



# REPORT

To: Chair and Directors

Report Number: DS-BRD-131

From: Kathy Suggitt, General Manager of Development Services

Date: March 25, 2021

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

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## **RECOMMENDATION #1: [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 subject property identified as PID 014-746-701, third reading.

## **RECOMMENDATION #2: [Corporate Unweighted – 2/3 Majority]**

That the Regional Board adopt Zoning Amendment Bylaw No. 2427, 2021.

## **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 have 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.

### **Summary of Procedure**

Zoning Amendment Bylaw No. 2427, 2021 was read for a first and second time on February 25, 2021. The following activities have occurred since then:

March 10, 2021	Public notification mailed to landowners within notification area
March 11 & 18, 2021	Notice of intent to consider advertised in the Alaska Highway news

**Comments Received from the Public**

The requirement for a public hearing was waived as the proposal is compliant with the Official Community Plan. However, public notification was issued in accordance with the *Local Government Act*. At the time of preparing this report, two (2) comments from the public had been received, which are summarized below and attached to this report. Should any additional comments be submitted prior to the March 25, 2021 Board meeting, they will be reported verbally and attached as late items to the report as an addendum to the Agenda.

- A comment dated March 10, 2021 from Bailie Copeland generally supports.
- A comment dated March 10, 2021 from Tanner Moore generally opposes.

**ALTERNATIVE OPTIONS:**

1. 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 Zoning Bylaw No. 1000, 1996 that would allow a 500 person work camp and card lock fuel sales on a 10.7 ha (26.4 ac) portion of the subject property identified as PID 014-746-701, third reading.
2. That the Regional Board refuse to adopt Zoning Amendment Bylaw No. 2427, 2021.
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 agent.

**OTHER CONSIDERATION(S):**

None at this time.

**Attachments:**

1. Public Notification for Zoning Bylaw No. 2427, 2021
2. Comments Received from the Public
3. Zoning Amendment Bylaw No. 2427, 2021

**External Links:**

1. [Report – Zoning Amendment Bylaw No. 2427, 2021, PRRD File No. 20-017 ZN – February 25, 2021](#)