



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 Sauleau 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 AnalysisContext

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 AgenciesMoberly Lake Fire Department

No issues with the proposal

City of Dawson Creek

Interests Unaffected

Ministry of Transportation and Infrastructure

In support of the proposal

ALTERNATIVE OPTIONS:

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

STRATEGIC PLAN RELEVANCE:

- Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

None at this time.

COMMUNICATIONS CONSIDERATION(S):

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

OTHER CONSIDERATION(S):

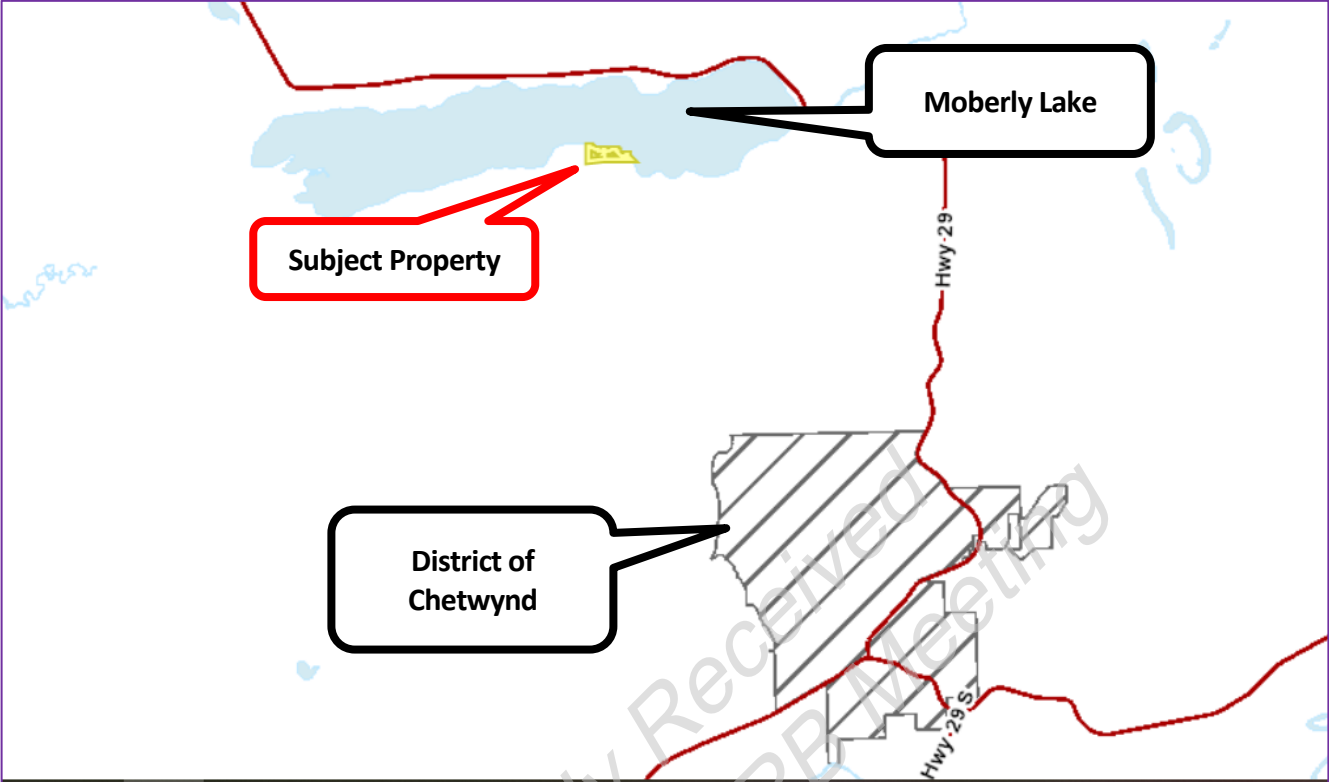
None at this time.

Attachments:

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

Previously Received
April 29, 2021 RB Meeting

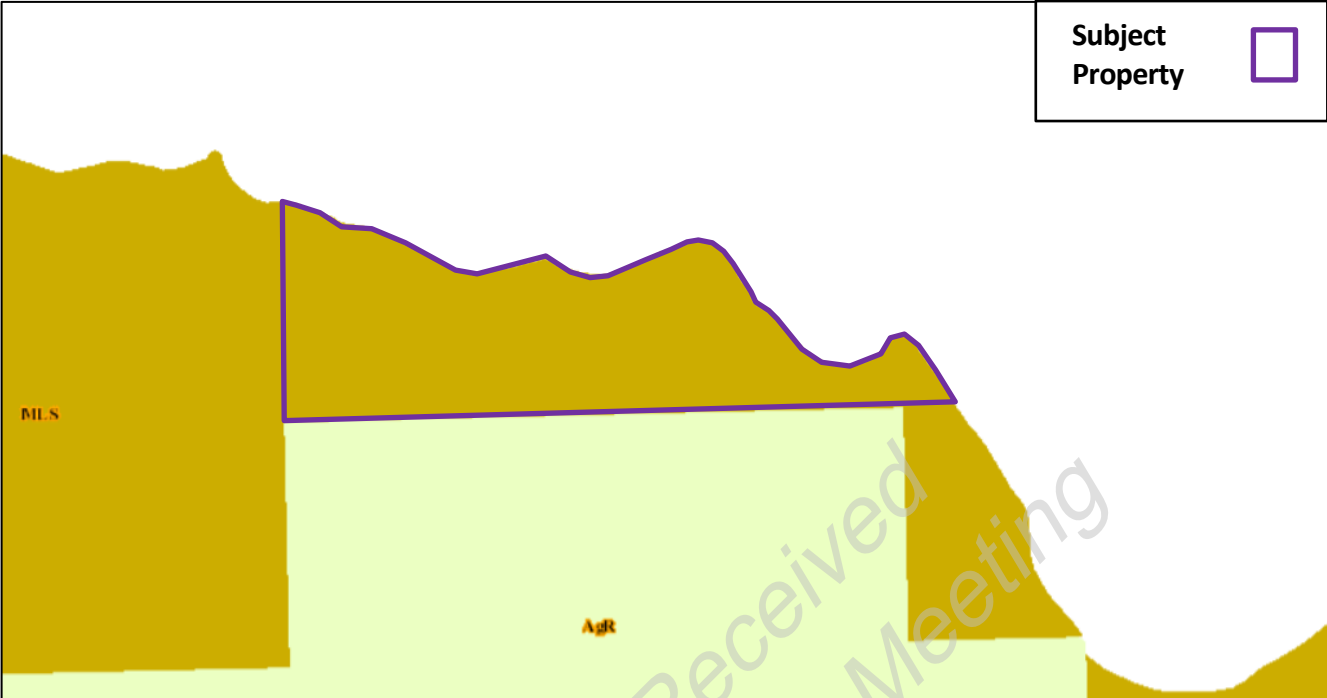
Location: Moberly Lake



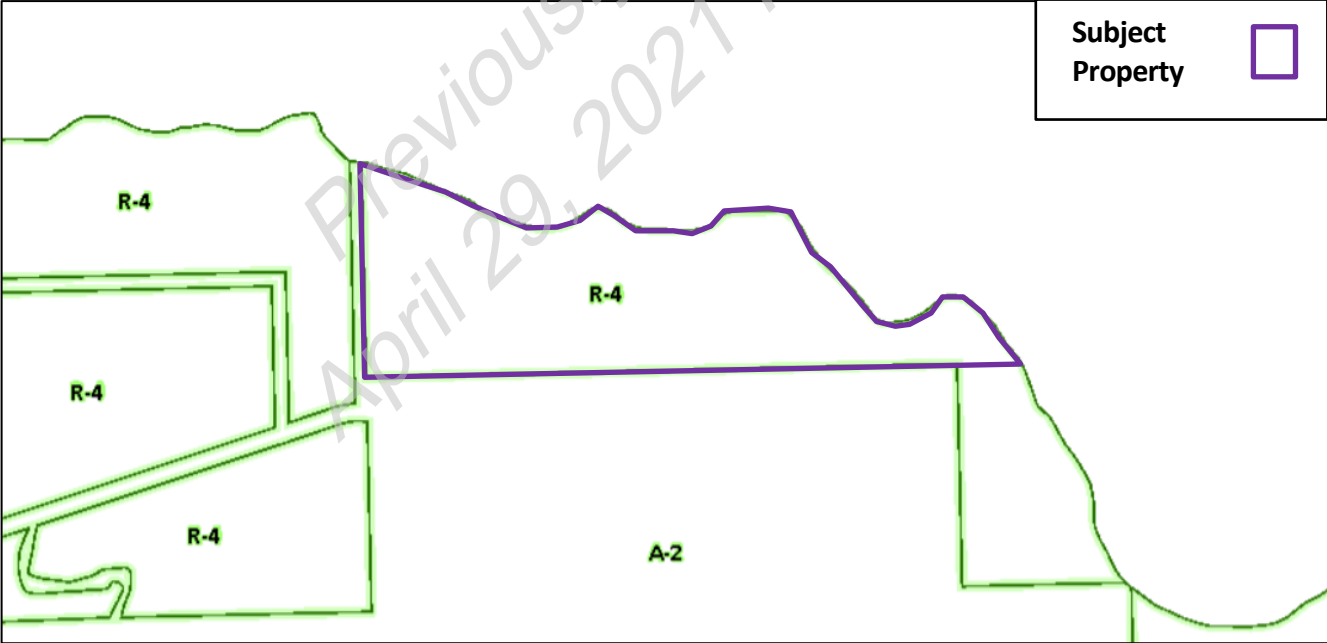
Aerial imagery



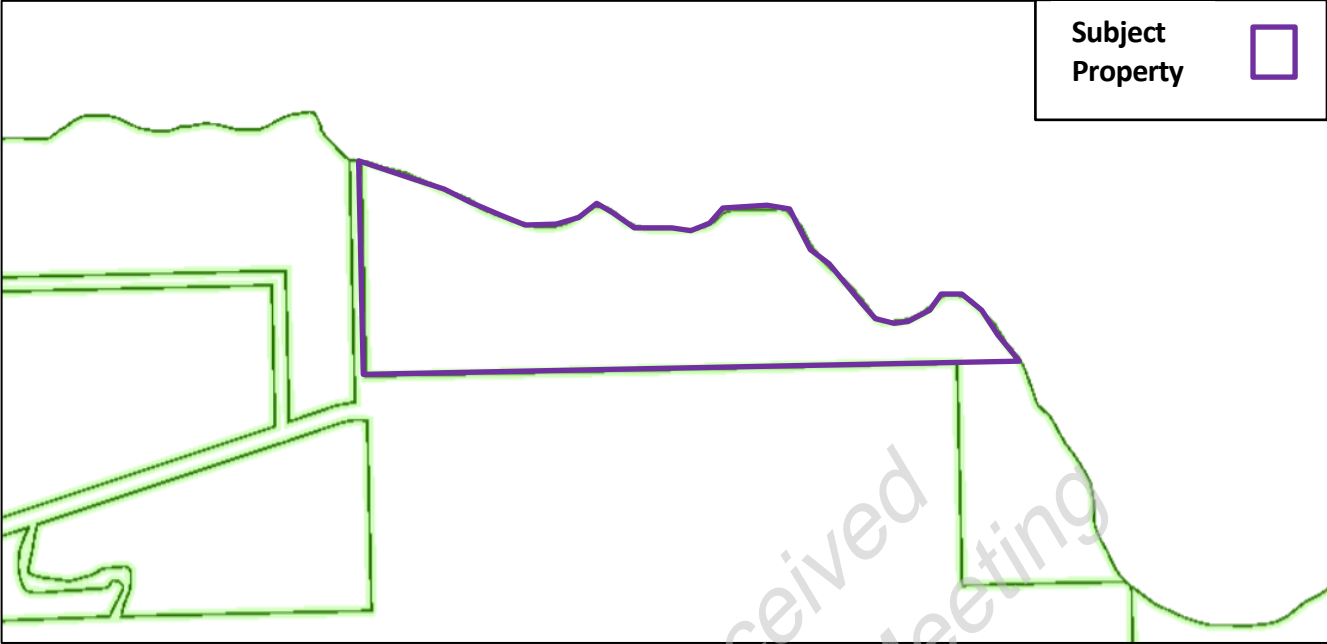
PRRD Rural OCP Bylaw No. 1940, 2011: MLS (Moberly Lake Settlement)



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



Agricultural Land Reserve: Outside





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]

Receipt # _____

Application for Development

1. TYPE OF APPLICATION

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

In regard to applications for:

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

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

2. PLEASE PRINT

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

3. PROPERTY DESCRIPTION

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

Notice of collection of personal information:

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

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

5. PARTICULARS OF PROPOSED AMENDMENT

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

Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: na

Proposed OCP designation: na

Text amendment: na

Zoning Bylaw amendment:

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

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

Text amendment: na

Development Variance Permit – describe proposed variance request:

na

Temporary Use Permit – describe proposed use:

na

Development Permit: Bylaw No. na Section No. na

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

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

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

(a) North Moberly Lake

(b) East Moberly Lake

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

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

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

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

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

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

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

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

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

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

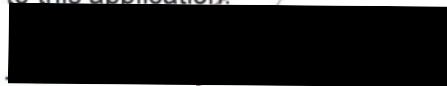
THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY YOUR APPLICATION.

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


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

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

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



 Signature of Owner



 Date signed

 Signature of Owner

 Date signed

16. **AGENT'S AUTHORIZATION**

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

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

Previously Received
 April 29, 2021 RB Meeting



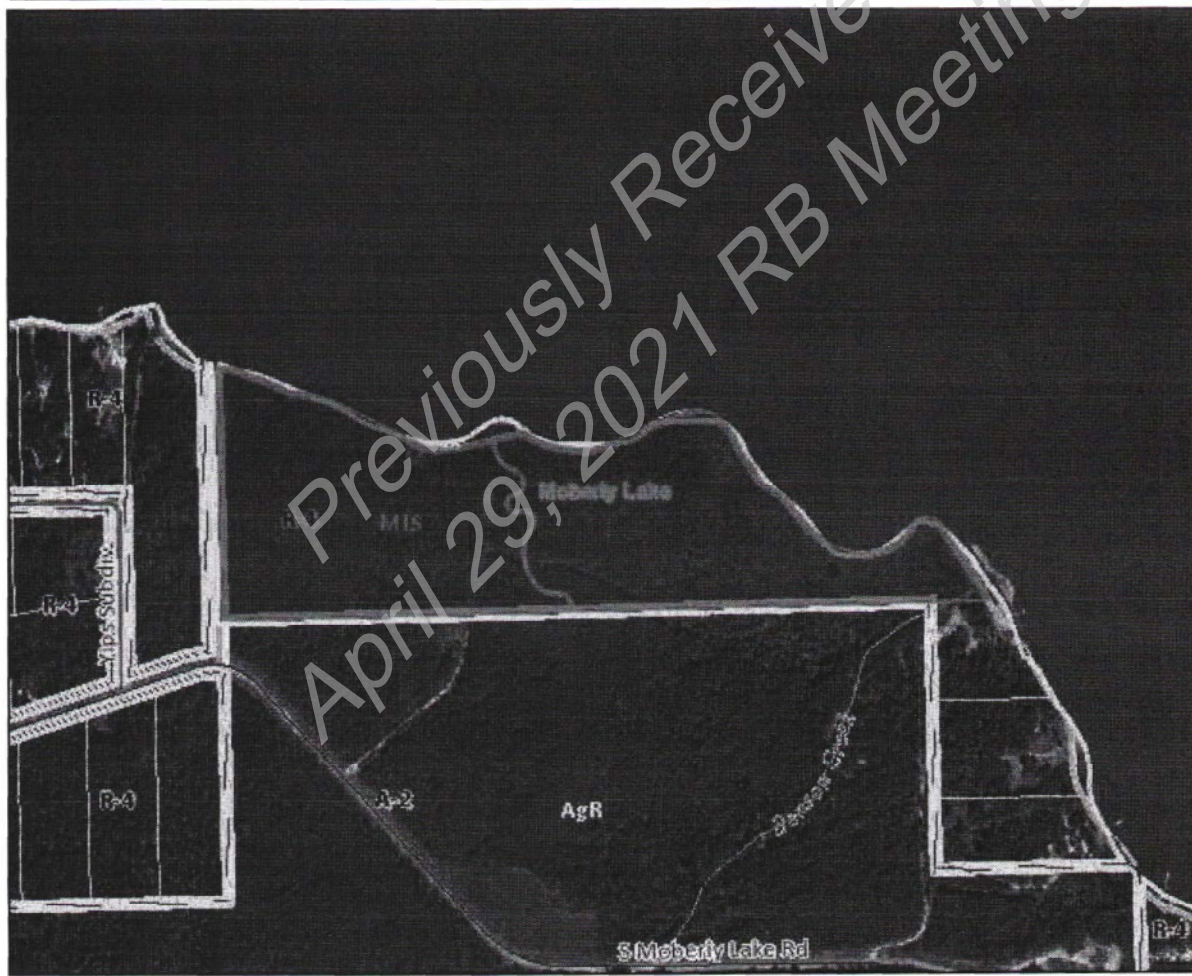
Peace River Regional District

1-Sep-2020

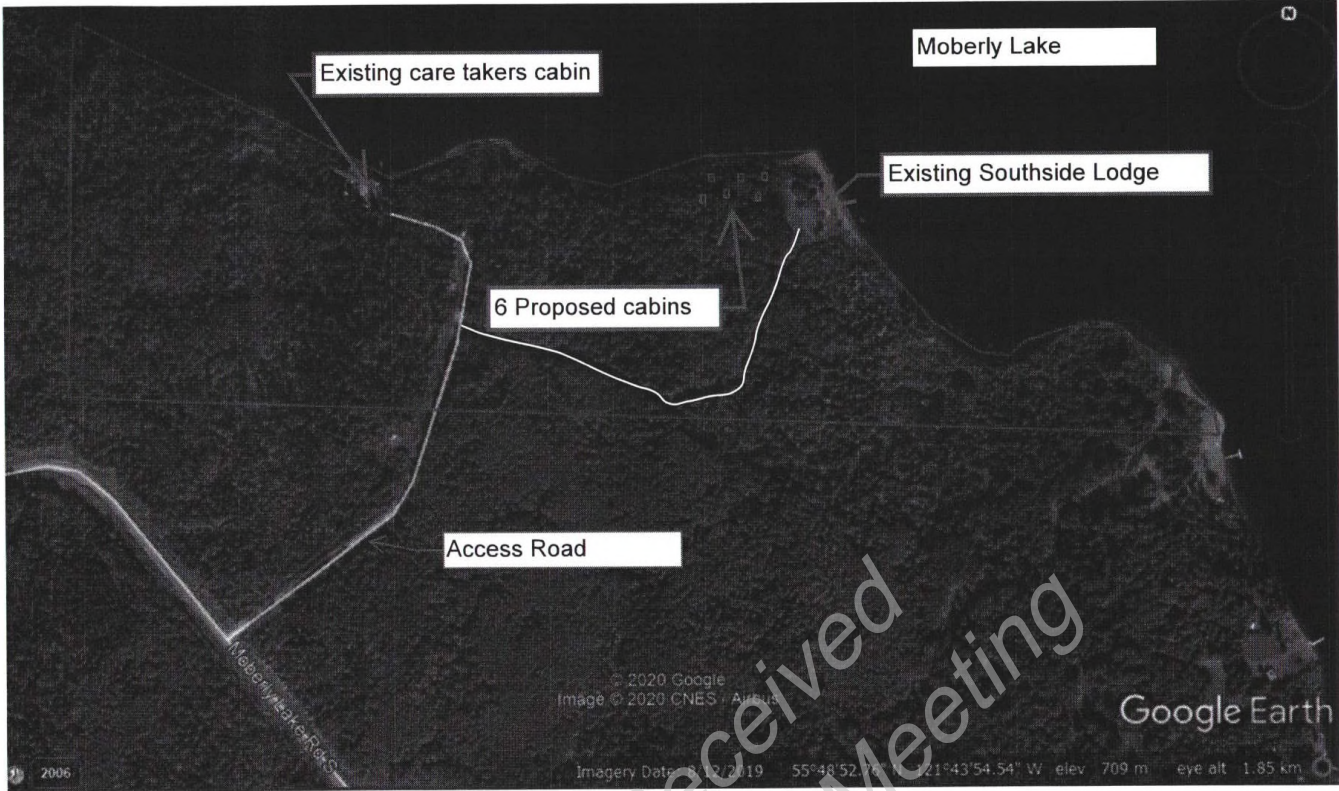
PID: 024099660
Roll Number: 759-041752.010
Legal Description: LOT 1 DISTRICT LOTS 1483 AND 1485 PEACE RIVER DISTRICT PLAN PGP42212

Parcel Size

23.90 Hectares 59.07 Acres



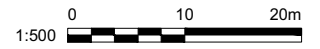
This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Peace River Regional District should be contacted for information regarding other conditions such as easements,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



Previously Received
April 29, 2021 RB Meeting



Subject Property:
 6340 Moberly Lake Rd S, Moberly Lake, BC
 Lot 1 - DL 1483 and DL 1485, Peace River District PLAN PG 42212
 PID 024-099-660



REZONING APPLICATION
 FEBRUARY 05, 2021

Previously
 April 29, 2021



PEACE RIVER REGIONAL DISTRICT

Memorandum

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

Pursuant to the following resolution:

RD/15/04/26 (23)

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

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

COMMENTS

Response requested by April 12, 2021

No comment [checkbox]

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

Previously Received April 29, 2021 RB Meeting

Dan Rose

April 1, 2021

Director/Municipality

Date

diverse.vast.abundant.

PLEASE REPLY TO:

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



PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

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

1. Permitted Uses

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

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

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

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



PEACE RIVER REGIONAL DISTRICT Zoning Bylaw No. 1343, 2001

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

2. Regulations

Minimum Parcel Size

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

Number and type of Dwelling

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

Height

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

Setbacks

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

Agriculture

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