



REPORT

To: Chair and Directors

Report Number: DS-BRD-121

From: Shawn Dahlen, Chief Administrative officer

Date: February 25, 2021

Subject: Zoning Amendment Bylaw No. 2427, 2021, PRRD File No. 20-017 ZN

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board give Zoning Amendment Bylaw No. 2427, 2021, to provide a site-specific text amendment in the A-2 zone of Zoning Bylaw No. 1000, 1996 that would allow a 500 person work camp and card lock fuel sales on a 10.7 hectare (26.4 acre) portion of the property identified as PID 014-746-701, first and second readings; further,

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

BACKGROUND/RATIONALE:

Proposal

The applicant is proposing a work camp and card lock fuel sales on a 10.7 ha (26.4 ac) portion of the subject property. The 500 person worker camp and card lock fuel sales has been operating on the property since July 2013, authorized by PRRD issued TUP 86/2013 and then TUP 224/2016, which expires on December 13, 2021. The applicant would like to continue the use on the property for the long term and hence, is applying for a zoning amendment.

File Details

Owner:	Wildfire Land & Cattle Co. Ltd.
Agent:	Blackbird Environmental Ltd.
Area:	Electoral Area B
Location:	Wonowon
Legal:	North East ¼ of District Lot 41 Peace River District
PID:	014-746-701
Site size:	63.86 ha (157.8 ac)

Site Context

The subject property is approximately 13 km west of Wonowon. The area is comprised of agricultural holdings, undeveloped freehold parcels and crown lands.

Site FeaturesLand

The subject property is cleared and has the worker camp on the south east portion. The cleared portion is used for grazing cattle in the summer.

Structures

There is a house, a cabin and the worker camp on the property which contains sleeping quarters, kitchen, recreation room, and office. The house is uninhabitable and not used anymore, while the cabin is used for a couple of months to house farm help in the summer.

Access

The site is accessed from the Gundy Creek Road.

Comments & ObservationsApplicant

Wildfire has been operating a worker camp on a 10.7 ha portion of the subject property authorized by PRRD issued TUP 86/2013 and then TUP 224/2016. Continued operation of the worker camp has been found feasible by the applicant. Therefore, the applicant reached out to PRRD planning staff to discuss the best way forward as they would like to continue both of these uses on the property for the long term. Ultimately, a zoning text amendment was decided upon as the best solution, as the applicant's use is intended for only a 10.7 ha portion of the property.

Agricultural Land Reserve (ALR)

The subject property lies partially within the Agricultural Land Reserve. Only 1.83 ha of the worker camp area lies within the ALR. The applicant has the required non-farm use approval from the Agricultural Land Commission (ALC File No. 55860), which was obtained on July 14, 2017.

Official Community Plan (OCP)

Pursuant to PRRD Rural Official Community Plan Bylaw No. 1940, 2011, the subject property is designated Agriculture-Rural (Ag-Rural). Land within this designation should be used for agriculture or businesses compatible with the agriculture industry. Goal 5 in Section 3.1 of the OCP supports economic opportunities that benefit landowners and residents.

Therefore, the proposal is consistent with the OCP.

Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1000, 1996, the subject site is zoned A-2 (Large Agricultural Holdings Zone). As per Section 36, agriculture and temporary worker camps of not more than 30 people are permitted in this zone.

Therefore, a zoning amendment is required.

Fire Protection Area

The subject property is outside all Fire Protection areas.

Mandatory Building Permit Area

The subject property is outside the Mandatory Building Permit Area.

Development Permit Area

The subject property is outside the Development Permit area.

Development Cost Charge Area

The subject property is outside the Development Cost Charge Area.

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

The worker camp and card lock facility will be consistent with the surrounding context as the subject property is located in a rural area, with no residential areas in proximity.

Population & Traffic

The traffic and population associated with the worker camp will stay the same as it has been since 2013. No new changes are anticipated.

Sewage & Water

The camp has an engineered wastewater treatment system for treating sewage. Drinking water will be trucked to the site, and the applicant has agreements with the City of Fort Nelson and City of Fort St. John for bulk water purchases.

Comments Received from Municipalities & Provincial Agencies

Ministry of Environment & Climate Change Strategy, School District 60, Chetwynd, Dawson Creek, Hudson's Hope, Pouce Coupe, Taylor, Tumbler Ridge

No response.

Northern Health

No objections subject to conditions detailed in the attachment to this report.

Fort St. John

No comments/concerns.

Ministry of Transportation & Infrastructure

No objections.

Agricultural Land Commission

No objections.

ALTERNATIVE OPTIONS:

1. That the Regional Board give Zoning Amendment Bylaw No. 2427, 2021 to provide a site-specific text amendment in the A-2 zone of the PRRD Zoning Bylaw No. 1000, 1996 to allow for a 500 person work camp and card lock fuel sales on a 10.7 ha (26.4 ac) portion of the subject property, first and second readings; further,

That a public hearing be held pursuant to *Local Government Act* Section 464 (1) and public notification be authorized pursuant to *Local Government Act* Section 467.

2. That the Regional Board refuse to give Zoning Amendment Bylaw No. 2427, 2021 to provide a site-specific text amendment in the A-2 zone of the PRRD Zoning Bylaw No. 1000, 1996 to allow for a 500 person work camp and card lock fuel sales on a 10.7 ha (26.4 ac) portion of the subject property, first and second readings.
3. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- ☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

None at this time.

COMMUNICATIONS CONSIDERATION(S):

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

OTHER CONSIDERATION(S):

None at this time.

Attachments:

1. Maps
2. Application
3. Comments Received from Municipalities & Provincial Agencies
4. Comments Received from Electoral Area Director
5. Section 36 of PRRD Zoning Bylaw No. 1000, 1996
6. Draft Zoning Bylaw No. 2427, 2021