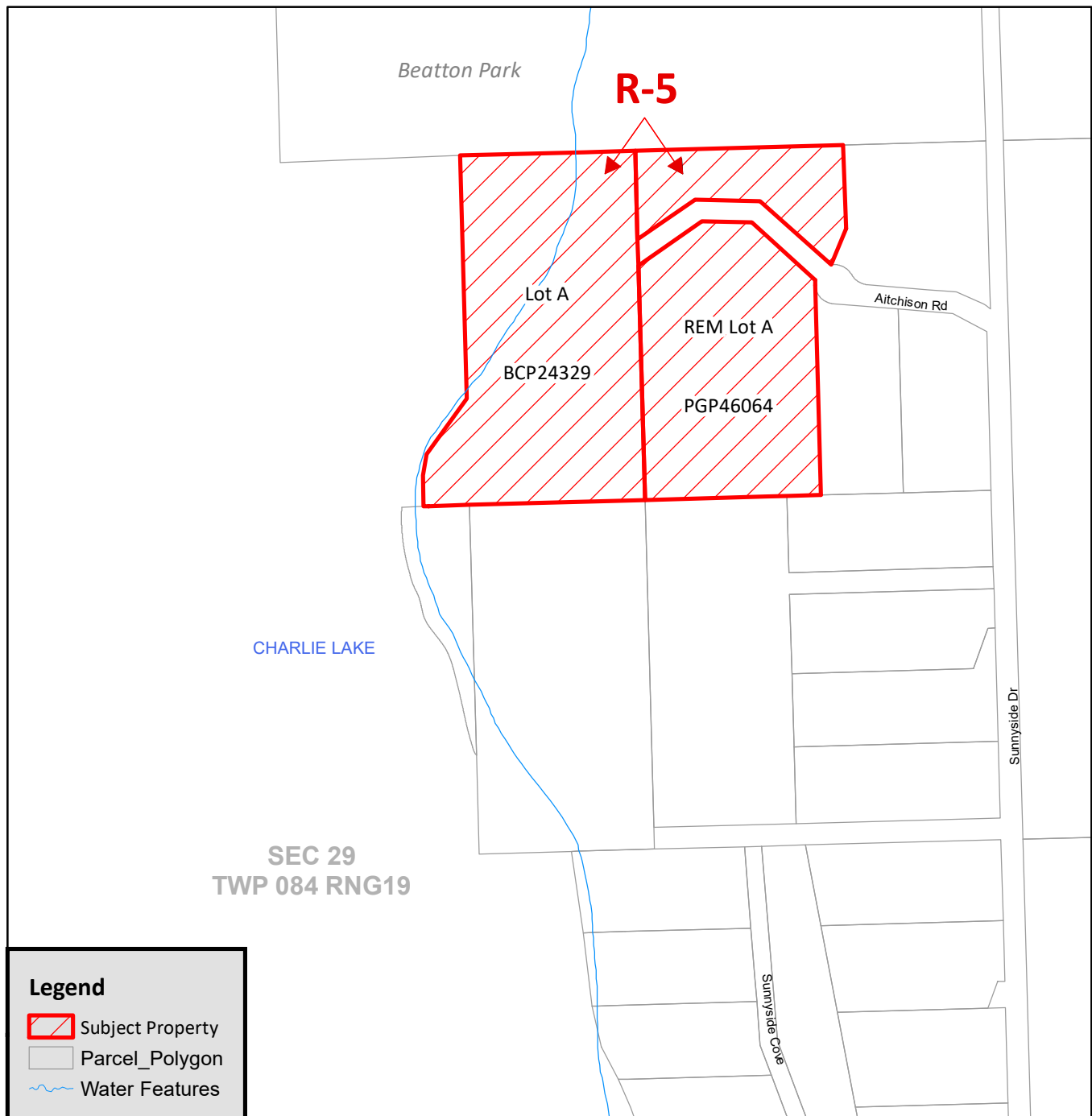


Peace River Regional District
Bylaw No. 2357, 2020
SCHEDULE "A"



1:7,000

Map No. 6 - Schedule A of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot A, Plan PGP46064, except Plan BCP2745, Section 29, Township 84, Range 19, W6M, PRD; and Lot A, Plan BCP24329, Section 29, Township 84, Range 19, W6M, PRD **from** A-2 "Large Agricultural Holdings Zone" **to** R-5 "Residential 5 Zone" as shown shaded green on the drawing below:



G:\Development_Services\BYLAWS\Bylaw_2357 - ZONING - PENDING.mxd



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

August 27, 2019

Reply to the attention of Sara Huber
ALC Issue: 51514
Local Government File: 19-137

Jessica Russell
Junior Planner, Peace River Regional District
Jessica.Russell@prrd.bc.ca

Delivered Electronically

Re: Peace River Regional District Zoning Amendment Bylaw No. 2357-2019

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Zoning Amendment Bylaw No. 2357, 2019 (the “Bylaw”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Bylaw is consistent with the purposes of the Agricultural Land Commission Act (ALCA), the Agricultural Land Reserve General Regulation, (the “General Regulation”), the Agricultural Land Reserve Use Regulation (the “Use Regulation”), and any decisions of the ALC.

On August 2, 2019, the ALC received a referral for PRRD Zoning Amendment Bylaw No. 2357, 2019 which proposed to rezone the two properties from A-2 “Large Agricultural Holdings Zone” to R- 5 “Residential 5 Zone”. On August 15, 2019, the ALC responded to the referral advising that the ALC has no objection to the proposed Bylaw.

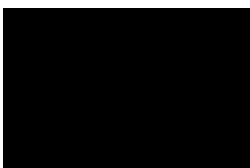
As previously stated in the August 15, 2019 letter, the ALC staff recognizes that the Commission has endorsed the OCP which designated these Properties for rural residential use. For this reason, the ALC has no objection the Bylaw.

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

If you have any questions about the above comments, please contact the undersigned at 604-660-7019 or by e-mail (Sara.Huber@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION





PEACE RIVER REGIONAL DISTRICT

CHARLIE LAKE FIRE DEPARTMENT
13065 FIRE HALL ROAD
BOX 250, CHARLIE LAKE, BC, V0C-1H0
250-785-1424



From: The Officer of Fire Chief, Charlie Lake Fire Department

Date: Aug. 26, 2019

Re: Lot A, Plan PG46064 except Plan BC2745, Section 29 Township 84, Range 19 W6M, PRD; and Lot A, Plan BC24329 Section 29, Township 84, Range 19, W6M, PRD

PID 024-883-212 & 026-723-816

Hello,

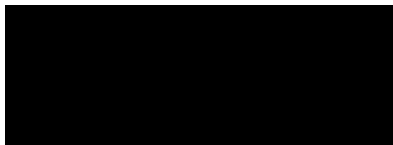
In reference to properties above, the Charlie Lake Fire department has only one concern with the re-zoning from A2 to R5.

Access to the properties must support width, height and weights of fire apparatus that may be responding in case of incident.

Understanding the re-zoning request, this should have every little impact to our services.

The only request

Regards,



Fire Chief Edward Albury
Charlie Lake Fire Department



**BYLAW AMENDMENT
REFERRAL FORM**

Peace River Regional District
Box 810, 1981 Alaska Avenue,
Dawson Creek, B.C. V1G 4H8
Telephone: (250) 784-3200
Fax: (250) 784-3201

Peace River Regional District	Zoning Bylaw No. 2357, 2019	Date: August 23, 2019												
<p>You are requested to comment on the attached zoning bylaw amendment for potential effect on your agency's interests. We would appreciate your response within 21 days (September 13, 2019). If no response is received within that time, it will be assumed that your agency's interests are unaffected.</p>														
<p>PURPOSE OF AMENDMENTS: To <u>rezone</u> the subject property from A-2 "Large Agricultural Holdings Zone" to R-5 "Residential 5 Zone"</p>														
<p>GENERAL LOCATION: Charlie Lake, BC</p>														
<p>LEGAL DESCRIPTION: Lot A, Plan PGP46064 except Plan BCP2745, Section 29 Township 84, Range 19 W6M, PRD; and Lot A, Plan BCP24329 Section 29, Township 84, Range 19, W6M, PRD</p>														
<p align="center">AREA OF PROPERTY</p> <p align="center">16.61. ha (41.04 acres)</p>	<p align="center">ALR STATUS:</p> <p align="center">Within</p>	<p align="center">OCP DESIGNATION:</p> <p align="center">Medium Density Rural Residential</p>												
<p>Land Owners: Kevin Aitchison</p>														
<p>Please fill out the Response Summary on the back of this Form. If your agency's interests are unaffected, no further information is required. In all other cases, we would appreciate receiving additional information to substantiate your position and, if applicable, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.</p>														
<p align="center">_____ Jessica Russell</p>		<p align="center">Title: <u>Junior Planner</u></p>												
<p>This referral has also been forwarded to the following agencies:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Northern Health Authority <input type="checkbox"/> Ministry of Transportation & Infrastructure via eDAS <input type="checkbox"/> Ministry of the Environment and Climate Change <input type="checkbox"/> Ministry of Forests, Lands and Natural Resource Operations and Rural Development <input type="checkbox"/> Agricultural Land Commission 														
<p>Other:</p> <table style="width:100%; border: none;"> <tr> <td style="width:33%;"><input type="checkbox"/> District of Chetwynd</td> <td style="width:33%;"><input type="checkbox"/> District of Hudson's Hope</td> <td style="width:33%;"><input type="checkbox"/> District of Taylor</td> </tr> <tr> <td><input type="checkbox"/> City of Dawson Creek</td> <td><input type="checkbox"/> Village of Pouce Coupe</td> <td><input type="checkbox"/> District of Tumbler Ridge</td> </tr> <tr> <td><input type="checkbox"/> City of Fort St. John</td> <td><input type="checkbox"/> School District 60</td> <td><input type="checkbox"/> Charlie Lake Fire Dept.</td> </tr> <tr> <td><input type="checkbox"/> District of Taylor Fire Dept.</td> <td><input type="checkbox"/> Fort St. John Fire Dept.</td> <td></td> </tr> </table> <p align="center"><i>(As per the Management of Development Function)</i></p>			<input type="checkbox"/> District of Chetwynd	<input type="checkbox"/> District of Hudson's Hope	<input type="checkbox"/> District of Taylor	<input type="checkbox"/> City of Dawson Creek	<input type="checkbox"/> Village of Pouce Coupe	<input type="checkbox"/> District of Tumbler Ridge	<input type="checkbox"/> City of Fort St. John	<input type="checkbox"/> School District 60	<input type="checkbox"/> Charlie Lake Fire Dept.	<input type="checkbox"/> District of Taylor Fire Dept.	<input type="checkbox"/> Fort St. John Fire Dept.	
<input type="checkbox"/> District of Chetwynd	<input type="checkbox"/> District of Hudson's Hope	<input type="checkbox"/> District of Taylor												
<input type="checkbox"/> City of Dawson Creek	<input type="checkbox"/> Village of Pouce Coupe	<input type="checkbox"/> District of Tumbler Ridge												
<input type="checkbox"/> City of Fort St. John	<input type="checkbox"/> School District 60	<input type="checkbox"/> Charlie Lake Fire Dept.												
<input type="checkbox"/> District of Taylor Fire Dept.	<input type="checkbox"/> Fort St. John Fire Dept.													

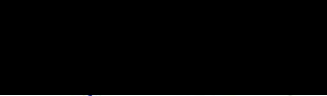


BYLAW AMENDMENT
REFERRAL FORM

Peace River Regional District
Box 810, 1981 Alaska Avenue,
Dawson Creek, B.C. V1G 4H8
Telephone: (250) 784-3200
Fax: (250) 784-3201

	RESPONSE SUMMARY	Zoning Bylaw No. 2357, 2019
<input type="checkbox"/> Approval recommended for reasons outlined below	<input checked="" type="checkbox"/> Interests unaffected by bylaw	
<input type="checkbox"/> Approval recommended subject to conditions below	<input type="checkbox"/> Approval NOT recommended due to reasons outlined below	

None.

Signed: 	Title: Planning Manager
Date: September 6, 2019	Agency: City of Fort St. John



Ministry of
Transportation
and Infrastructure

Our file: 2019-04389
Your file: PRRD# 19-137 Zn
Date: August 29, 2019

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

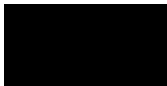
Attention: Jessica Russell, Junior Planner

The Ministry of Transportation and Infrastructure (Ministry) has received and reviewed your referral dated August 2, 2019 to rezone the subject properties from A-2 "Large Agricultural Holdings Zone" to R-5 "Residential 5 Zone". The property does not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Infrastructure formal approval.

The Ministry has no objections to the rezoning. Please note the Ministry has received a subdivision application from the owner to subdivide the subject lot as shown in this referral package. The proposed subdivision lot layout as submitted is not guaranteed as it is dependent on review and approval by the Provincial Approving Officer.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at (250) 787-3237.

Sincerely,



Development Officer- Peace District

Jessica Russell

From: Gu, Kang Min (Justin) <[REDACTED]>
Sent: Thursday, August 29, 2019 2:15 PM
To: Jessica Russell
Subject: RE: Bylaw No., 2357 Rezoning
Attachments: subdivision-guidelines.pdf

CAUTION: This email originated from outside of the organization.

Good Afternoon Jessica,

The following is the comments from Northern Health regarding Bylaw No., 2357 regarding a proposed rezoning:

- Must not cause a health hazard and or must not contaminate or cause to contaminate any drinking water sources, wells, any water bodies.
- Must follow Public Health Act, Drinking Water Protection Act and its applicable regulations, Sewerage System Regulation and Groundwater Protection Regulation as applicable.
- Must have appropriate sewerage system installed and all the requirements met as applicable.
- Proper subdivision protocol be followed for subdividing this property. Please refer to Northern Health's 'Guidelines for Subdivision' for more information.

Please see attached subdivision guideline for your reference. Should you have any questions, please contact the undersigned.

Best regards,

Justin Gu, CPHI(C), B. Tech, DFT
Environmental Health Officer

Northern Health – Fort St. John Health Unit



The contents of this electronic mail transmission are PRIVILEGED, intended to be CONFIDENTIAL, and for the sole use of the designated recipient. If this message has been misdirected, or if a resend is desired, please contact the sending office as soon as possible.

From: O'Hanley, James G
Sent: Wednesday, March 17, 2021 4:00 PM
To: Planning Department <planning@prrd.bc.ca>
Subject: Zoning Amendment Bylaw No. 2357, 2019

The following comments are provided in respect of the public hearing on Zoning Amendment Bylaw No. 2357, 2019:

We own and reside on the property bordering the east boundary of Lot A Plan PGP46064. We have no objection to the proposed zoning amendment or subdivision. Our only concern is the current and future state of the road leading to the rezoning area. The last approximately 3 km of Sunnyside Drive and Aitchison Road to the edge of the subject property is unpaved. 28 properties with current residents use this section of road for access and a further 8 or 9 properties that have not yet been built on also would use this section of road. The proposed rezoning and subdivision would add a further 3 properties. Given the challenges of maintaining a gravel road with that many users we believe the PRRD should, as part of approving the rezoning, also encourage MOTI to pave this section of road.

James and Annette O'Hanley

INTRODUCTION TO PROPOSAL

Bylaw No.: Zoning Amendment Bylaw No. 2403, 2020

Property Location: Lot 1 Section 19 Township 84 Range 19 W6M Peace River District Plan 16717

8912 Highway 97 N

Proposal:

To rezone the subject property from R-4 (Residential 4 Zone) to C-2 (Commercial 2 Zone) within the PRRD Zoning Bylaw No. 1343, 2001.

**PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2403, 2020**

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. 2403, 2020."
2. Schedule A – Map 4 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 1, Section 19, Township 84, Range 19, W6M, PRD, Plan 16717, 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.

READ A FIRST TIME THIS	<u>13th</u>	day of	<u>August</u>	, 2020.
READ A SECOND TIME THIS	<u>13th</u>	day of	<u>August</u>	, 2020.
Public Notification mailed on the	<u>26th</u>	day of	<u>February</u>	, 2021.
Public Notification published on the	<u>4th and 11th</u>	day of	<u>March</u>	, 2021.
Ministry of Transportation approval received this	<u> </u>	day of	<u> </u>	, 2021.
READ A THIRD TIME THIS	<u> </u>	day of	<u> </u>	, 2021.
ADOPTED THIS	<u> </u>	day of	<u> </u>	, 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. 2403, 2020,
as adopted by the Peace River Regional District
Board on _____, 20____.

Corporate Officer

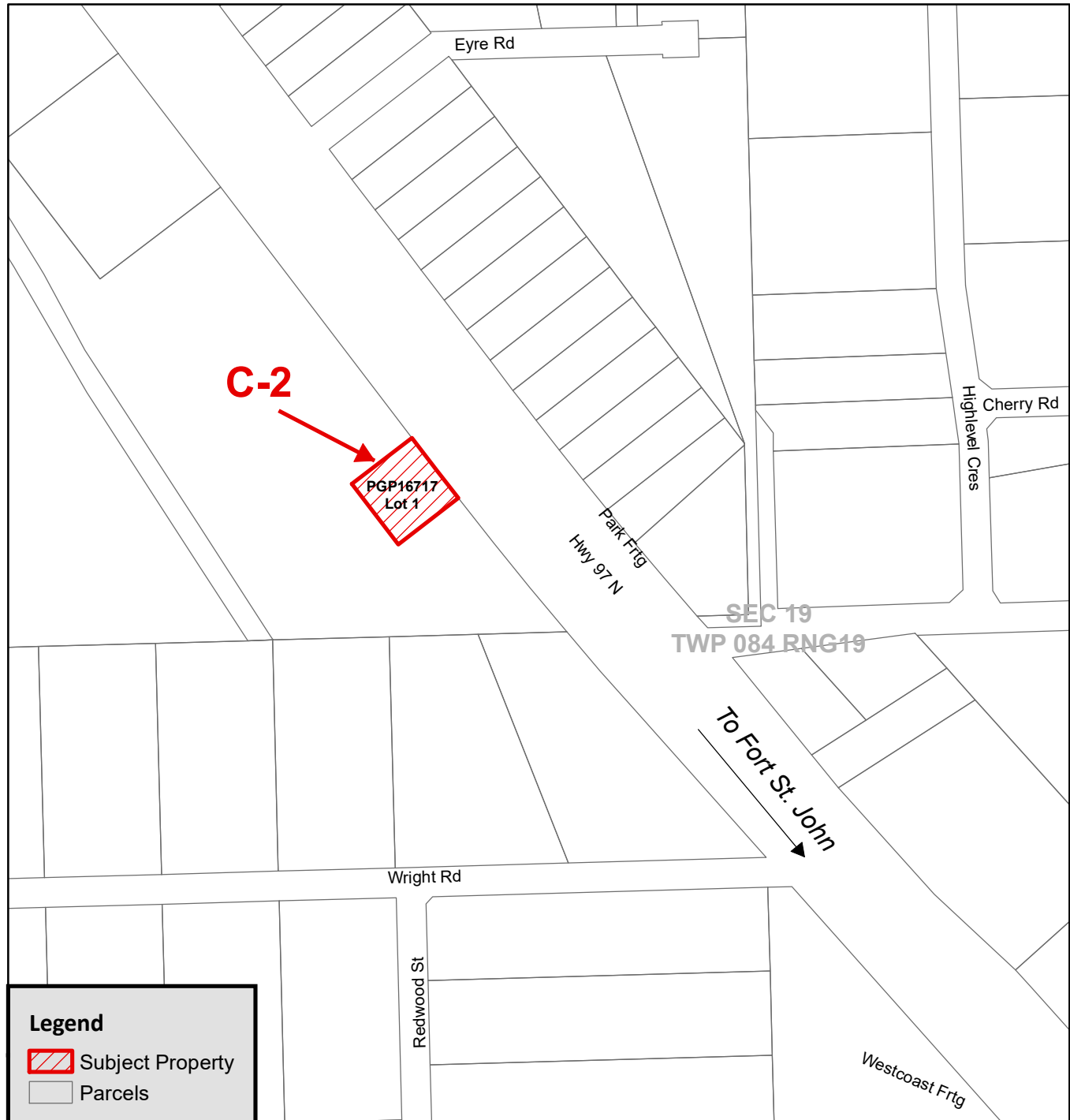


Peace River Regional District
Bylaw No. 2403, 2020
SCHEDULE "A"



1:5,000

Schedule A - Map 4 of "Peace River Regional District Zoning Bylaw 1343, 2001" is hereby amended by rezoning Lot 1, Section 19, Township 84, Range 19, W6M, PRD, Plan 16717 **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, 2020
The PRRD referred proposed Bylaw No. 2403, 2020 to municipalities and provincial agencies.	February 3, 2020
The PRRD Board read the bylaw for the 1 st & 2 nd time and authorized the public hearing.	August 13, 2020
COVID -19 Public Health Orders re: public hearings and gatherings delayed public hearing.	March 2020 – December 2020
The PRRD mailed notification of the public hearing to landowners within the notification area.	February 24, 2021
The PRRD advertised the public notification in Alaska Highway News.	March 4 & 11, 2021



REPORT

To: Chair and Directors

Report Number: DS-BRD-028

From: Tyra Henderson, Corporate Officer

Date: July 31, 2020

Subject: Zoning Amendment Bylaw No. 2403, 2020, PRRD File No. 20-002-ZN

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board give Zoning Amendment Bylaw No. 2403, 2020, to rezone the property identified as PID 004-194-713 from R-4 (Residential 4 Zone) to C-2 (General Commercial Zone), first and second readings; further,

that the public hearing be waived pursuant to *Local Government Act* Section 464(2), and that public notification be authorized pursuant to *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).

File Details

Owner: Peace Way Trucking Ltd.
Agent: Arsen Hocha
Area: Electoral Area C
Location: Charlie Lake
Legal: Lot 1 Section 19 Township 84 Range 19 W6M Peace River District Plan 16717
PID: 004-194-713
Civic Address: 8912 Highway 97N
Lot Size: 0.41 ha (1.00 ac)

Site Context

The property is in Charlie Lake, approximately 9 kilometres northwest of Fort St. John. The property is on the southwest side of Highway 97N and is surrounded by residential land uses, though there are industrial land uses 300m northwest and 800m southeast.

Site Features

Land

The property is mostly clear of trees and slopes down to the east.

Structures

There is a vacant manufactured home on the property.

Access

The property is accessed from Highway 97N. The Ministry of Transportation and Infrastructure will require upgrades to the access, as described in their letter dated February 14, 2020. PRRD staff, Ministry staff, and the applicant discussed access options, and “right-in-right-out” paved southbound deceleration and acceleration lanes were agreed upon. Northbound traffic on Highway 97N would not be able to turn left onto the property, nor would traffic leaving the property be able to turn left to go north on Highway 97N; there are other properties along Highway 97N where the ‘right-in-right-out’ access is used.

Canada Land Inventory Soil Rating

According to the Canada Land Inventory, soils on the subject property are classified as 5⁶-4⁴_X. Class 4 soils have severe limitations that restrict the range of crops or require special conservation practices. Class 5 soils have very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible. Class 6 soils are capable only of producing perennial forage crops, and improvement practices are not feasible. Subclass T denotes topography and Subclass X denotes two or more adverse characteristics.

Comments & Observations

Applicant

The applicant intends to remove the existing building and construct a new commercial building. They state the property’s location along Highway 97N is a good location for commercial development.

Agricultural Land Reserve (ALR)

The subject property is within the Agricultural Land Reserve, and therefore the provisions of the *Agricultural Land Commission Act* apply.

Official Community Plan (OCP)

Pursuant to the North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, the subject property is designated Highway Commercial. Land within this designation should be used for commercial purposes. The minimum parcel size should be 0.4 ha (1.0 ac) for land connected to a community sewage system, which the applicant intends to do.

Section 7.3 Policy 2(a) states commercial land use proposals should be compatible with surrounding land uses. Policy 3 states that commercial development should be directed to areas within the community sewer service area to encourage compact development.

Therefore, the proposal is consistent with the Official Community Plan.

Land Use Zoning

Pursuant to Zoning Bylaw No. 1343, 2001, the subject property is zoned R-4 (Residential 4 Zone). Land within this zone may be used for residential purposes. The minimum parcel size is 1.8 ha (4.5 ac). The proposed commercial use does not comply with the zoning bylaw.

Therefore, a zoning amendment to C-2 (General Commercial Zone) is proposed. Land within the C-2 Zone may be used for commercial purposes. The list of permitted uses within the C-2 zone is attached to the report for information. The minimum parcel size is 0.4 ha (1.0 ac) for land connected to a community sewage system, which the applicant intends to do.

Therefore, the proposal is consistent with the regulations of the proposed zone.

Fire Protection Area

The subject property is within the Charlie 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 within the Commercial Development Permit Area pursuant to the North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009. A Development Permit will be required prior to building construction.

Development Cost Charge Area

The subject property is within the Development Cost Charge Area. The fee of \$30.53 per m² of new gross floor area must be paid prior to building permit issuance.

School District 60 School Site Acquisition Charge Area

The subject property is within the School District 60 School Site Acquisition Charge Area. However, the charge is not applicable at this time because no new residential lots are proposed.

Impact Analysis

Context

Commercial development along the highway is generally appropriate; however, the proposed rezoning from residential to commercial could result in land use conflicts with the surrounding residential area. Such conflicts should be minimized through the Development Permit process. This property abuts one larger residential property currently still within the ALR.

Population & Traffic

No increase in population is anticipated. An increase in traffic is anticipated.

Sewage & Water

The applicant intends to connect to the Charlie Lake Sewer System and drill a well for water.

Comments Received from Municipalities & Provincial Agencies

Agricultural Land Commission

ALC staff have no objection to the proposal because the property has been designated for non-agricultural use since 1994, which has been supported by the ALC. The ALC has endorsed the property for non-agricultural use and ALC staff have no objections to the rezoning; however, a Non-Farm Use application is required prior to using the property for commercial purposes.

Charlie Lake Fire Department.

CLFD has no concerns with the rezoning, but requests more information about the nature of the business before it is operational.

Ministry of Transportation & Infrastructure

The Ministry is not in support of the proposal until access infrastructure upgrades are completed to ensure safety of the travelling public. The Bylaw will require formal Ministry approval, pursuant to Section 52 of the *Transportation Act*.

Northern Health

The development must not cause a health hazard, and must follow the *Public Health Act*, *Drinking Water Act*, and Sewerage System Regulations.

ALTERNATIVE OPTIONS:

1. That the Regional Board give Zoning Amendment Bylaw No. 2403, 2020, to rezone the property identified as PID 004-194-713 from R-4 (Residential 4 Zone) to C-2 (General Commercial Zone), first and second readings; further, that notification be issued for a public hearing, delegated to the Director of Electoral Area C.
2. That the Regional Board respectfully refuse Zoning Amendment Bylaw No. 2403, 2020, to rezone the property identified as PID 004-194-713 from R-4 (Residential 4 Zone) to C-2 (General Commercial Zone).
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.

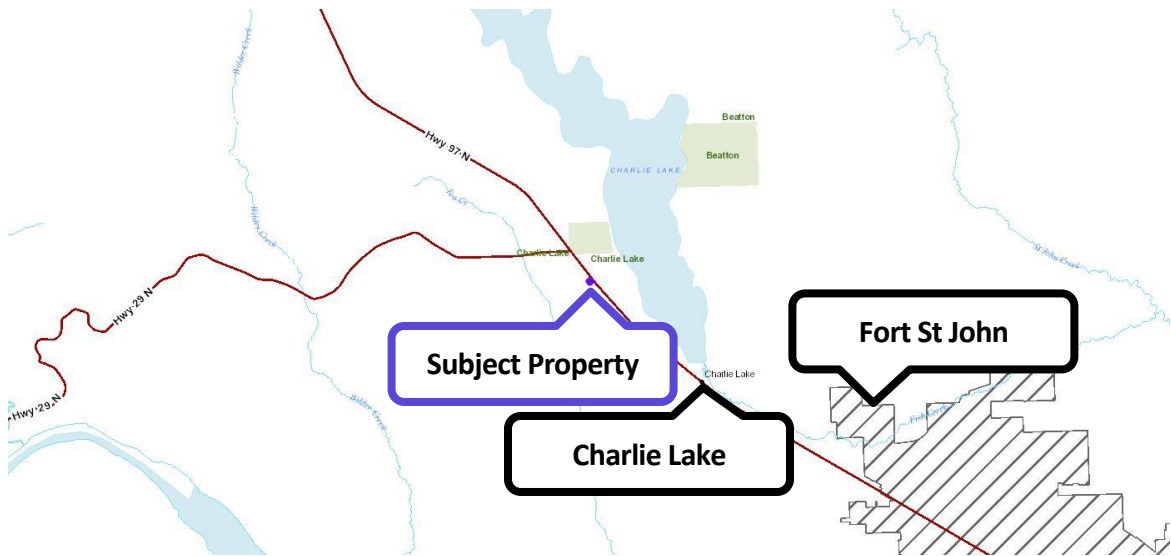
OTHER CONSIDERATION(S):

None at this time.

Attachments:

1. Draft Zoning Bylaw No. 2403, 2020
2. Maps
3. Application
4. Comments Received from Municipalities & Provincial Agencies
5. Comments Received from Electoral Area Director
6. Section 42 of PRRD Zoning Bylaw No. 1343, 2001

Location: Charlie Lake area



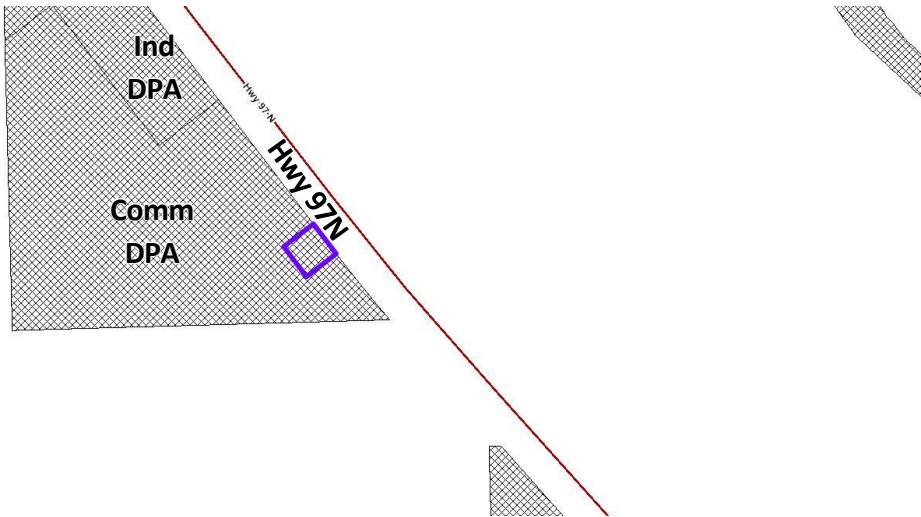
Aerial imagery



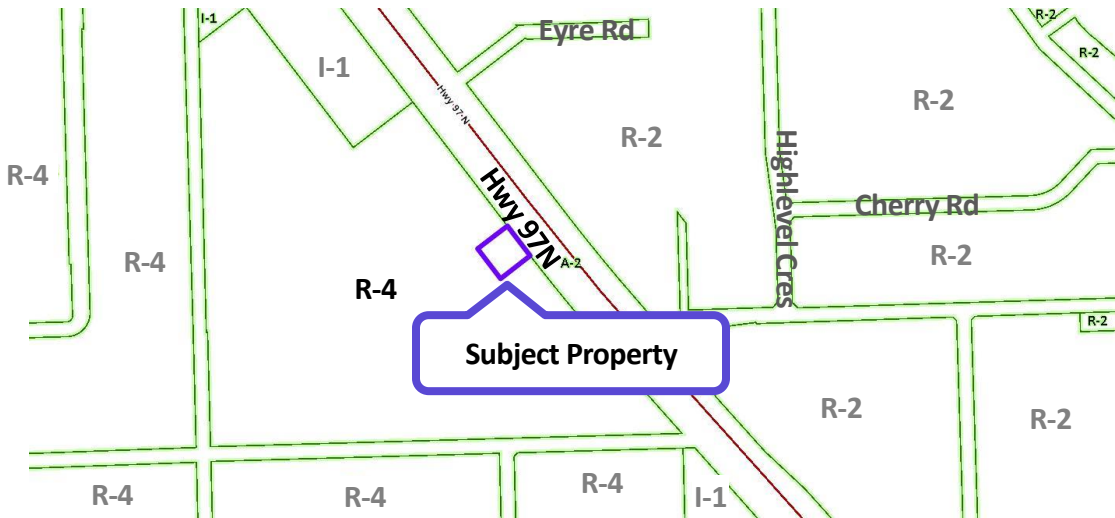
PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009:
Highway Commercial (HC)



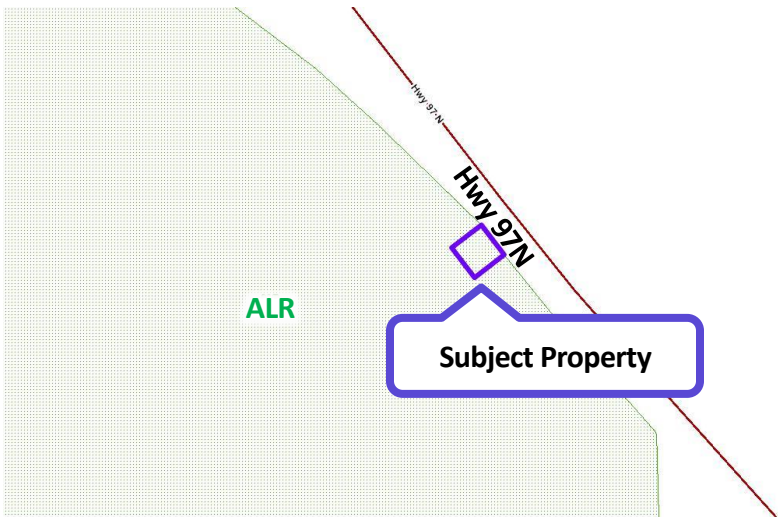
Commercial Development Permit Area



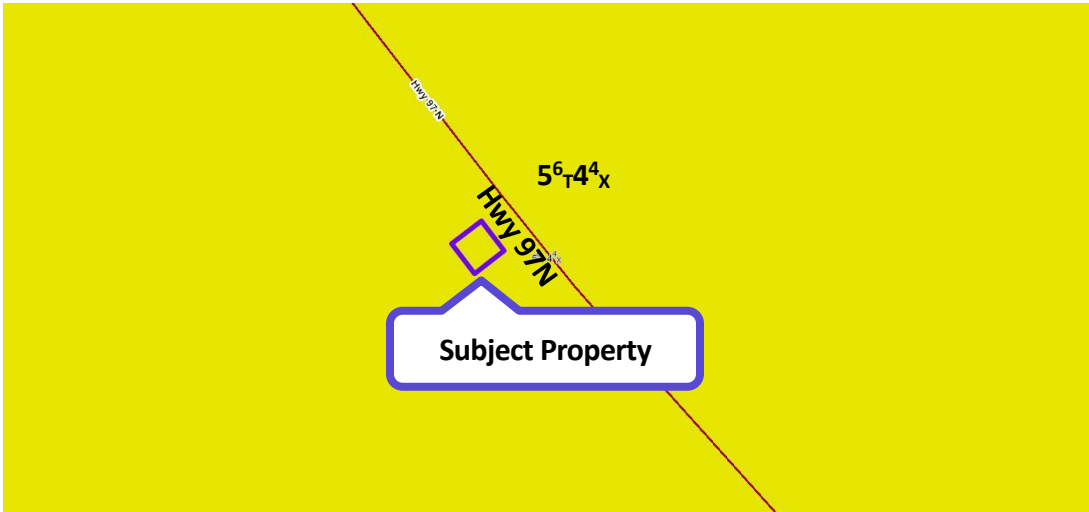
PRRD Zoning Bylaw No. 1343, 2001: Residential 4 Zone (R-4)



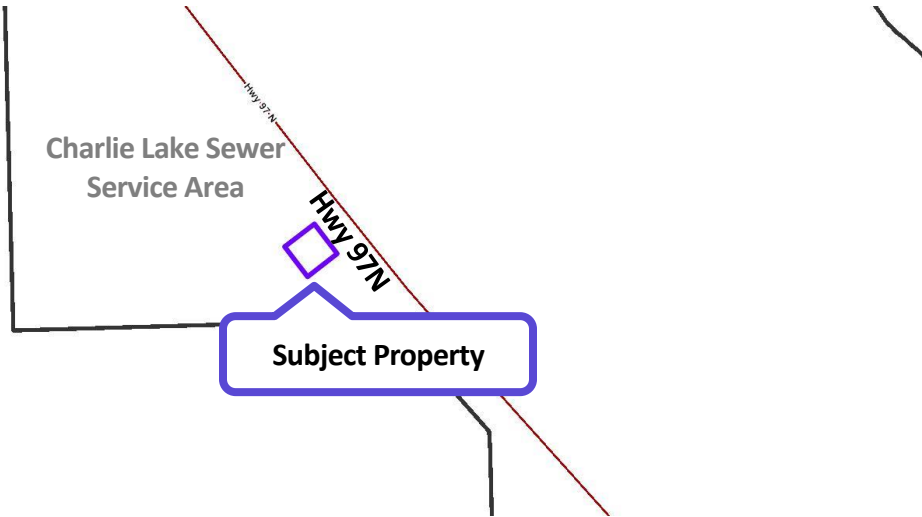
Agricultural Land Reserve: Within



CLI Soil Classification: 5⁶_T4⁴_X



Charlie Lake Sewer Service Area: Within





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 100TH Street, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125
[Toll Free: 1-800-670-7773]

20-002-ZN

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 <i>Arсен Hocha</i> <i>Peace Way Trucking Ltd</i>	Authorized Agent of Owner (if applicable) <i>Arсен Hocha</i>
Address of Owner [REDACTED]	Address of Agent [REDACTED]
City/Town/Village [REDACTED]	City/Town/Village [REDACTED]
Postal Code [REDACTED]	Postal Code [REDACTED]
Telephone Number: [REDACTED]	Telephone Number: [REDACTED]
Fax Number: [REDACTED]	Fax Number: [REDACTED]
E-mail: [REDACTED]	E-mail: [REDACTED]

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
<i>Lot 1 Section 19, Township 84</i>	ha./acres
<i>Range 19 West of the 6th meridian</i>	ha./acres
<i>Peace River District Plan 16717</i>	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: 8912 The Highway 97 North

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:

trailer house with addition (vacant)

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

(a) North _____

(b) East residential home site

(c) South residential home site

(d) West _____

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

Remove existing Building, Build new
commercial Building (Like office)

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

good location for commercial Building
commercial Buildings along a highway

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

charlie lake sewer

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

planning to drill a well


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 28/20

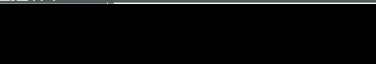
Date signed

Signature of Owner

Date signed

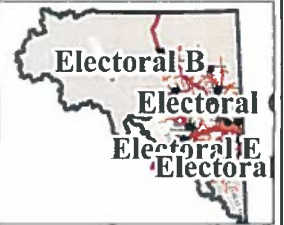
16. AGENT'S AUTHORIZATION

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 <u>Arsen Hocha</u>			
(name)		to act on my/our behalf regarding this	
application. <u>Arsen Hocha</u>			
Agent address:			
Telephone:	Fax:	Email:	
Signature of Owner		Date:	<u>Jan 28/20</u>
Signature of Owner		Date:	



Peace River Regional District



Legend

- Hwy Mile Marker
- Rural Community
- 911 Civic Address Rural
- 911 Civic Address Municipal
- Regional Park
- Parcel / District Lot
- Highway
- Municipal Road
 - Hard Surface
 - Gravel
- Rural Road > 1:250k
 - Hard Surface
 - Gravel
 - Seasonal
- Driveway
- PRRD Sewer Systems
 - Sewer Line
 - Storm Water Drainage
- PRRD Water Systems
- Streams/Rivers
- Locality
- ☒ Municipal Boundary
- ☐ Regional District Boundary
- DC City
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- South Peace Rural
 - Red: Band_1

1: 1,250



63.5 0 31.75 63.5 Meters

NAD_1983_UTM_Zone_10N
© Latitude Geographics Group Ltd.

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.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2403, 2020

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. 2403, 2020."
2. Schedule A – Map 4 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 1, Section 19, Township 84, Range 19, W6M, PRD, Plan 16717, 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.

READ A FIRST TIME THIS	_____	day of _____	, 2020.
READ A SECOND TIME THIS	_____	day of _____	, 2020.
Public Notification mailed on the	_____	day of _____	, 2020.
Public Notification advertised on the	_____	day of _____	, 2020.
Public Hearing held on the	_____	day of _____	, 2020.
Ministry of Transportation approval received this	_____	day of _____	, 2020.
READ A THIRD TIME THIS	_____	day of _____	, 2020.
ADOPTED THIS	_____	day of _____	, 2020.

(Corporate Seal has been
affixed to the original bylaw)

Chair

Corporate Officer

I hereby certify this to be a true and correct copy of
"PRRD Zoning Amendment Bylaw No. 2403, 2020,
as adopted by the Peace River Regional District
Board on _____, 20____.

Corporate Officer

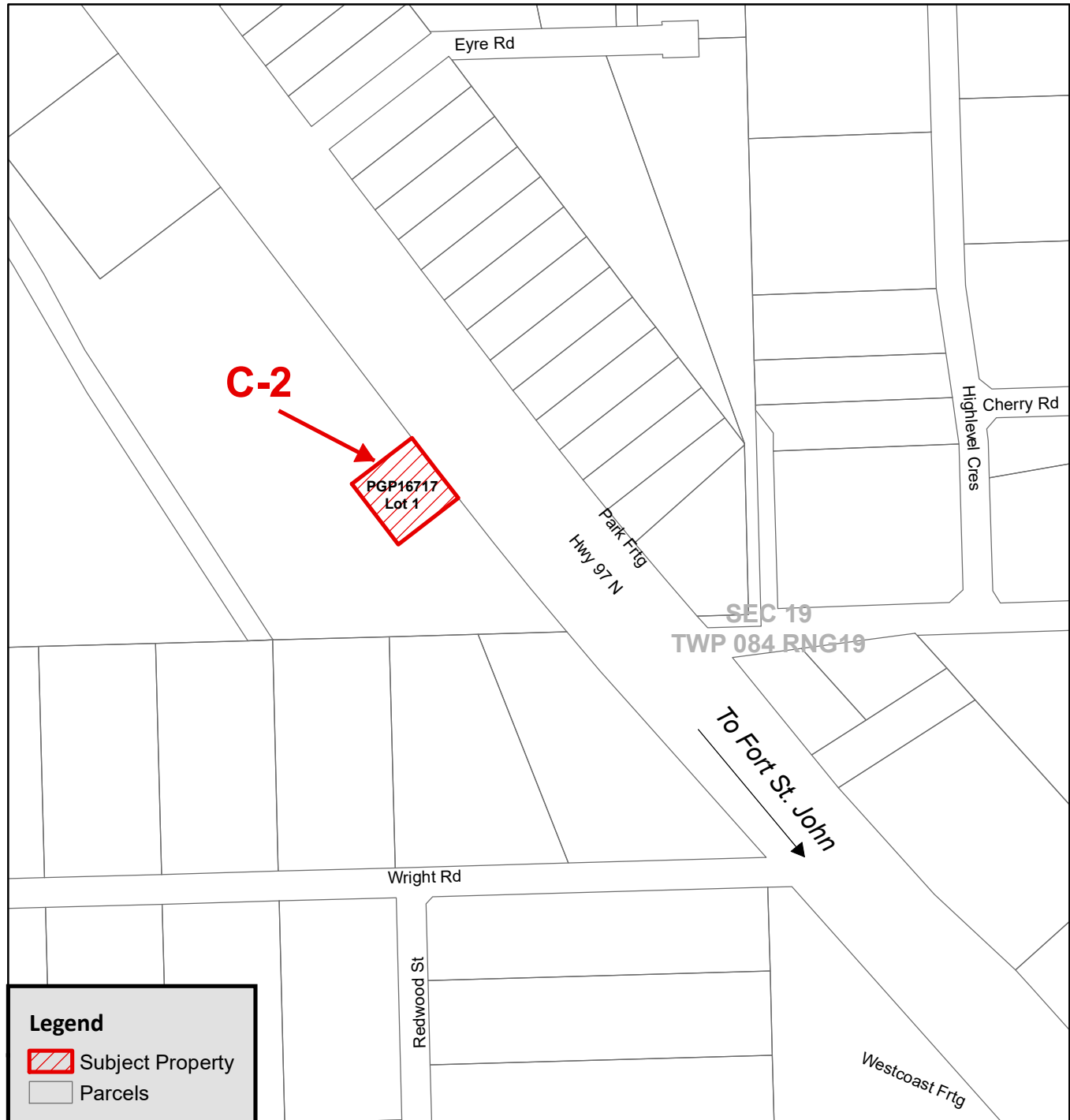


Peace River Regional District
Bylaw No. 2403, 2020
SCHEDULE "A"



1:5,000

Schedule A - Map 4 of "Peace River Regional District Zoning Bylaw 1343, 2001" is hereby amended by rezoning Lot 1, Section 19, Township 84, Range 19, W6M, PRD, Plan 16717 **from** R-4 "Residential 4 Zone" **to** C-2 "General Commercial Zone" as shown on the drawing below:





REFERRAL FORM

Peace River Regional District
Box 810, 1981 Alaska Avenue,
Dawson Creek, B.C. V1G 4H8
Telephone: (250) 784-3200
Fax: (250) 784-3201

Peace River Regional District	Zoning Bylaw No. 2403, 2020	Date: February 3, 2020
You are requested to comment on the attached APPLICATION for potential effect on your agency's interests. We would appreciate your response within 21 days (February 24, 2020). If no response is received within that time, it will be assumed that your agency's interests are unaffected.		
PURPOSE OF APPLICATION: To rezone the subject property from 'R-4' (Residential 4 Zone) to 'C-2' (General Commercial Zone) pursuant to PRRD Zoning Bylaw No. 1343, 2001.		
GENERAL LOCATION: Charlie Lake BC		
LEGAL DESCRIPTION: Lot 1 Section 19 Township 84 Range 19 W6M Peace River District Plan 16717 PID: 004-194-713		
AREA OF PROPERTY 0.41 ha (1.00 ac)	ALR STATUS: Within	OCP DESIGNATION: Highway Commercial
Land Owner: Peace Way Trucking		
Please fill out the Response Summary on the back of this Form. If your agency's interests are unaffected, no further information is required. In all other cases, we would appreciate receiving additional information to substantiate your position and, if applicable, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw. Name: <u>Michael Blatz</u> Title: <u>North Peace Land Use Planner</u>		
This referral has also been forwarded to the following agencies: <ul style="list-style-type: none">✓ Northern Health✓ Ministry of Transportation & Infrastructure via eDAS✓ Ministry of Forests, Lands, Natural Resources Operations and Rural Development✓ Agricultural Land Commission		
Other: <ul style="list-style-type: none">✓ District of Chetwynd✓ District of Hudson's Hope✓ District of Taylor✓ City of Dawson Creek✓ Village of Pouce Coupe✓ District of Tumbler Ridge✓ City of Fort St. John✓ School District 60✓ Charlie Lake Fire Dept.✓ PRRD Enviro. Services		
(As per the Management of Development Function)		



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

February 13, 2020

Reply to the attention of Sara Huber
ALC Issue: 51700
Local Government File: 20-002-ZN

Michael Blatz
Land Use Planner, Peace River Regional District
Michael.Blatz@prrd.bc.ca

Delivered Electronically

Re: Peace River Regional District Zoning Amendment Bylaw No. 2303, 2020

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Zoning Amendment Bylaw No. 2303, 2020 (the “Bylaw”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Bylaw is consistent with the purposes of the Agricultural Land Commission Act (ALCA), the Agricultural Land Reserve General Regulation, (the “General Regulation”), the Agricultural Land Reserve Use Regulation (the “Use Regulation”), and any decisions of the ALC.

The Bylaw proposes to rezone the property identified as 8912 Highway 97 North, Charlie Lake; PID: 004-194-713 (the “Property”) from R-4 (Residential 4) to C-2 (Commercial 2) in order to build a new commercial building.

In 1994, the Commission endorsed the Charlie Lake Official Community Plan (the “Charlie Lake OCP”) which designated the Property for Highway Commercial (Planning Review 1707).

In 2005, the Commission endorsed the Fort St. John and Area Comprehensive Development Plan (the “Fort St. John and Area CDP”) which identified the Property in Area 3a, designated for “Mixed Uses”, including commercial and residential uses (Planning Review 17438; Resolution #111/2005).

In 2009, the North Peace Fringe Area Official Community Plan (the “NPFA OCP”) subsequently replaced the Fort St. John and Area CDP the North Peace Official Community Plan, and the Charlie Lake Official Community Plan. The 2009 NPFA OCP designated the Property as Highway Commercial (Planning Review 42477; Resolution #1105/2009).

ALC staff has most recently reviewed the NPFA OCP in 2018, in which staff generally found the NPFA OCP to be consistent with the ALCA and its regulations, as well as previous resolutions of the Commission (Planning Review 46562; No Resolution). The Property remains designated for Highway Commercial.

ALC staff recognizes that this Property has been designated for non-agricultural use since 1994, which has consistently been supported by the Commission in subsequent years. For this reason, ALC staff has no objection to the proposed Bylaw.

The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any Orders 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 [REDACTED] or by e-mail ([REDACTED]).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: Referral of PRRD Zoning Amendment Bylaw No. 2303

CC: Ministry of Agriculture – Attention: Lori Vickers

51700m1



PEACE RIVER REGIONAL DISTRICT

CHARLIE LAKE FIRE DEPARTMENT
13065 FIRE HALL ROAD
BOX 250, CHARLIE LAKE, BC, V0C-1H0
250-785-1424



From: Office of the Fire Chief, Charlie Lake Fire Department

Date: Feb. 4, 2020

Re: File # 20-002-ZN, 8912 Hwy. 97 North

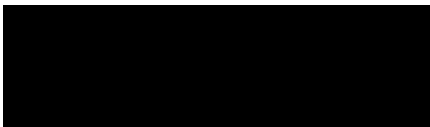
Hello Michael,

Charlie Lake Fire Department (CLFD) has no concerns with the rezoning of this property @ 8912 Hwy 97 North from R4 to C2.

However, if the property is re-zoned to C2, we CLFD request information on the type of business being proposed for this property/location prior to business being conducted.

CLFD may have comment or suggest caveats suited for the type operation once proposed.

Regards,



Fire Chief Edward Albury
Charlie Lake Fire Department



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

Attention: Michael Blatz, North Peace Land Use Planner

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral dated February 3, 2020 to rezone subject property L 1 SEC 19 TP 84 R 19 W6M PEACE RIVER PL 16717 from 'R-4' (Residential 4 Zone) to 'C-2' (General Commercial Zone) pursuant to PRRD Zoning Bylaw No. 1343, 2001. The proposal falls within Section 52 of the Transportation Act and will require formal Ministry approval and signature. The Ministry is not in support of the proposal and we have the following conditions that must be satisfied prior to final approval and signature by the Ministry.

The subject lot fronts on a Controlled Access (CA) Highway. For protection of the highway corridor and the safety of the travelling public, commercial accesses are permitted only at the discretion of the ministry. CA Highways carry stringent requirements for access, with a preference for alternate access.

Because of the increased density of this development, the Ministry requires a right in/right out paved access to be engineered and constructed prior to final approval.

Alternatively, the land owner may engineer and construct a frontage road to connect to the existing south or north frontage roads to the access point of the development, with or without a right in/right out directly to the subject lot. The future goal may be to have access to the subject lot via a frontage road providing access to all lots fronting the CA Highway in the area. Direct access from the subject lot will be permitted to only the frontage road at that time.

The land owner also has the option to conduct a traffic impact study (TIS) for the proposed development to determine what improvements may be most appropriate for the proposed commercial zoning at this location.



Ministry of
Transportation
and Infrastructure

Our file: 2020-00595
Your file: 20-002-ZN
Date: February 14, 2020

The land owner is encouraged to contact the Ministry to discuss the requirements of the TIS or design drawings at their earliest convenience. Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at [REDACTED] or by email at [REDACTED].

Sincerely,



Jennifer Dyer
Development Technician
Peace District

NH comments for By-Law Referral from PRRD

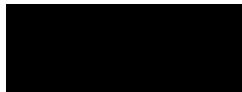
Re: Zoning Bylaw No. 2403, 2020 Dated February 3, 2020

Must follow Public Health Act, Drinking Water Act and its applicable regulations, Sewerage System Regulations as applicable.

Must not cause a health hazard.

Must have appropriate sewerage system installed and all the requirements met as applicable.

Thanks,



Madhu Nair. CPHI (C), B. Tech, DFT, DHRM
Environmental Public Health Officer

Health Protection and Disease Prevention

Northern Health

10115-110th Avenue, Fort St. John, BC V1J 6M9

Tel: (250) 263-6000

Fax: (250) 263-6086

Michael Blatz

From: Paulo Eichelberger
Sent: Friday, February 7, 2020 8:24 AM
To: Michael Blatz; PRRD_Internal
Subject: RE: PRRD File 20-002-ZN | Proposed Zoning Amendment

Thanks, Mike,

No comments on this one.

[Paulo Eichelberger](#) | General Manager of Environmental Services

Direct: [REDACTED] | [REDACTED]

PEACE RIVER REGIONAL DISTRICT | Box 810, 1981 Alaska Highway Avenue, Dawson Creek, BC V1G 4H8
Toll Free: (24 hrs): **1-800-670-7773** | Office: **250-784-3200** | Fax: **250-784-3201** | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



IMPORTANT: The information transmitted herein is confidential and may contain privileged or personal information. It is intended solely for the person or entity to which it is addressed. Any review, re-transmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all digital and printed copies.

From: Michael Blatz <Michael.Blatz@prrd.bc.ca>
Sent: Monday, February 3, 2020 4:31 PM
To: PRRD_Internal <prrd.internal@prrd.bc.ca>
Subject: PRRD File 20-002-ZN | Proposed Zoning Amendment

Good afternoon,

Please review the attached documents regarding a proposed zoning amendment for a property in the Charlie Lake area. Please comment on any potential effects on your organization by **February 24, 2020**.

Best,

[Michael Blatz](#) | Land Use Planner

PEACE RIVER REGIONAL DISTRICT | Direct: **250-785-8084**

michael.blatz@prrd.bc.ca | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



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Jacqueline Burton

From: Chair Brad Sperling
Sent: Monday, February 24, 2020 9:02 AM
To: Planning Department
Subject: Re: PRRD File 20-002-ZN | Proposed Zoning Amendment

No issue moveing forward

From: Planning Department
Sent: Monday, February 3, 2020 4:35:47 PM
To: Chair Brad Sperling
Cc: PRRD_Internal
Subject: PRRD File 20-002-ZN | Proposed Zoning Amendment

Good afternoon Chair Sperling,

Please review the attached application for a zoning amendment in the Charlie Lake area. Since you are away at the moment, please respond within 3 weeks (February 24, 2020) with any comments.

Best,

Development Services

PEACE RIVER REGIONAL DISTRICT | Direct: 250-784-3200

planning@prrd.bc.ca | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



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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

February 13, 2020

Reply to the attention of Sara Huber
ALC Issue: 51700
Local Government File: 20-002-ZN

Michael Blatz
Land Use Planner, Peace River Regional District
Michael.Blatz@prrd.bc.ca

Delivered Electronically

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Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: Referral of PRRD Zoning Amendment Bylaw No. 2303

CC: Ministry of Agriculture – Attention: Lori Vickers

51700m1



PEACE RIVER REGIONAL DISTRICT

CHARLIE LAKE FIRE DEPARTMENT
13065 FIRE HALL ROAD
BOX 250, CHARLIE LAKE, BC, V0C-1H0
250-785-1424



From: Office of the Fire Chief, Charlie Lake Fire Department

Date: Feb. 4, 2020

Re: File # 20-002-ZN, 8912 Hwy. 97 North

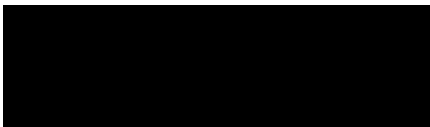
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Charlie Lake Fire Department



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

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The subject lot fronts on a Controlled Access (CA) Highway. For protection of the highway corridor and the safety of the travelling public, commercial accesses are permitted only at the discretion of the ministry. CA Highways carry stringent requirements for access, with a preference for alternate access.

Because of the increased density of this development, the Ministry requires a right in/right out paved access to be engineered and constructed prior to final approval.

Alternatively, the land owner may engineer and construct a frontage road to connect to the existing south or north frontage roads to the access point of the development, with or without a right in/right out directly to the subject lot. The future goal may be to have access to the subject lot via a frontage road providing access to all lots fronting the CA Highway in the area. Direct access from the subject lot will be permitted to only the frontage road at that time.

The land owner also has the option to conduct a traffic impact study (TIS) for the proposed development to determine what improvements may be most appropriate for the proposed commercial zoning at this location.

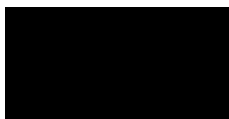


Ministry of
Transportation
and Infrastructure

Our file: 2020-00595
Your file: 20-002-ZN
Date: February 14, 2020

The land owner is encouraged to contact the Ministry to discuss the requirements of the TIS or design drawings at their earliest convenience. Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at [REDACTED] or by email at [REDACTED].

Sincerely,



Jennifer Dyer
Development Technician
Peace District

NH comments for By-Law Referral from PRRD

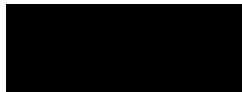
Re: Zoning Bylaw No. 2403, 2020 Dated February 3, 2020

Must follow Public Health Act, Drinking Water Act and its applicable regulations, Sewerage System Regulations as applicable.

Must not cause a health hazard.

Must have appropriate sewerage system installed and all the requirements met as applicable.

Thanks,



Madhu Nair. CPHI (C), B. Tech, DFT, DHRM
Environmental Public Health Officer
Health Protection and Disease Prevention
Northern Health



[REDACTED]

From: [REDACTED]
Sent: Friday, March 5, 2021 12:22 PM
To: Planning Department
Subject: Public Hearing/File 20-002 ZN

CAUTION: This email originated from outside of the organization.

Our comments are concerning the zoning amendment for the property located at 8912 Highway 97N. To have our remarks on record and noted as restrictions for any future development of this particular parcel. That access or exit is not gained to the property directly off the Alaska Highway unless the owner pays for the Alaska Highway's alteration of a turning lane. The highway typically has a heavy traffic flow, and any exit or access not controlled is a significant traffic hazard.

Thank you for adding our concern to the final amendment.

Margrit Henning
Richard Henning

Margrit Henning

[REDACTED]

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Active Development Permit Applications - Submit a Comment

File No. / Applicant:

Zn 20-002 Arsen Hocha as agent for Peace Way Trucking Ltd.

Comments or Concerns:

I am not in favor of the proposed change to zone this into commercial. Along the hiway has been residential for years and it should stay that way. The sides of the hiway along Charlie Lake are turning into a commercial zone and it looks terrible. Also, you have to put up with the sound of the big rig trucks and their "jake brakes" at all hours because trucking doesn't stop at normal business hours. I also ran into a problem with my sewage system a few years back. I spent over seven thousand dollars replacing the roadside valve, having my lines and tank checked, replacing the pump etc. because I was told directly from the PRRD sewage Rep. that the businesses on the hiway were also connected to my line and they installed much bigger pumps and pressurized the system more than what was originally planned. As a result the lines are also filled with garbage that IS NOT residential waste, making it harder for our house pumps to get the waste into the lines because of blockages etc. After all that we found out there was nothing wrong with my septic system, it was the line plugged out on the road somewhere and PRRD did nothing to help compensate for my costs.

I DO NOT agree to this proposal to rezone this residential zone to commercial zone.

Name:

Sean Falkenberg

Date:

03/09/2021

Address:

[REDACTED]

Email (optional):

[REDACTED]

Phone Number (optional):

[REDACTED]

March 14, 2021



Peace River Regional District
Box 810
1981 Alaska Avenue
Dawson Creek, B.C.

Dear Sir/Madam:

Re: Zn 20-002 . . Arsen Hocha, Agent for Peace River Trucking Ltd.

I OPPOSE THE REZONING.

On the question of locating a trucking company at 8912 Highway 97N in Charlie Lake, BC, I DO NOT SEE how this could in anyway benefit the residences in this area.

Trucks turning and exiting would slow down the traffic on an already busy highway; and certainly trucks going north having to turn left would slow down traffic, and increase the hazard on the road.

Let them locate in an Industrial area that is designed to accommodate this type of business.

Andy Falkenberg

March 14, 2021



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

Dear Sir/Madam:

**RE: Zn 20-002. . . Arsen Hocha as Agent for Peace Way Trucking re
Proposed Zoning Amendment from Residential to Commercial at 8912 Highway
97N, Charlie Lake, BC**

I am very OPPOSED to this property being rezoned from
Residential to Commercial.

WATER:

Commercial businesses usually use more water than a family.

Right now this application is for a trucking outfit, . . . but once rezoned to Commercial,
who knows what kind of commercial enterprise could be established on it in the
future ????

Could the amount of water that a Commercial establishment needs EFFECT the water
level of the Residential housing in the area?

SEWER SYSTEM:

THE CHARLIE LAKE SEWER SYSTEM IS ALREADY OVERLOADED, which has caused many problems; . . . sometimes costing residents thousands of dollars in repairs.

Rezoning to Commercial could mean adding MUCH MORE water to our sewer lines. . . . And sometimes not just water.

AS RESIDENTS WE DO NOT NEED THIS ADDED PROBLEM.

TRAFFIC:

The Alaska Highway is a very busy highway, especially in the proposed area. We already have the Charlie Lake Weigh Scales for big trucks right on top of the Charlie Lake Provincial Park entrance.

Across the road from that, . . . traffic, which includes big trucks, are making turns to go to Hudson Hope.

I cringe sometime when having to make a left hand turn to go into the Aspen subdivision, . . . as there is a double lane of traffic going up the hill on my right, and a lane of traffic going down the hill on my left, . . . with my waiting patiently in the middle of all of this.

WE DIFINETLY DO NOT NEED TO ADD another hindrance to this proposed area of the highway.

RESIDENTIAL QUALITY OF LIFE:

The residents of Charlie Lake have worked hard, saved their money, and dreamed of living out here out in the country. We have finally purchased our homesteads. We want to be able to look out of our windows, and go out in our yards and see the BEAUTIFUL NATURE that Charlie Lake offers.

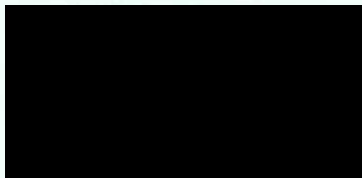
WE DO NOT WANT NOISE, BUSY CONSTANT MOVEMENT ALL DAY, BRIGHT LIGHTS GLARING ALL DURING THE NIGHT, with the possibility of DUST and FUMES floating through the air.

I am NOT AGAINST Commercial developement. We need it. I am for it. I am for progress; . . . but there are plenty of Commercial Zoned properties for lease and for sale elsewhere; and the City of Fort St. John even has Industiral Park areas. We do not want Commencial properties boardering our yards.

WE MOVED OUT HERE FOR PEACE, QUIET, AND THE BEAUTY.



Karen Falkenberg



Active Development Permit Applications - Submit a Comment

File No. / Applicant:

Zn 20-002 Arsen Hocha as agent for Peace Way Trucking Ltd.

Comments or Concerns:

I am AGAINST this proposed zoning from residential to commercial. The commercial activity on this lot will increase the heavy vehicle operations which not only will disturb the peace of the residents in this area, but will also lead to more accidental risk for our families and children.

There are many commercial lots available nearby for sale. It is not understood why convert the residential areas into commercial zones when lots of commercial zoned lots are available nearby. This is also unfavourable to commercial lot owners who are ready to sell/rent such locations. Therefore, the proposed zoning application should be denied.

Thank you and hoping PRRD will consider my request favourably by disapproving this application

With sincere thanks,

Abinder Sharma

Name:

Abinder and Mrs Manju Sharma

Date:

03/16/2021

Address:

Email (optional):

Phone Number (optional):