



REPORT

To: Chair and Directors

Report Number: DS-BRD-309

From: Ashley Murphey, RPP, MCIP, Planning Services Manager

Date: June 8, 2023

Subject: Zoning Amendment Bylaw No. 2524, 2023, PRRD File No. 23-006 1st and 2nd Readings

RECOMMENDATION #1: [Corporate Unweighted – Excluding Pouce Coupe]

That the Regional Board give Peace River Regional District Zoning Amendment Bylaw No. 2524, 2023, to rezone a ±4.35 ha portion of a ±28.43 ha property identified as PID: 030-260-795 from Large Agricultural Holding Zone (A-2) to Residential 2 Zone (R-2), first and second readings, and further;

That a public hearing be held pursuant to Section 464 of the *Local Government Act*, delegated to the Director of Electoral Area C, and that public notification be authorized pursuant to Section 466 of the *Local Government Act*.

RECOMMENDATION #2: [Corporate Unweighted – Excluding Pouce Coupe]

That third reading of Zoning Amendment Bylaw No. 2524, 2023 be withheld until such time as the applicant has submitted proof of approval from the Agricultural Land Commission for the exclusion of the lands.

BACKGROUND/RATIONALE:

Proposal

To rezone a ±4.35 ha of a ±28.43 ha property from Large Agricultural Holdings Zone (A-2) to Residential 2 Zone (R-2) to facilitate a proposed 8 lot (0.51 ha each) residential subdivision.

This application is proposed to be held after the public hearing pending approval from the Agricultural Land Commission for the exclusion. The original exclusion decision requires the entire property to be rezoned; however, at this time rezoning of the property in its entirety would not be of benefit to the long term planning of this area. Therefore, the applicant has applied to the ALC for an amendment of the exclusion approval to remove the condition of rezoning which would permit the proposed 8-lot subdivision to proceed.

File Details

Owner: Lawrence and Mary Wade
Agent: L&M Engineering Limited
Area: Electoral Area C
Location: Charlie Lake
Legal: Lot 2 Section 25 Township 84 Range 20 West of the 6th Meridian Peace River District
Plan Epp74992
PID: 030-260-795
Lot Size: 28.43 ha (70.25 ac)

Rationale

Staff are recommending support for the proposed zoning amendment as the property's Official Community Plan Community designation is Community Residential (CR), which supports a higher-density form of development, and the Environmental Services Department has confirmed that the Charlie Lake sewer system can accommodate the proposed new lots.

Site Context

The subject property is located in the Charlie Lake area near Lake Point Golf and Country Club to the northeast. All proposed residential lots will be accessed off Golf Course Rd. To the east of the property is a 78.52 ha Crown parcel that abuts Charlie Lake. To the west are two undersized A-2 parcels. To the south are two more undersized A-2 parcels and an undersized 10.95 ha A-2 parcel. To the north are previously developed R-3 parcels also along the Golf Course Rd and a large 53.36 ha R-3 zoned parcel that sits to the west of the these developed parcels.

Site Features

Land

The subject area of the property is mainly cleared of trees and slopes downward toward Charlie Lake to the north and to the east.

Structures

There are no buildings or structures on the property.

Access

The proposed lots will be accessed individually off Golf Course Rd. The remaining parent parcel is also proposed to be accessed along the Golf Course Rd via a section of land between proposed parcels 4 and 5.

Canada Land Inventory Soil Rating

According to the Canada Land Inventory, soils on the subject property are classified as 5⁶T4⁴X.

- Class 5 soils have very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible.
- Subclass T denotes Topography.
- Class 4 soils have severe limitations that restrict the range of crops or require special conservation practices.
- Subclass X denotes soils having a limitation resulting from the cumulative effect of two or more adverse characteristics.

Comments & Observations

Applicant

The applicant has stated that the development is consistent with the existing single-family development that is located along Golf Course Road to the North of the subject property and the Community Residential Land Use designation and the long-range policy direction of the Official Community Plan.

Agricultural Land Reserve (ALR)

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

The applicant has a conditional ALR exclusion approval (ALC Resolution #145/2011) that will expire on December 31, 2023 (by way of an extension that was given May 8, 2023).

- As per Section 3 of the ALC decision letter, “By Resolution #145/2011, dated April 27, 2011, the Commission conditionally approved Application 52082 to exclude two parcels totaling 90.3 ha from the ALR subject to rezoning the Properties to Medium Density Residential uses within three years of the decision”.
- As per Section 10 of the ALC decision letter, “When the Commission confirms that the rezoning is complete, it will authorize the Registrar of Land Titles to exclude the Properties from the ALR”.

Official Community Plan (OCP)

Pursuant to the NPFA Official Community Plan Bylaw No. 2460, 2021, the subject property and surrounding area is designated Community Residential (CR). Land within this designation is intended to be used for smaller serviced residential lots.

As per Section 4.1 Land Demands in the North Peace Fringe Area;

- Based on population projection, it is estimated that the North Peace Fringe Area will need to accommodate an additional 632 dwelling units between 2021 and 2041.

As per Section 4.2 Growth management;

- 2. To effectively manage the use of land within the region and reduce sprawl, future growth and development should be directed to locate within already developed areas, or those areas that are anticipated to receive hard services in the future.
- 6. Protect the natural environment by focusing and supporting growth to already developed areas within the City of Fort St. John, District of Taylor, and Charlie Lake.

As per Section 6 Residential Land Use;

- This OCP focuses residential growth to existing residentially designated areas by this Plan, with higher densities in areas that can be serviced with community sewer.
- Residential Goals
 - 1. To appropriately accommodate projected housing demand to meet the diverse needs of current and future residents through a mix of housing options by type, density, and tenures.
 - 2. To encourage cost-effective and compact development by directing future growth and development to locate within already developed areas, or those areas that are anticipated to receive hard services in the future.
- General Residential Policies
 - 1. The Peace River Regional District will direct residential development to areas already designated in this Official Community Plan for residential use and generally not support any new land for residential uses through re-designations.
 - 2. Residential development will be encouraged to be directed to areas where established residential neighbourhoods exist or in areas where servicing is available.

As per Section 6.2 Community Residential (CR) - Land Use Designation Policies;

- The principal use of land within the Community Residential designation will be residential.

- Community Residential uses will be directed to those areas with community sewer services to maximize existing sewer capacity, or those areas planned to receive sewer service, encouraging future compact development.
- Community Residential land uses will be required to connect to community sewer services, where they exist, in accordance with the provisions of the Subdivision and Development Servicing Bylaw.
- The minimum parcel size will be determined based on the servicing capacity of the area designated for Community Residential and zoning regulations.
- New infill community residential development that connects neighbourhoods and amenities should be directed to locate within already developed areas, or those areas that are anticipated to receive hard services in the future.
- A variety of housing types including manufactured home parks and other ground-oriented multi-unit dwellings are permitted, subject to zoning regulations.
- Liquid waste should be disposed of through a community sewer system, pursuant to the Subdivision and Development Servicing Bylaw.

As per Section 14 Development Considerations;

- d) Encouraging compact development to minimize sprawl and leapfrog development.

As per Section 23.1 Zoning Bylaw Consistency;

- Any amendments to the Regional District's zoning bylaws shall be consistent with this Plan. The zoning bylaws regulate the use of the land with specific regulations that control the size, uses, siting and other details of development on a parcel of land.

Therefore, the proposal is consistent with, and has been specifically designed in accordance with the Official Community Plan policies and intent.

Land Use Zoning

Pursuant to Peace River Regional District Zoning Bylaw No. 1343, 2001, the subject property is zoned Large Agricultural Holdings Zone (A-2). Land within this zone may be used for agriculture. The minimum parcel size is 63 ha (155.0 ac). The proposed 8 lot residential subdivision does not comply with the zoning bylaw because the proposed lots are too small and the use is not consistent, therefore this zoning amendment is required.

Land within the Residential 2 Zone (R-2) may be used for residential purposes. The minimum parcel size is 0.4 ha (1.0 ac) when the parcel or parcels are connected to a community sewer system.

On May 8, 2023, the PRRD Environmental Services department confirmed that the Charlie Lake sewer system has the capacity to accommodate the added load, and therefore the proposal is consistent with the size and regulations of the proposed R-2 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 outside all Development Permit Areas.

Development Cost Charge Area

The subject property is within the Development Cost Charge Area and the charge must be paid prior to subdivision approval or building permit issuance for construction on the property.

School District 60 School Site Acquisition Charge Area

The subject property is within the School District 60 School Site Acquisition Charge Area and the charge must be paid prior to subdivision of the property.

Impact Analysis

Context

The proposal is consistent with the area. The PRRD Board adopted the NPFA OCP which designated this area as Community Residential (CR). Surrounding properties are either zoned residential (R-2 and R-3) or are residential in nature (undersized A-2 properties used as large residential lots).

Population & Traffic

Once subdivided, the population will increase as the lots are developed to a maximum density of one principal dwelling with a possible secondary suite per parcel. Traffic will also increase with the added population but is not anticipated to produce a significant impact to the area.

Sewage & Water

At the time of subdivision, the proposed lots will be required to connect to the Charlie Lake sewer system as per the PRRD Subdivision and Development Servicing Bylaw. The parcels will require individual water systems (cisterns or drilled water wells).

Comments Received from Municipalities & Provincial Agencies

Charlie Lake Fire Department

Charlie Lake Fire Department interests are unaffected.

Ministry of Transportation and Infrastructure

MoTI is in support of the proposal and has the following comments:

In principle the Ministry of Transportation & Infrastructure has no objections to the proposed rezoning of the lands as presented. However, the applicant should be aware that at the time of subdivision the Ministry of Transportation & Infrastructure will further consider matters related to the potential impacts to Golf Course Road from stormwater and individual accesses, and all other legislative requirements for subdivision approval. See attached letter.

Ministry of Agriculture

Ministry staff understand that the Subject Property was conditionally approved to be excluded from the ALR in 2011 via ALC File: 52082. Ministry staff note that the Subject Property is essentially surrounded by non-ALR land/ALR land that is used for non-farm purposes (i.e. a golf course and a provincial park). As such, and although the Subject Property is still technically in the ALR, the Ministry's interests are unaffected by the proposed zoning amendment. See attached letter.

Agricultural Land Commission

See attached letter granting extension of the conditional exclusion approval No. 145/2011.

BC Hydro

BC Hydro Properties has no comments at this time on the proposed plan.

Pacific Northern Gas

No concerns.

PRRD Bylaw Enforcement Officer

The PRRD does not have an active bylaw enforcement file on this property.

PRRD Building Inspection

Interests unaffected.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse to give Zoning Amendment Bylaw No. 2524, 2023, to rezone a ±4.35 ha portion of a ±28.43 ha property identified as PID: 030-260-795 from Large Agricultural Holding Zone (A-2) to Residential 2 Zone (R-2), first and second readings.
2. 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):

Should the application be approved the applicant will be required to apply to the Ministry of Transportation and Infrastructure for subdivision approval. This will also require application to the PRRD for sewer connection and the applicant must ensure compliance with the Subdivision and Development Servicing Bylaw.

Attachments:

1. Draft Zoning Bylaw No. 2524, 2023
2. Maps, PRRD File No. 23-006 ZN
3. Application, PRRD File No. 23-006 ZN
4. Comments Received from Municipalities and Provincial Agencies

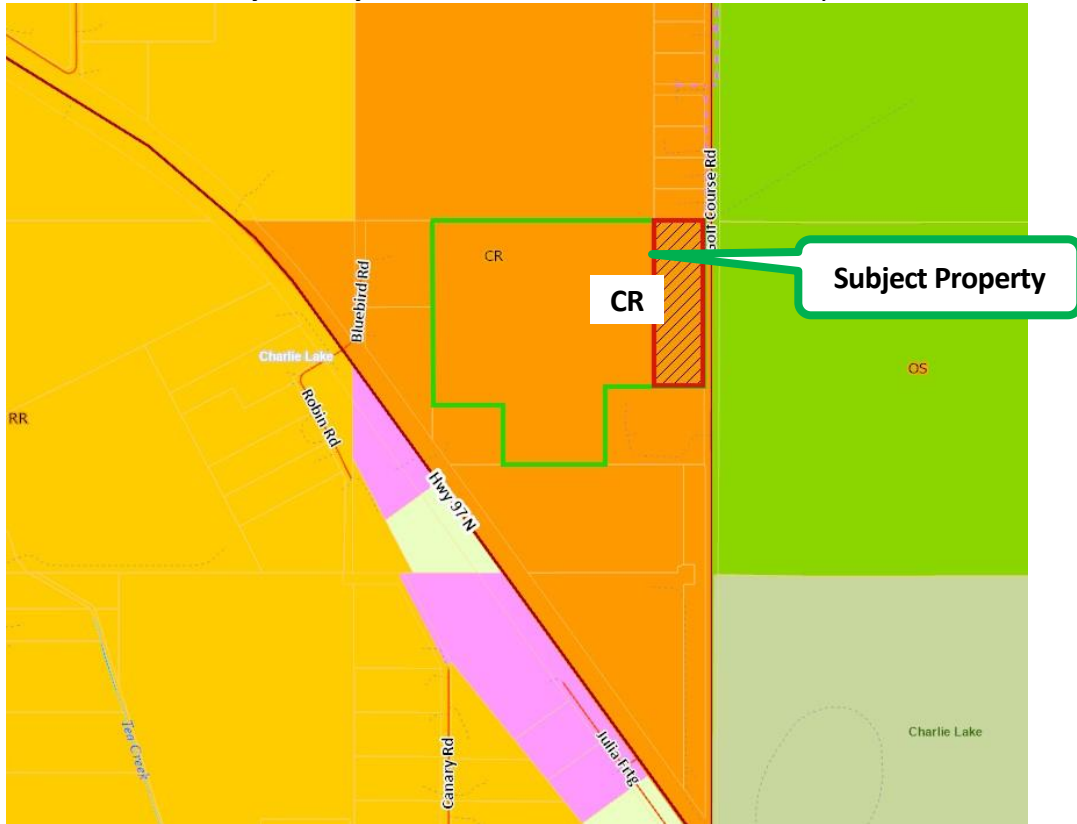
Location: Charlie Lake area



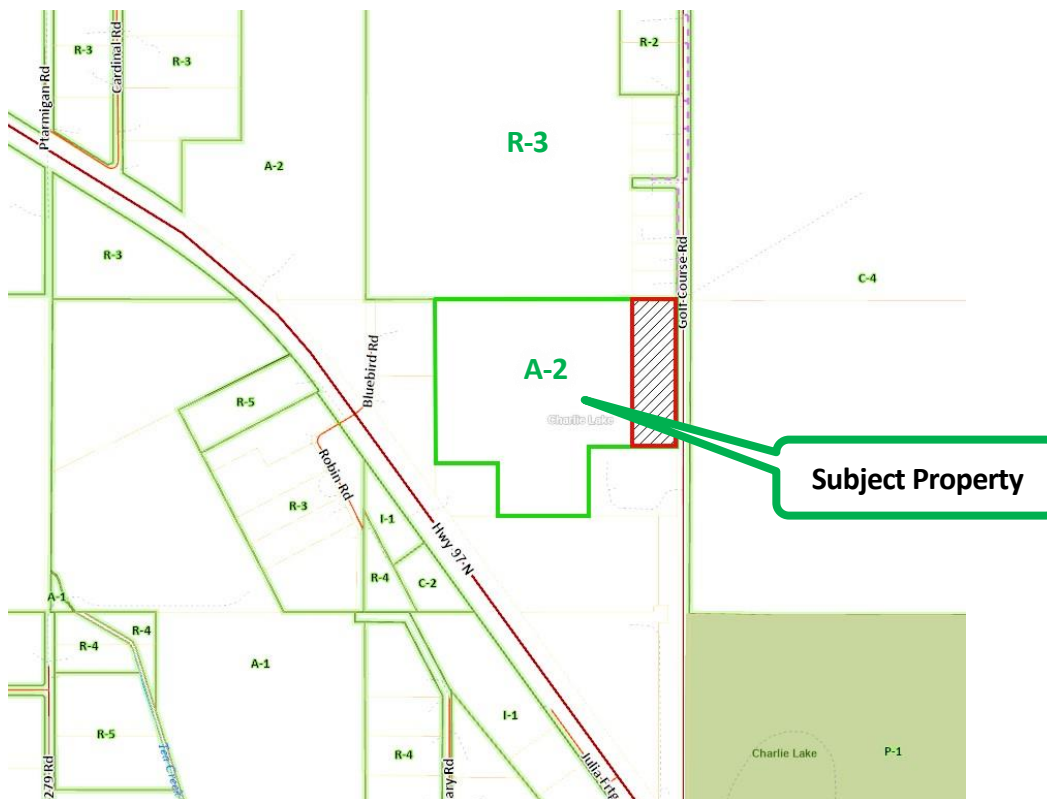
Aerial imagery



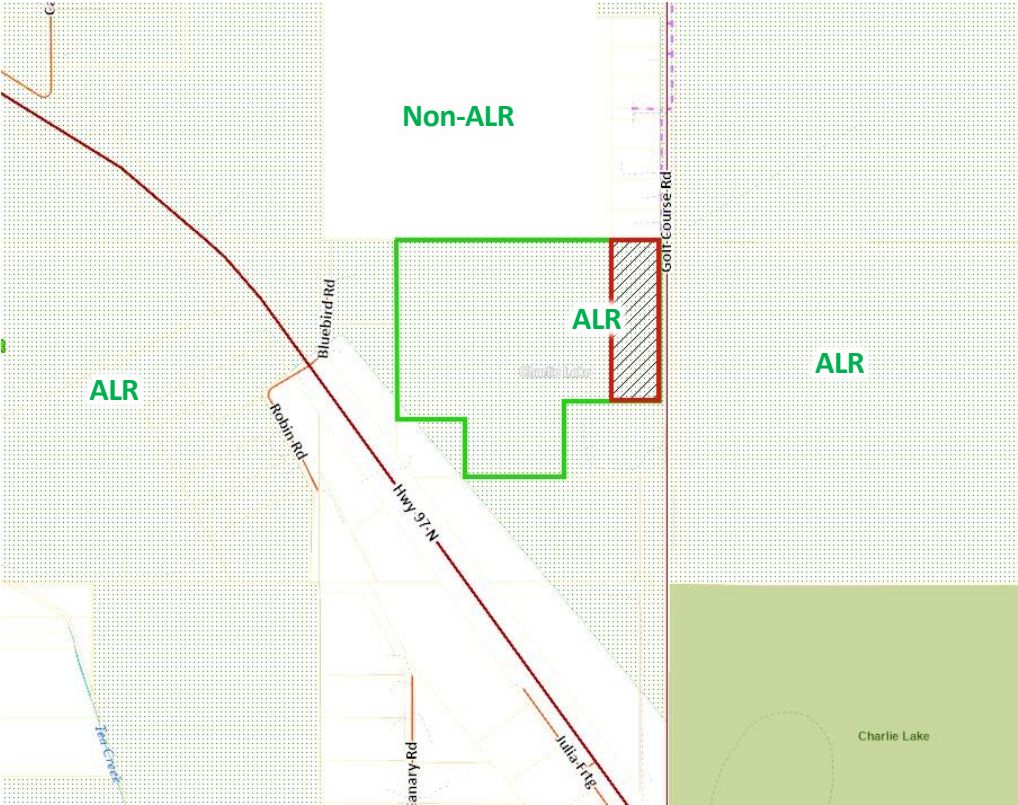
PRRD NPFA Official Community Plan Bylaw No. 2460, 2023: CR - Community Residential



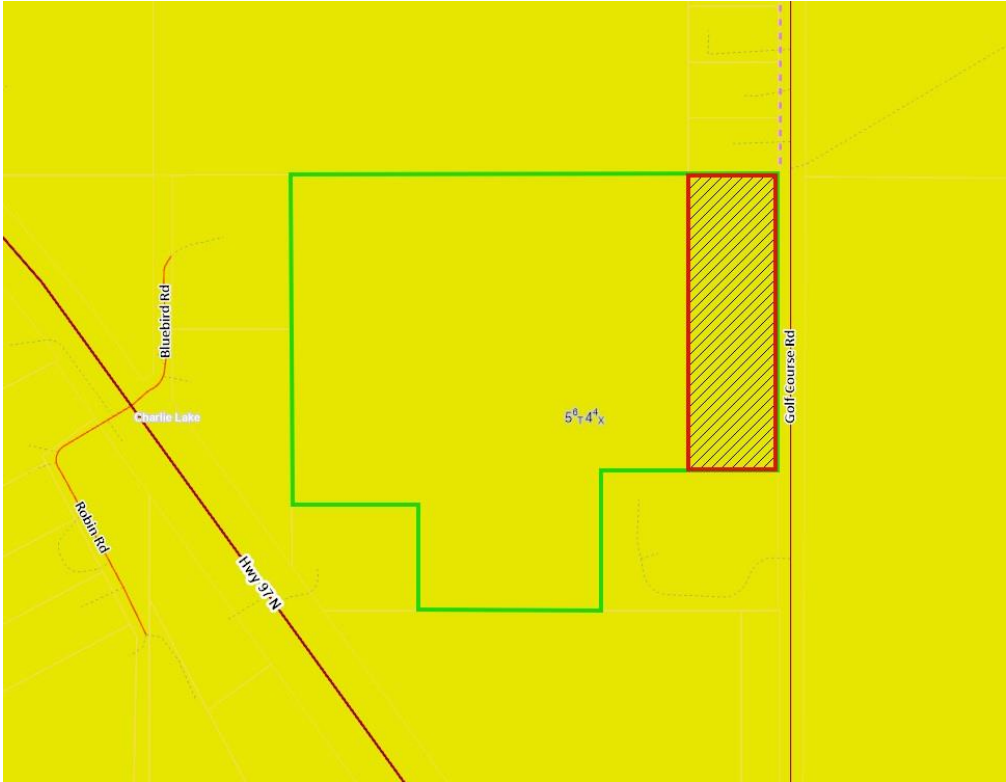
PRRD Zoning Bylaw No. 1343, 2001: Large Agricultural Holdings Zone (A-2)



Agricultural Land Reserve: Within – ALC Pending Exclusion



CLI Soil Classification: 5⁶T4⁴X



**PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2524, 2023**

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. 2524, 2023."
2. Schedule A – Map 4 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a 4.35 ha. (10.74 acre) portion Lot 2, Section 25, Township 84, Range 20, W6M, PRD, Plan EPP74992, from A-2 "Large Agricultural Holdings Zone" to R-2 "Residential 2 Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS _____ day of _____, 2023.

READ A SECOND TIME THIS _____ day of _____, 2023.

Public Notification mailed on the _____ day of _____, 2023.

Public Hearing held on the _____ day of _____, 2023.

READ A THIRD TIME THIS _____ day of _____, 2023.

ADOPTED THIS _____ day of _____, 2023.

(Corporate Seal has been
affixed to the original bylaw)

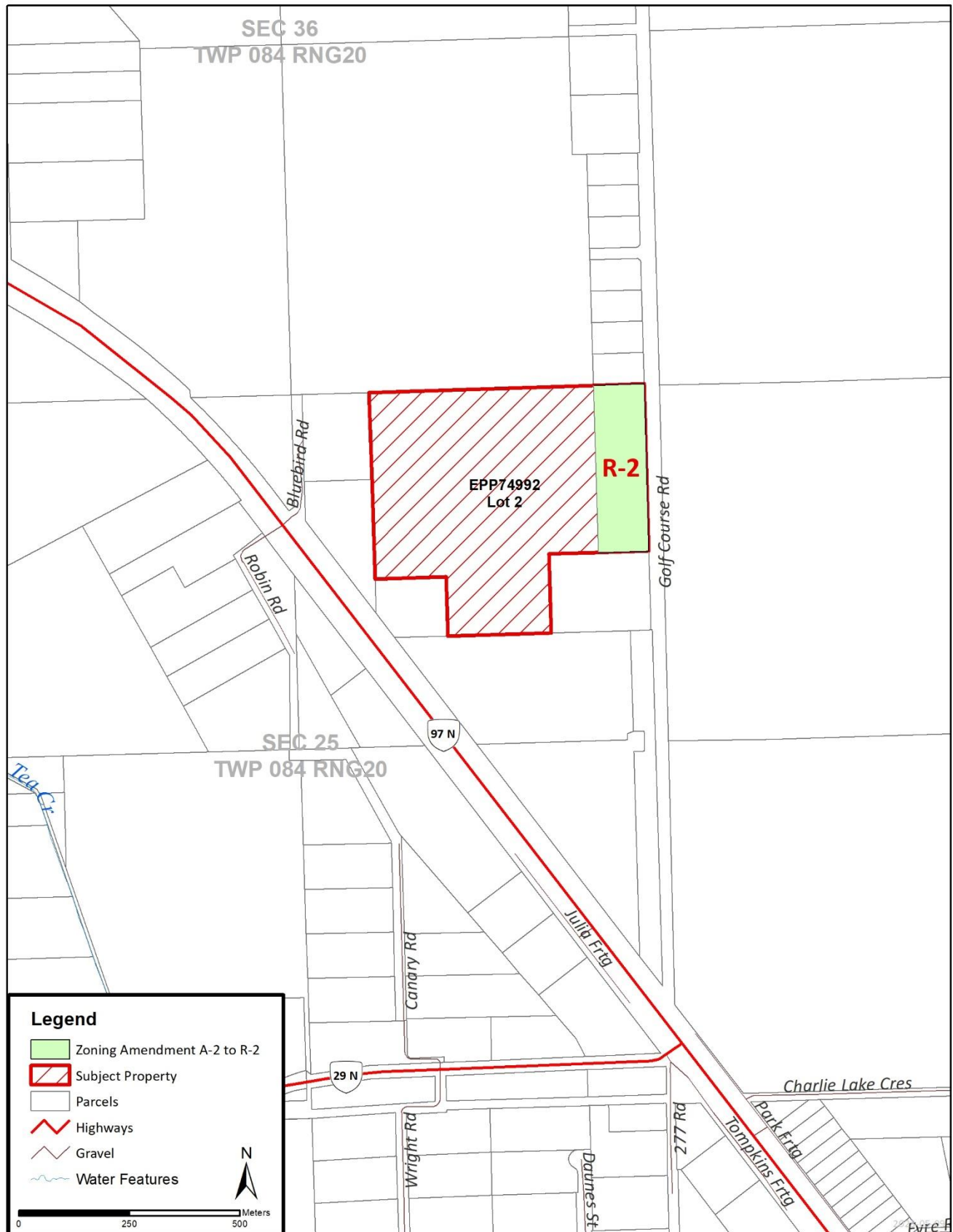
Chair

Corporate Officer

I hereby certify this to be a true and correct copy of
"PRRD Zoning Amendment Bylaw No. 2524, 2023,
as adopted by the Peace River Regional District
Board on _____, 2023.

Tyra Henderson, Corporate Officer

Schedule A



Peace River Regional District
9505 – 100 Street
Fort St. John, BC V1J 4N4

Date: April 5th, 2023
L&M Project: 1338-06

Attention: Ashley Murphey, Planning Services Manager

Reference: Wade Group Developments – Zoning Bylaw Amendment Application

PID: 030-260-795 **Legal Description:** Lot 2 Section 25 Township 84 Range 20 West of the 6th Meridian Peace River District Plan EPP74992

Dear Ashley,

We are pleased to submit a new Zoning Bylaw Amendment Application package for the above-referenced properties. Enclosed with this letter you will find the following information:

- Zoning Bylaw Amendment Application;
- Contaminated Site Declaration Form;
- Certificate of Title CA6277801:
 - Covenant CA6277802
- Application Drawings:
 - RZ:01: Title Page & Location Map
 - RZ:02: Aerial Photo & Existing OCP
 - RZ:03: Existing & Proposed Zone
- L&M Engineering Servicing Brief.

SUBJECT PROPERTY

The subject property is approximately 28.4 hectares (ha) in size and is entirely located within the boundaries of the Peace River Regional District. The subject property is currently zoned A-2 (Large Agricultural Holdings) in the *Peace River Regional District Zoning Bylaw No. 1000, 1996* and is currently designated Community Residential (CR) Land Use in the *North Peace Fringe Area Official Community Plan Bylaw No. 2460, 2021*.

This Zoning Bylaw Amendment Application has been submitted in order to facilitate the development of 8 rural residential lots.

Surrounding Land Uses

The surrounding existing land uses are summarized below for clarity and convenience:

	Official Community Plan Future Land Use	Zoning Bylaw	Existing Use
North	Agriculture (AG)	R-3 (Residential 3 Zone)	Rural residential uses
South	Community Residential (CR)	A-2 (Large Agricultural Holdings Zone)	Rural residential uses
East	Park, open space, natural environment (OS)	C-4 (Recreational Commercial Zone)	Rural residential uses and a golf course
West	Community Residential (CR)	A-2 (Large Agricultural Holdings Zone)	Rural residential uses

Proposed Land Use

The property owner would like to subdivide a portion of the property to facilitate the development of 8 rural residential lots that will consist of single-family homes. The lots will be accessed directly off of Golf Course Road and will utilize the existing community sewage system. This is consistent with the existing single-family development that is located along Golf Course Road to the North of the subject property.

OFFICIAL COMMUNITY PLAN

The Subject Area is currently designated as a Community Residential Land Use in the Peace River Regional District OCP (see RZ:02). The proposed 8 single family lots are entirely consistent with the long-range policy direction of the OCP and as such, no amendment is required thereto.

ZONING BYLAW

The subject property is currently zoned A-2 (Large Agricultural Holdings Zone). In order to facilitate the development of rural single-family development on the subject property, an amendment to the Zoning Bylaw is required. **This application proposes to rezone 4.35 ha of the subject property A-2: Large Agricultural Holdings Zone to R-2: Residential 2 Zone.**

AGRICULTURAL LAND RESERVE

The subject property is currently within the Agricultural Land Reserve and is subject to ALC Application 52082, Resolution #145/2011. This Resolution permitted the parcel to the South (PID: 029-241-316) to be excluded from the ALR in 2014 and indicates that once the subject property

is appropriately zoned for a medium to high density residential zone it will then be excluded from the ALR. An additional letter from the ALC is forthcoming and will indicate support for the proposed zoning amendment on a portion of the parcel to R-2. The support is given with the notion that the remainder of the parcel will be zoned A-2 until such time that there is adequate sewer infrastructure to facilitate a higher density project. If the portion of the subject property is successfully zoned to R-2 through this proposed Zoning Bylaw Amendment Application process, it will subsequently be excluded from ALR through Resolution #145/2011 and the pending supplemental letter.

SERVICING

L&M has prepared a Servicing Brief that outlines the serviceability of the proposed land use amendment area. As per the enclosed Servicing Brief, the future 8 lot subdivision can be adequately serviced with individual groundwater wells or potable water cisterns located on each lot and by the existing Charlie Lake sewer system. Future stormwater runoff will be managed by the open channel ditch drainage system along Golf Course Road.

SUMMARY

Thank you for the opportunity to submit this application. We look forward to the PRRD's review and the Board's future consideration of this application. If you have any questions or require additional information, please do not hesitate to contact the undersigned directly at your convenience.

Sincerely,

L&M ENGINEERING LIMITED



Ashley Thandi, BPI
Community Planner

Copies To: Larry Wade, Wade Group Developments
 Jamie Schenkeveld, P.Eng, L&M Engineering Limited.
Enclosures: As Noted.



For Office Use:
Receipt # _____
Date Received _____
File No. _____
Sign Issued: Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>

Application for Development

1. TYPE OF APPLICATION

- | | FEE |
|---|-------------|
| <input type="checkbox"/> Official Community Plan Bylaw Amendment* | \$ 1,150.00 |
| <input checked="" type="checkbox"/> Zoning Bylaw Amendment* # | \$ 800.00 |
| <input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined* # | \$ 1,200.00 |
| <input type="checkbox"/> Temporary Use Permit* | \$ 500.00 |
| <input type="checkbox"/> Temporary Use Permit Renewal | \$ 350.00 |
| <input type="checkbox"/> Development Permit # | \$ 165.00 |
| <input type="checkbox"/> Development Variance Permit | \$ 165.00 |

* Sign is required for this application type.

Sign provided by the PRRD and posted pursuant to Section 6 of Bylaw No. 2449, 2021, attached.

Contaminated Site Declaration Form required for this application type.

- | | |
|---|-------------|
| <input type="checkbox"/> Exclusion from the Agricultural Land Reserve
(Applicant responsible for additional costs associated with the advertisements, signage, and facility rental, if applicable) | \$ 1,500.00 |
|---|-------------|

2. PLEASE PRINT

Property Owner's Name Larry Wade	Authorized Agent of Owner (if applicable) L&M Engineering Limited
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]
E-mail: [REDACTED]	E-mail: [REDACTED]

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*.

3. PROPERTY DESCRIPTION

Full legal description and PID of each property under application	Area of each lot	
PID: 030260795, Legal: Lot 2 Section 25 Township 84 Range 20 West of the 6th Meridian Peace River District Plan EPP74992	28.4/70.3	ha./acres
		ha./acres
		ha./acres
	TOTAL AREA	28.4/70.3 ha./acres

4. Civic Address or location of property: _____

5. PARTICULARS OF PROPOSED AMENDMENT

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

Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: _____

Proposed OCP designation: _____

Text amendment: _____

Zoning Bylaw amendment:

Existing zone: A-2 (Large Agricultural Holdings)

Proposed zone: R-2 (Residential Zone) on a portion of the parcel along Golf Course Road (See attached zoning amendment drawing set)

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:

Currently vacant land

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

- (a) North R-3 and R-2, rural residential uses
- (b) East C-4, golf course
- (c) South A-2, vacant land and rural residential uses
- (d) West A-2, R-3, rural residential uses

8. Describe your proposal. Attach a separate sheet if necessary:

See attached cover letter

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

See attached cover letter

10. Describe the proposed and/or existing means of sewage disposal for the property:

See attached cover letter

11. Describe the proposed and/or existing means of water supply for the property:

See attached cover letter

THE FOLLOWING INFORMATION IS REQUIRED DEPENDING ON THE PROPOSAL/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 the following:
 - (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 and size of existing buildings and structures on the subject property, with distances to property lines;
 - (d) the location and size 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 survey 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.



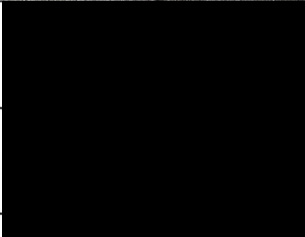
Signature of Owner

03/23/2023
Date signed

03/23/23
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 <u>Larry Wade</u> and <u>Wade Group Development Ltd</u> hereby authorize (name of landowner) (name of landowner)	
<u>L&M Engineering Ltd.</u> to act on my/our behalf regarding this application. (name of agent)	
Signature of Owner: 	Date: <u>22/03/2023</u>
Signature of Owner: 	Date: <u>22/03/2023</u>



CONTAMINATED SITE DECLARATION FORM

I, Lawrence John Wade, hereby acknowledge that the *Environmental Management Act*, 2003, as amended, is effective as of February 1, 2021.

Legal Description(s):

PID: 030-260-795, Legal: Lot 2 Section 25 Township 84 Range 20 West of the 6th Meridian Peace River District Plan EPP74992

Please check only one:

- I have read [Schedule 2](#) and based on my personal knowledge of the property in question, I do not believe that it is or has been used for any of the industrial or commercial purposes and activities specified in [Schedule 2](#) of the regulations. Accordingly, I elect not to complete and submit a 'site disclosure statement', as outlined in Section 40.(1) of the Act.
- I have read [Schedule 2](#) and one or more of the identified purposes or activities is or has occurred on the land(s) legally described above.

*Please contact staff to submit a "site disclosure statement" at planning@prrd.bc.ca

I further acknowledge that this declaration does not remove any liability, which may otherwise be applicable under the legislation.



22/03/2023
dd mm yyyy

22/03/2023
dd mm yyyy

WADE GROUP DEVELOPMENTS LTD.

CHARLIE LAKE, BC

REZONING APPLICATION DRAWINGS

DRAWING INDEX

Dwg No.	Rev.	Description
RZ:01	0	TITLE PAGE
RZ:02	0	AERIAL PHOTO & EXISTING OCP
RZ:03	0	EXISTING & PROPOSED ZONING


 1210 Fourth Avenue
 Prince George, B.C. V2L 3J4
 Tel: (250) 562-1877
 Fax: (250) 562-1897
ENGINEERING LIMITED
 PLANNING CENTRE

PROJECT No.: 1338-06
 DATE: 27/03/23
 PLANNER: AKT
 ENGINEER: JSS
 DESIGNER: MM

LEGEND

SUBJECT AREA
BOUNDARY

FUTURE LAND USE

CR - COMMUNITY RESIDENTIAL
 OS - PARK, OPEN SPACE, RECREATION
 LS - LIGHT SERVICE INDUSTRIAL
 AG - AGRICULTURE

NO.	DATE	REVISION	BY



DRAWN: MJ
 CHECKED: JG
 PLANNED: JAE
 DRAWING FILE: C:\032-1589-06_RZ-06
 DATE: 27/02/23
 SCALE: AS NOTED

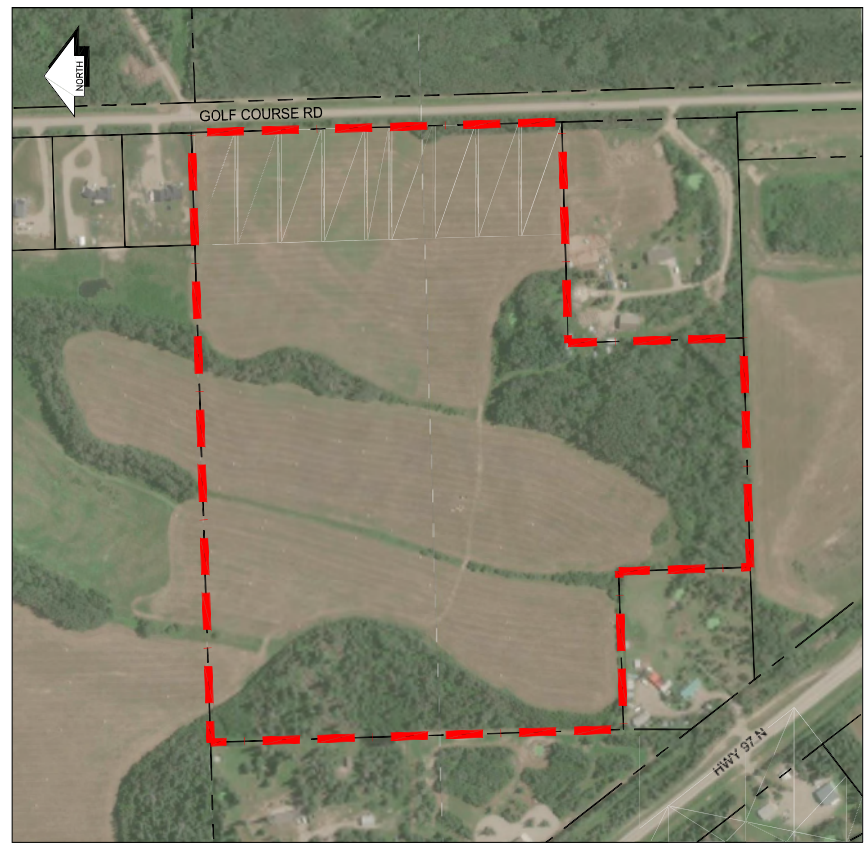
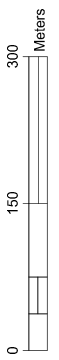
WADE GROUP DEVELOPMENTS LTD.
 CHARLIE LAKE
 AERIAL PHOTO &
 EXISTING OCP

LSM PROJECT No:
1338-06
 Drawing No:
RZ:02

SHEET No:
2 of 3
 REV. No:
0



EXISTING FUTURE LAND USE
 SCALE 1:5000



AERIAL PHOTO
 SCALE 1:5000

PROPERTY INFORMATION		
PID	LEGAL	TOTAL AREA
030260795	LOT 2 SECTION 25 TOWNSHIP 84 RANGE 20 WEST OF THE 6th MERIDIAN PEACE RIVER DISTRICT PLAN EPP74992	284625.94 m ² (28.43 ha)

LEGEND

--- SUBJECT AREA
 - - - BOUNDARY

CoPG ZONING

- C-4 RECREATIONAL COMMERCIAL ZONE
- A-2 LARGE AGRICULTURAL HOLDINGS ZONE
- R-2 RESIDENTIAL 2 ZONE
- R-3 RESIDENTIAL 3 ZONE
- C-2 GENERAL COMMERCIAL ZONE
- I-1 LIGHT INDUSTRIAL ZONE

REV	DATE	PERSON	JOB

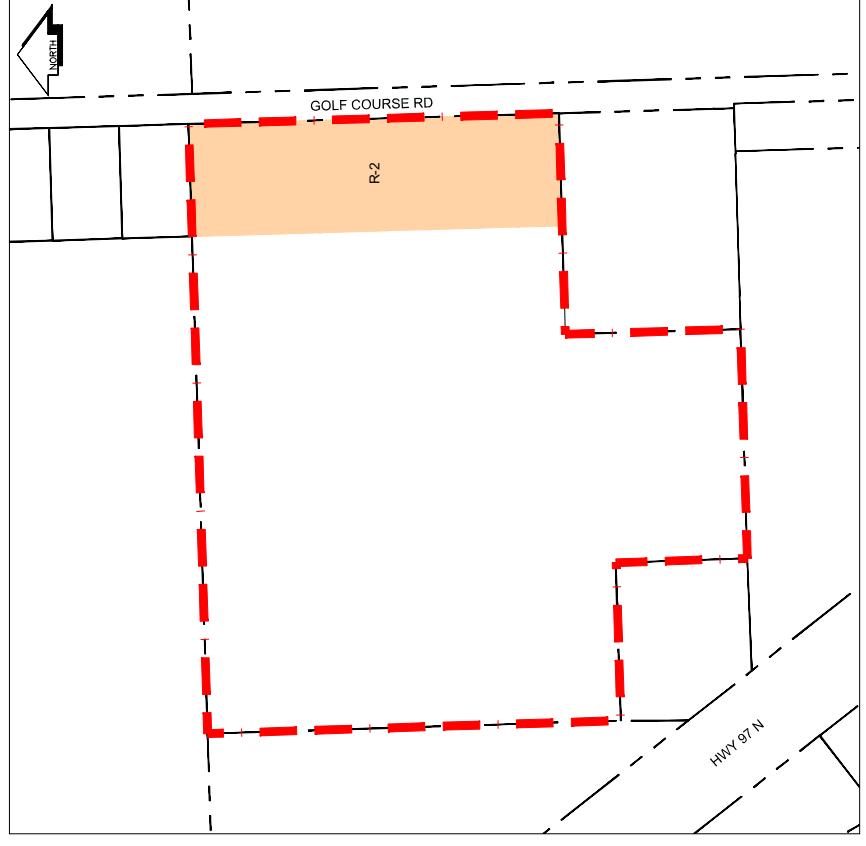


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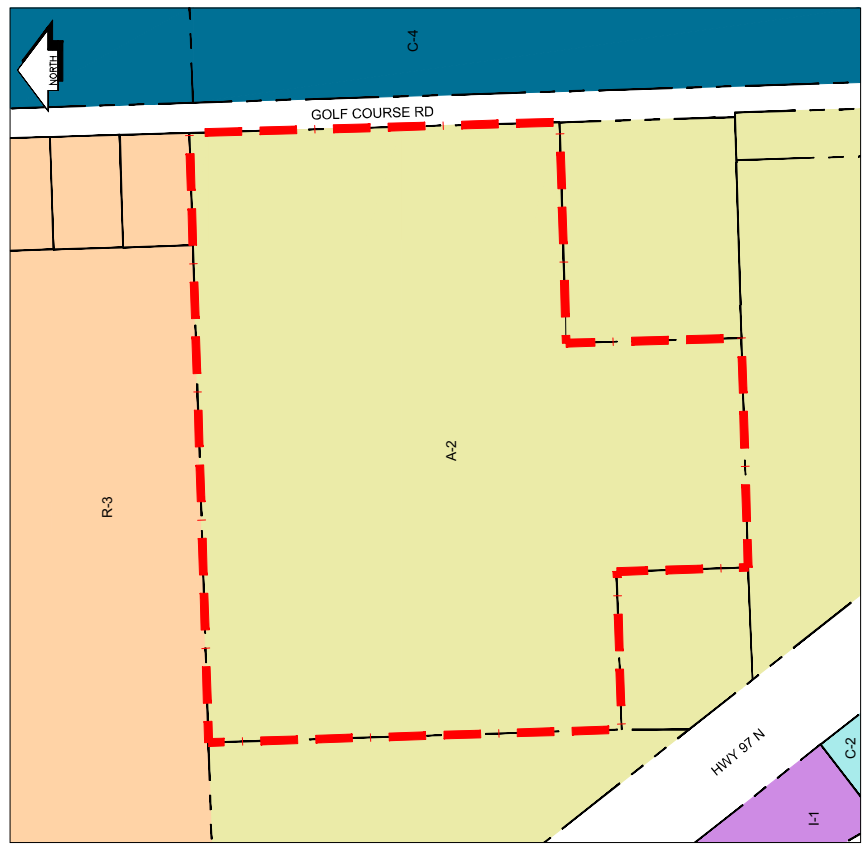
WADE GROUP DEVELOPMENTS LTD.
 CHARLIE LAKE
 EXISTING & PROPOSED ZONING

L&M PROJECT No.
1338-06
 DRAWING No.
RZ:03

SHEET No.
 3 OF 3
 PROJ. No.
 0



PROPOSED ZONING AMENDMENT
 SCALE 1:5000



EXISTING ZONING
 SCALE 1:5000

ZONING AMENDMENT SUMMARY CHART			
PID	LEGAL	TOTAL AREA	PROPOSED ZONING
030260795	LOT 2 SECTION 25 TOWNSHIP 84 RANGE 20 WEST OF THE 6th MERIDIAN PEACE RIVER DISTRICT PLAN EPP74992	284625.94 m ² (28.43 ha)	R-2 RESIDENTIAL 2 ZONE
		43512.9 m ² (4.35 ha)	R-2 RESIDENTIAL 2 ZONE



April 2023

SERVICING BRIEF

REZONING AMENDMENT APPLICATION

**LOT 2 SECTION 25 TOWNSHIP 84 RANGE 20 WEST OF THE 6TH MERIDIAN
PEACE RIVER DISTRICT PLAN EPP74992
PID: 030-260-795**

**Client: Wade Group Developments Ltd., INC.NO. 873824
L&M Project No.: 1338-06**

L&M Engineering Limited
1210 Fourth Avenue, Prince George, BC V2L 3J4
Phone: (250) 562-1977

Table of Contents

1.0	INTRODUCTION	1
2.0	BACKGROUND DATA AND REPORTS	1
3.0	EXISTING SITE CONDITIONS	1
3.1	TOPOGRAPHY	1
3.2	DEVELOPMENT ACCESS	2
3.3	EXISTING SERVICES	2
4.0	DESIGN POPULATION	3
5.0	WATER AVAILABILITY ASSESSMENT	3
5.1	Domestic Water	3
6.0	SANITARY COLLECTION SYSTEM	4
6.1	Daily Design Flows	4
6.2	Sanitary Design Flows	5
6.3	Sewage System Recommendations	5
7.0	STORM WATER SYSTEM	6
7.1	Existing System	6
7.2	Proposed Storm Servicing	6
8.0	SUMMARY	10
9.0	CLOSURE	10

- Appendix A: Conceptual Site Plan**
- Appendix B: Existing Well Water Reports**
- Appendix C: Catchment Areas Plan**
- Appendix D: HydroCAD 10.00 Storm Water Modeling**

1.0 INTRODUCTION

On behalf of Wade Group Development Ltd, L&M Engineering Limited (L&M) is pleased to submit this Servicing Brief for the subject property with PID 030-260-795, located in the Peace River District (PRRD), in support of a Zoning Bylaw Amendment application. The Zoning Bylaw Amendment application proposes to amend approximately 4.35 ha of the total 28.4 ha from **A-2: Large Agricultural Holdings** to **R-2: Residential 2 Zone** in the *Peace River Regional District Zoning Bylaw No. 1000, 1996*. The subject property is currently designated Community Residential (CR) Land Use in the *North Peace Fringe Area Official Community Plan Bylaw No. 2460, 2021*.

This Servicing Brief has been prepared to summarize the existing utilities in the surrounding area and demonstrate how the property can be adequately serviced with private water supply, sanitary sewer, and storm infrastructure.

2.0 BACKGROUND DATA AND REPORTS

L&M Engineering has reviewed the following reports and information in relation to the proposed rezoning amendment application:

- BC Water Resources Atlas
- Sewerage System Standard Practice Manual 3 – September 2014
- LIDAR Survey Mapping
- Peace River Regional District Interactive Web Map
- BC Sewage System Regulation
- Urban Systems, Charlie Lake Collection System Capacity Assessment Model Tool Assumptions Memorandum, December 8, 2022

3.0 EXISTING SITE CONDITIONS

3.1 TOPOGRAPHY

The site terrain slopes from the southwest property boundary to the northeast property boundary. The property has been mostly cleared and is used for agricultural purposes. There is a distinct treed area in the mid-north section of the subject property that consists of a steeper natural drainage channel that accommodates surface runoff. The zoning amendment area has been generally cleared, and the existing grades range from 3% to 8% (decreasing west to east) towards Golf Course Road.

3.2 DEVELOPMENT ACCESS

The subject property has direct frontage access to Golf Course Road along the west parcel boundary. Access to the proposed new lots will be provided off Golf Course Road as shown on the Conceptual Site Plan under Appendix A.

3.3 EXISTING SERVICES

The subject property is currently included in the Charlie Lake Sewage Service Area as shown on Schedule D of the *Peace River Regional District Subdivision and Development Servicing Bylaw No. 2474, 2022*. The Charlie Lake Sewage System is a septic tank effluent pumping (STEP) sewage collection system, operated by the Peace River Regional District.

In reference to the Charlie Lake Collection System Capacity Assessment Model Tool Assumptions Memorandum (Urban Systems, 2022), there are isolated limitations identified within the western branch of the sewer system which is downstream of the proposed development connection locations. The report identifies Branch 16 as the restrictive branch with an estimated availability of 25 new connections and notes that the receiving lift station can accommodate 90 new connections. The report indicates that the number of existing connections was based on information obtained from the PRRD GIS database in August 2016. For this assessment, L&M assumes that 25 new connections at 0.04 L/s (0.63 US gpm) would result in a maximum available instantaneous flow through Branch 16 of approximately 1 L/s (15.8 US gpm).

There is no existing community water system available in this area. L&M has been informed by the PRRD that the consistency and availability of accessible groundwater may be limited. As such, it is common for lots in this area to be serviced with cisterns. A review of the surrounding area was conducted using BC Groundwater Resources Atlas. The subject property is positioned over Aquifer 1271 which is mapped as having an area of 705.8 km². Aquifer 1271 material type is bedrock, with a subtype material consisting of fractured sedimentary rock. The aquifer is classified as having moderate productivity, moderate vulnerability to contamination, and the demand is unknown.

Groundwater well construction reports were collected for five wells within aquifer 1271 surrounding the subject property. Copies of the Well Log Reports are enclosed under Appendix B. The well log information is summarized in Table 1 below:

Table 1: Well Log Summary				
Aquifer	Well Tag	Depth (ft)	Diameter (mm)	Yield (US gpm)
1271	126915	75 ft	150 mm	30 US gpm
1271	116517	70 ft	150 mm	100 US gpm
1271	60110	74 ft	150 mm	16 US gpm
1271	102810	113 ft	150 mm	20 US gpm
1271	102813	149 ft	150 mm	4 US gpm

As can be seen in Table 1, for wells within proximity of the subject property and including (1) within the subject property, Aquifer 1271 has recorded production rates ranging from approximately 4 US gpm to 100 US. The historical well information collected provides evidence that the zoned area will likely have access to a productive groundwater source. In the event that groundwater is not available, a cistern to be routinely filled from a potable water source can be installed. The recommended minimum volume of the cistern is 1,500 US gal, which equates to approximately 6 days of the average domestic use for a four-bedroom dwelling (SPM.V3, 2014).

4.0 DESIGN POPULATION

The design population for this Servicing Brief was calculated using rates established by the Northern Health Authority requirements for a 4-bedroom home which is 4.5 people per dwelling. The future subdivision population for the subject property is as follows:

Table 2: Design Population				
Development Area	Land Use	Number of Lots	Occupancy Per Dwelling	Estimated Population
4.35 Ha	Rural Single Family	8	4.5	36

5.0 WATER AVAILABILITY ASSESSMENT

5.1 Domestic Water

The domestic water supply for the proposed new lots is proposed to be provided by either groundwater wells or individual cisterns if/ or where required. The *Peace River Regional District Bylaw 2474, 2022* indicates an average daily demand of 600 L/d/c is required. As the subject area is not on a community water system, an average daily demand of 350 L/d/c (SPM.V3, 2014) was implemented with consideration for household demand only (excluding irrigation).

This results in a per dwelling daily demand of 1,575 L/d. Groundwater wells intended to service a four-bedroom dwelling should provide a minimum yield of 5 US gpm to provide peak demand flow, which is supported by historical well records. If the groundwater well has a minimum yield of 3 US gpm or less, increased pressurized expansion tank volume to supplement peak hour demand volumes should be considered.

Where a cistern is required or implemented, the ideal maximum retention time is 3-4 days to ensure water is fresh and any chlorine residuals from municipal water systems are maintained. This results in a minimum recommended water storage capacity for a 4-bedroom dwelling of 6,300 L (1,660 US gal) and a maximum recommended water storage capacity of 11,000 L (2,900 US gal).

Table 3: Estimated Domestic Water Demands for 8 Lots			
Variable	Result		Notes
People per Dwelling	4.5	ppl	SPM. V3, 2014
Domestic Avg Daily Demand	350	L/d/c	SPM. V3, 2014
Maximum Daily Demand	1,575	l/d	= Ppl/ dwelling * Domestic Avg Daily Demand
Min. Recommended Water Storage Capacity	6,300	L	4 days minimum
Max. Recommended Water Storage Capacity	11,000	L	7 days maximum

6.0 SANITARY COLLECTION SYSTEM

L&M Engineering Limited has completed a review of the available reports and information on the Charlie Lake Sewer (STEP) System and determined that sewage design flows the initial phase of development, consisting of 8 lots can be accommodated provided certain discharge rates are maintained.

6.1 Daily Design Flows

The sanitary daily design flow for the proposed zoning area has been established based on the Sewage System Standard Practice Manual V.3 (SPM.V3). The SPM.V3 suggests a per capita flow rate of 350L/d/p and an occupancy of 4.5 people per 4-bedroom dwelling resulting in a daily design flow of 1,575L/d per 4-bedroom dwelling.

6.2 Sanitary Design Flows

The proposed zoning area has an estimated development density of 8 residential lots, resulting in a totally daily design flows are 12,600 l/d (MMCD) which is an average daily flow of 0.14 L/s (2.35 US gpm).

The Charlie Lake Sanitary Sewer System has identified capacity restrictions with the most restrictive being Branch 16 at 15.8 US gpm (Urban Systems, 2022). In order for the proposed development to be serviced by the community STEP sewage system, each lot would need to discharge at a maximum of approximately 2 US gpm to avoid exceeding the capacity of Branch 16. This discharge rate is inadequate to ensure cleansing velocity, therefore, dwellings will be restricted to a maximum discharge rate of 15 US gpm with a minimum pump chamber capacity equal to three times the daily design flow for the dwelling. The calculation for the estimated daily design flows are summarized in Table 3.

Table 3: Estimated Sewage Design Flow Demands (Per Lot)			
Variable	Result		Notes
Population	4.5	ppl	Ppl per dwelling
Domestic Avg Daily per Capita	350	l/d	Peace River RD Servicing Bylaw 2474, 2022
Total Avg. Daily Design Flow	1575	l/d	= Population * Avg. Flow per Capita
Permitted Discharge	15	US gpm	Permitted discharge/ Lot to Branch 16
Septic Tank Volume per Lot	4,725	L	= 3 * Avg. Daily Design Flow
Pump Tank Volume per Lot	4,725	L	= 3 * Avg. Daily Design Flow

6.3 Sewage System Recommendations

The recommended method of sewage treatment and disposal to support future development will be with a septic tank effluent pumping (STEP) sewage collection system on each future lot. Each individual lot tank system will be connected to the Charlie Lake Community STEP System. Each lot will have a two-compartment septic tank and a single-compartment pump tank. Each tank must be designed to accommodate a minimum of three times the daily design flow. For a typical four-bedroom dwelling (SPM.V3, 2014), this results in a minimum tank size of 4,725 L (1,250 US gal). Wastewater from each future dwelling will flow by gravity to the first septic tank, which will allow solids to settle and effluent to pass through an effluent filter and into the pump tank. The pump tank will ensure a maximum discharge rate of 15 US gpm per lot into the Charlie Lake Community STEP system for a maximum period of 1.5hrs per day to ensure flows from the proposed development do not exceed the capacity within Branch 16.

Each future residence will be required to acquire a Ministry of Health Sewerage System Record and receive a Letter of Certification from the Qualified Professional prior to discharge to the Charlie Lake Sewerage System.

7.0 STORM WATER SYSTEM

7.1 Existing System

The existing storm water conveyance system surrounding the subject area consists of an open channel ditch drainage system for the road network. The general flow of storm water conveyance is in a southwest to northeast direction. Eventually the storm water is discharged into Charlie Lake near the intersection of Golf Course Road and the golf course entrance road.

L&M has prepared a catchment plan for the proposed development based on the existing topography that flows toward the Golf Course Road ditch network. The area was separated into three drainage catchments. The North Catchment Area encompasses the majority of the subject property but only a small portion of the proposed development. The Central Catchment Area is 3.0 Ha and encompass the majority of the proposed lots. The South Catchment Area is 4.5 Ha and encompasses two and half of the proposed lots as well as the overland flow from the adjacent property to the south. The storm runoff travels across all catchment areas in a northeast direction and directly into the north-flowing Golf Course Road ditch. There is culvert for each catchment area, that directs the flows from the west ditch across the road to the east ditch. The catchment plan is enclosed in Appendix C.

Additional, within the subject property, there are two other drainage catchment areas including one distinct natural drainage channel. These catchment areas will not be impacted by the proposed development and therefore were not analysed as part of this assessment.

7.2 Proposed Storm Servicing

The proposed plan for storm water management for proposed zoning area will be to direct overland flows following existing topography into an open channel ditch drainage system within the Golf Course Road ditch network. For the receiving ditch system on Gold Course Road, an assessment was performed to evaluate peak flows and velocities from 2, 5, 10, 25 and 100 year storm events during the pre and post-development conditions.

HydroCAD software was used to estimate the pre-and-post development peak runoffs generated during a 2, 5, 10, 25, and 100-year, 24-hour return period storm. The following inputs were used during the analysis:

Pre-Development

- Soil Class - HSG D
- CN value of 80 (Pasture/grassland/range, Good)
- Concentration Time = 15 minutes (BC MOTI TAC Supplemental)
- Storm Type: SCS Type II
- Area = 18.5 HA (Catchment Areas impacted by development)

Post-Development

- Soil Class - HSG D
- CN value of 82 (1-2 acre lots, 12% impervious)
- Concentration Time = 10 minutes (BC MOTI TAC Supplemental)
- Storm Type: SCS Type II
- Area = 18.5 HA (Catchment Areas impacted by development)

At Ministry of Transportation and Infrastructure’s (MoTI) request, the HydroCAD modelling was completed using the IDF curves provided by the IDF_CC Tool with an 80-year projection to factor in climate change (RCP 8.5 scenario).

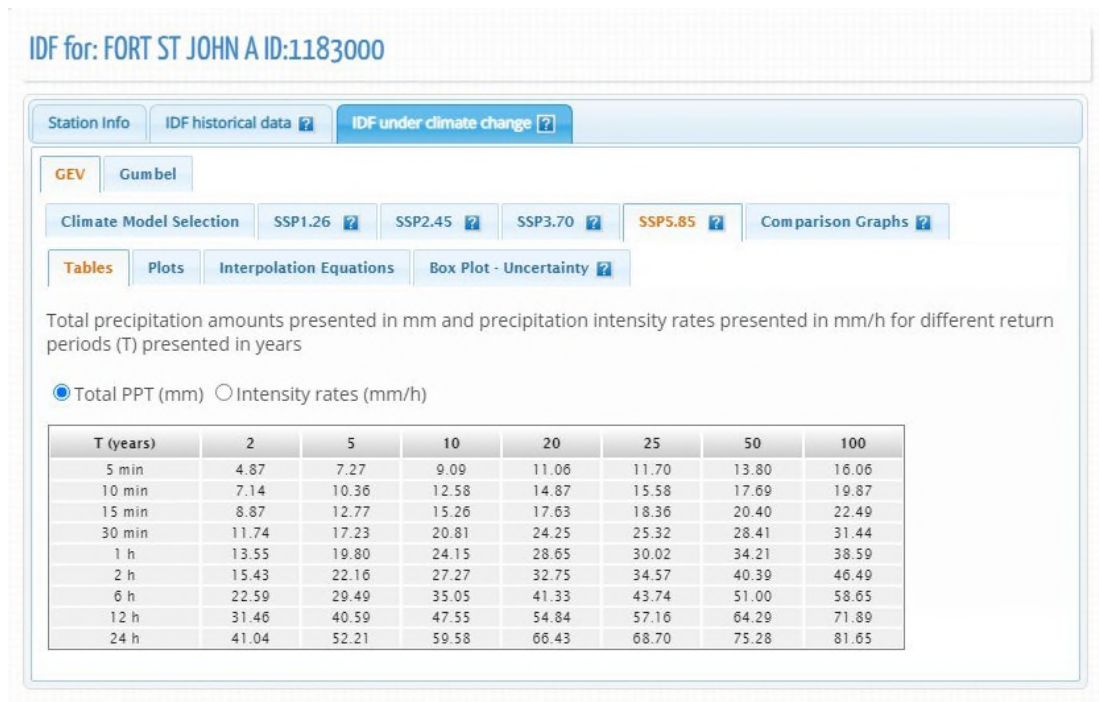


Table 4 summarizes the results from the HydroCAD analysis for a 2, 5, 10, 25, and 100-year storm events. The BC Supplement to TAC requires that all post-development discharge rates be less than or equal to the 5-year pre-development discharge rate and/or to demonstrate that the increased flow will not have a significant adverse impact on MoTI’s infrastructure. The 5-year post-development is 0.871 m³/s which is 10% higher than the pre-development flow. As illustrated in Table 4, the post-development discharge rate is similar to the pre-development flow rate for the largest storms including the 25-year and 100-year storms.

Table 4: HydroCAD Results			
Catchment Area (Ha)	Pre-Development Flow Rate	Post-Development Flow Rate	Change in Peak Flow Rate
	(m³/s)	(m³/s)	
2-Year Storm			
18.5	0.389	0.445	14.2%
5-Year Storm			
18.5	0.790	0.871	10.2%
10-Year Storm			
18.5	1.122	1.219	8.7%
25-Year Storm			
18.5	1.513	1.540	1.8%
100-Year Storm			
18.5	1.760	1.780	1.1%

In addition to analyzing the peak flow rates, the downstream ditch network was modelled to ensure that the flows would not increase the energy within the highway drainage channel. The drainage channel along the east side of the road varies in uniformity and ranges between depths of 1.0 m and 2.0 m. The analysis modelled the ditch at its most restricting point, which was at the 1.0 m depth location. The approximate side slopes of the ditch were 2:1 and the ditch bottom width was approximately 0.5m (varied between 0.3m and 0.8m). Table 5 summarizes the pre-development roadway ditch velocities and the post-development velocities.

Table 5: Peak Downstream Channel Velocities		
Roadway East Ditch Pre-Development Velocity (m/s)	Roadway East Ditch Post-Development Velocity (m/s)	Change in Velocity
2-Year Storm		
1.74	1.80	3.4%
5-Year Storm		
2.09	2.15	2.9%
10-Year Storm		
2.23	2.27	1.8%
25-Year Storm		
2.48	2.49	0.4%
100-Year Storm		
2.57	2.58	0.4%

As seen in Table 5, the post-development stormwater velocities in the road’s east ditch are similar to the pre-development stormwater velocities during all design storms. The most significant increase in velocity is 0.06 m/s during the 2yr and 5yr 24-hr event which is considered insignificant relative to the existing pre-development velocities.

The BC Supplement to TAC’s maximum permissible velocity in a vegetal-lined channel (grass-mixture) is 1.22 m/s for easily eroded soils. Based on the analysis of the pre-development eastern ditch flows, the velocities during all storm events are already above the maximum permissible velocity. Given that the theoretical post-development velocities will be within 4% of the pre-development velocities, the proposed rezoning area should not trigger improvements within the road ditch network. If erosion is taking place, consideration should be given by the Ministry of Transportation to mitigate erosion for sections of the east ditch network that exceed 1.22 m/s or for sections with visible erosion. Refer to Appendix C, for the HydroCAD modelling.

Additionally, the culverts that convey the flow from each catchment area from the west to the road’s east ditch were evaluated. Table 6 summarizes the culvert capacity during the storm events for the pre-development and post-development flow conditions.

Table 6: Existing Culvert Capacities					
Catchment Area A		Catchment Area B		Catchment Area C	
Pre-Development % of Capacity	Post-Development % of Capacity	Pre-Development % of Capacity	Post-Development % of Capacity	Pre-Development % of Capacity	Post-Development % of Capacity
2-Year Storm					
38%	39%	14%	18%	25%	27%
5-Year Storm					
70%	71%	24%	33%	45%	47%
10-Year Storm					
95%	97%	36%	44%	61%	63%
25-Year Storm					
126%	127%	48%	58%	79%	82%
100-Year Storm					
173%	175%	67%	79%	108%	112%

Although two culvert capacities are exceeded during 25-yr and/or 100-yr storm events, this is the case for both the pre-development flow conditions and the post-development flow conditions. The post-development flow conditions contribute a maximum of 4% increase to the already undersized culverts under these storm scenarios. Therefore, the proposed rezoning should not trigger developer upgrades to the existing culverts. If the estimated culvert capacities limitations under pre-development conditions are of concern, the Ministry of Transportation should consider improvements as part of their future asset planning.

8.0 SUMMARY

L&M Engineering Limited has provided a subdivision suitability assessment for the development of an 8-lot residential subdivision. It is our opinion that the proposed first phase of development, can be adequately serviced with individual groundwater wells or potable water cisterns on each lot and by the Charlie Lake STEP Sewerage System. Discharge rates from each lot will be pumped at a specified rate of not more than 15 US gpm into the Charlie Lake STEP Sewage System. Future storm water runoff will be managed by the open channel ditch drainage system in Golf Course Road.

9.0 CLOSURE

This Servicing Brief has been prepared for the Wade Development Group Ltd. and for the benefit of the Peace River Regional District and the Ministry of Transportation and Infrastructure. The information and recommendations in the report can be relied on when making decisions on

applications for the proposed subdivision and development of the land. Any use which a third party makes of this report or any reliance on or decisions to be made based on it are the responsibility of such third parties. L&M Engineering Limited accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this study.

The information and data contained within this document represent L&M Engineering Limited's professional judgment in accordance with the knowledge and information available to L&M Engineering Limited at the time of the report preparation. No other warranty, expressed or implied, is made.

Sincerely,

L&M ENGINEERING LTD

Prepared by:



Jamie Schenkeveld, P. Eng
Partner

Reviewed by:



Terry Fjellstrom, P. Eng
President

**Appendix A:
Conceptual Site Plan**



LEGEND

BOUNDARIES

--- EXISTING BOUNDARY LINE
 --- EX TOP OF SLOPE
 --- EX EXISTING SWALE
 --- EX FENCE
 --- EX FENCE

PROPOSED

--- PROPOSED BOUNDARY LINE
 --- PROPOSED FENCE
 --- PROPOSED FENCE

NO.	DATE	REVISION	BY

NOT FOR CONSTRUCTION

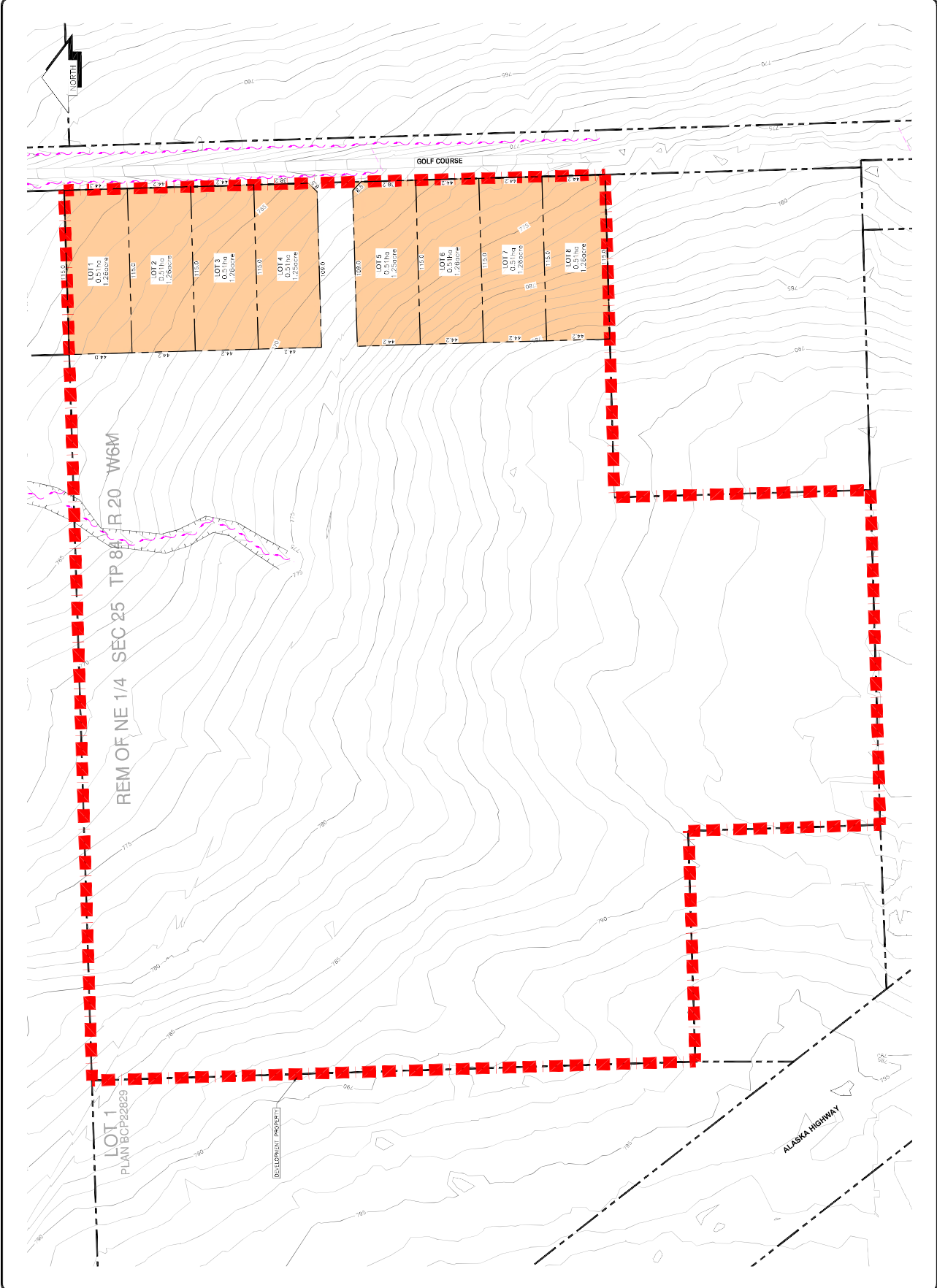
ENGINEERING LIMITED

CITY OF PRINCE GEORGE
 Development Services

CONSULTANT'S PROJECT No. 1.338-06
 DRAWN BY: M.M.
 CHECKED BY: J.S.E.
 ENGINEER: J.S.E.
 DATE: 5/17/22
 SCALE: FULL 1:5000
 SCALE: PLAN 1:8000

MADE GROUP DEVELOPMENT LTD
 CHARLE LAKÉ
 CONCEPTUAL SITE PLAN

Drawing No. **001**



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Ministry of
Transportation
and Infrastructure

Our file: 2023-01769
Your file: PRRD File No. 23-006 ZN
Date: May 5, 2023

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

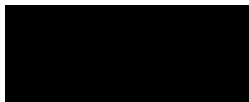
Attention: Planning Department

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral dated April 14, 2023 to rezone 4.35ha of a 28.43 ha property from A-2 to R-2 to facilitate an eight (8) lot residential subdivision. The proposal does not fall within Section 52 of the Transportation Act and will not require formal MoTI approval and signature. MoTI is in support of the proposal and has the following comments:

In principle the Ministry of Transportation & Infrastructure has no objections to the proposed rezoning of the lands as presented. However, the applicant should be aware that at the time of subdivision the Ministry of Transportation & Infrastructure will further consider matters related to the potential impacts to Golf Course Road from stormwater and individual accesses, and all others legislative requirements for subdivision approval.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact Peace District Development Services at (250) 787-3237 or by email at DevApps.FSJ@gov.bc.ca

Sincerely,



Leslie Stephens, Development Services Officer



May 3, 2023

Local Government File: 22-006 ZN

Erin Powers
Planner II
Peace River Regional District (PRRD)
VIA EMAIL: planning@prrd.bc.ca

Re: Zoning Amendment – Lot 2 Section 25 Township 84 Range 20 West of the 6TH Meridian Peace River District Plan (PID: 030-260-795) – The Subject Property

Dear Erin,

Thank you for providing Ministry of Agriculture and Food (Ministry) staff with the opportunity to comment on the zoning amendment that proposes to rezone 4.35 ha of the 28.43 ha Subject Property from A-2 to R-2 to facilitate a proposed 8 lot (0.51 ha each) residential subdivision. From an agricultural planning perspective, Ministry staff offer the following comment:

- Ministry staff understand that the Subject Property was conditionally approved to be excluded from the ALR in 2011 via ALC File: 52082. Ministry staff note that the Subject Property is essentially surrounded by non-ALR land/ALR land that is used for non-farm purposes (i.e. a golf course and a provincial park). As such, and although the Subject Property is still technically in the ALR, the Ministry's interests are unaffected by the proposed zoning amendment.

If you have any questions or concerns about our comment, please do not hesitate to contact staff.

Sincerely,

Reed Bailey
Land Use Planner
Phone: 778-698-3455
Email: Reed.Bailey@gov.bc.ca

Brenna Schilds P. Ag
Regional Agrologist - BC Peace
Phone: 250-795-4101
Email: Brenna.Schilds@gov.bc.ca

Email copy: Agriculture Land Commission, ALC.Referrals@gov.bc.ca



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

May 8, 2023

ALC File: 52082

Larry Wade

DELIVERED ELECTRONICALLY

Dear Larry Wade

Re: Application 52082 to exclude land from the Agricultural Land Reserve

Please find attached the Reasons for Decision for the above noted application (Resolution #166/2023).

Please note that the submission of a \$150 administrative fee may be required for the administration, processing, preparation, review, execution, filing or registration of documents required as a condition of the attached Decision in accordance with s. 11(2)(b) of the ALR General Regulation.

Please direct further correspondence with respect to this application to martin.collins@gov.bc.ca.

Yours truly,

A solid black rectangular box redacting the signature of Martin Collins.

Martin Collins, Regional Planner

Enclosures: Reasons for Decision (Resolution #166/2023)
 Schedule A: Original Decision (Resolution #145/2011)
 Schedule B: Susequent Decision (Resolution #46/2020)

57680/d3



**AGRICULTURAL LAND COMMISSION FILE 52082
REASONS FOR DECISION OF THE CHIEF EXECUTIVE OFFICER**

Request to vary Resolution #145/2011 - a decision made on an exclusion application submitted under Section 30(1) of the ALC Act.

Original Applicant: Larry Wade
Mary Wade

Agent: Larry Wade

Properties: PID 017-450-357; 59.7 ha
PID 010-607-587; 30.6 ha

Chief Executive Officer
Kim Grout
(the "CEO")



OVERVIEW

- [1] The Property is located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA).
- [2] Pursuant to s. 30(1) the ALC Act, the Applicant applied to the Agricultural Land Commission (the “Commission”) to exclude 90.3 ha, comprising two parcels, from the ALR (the “Original Proposal”).
- [3] By Resolution #145/2011, dated April 27, 2011 the Commission conditionally approved Application 52082 to exclude two parcels totaling 90.3 ha from the ALR subject to rezoning the Properties to Medium Density Residential uses within three years of the decision.
- [4] In 2016 the Applicants requested and received approval for a two year extension to the rezoning condition established by Resolution #145/2011. On January 30, 2020, by Resolution # 46/2020 the ALC granted another extension of the decision until Feb 1, 2022 (the “Subsequent Decision”). The reasons for the extension requests were because the Regional District would not approve rezoning requests until upgrades the Charlie Lake sewer system were completed. In addition the second time extension request indicated that the North Peace Fringe Area OCP was undergoing review and was not completed.
- [5] The rationale for the current time extension request is to bring a reconsideration request to the Northern Panel of the Commission to eliminate the rezoning condition outlined in Resolution #145/2011. Release of this condition (if allowed) will result in the immediate exclusion of the Properties from the ALR. The Applicant’s request is to extend the ALC exclusion approval until August 2023.



- [6] On Section 27 of the ALCA the Commission, by resolution, may establish criteria under which the CEO may approve applications for exclusion, subdivision non farm use; non-adhering residential use; and soil or fill use applications that are consistent with the intent of the Commission's original decision. The time extension request was reviewed under Criterion #8.

EVIDENTIARY RECORD

- [7] The CEO considered the following evidence:
- a. The time extension request dated April 19, 2023
 - b. The Original Decision and Subsequent Decision along with related file material and documentation from Application 52082
- [8] The Commission finds that the applicant has been unable to proceed with the rezoning of the Properties and the subsequent exclusion due to delays arising from the Peace River Regional District rezoning process and OCP update. Recognizing the potential delays that might arise during the ALC reconsideration process the Commission is extending the requested timeline extension for the completion of conditions set out in ALC Resolution #145/2011 until December 31, 2023.

DECISION

- [9] After reviewing the request for variation to Resolution #145/2011, the Original Decision, and all the associated file material, I am satisfied that the Proposal is consistent with Criterion #8 and approve the request to extend the deadline for the rezoning the Property required by the ALC until December 31, 2023. (see Schedule A).



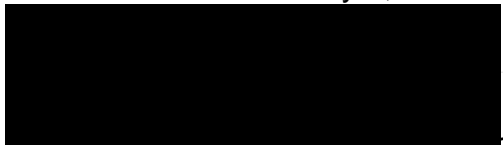
[10] When the Commission confirms that the rezoning is complete, it will authorize the Registrar of Land Titles to exclude the Properties from the ALR.

[11] This decision 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.

[12] A decision of the CEO is a decision of the Commission pursuant to s. 27(5) of the *ALCA*.

[13] Resolution #166/2023

Released on May 8, 2023



Kim Grout, Chief Executive Off