



REPORT

To: Chair and Directors

Report Number: DS-BRD-151

From: Kathy Suggitt, General Manager of Development Services

Date: April 29, 2021

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

RECOMMENDATION: [Corporate Unweighted]

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

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

BACKGROUND/RATIONALE:

Proposal

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

File Details

Owner: 1142616 BC Ltd¹ (Saulteau First Nation)
Agent: Estelle Lavis
Area: Electoral Area E
Location: Moberly Lake
Legal: Lot 1 District Lots 1483 and 1485 Peace River District Plan PGP42212
PID: 024-099-660
Civic Address: 6340 South Moberly Lake Road
Lot Size: 23.9 ha (59.07 ac)

Site Context

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

¹ As mentioned in the PRRD internal database

Site FeaturesLand

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

Structures

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

Access

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

Comments & ObservationsApplicant

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

Agricultural Land Reserve (ALR)

The subject property is outside of the Agricultural Land Reserve.

Official Community Plan (OCP)

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

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

Land Use Zoning

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

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

Fire Protection Area

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

Mandatory Building Permit Area

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

Development Permit Area

The subject property is outside of all Development Permit Areas.

Development Cost Charge Area

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

School District 60 School Site Acquisition Charge Area

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

Impact Analysis**Context**

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

Population & Traffic

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

Sewage & Water

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

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

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

No issues with the proposal

City of Dawson Creek

Interests Unaffected

Ministry of Transportation and Infrastructure

In support of the proposal

ALTERNATIVE OPTIONS:

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

STRATEGIC PLAN RELEVANCE:

- ☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

None at this time.

COMMUNICATIONS CONSIDERATION(S):

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

OTHER CONSIDERATION(S):

None at this time.

Attachments:

1. Maps
2. Application
3. Comments Received from Municipalities & Provincial Agencies
4. Comments Received from Electoral Area Director
5. Section 52 of PRRD Zoning Bylaw No. 1343, 2001 [Excerpt from zoning bylaw – proposed zone]
6. Draft Zoning Bylaw No. 2443, 2021