



REPORT

To: Chair and Directors

Report Number: DS-BRD-028

From: Tyra Henderson, Corporate Officer

Date: July 31, 2020

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

RECOMMENDATION: [Corporate Unweighted]

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

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

BACKGROUND/RATIONALE:

Proposal

To rezone the subject property from R-4 (Residential 4 Zone) to C-2 (General Commercial Zone).

File Details

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

Site Context

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

Site Features

Land

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

Structures

There is a vacant manufactured home on the property.

Access

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

Canada Land Inventory Soil Rating

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

Comments & Observations

Applicant

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

Agricultural Land Reserve (ALR)

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

Official Community Plan (OCP)

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

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

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

Land Use Zoning

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

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

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

Fire Protection Area

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

Mandatory Building Permit Area

The subject property is within the Mandatory Building Permit Area.

Development Permit Area

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

Development Cost Charge Area

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

School District 60 School Site Acquisition Charge Area

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

Impact Analysis

Context

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

Population & Traffic

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

Sewage & Water

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

Comments Received from Municipalities & Provincial Agencies

Agricultural Land Commission

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

Charlie Lake Fire Department.

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

Ministry of Transportation & Infrastructure

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

Northern Health

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

ALTERNATIVE OPTIONS:

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

STRATEGIC PLAN RELEVANCE:

- ☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

None at this time.

COMMUNICATIONS CONSIDERATION(S):

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

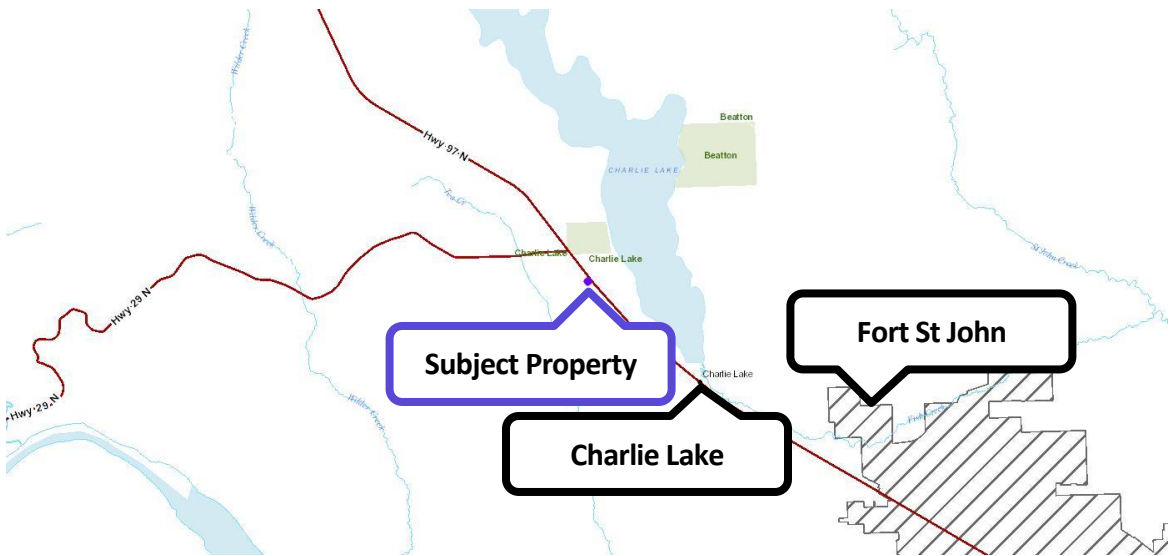
OTHER CONSIDERATION(S):

None at this time.

Attachments:

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

Location: Charlie Lake area



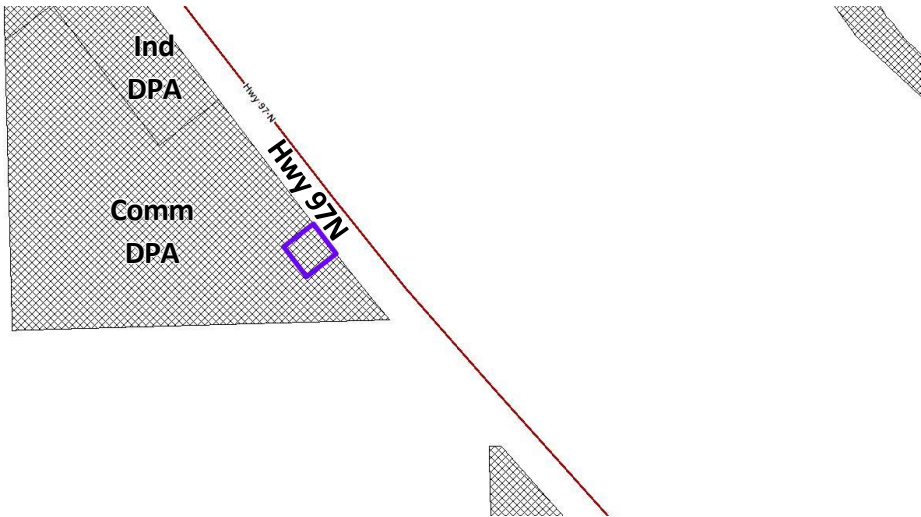
Aerial imagery



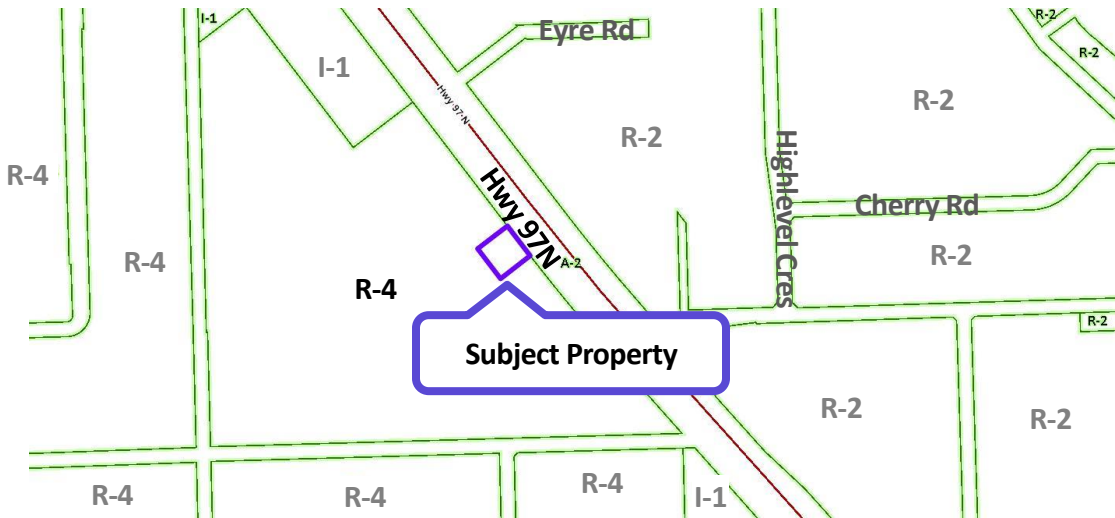
PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009:
Highway Commercial (HC)



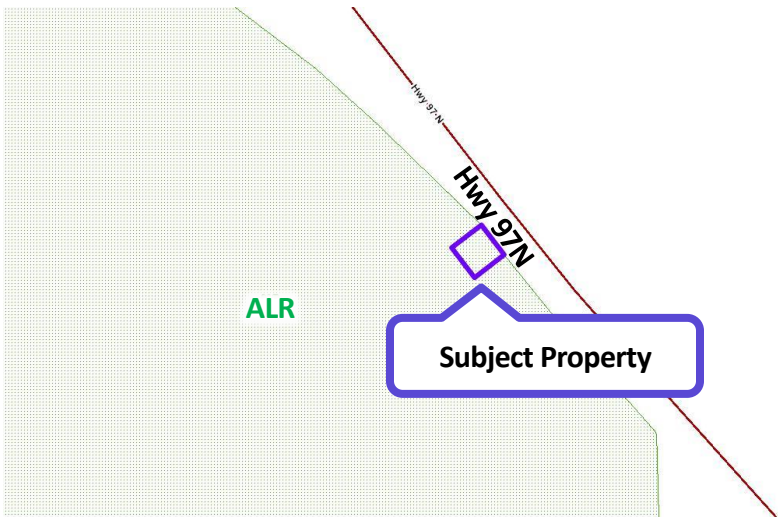
Commercial Development Permit Area



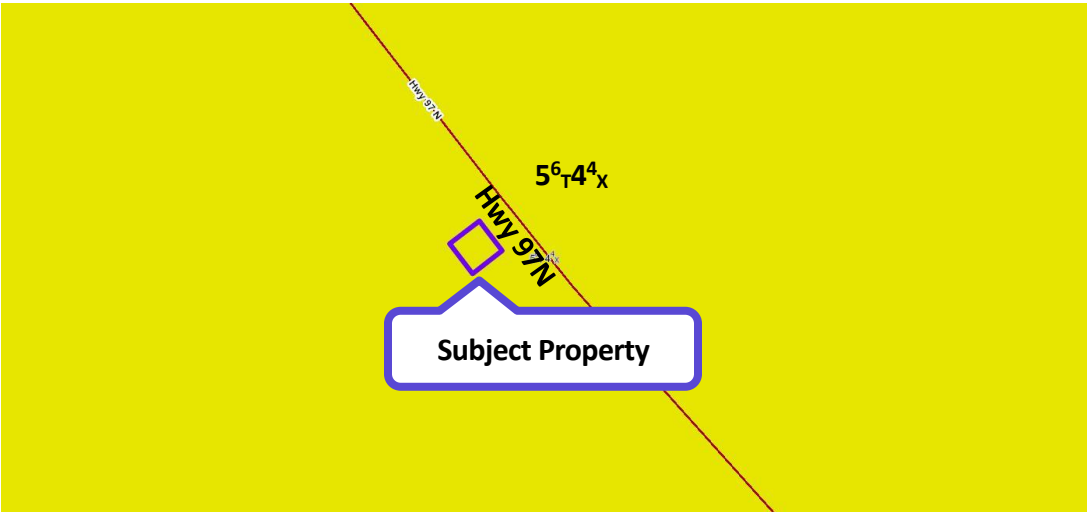
PRRD Zoning Bylaw No. 1343, 2001: Residential 4 Zone (R-4)



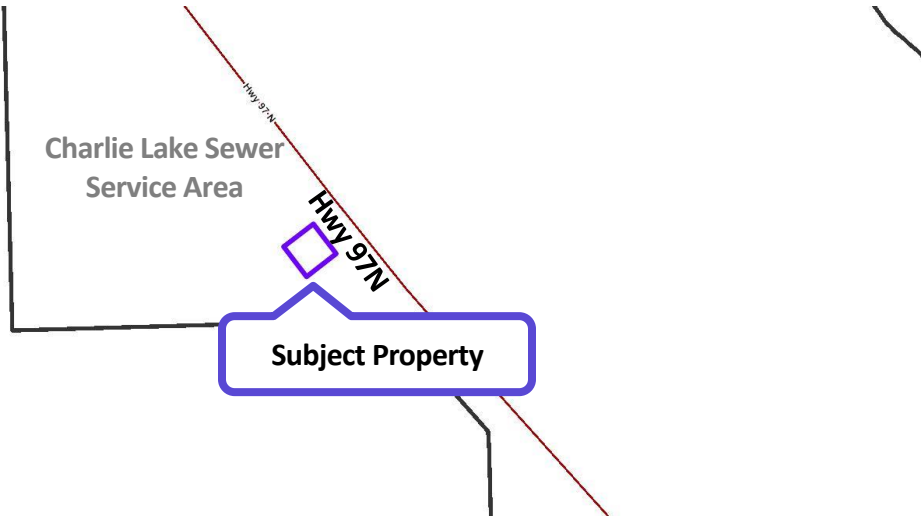
Agricultural Land Reserve: Within



CLI Soil Classification: 5⁶_T4⁴_X



Charlie Lake Sewer Service Area: Within





PEACE RIVER REGIONAL DISTRICT

DAWSON CREEK 1981 Alaska Avenue (Box 810), Dawson Creek, BC (T) 250-784-3200 (F) 250-784-3201
FORT ST. JOHN 9505 100TH Street, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125
[Toll Free: 1-800-670-7773]

20-002-ZN

Receipt # _____

Application for Development

1. TYPE OF APPLICATION

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

In regard to applications for:

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

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

2. PLEASE PRINT

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

3. PROPERTY DESCRIPTION

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

Notice of collection of personal information:

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

4. Civic Address or location of property: 8912 The Highway 97 North

5. PARTICULARS OF PROPOSED AMENDMENT

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

☐ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: _____

Proposed OCP designation: _____

Text amendment: _____

☐ Zoning Bylaw amendment:

Existing zone: R-4

Proposed zone: C-2

Text amendment: _____

☐ Development Variance Permit – describe proposed variance request:

☐ Temporary Use Permit – describe proposed use:

☐ Development Permit: Bylaw No. _____ Section No. _____

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

trailer house with addition (vacant)

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

(a) North _____

(b) East residential home site

(c) South residential home site

(d) West _____

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

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

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

good location for commercial Building
commercial Buildings along a highway

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

charlie lake sewer

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

planning to drill a well

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

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

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

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

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



Signature of Owner

Jan 28/20

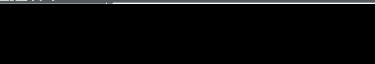
Date signed

Signature of Owner

Date signed

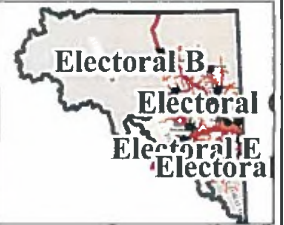
16. AGENT'S AUTHORIZATION

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

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



Peace River Regional District



Legend

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

1: 1,250



63.5 0 31.75 63.5 Meters

NAD_1983_UTM_Zone_10N
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2403, 2020

A bylaw to amend Peace River Regional District
Zoning Bylaw No. 1343, 2001."

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt "Peace River Regional District Zoning Bylaw No. 1343, 2001";

NOW THEREFORE the Regional Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2403, 2020."
2. Schedule A – Map 4 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 1, Section 19, Township 84, Range 19, W6M, PRD, Plan 16717, from R-4 "Residential 4 Zone" to C-2 "General Commercial Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS _____ day of _____, 2020.

READ A SECOND TIME THIS _____ day of _____, 2020.

Public Notification mailed on the _____ day of _____, 2020.

Public Notification advertised on the _____ day of _____, 2020.

Public Hearing held on the _____ day of _____, 2020.

Ministry of Transportation approval
received this _____ day of _____, 2020.

READ A THIRD TIME THIS _____ day of _____, 2020

ADOPTED THIS _____ day of _____, 2020.

(Corporate Seal has been
affixed to the original bylaw)

Chair

Corporate Officer

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

Corporate Officer

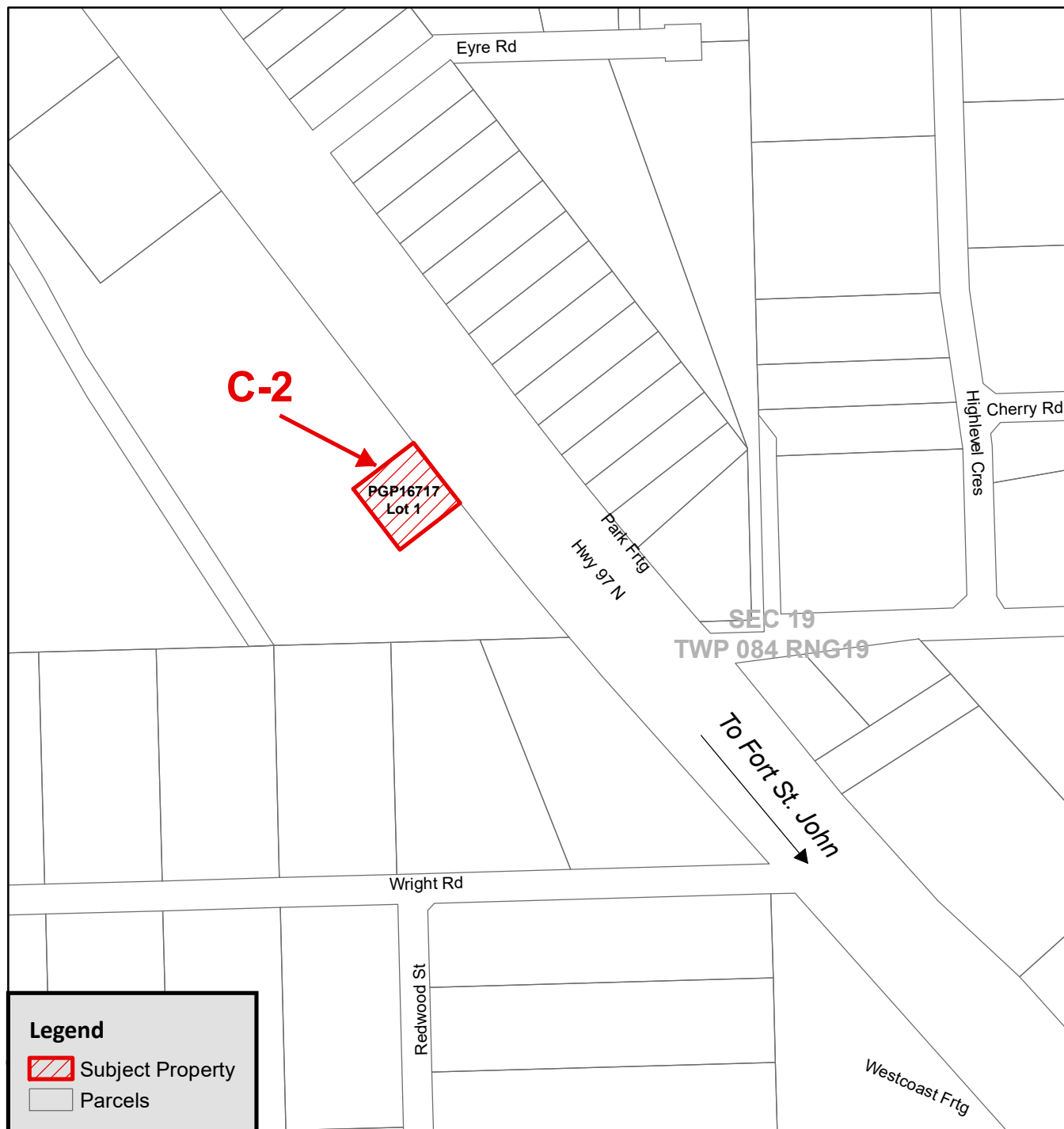


Peace River Regional District
Bylaw No. 2403, 2020
SCHEDULE "A"



1:5,000

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





REFERRAL FORM

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

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



Agricultural Land Commission

201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000 | Fax: 604 660-7033
www.alc.gov.bc.ca

February 13, 2020

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

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

Delivered Electronically

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

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

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

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

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

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

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

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

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

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at [REDACTED] or by e-mail ([REDACTED]).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: Referral of PRRD Zoning Amendment Bylaw No. 2303

CC: Ministry of Agriculture – Attention: Lori Vickers

51700m1



PEACE RIVER REGIONAL DISTRICT

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



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

Date: Feb. 4, 2020

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

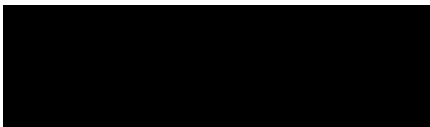
Hello Michael,

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

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

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

Regards,



Fire Chief Edward Albury
Charlie Lake Fire Department



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

Attention: Michael Blatz, North Peace Land Use Planner

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

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

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

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

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



Ministry of
Transportation
and Infrastructure

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

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

Sincerely,



Jennifer Dyer
Development Technician
Peace District

NH comments for By-Law Referral from PRRD

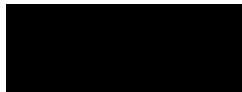
Re: Zoning Bylaw No. 2403, 2020 Dated February 3, 2020

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

Must not cause a health hazard.

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

Thanks,



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

Health Protection and Disease Prevention

Northern Health

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

Tel: (250) 263-6000

Fax: (250) 263-6086

Michael Blatz

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

Thanks, Mike,

No comments on this one.

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

Direct: [REDACTED] | [REDACTED]

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



PEACE RIVER REGIONAL DISTRICT



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

Good afternoon,

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

Best,

[Michael Blatz](#) | Land Use Planner

PEACE RIVER REGIONAL DISTRICT | Direct: **250-785-8084**
michael.blatz@prrd.bc.ca | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



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Jacqueline Burton

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

No issue moveing forward

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

Good afternoon Chair Sperling,

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

Best,

Development Services

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

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



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