



PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES
OCP & ZONING AMENDMENT REPORT
Bylaw No. 2314 & 2315, 2018
3rd Reading and Adoption

B-1a

OWNERS: Francette Reid **DATE:** July 13, 2018
AGENT: Lorna Davies **FILE NO.:** 17-074
AREA: Electoral Area B
LEGAL: NE ¼ of Section 29, Township 113, Peace River District; PID: 024-488-348
LOT SIZE: 62.5 ha (154.4 acres)
LOCATION: Buick Creek/ Blueberry River west of Prespatou Road.

PROPOSAL

To redesignate an 8.5 ha portion of the subject property from “Agricultural – Rural” (Ag-Rural) to “Civic, Assembly, and Institutional” (Civic) within the Rural OCP (Bylaw No. 1940, 2011) and from “A-2” (Large Agricultural Holdings Zone) to “P” (Public Use Zone) within PRRD Zoning Bylaw No. 1000, 1996. The purpose of the proposal is to develop a wilderness Bible camp on an 8.5 ha (21.0 acres) portion of the subject property. The 8.5 ha portion of the subject property is west of Carter Road and the rest of the property is to the east of Carter Road.

RECOMMENDATION:

1. THAT OCP Amendment Bylaw No. 2314, 2018 be read a third time.
2. THAT adoption of OCP Amendment Bylaw No. 2314, 2018 be considered at the same meeting as the third reading.
3. THAT OCP Amendment Bylaw No. 2314, 2018 be adopted.
4. THAT Zoning Amendment Bylaw No. 2315, 2018 be read a third time.
5. THAT Zoning Amendment Bylaw No. 2315, 2018 be adopted.

Reasoning:

- *The application is in keeping with the goals of the Rural OCP, in particular to provide for outdoor recreational opportunities.*
- *The proposal is not expected to create a land use conflict with surrounding uses.*

ALTERNATIVE OPTIONS

OPTION 1: THAT OCP & Zoning Amendment Bylaws No. 2314 & 2315, 2018 be refused.

SUMMARY OF APPLICATION PROCEDURE

Application received.	April 10, 2017
Application amended (from TUP to OCP/Zoning amendment).	November 20, 2017
Application posted to PRRD “Engage” website.	February 19, 2018

Department Head



CAO

July 26, 2018

Application and draft bylaws circulated to municipalities and provincial agencies.	February 19, 2018
PRRD sign posted on the property (before this date).	March 23, 2018
PRRD Board gives bylaws 1 st & 2 nd Reading and authorizes Public Hearing.	April 12, 2018
Public Hearing Notification published as follows: <ul style="list-style-type: none"> • Posted to the PRRD website (April 30) • Mailed to landowners within notification area (April 30) • Posted to PRRD Facebook page (May 7) • Advertised in the Alaska Highway News newspaper (May 10 & 17) • Advertised in the Northern Horizon newspaper (May 11) • Advertised on Energetic City website (May 17 - 24) 	April – May 2018
Public Hearing held at the Buick Community Hall.	May 24, 2018

PUBLIC HEARING

A Public Hearing was held May 24, 2018, at the Buick Community Hall, Buick, BC. *The minutes of the Public Hearing are attached to this report.*

LAND USE POLICIES AND REGULATIONS

OFFICIAL COMMUNITY PLAN (OCP):	“Agriculture – Rural” pursuant to Peace River Regional District Rural OCP Bylaw No. 1940, 2011.
ZONING:	A-2 (Large Agricultural Holdings Zone) pursuant to PRRD Zoning Bylaw No. 1000, 1996.
AGRICULTURAL LAND RESERVE (ALR):	Within the ALR.
BUILDING PERMIT AREA:	Outside the Mandatory Building Permit Area.
FIRE PROTECTION AREA:	None.
DEVELOPMENT PERMIT AREA:	None.
SCHOOL DISTRICT #60 ACQUISITION	Within (N/A for this application).
CHARGE BYLAW AREA:	

SITE CONTEXT

The subject property is located approximately 60 km north of Fort St. John near Buick Creek and the Blueberry River First Nation. The subject property is divided by Carter Road, with the proposed camp to be operated on the smaller 8.5 ha (21.0 acres) portion of the property to the west of Carter Road.

The subject property is surrounded by agricultural and forested lots in a rural setting. There is a significant amount of oil & gas activity in the area. Most of the surrounding properties are quarter- and half-section lots. The area immediately surrounding the proposed camp are:

- North and east: larger portion of the subject property to the east of Carter Road, cleared agricultural land.
- South: forested land.
- West: forested land.

SITE FEATURES

- LAND:** From aerial photos, the larger portion of the subject property to the east of Carter Road is cleared agricultural fields with some oil and gas facilities. The part of the subject property to the west of Carter Road, where the camp is proposed, is forested.
- STRUCTURES:** None.
- ACCESS:** Carter Road runs along the west of the subject property and bisects the property. According to the Ministry of Transportation and Infrastructure the road is classified as “8F” which means that it is unmaintained by the Ministry. According to the applicant, the road will be maintained by the camp.
- CLI SOIL RATING:** The soil on the area on the subject property is classified as 4⁵T6⁵T.
- Class 4 denotes soils that have severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible.
 - Class 6 denotes soils that are capable only of producing perennial forage crops, and improvement practices are not feasible.
 - Subclass T denotes topography.
- WATER & SEWER:** The applicant plans to install a lagoon and drill a well.

COMMENTS AND OBSERVATIONS

- APPLICANT:** The applicant is seeking to develop a wilderness Bible camp, with future plans to develop a fenced area for horses, a cook house and some cabins, for the recreational use of local children. The applicant reports that there is a need in the area for this type of development for the local community.
- The applicant has indicated that they intend to subdivide this portion of the subject property in the future.
- ALR:** The subject property is within the ALR.
- The ALC has approved a non-farm use application for this camp subject to conditions. The ALC approval was released on December 21, 2017, by resolution #386/2017.
- OCP:** The subject property is designated Agriculture – Rural (Ag-Rural) pursuant to Peace River Regional District OCP Bylaw No. 1940, 2011.
- The proposed use is not permitted in the Agriculture – Rural designation, therefore an official community plan amendment is required.
- The proposal is to change the designation to Civic, Assembly, Institutional. The Civic, Assembly, Institutional designation permits a wide range of institutional uses, facilities, and services. Therefore, the proposed use would be permitted in the Civic, Assembly, Institutional designation.
- The purpose of the Civic, Assembly, Institutional designation is to support the efforts of community groups and public organizations in providing community facilities and services.
- Goal 2 of the OCP is “Protection of the rural lifestyle which provides residents with rural characteristics such as peace, privacy, friendliness, access to community facilities, the enjoyment of open spaces, and the quiet enjoyment of the land; all of

which contribute to a desirable rural way-of-life.”

Goal 8 of the OCP is “Provision of outdoor recreational opportunities” including “to encourage the provision of land which is suitable to meet the active and passive recreational needs of the resident population”.

This proposal is in keeping with the goals of the official community plan and the objectives of the Civic, Assembly, Institutional designation.

ZONING: The subject property is zoned A-2 (Large Agricultural Holdings Zone) within Peace River Regional District Zoning Bylaw No. 1000, 1996.

Within this zone recreational facilities are not a permitted use, therefore a zoning amendment is required.

The proposal is to change the zoning to P “Public Zone”. The Public Zone permits institutional camps, and recreational facilities. Therefore, the proposed use would be permitted in the Public Zone.

IMPACT ANALYSIS

CONTEXT: The subject property is located in a rural, agricultural area, and is currently forested. As it is the intent of the applicant to include horses with the camp, this application would be in keeping with the context of the area.

There is significant oil & gas activity in the area, including on the subject property (the portion east of Carter Road). The applicant has been reaching out to oil & gas operators in the area to have the camp included in emergency management plans and to coordinate road activity.

AGRICULTURE: There will be minimal impact to agriculture as the lot is not currently used for agricultural purposes. There is some agricultural activity to the west of the subject property and on the larger portion of the subject property to the east of Carter Road.

POPULATION & TRAFFIC: This proposal would lead to an intermittent increase in the population and traffic in the area. The ALC approval permits a maximum of 150 people using the site at a time. The camp is planned to have 4 cabins and accommodate approximately 60-70 campers as well as additional accommodations for staff. The proposal would lead to an increase in traffic especially on pick up & drop off days during the summer.

SERVICES: The camp would not have access to community water or sewer.

The camp would not have access to fire protection services.

The nearest solid waste transfer station and the nearest community centre are located in Buick which is approximately 15km from the subject property.

MUNICIPAL & AGENCY COMMENTS

Consultation during OCP development: For the purposes of s. 475 of the Local Government Act, the following table summarizes recommended consultation:

Description		Consultation		
		Recommended	Type	Timing
Persons	Local residents ¹	N		
Orgs.	None identified	N		
Authorities	First Nations (Blueberry River)	Y	Referral	Before 1 st Reading
	Federal Government	N		
	RCMP	Y	Referral	Before 1 st Reading
	School District #60	Y	Referral	Before 1 st Reading
	Northern Health Authority	Y	Referral	Before 1 st Reading
	Agricultural Land Commission	Y	Referral	Before 1 st Reading
	Oil & Gas Commission	Y	Referral	Before 1 st Reading
	Min. of Transportation	Y	Referral	Before 1 st Reading
	Min. of Environment	N		
	Min. of Agriculture	N		
	Min. of Forests & Lands	N		
	Min. of Energy	N		
	Participant Municipalities	Y	Referral	Before 1 st Reading

As of March 21, 2018, the following comments have been received:

Organization	Comment	Response
Northern Health	Approval recommended subject to conditions. Northern Health identified the regulations and permits that would be applicable for the operation of the camp.	Applicant has been provided with this information and contact information for Northern Health.
Agricultural Land Commission	The ALC does not have any concerns regarding the proposed changes.	N/A.
Oil & Gas Commission	Approval recommended subject to conditions: <ul style="list-style-type: none"> That (oil & gas) activity owners in the area be consulted in regard to their emergency planning zones. and consideration be given for corresponding emergency response plans be updated accordingly. That oil & gas users of Carter Road be notified of potential changes to road users associated with the subject property. 	The Oil & Gas Commission has committed to providing information about the operators of all oil and gas facilities within a 1.5km radius. These operators will be sent notification (postcard) in advance of the public hearing. The applicant has advised us that she has been in contact with the main O&G operator in the area (CNRL).

¹ This consultation would be in addition to the required public hearing.

Ministry of Transportation and Infrastructure	The Ministry has no objections to the re-zoning however we ask that the applicant apply for an "Access, Resource, and Industrial" permit, prior to the commencement of the project.	Applicant has been advised of the permit requirement.
City of Fort St. John	Interests unaffected. Non-farm use approved by ALC in 2017.	N/A.
District of Taylor	Interests unaffected.	N/A.
City of Dawson Creek	Interests unaffected.	N/A.

ATTACHMENTS:

1. Maps
2. Application
3. Agency Referrals
5. Director Referral Comments
6. Public Hearing Notice
7. Public Hearing Minutes
8. Bylaws

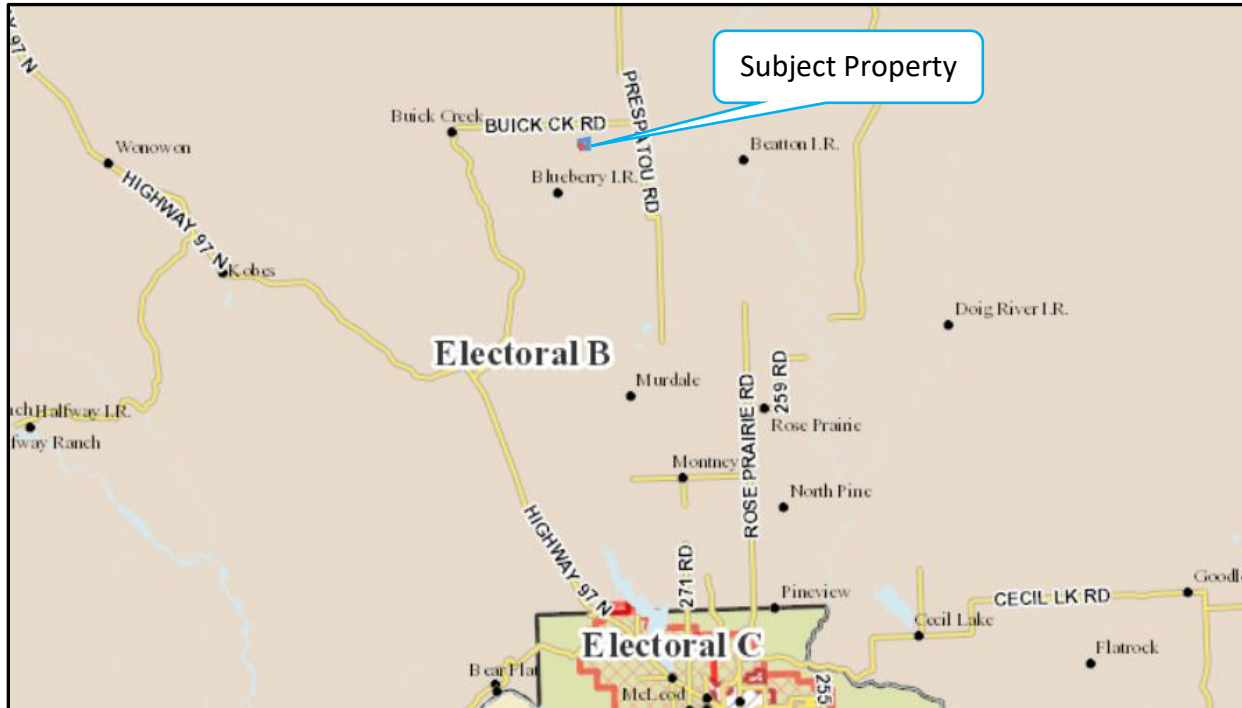
Maps



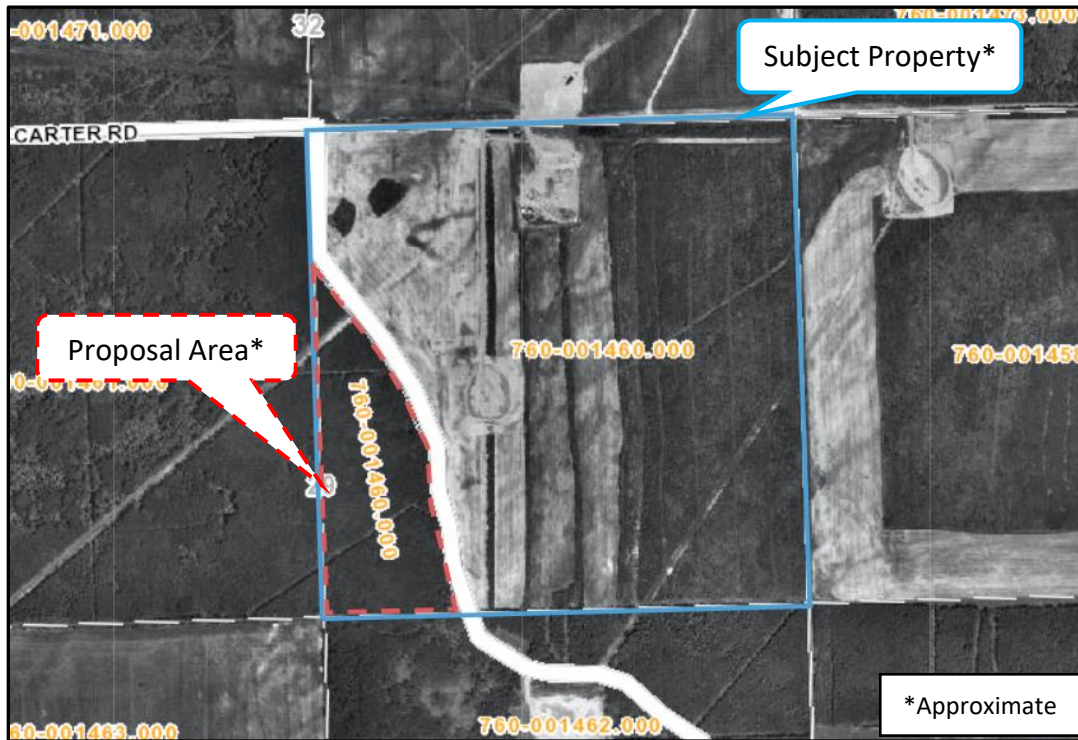
MAPS

FILE No. 17-074 (REID)

Context Map



Aerial Photo

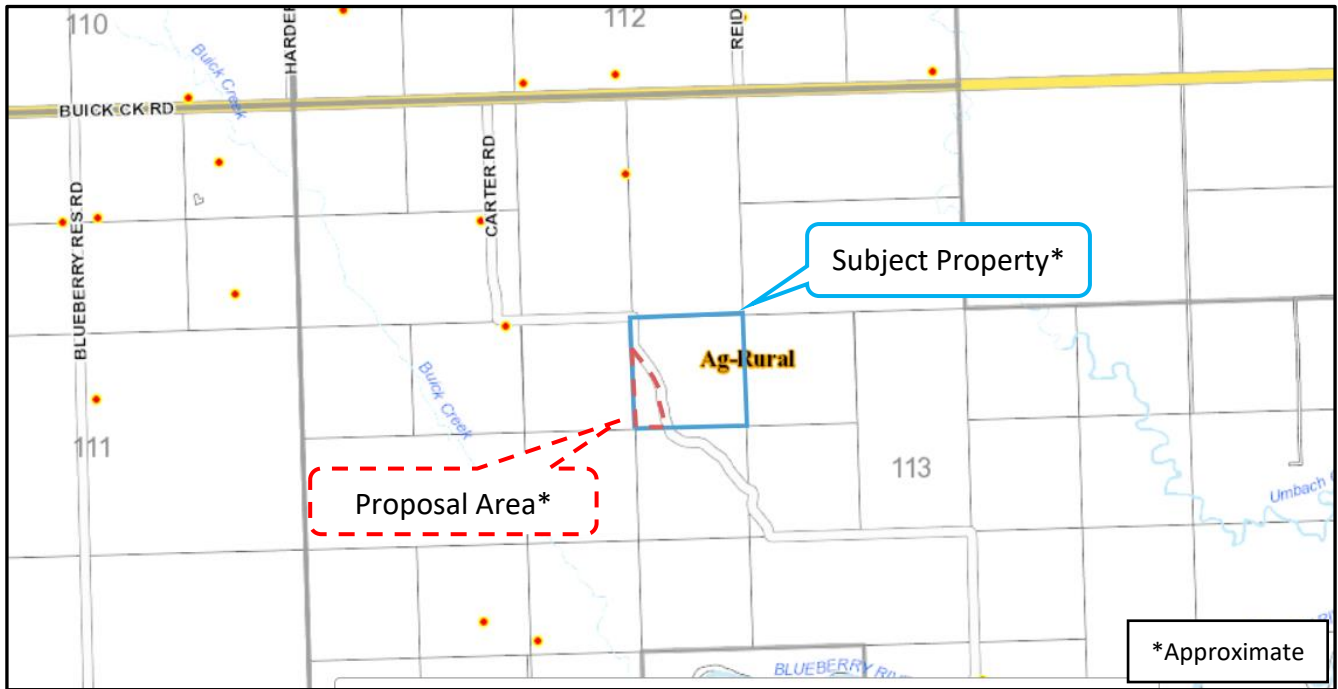




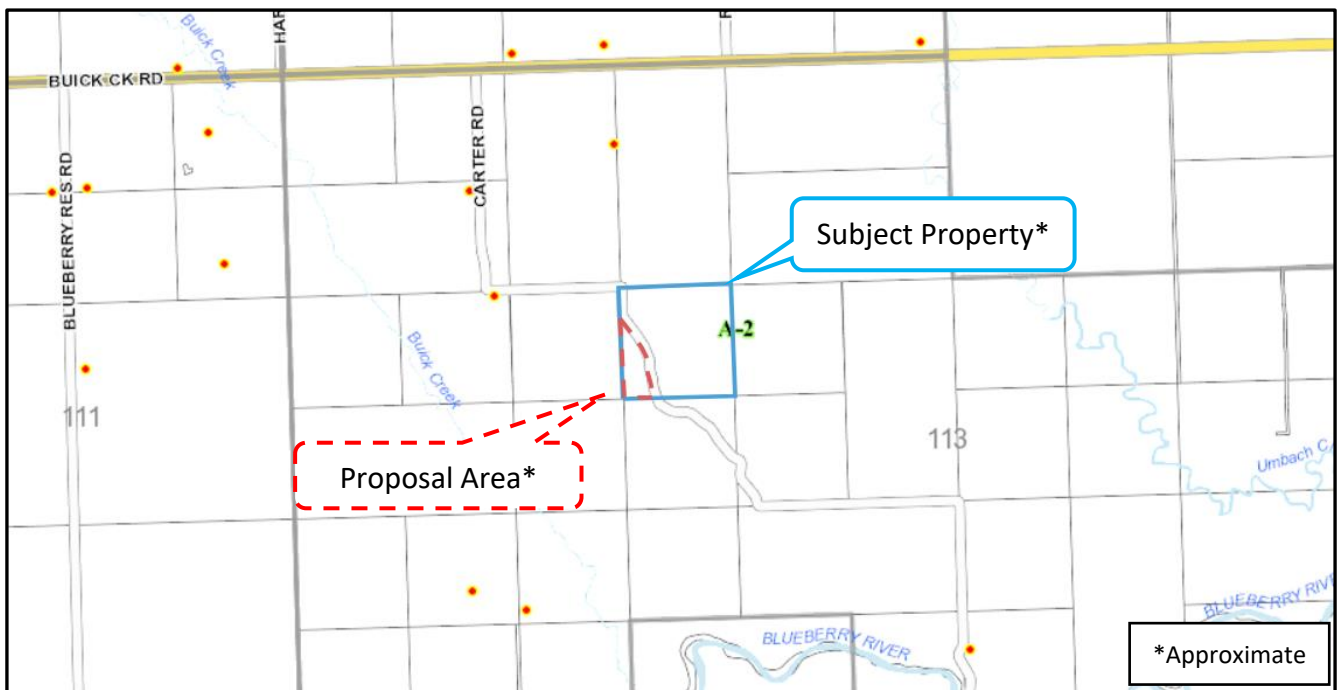
MAPS

FILE No. 17-074 (REID)

Rural Official Community Plan



Zoning Bylaw No. 1000, 1996

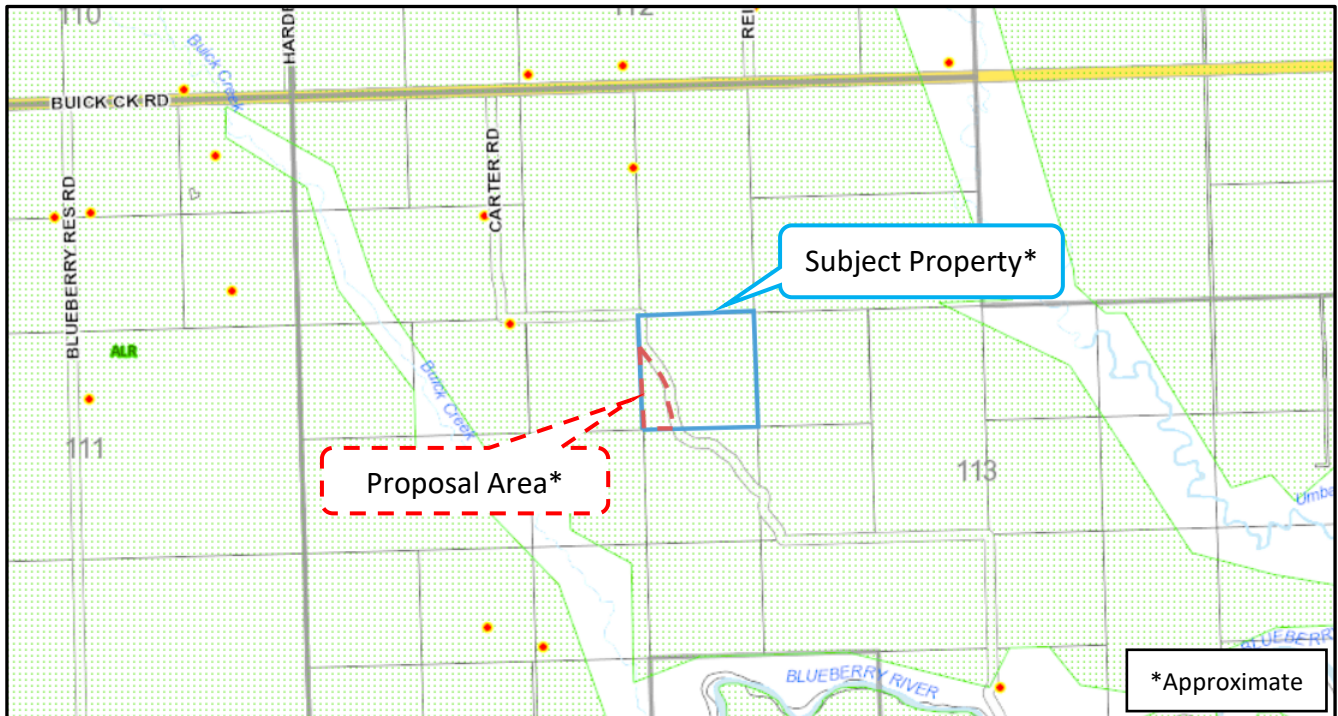




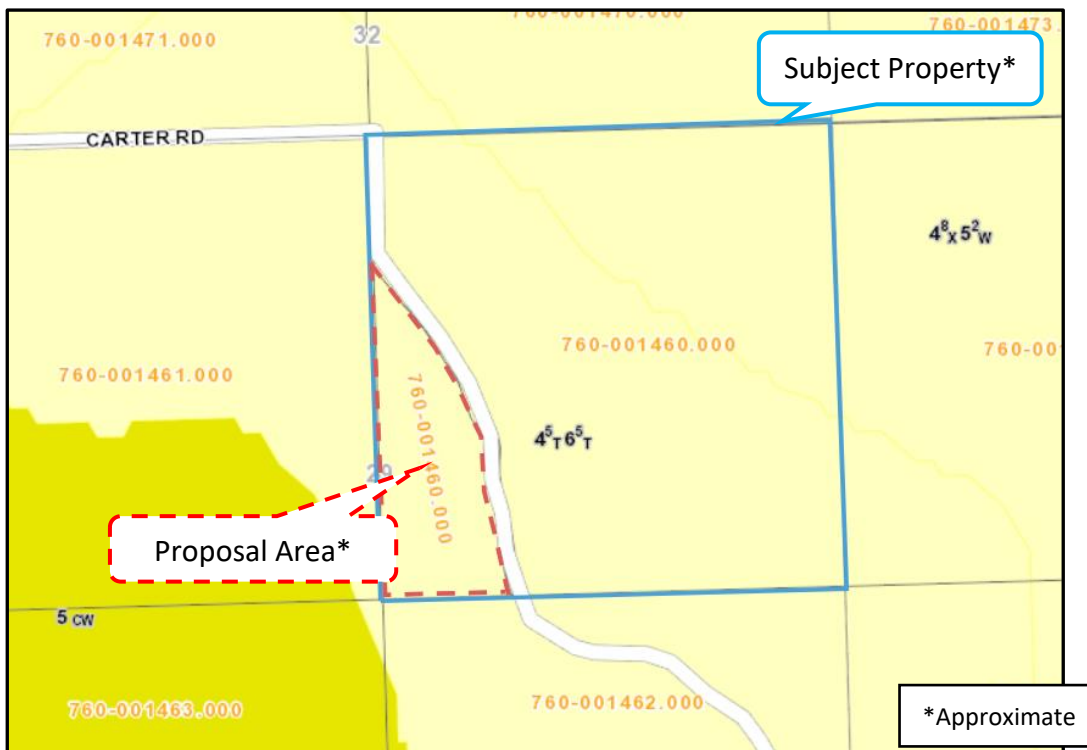
MAPS

FILE No. 17-074 (REID)

ALR



Soil Classification



Application

074/2017

Bylaw No. 2165, 2016
Schedule A – Application for Development



PEACE RIVER REGIONAL DISTRICT



DAWSON CREEK 1981 Alaska Avenue (Box 810), Dawson Creek, BC (T) 250-784-3200..(F) 250-784-8281 ST. JOHN, B.C.
FORT ST. JOHN 9505 100TH Avenue, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125
[Toll Free: 1-800-670-7773]

Receipt # 6676

Application for Development

1. TYPE OF APPLICATION

- | | | |
|-------------------------------------|---|-------------|
| <input type="checkbox"/> | Official Community Plan Bylaw Amendment | \$ 1,000.00 |
| <input type="checkbox"/> | Zoning Bylaw Amendment | 650.00 |
| <input type="checkbox"/> | Official Community Plan / Zoning Bylaw Amendment combined | 1,050.00 |
| <input checked="" 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 |

\$500.

x

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>Francette Reid</i>	Authorized Agent of Owner (if applicable) <i>LORNA DAVIES</i>
Address of Owner <i>Box 305</i>	Address of Agent <i>Box 14</i>
City/Town/Village <i>Charle Lake, BC</i>	City/Town/Village <i>Rose Prairie, BC</i>
Postal Code <i>VOC 1H0</i>	Postal Code <i>VOC 2H0</i>
Telephone Number: <i>250-785-3935</i>	Telephone Number: <i>250-263-8923</i>
Fax Number:	Fax Number:
E-mail:	E-mail:

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
<i>NE 1/4 Sec 29 TWP 13 Peace River Dis</i>	<i>Use 24 acres of 140 acres</i> ha./acres
	ha./acres
	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*.

July 26, 2018

4. Civic Address or location of property: Carter RD # 198

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: _____

Proposed zone: _____

Text amendment: _____

Development Variance Permit – describe proposed variance request:

Temporary Use Permit – describe proposed use:

Wilderness Bible Camp -

Development Permit: Bylaw No. _____ Section No. _____

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

Agriculture land not cleared. There are no buildings on property. No development.

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

- (a) North Agriculture - grain/pasture
- (b) East bush
- (c) South bush
- (d) West road - hay crop

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

camp for kids. Water well, lagoon, cabins fencing for horses, archery.

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

There is a need in the area for this type of development for the kids to attend.

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

Lagoon - not placed yet

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

water well - has not been drilled

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.

L. Davies
 Signature of Owner

April 10, 2017
 Date signed

 Signature of Owner

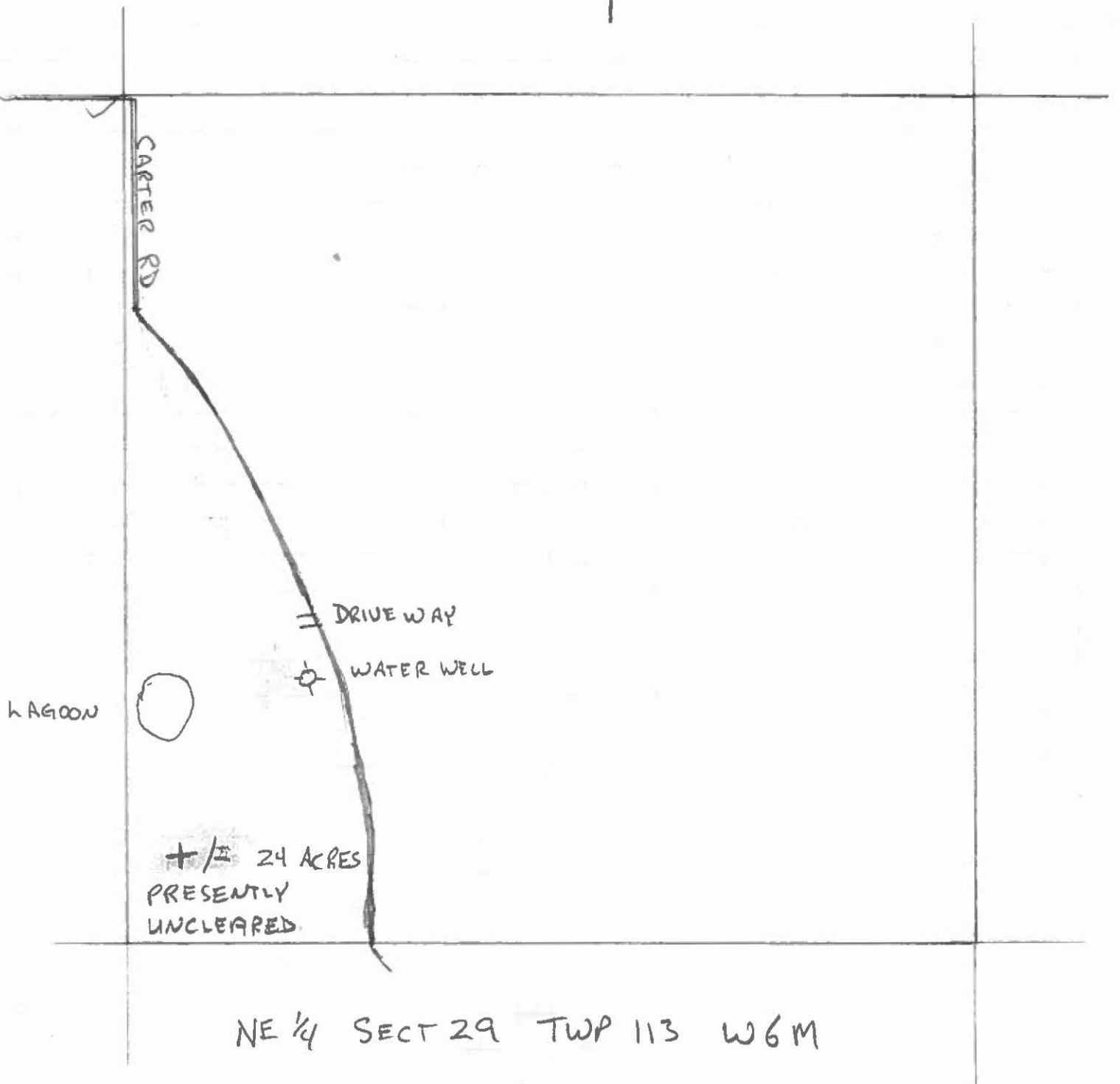
 Date signed

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.

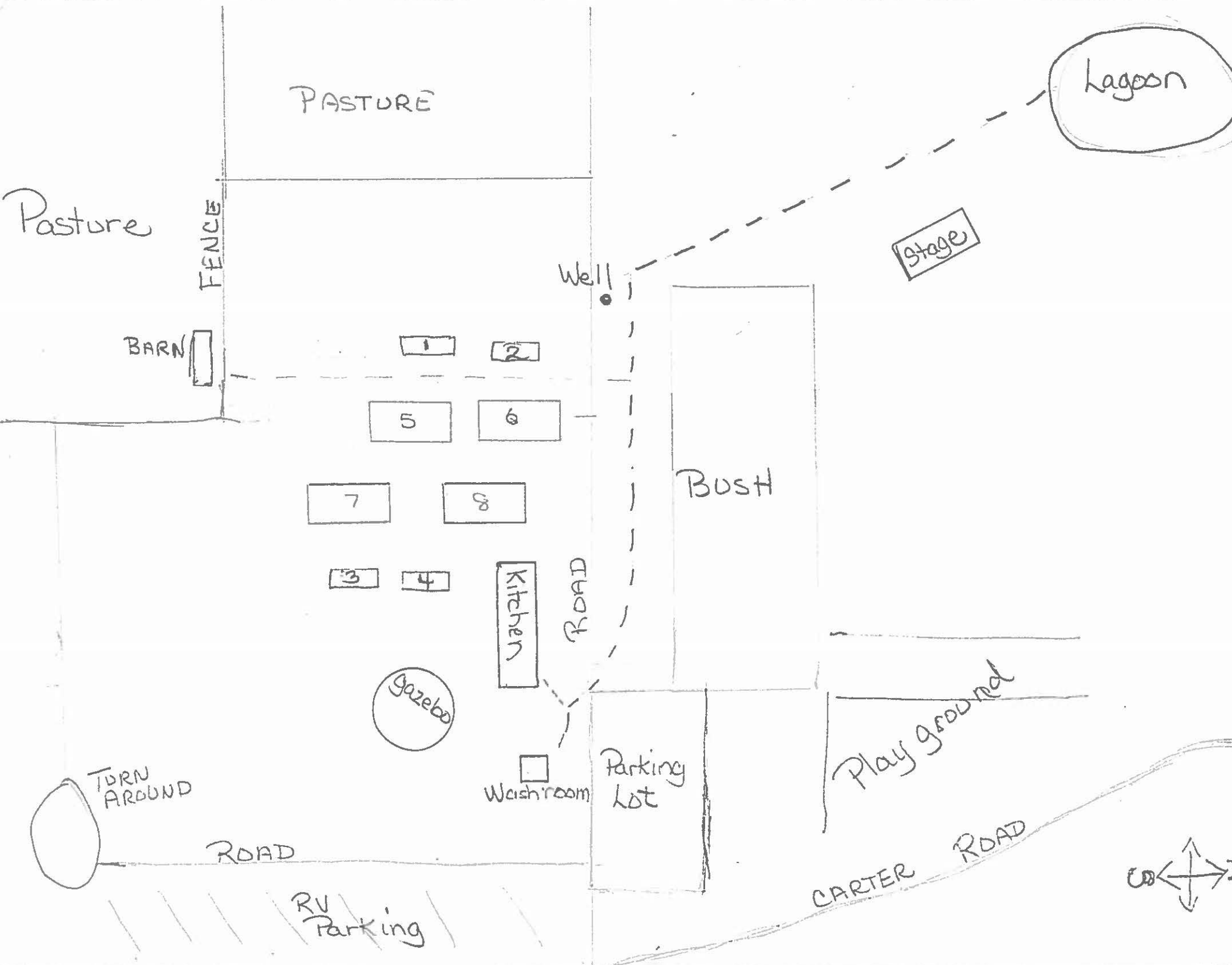
I / We authorize <u>Lorna Davies</u> and <u>Francette Reid</u> hereby
(name) <u>Lorna Davies</u> to act on my/our behalf regarding this application.
Agent address: <u>Box 14 Rose Prairie, BC</u>
Telephone: <u>250-263-8923</u> Fax: _____ Email: <u>Poddentfour@gmail.com</u>
Signature of Owner: <u>Francette Reid</u> Date: <u>April 8, 2017</u>
Signature of Owner: _____ Date: _____

B-1a



July 26, 2018

1" = 150 yds



Legend **B-1a**

- 1-4 - Cabins
- 5-8 - first aid
Staff rooms
Craft house
tuckshop, etc.
- dotted line sewer

Approx. 13 structures
all non-farm use.
Barn could be used for
farm use.
Concrete foundation
possibly 6.

There are no buildings
on this property at
this time. There
is a water well dug.

This land has never
been cleared, so
never under cultivation.
Not good for agriculture
as a fire burnt it in
1949/50 and soil has
never come back.

From: Lorna Davies <puddinfour@gmail.com>
Sent: Thursday, January 11, 2018 10:18 AM
To: Christina Hovey
Subject: Re: Zoning 074/2017 Re: Francette Reid

Thanks Christina for all your help!

Yes please go ahead as per our conversation, with the amendment to the Official Community Plan (OCP) as well as the Zoning Amendment and recommend a change to the "Civic, Assembly, Institutional" designation from the current "Agriculture-Rural" designation.

Lorna Davies for

Francette Reid and Rock of Ages Bible Camp

On Wed, Jan 10, 2018 at 11:53 AM, Christina Hovey <Christina.Hovey@prrd.bc.ca> wrote:

Dear Lorna Davis,

Per our conversation, this proposal use will require an amendment to the Official Community Plan (OCP) as well as the Zoning Amendment. I would recommend a change to the "Civic, Assembly, Institutional" designation from the current "Agriculture-Rural" designation.

Can you please confirm whether you want to move ahead with the OCP amendment?

The additional cost for an Official Community Plan Amendment is \$400, but I can keep the file moving for a little while before we need the payment.

Sorry again that I didn't catch this earlier.

Thanks & Best Regards,

July 26, 2018

Francette Reid
C/o Lorna Davies
16423 265 Road
Box 14
Rose Prairie, BC V0C 2H0

November 20, 2017

Peace River Regional District

File No. 074/2017
Sent by email: Christina.Hovey@prrd.bc.ca

To whom it may concern,

Re: Zoning
21 acres on NE ¼ of Section 29, Township 113, Peace River District

We would like to apply for re-zoning of the 21 acres from agriculture to Public Use 50-P. As discussed it is felt that this zoning would allow Rock of Ages Bible Camp to proceed, within rules and regulations, to place structures needed for Bible Camps to operate.

Please refer to diagram for tentative placement of structures on property.

Thanks

Lorna Davies for Francette Reid
(Agent)

Attachment: Camp Diagram (copy left with Christina.Hovey@prrd.bc.ca)

July 26, 2018

Agency Referrals



BYLAW REFERRAL FORM

RESPONSE SUMMARY: Reid **OCP & Zoning Amendment Bylaw No. 2314 & 2315**

<input type="checkbox"/> Approval recommended for reasons outlined below	<input type="checkbox"/> Interests unaffected
<input checked="" type="checkbox"/> Approval recommended subject to conditions below	<input type="checkbox"/> Approval NOT recommended due to reasons outlined below

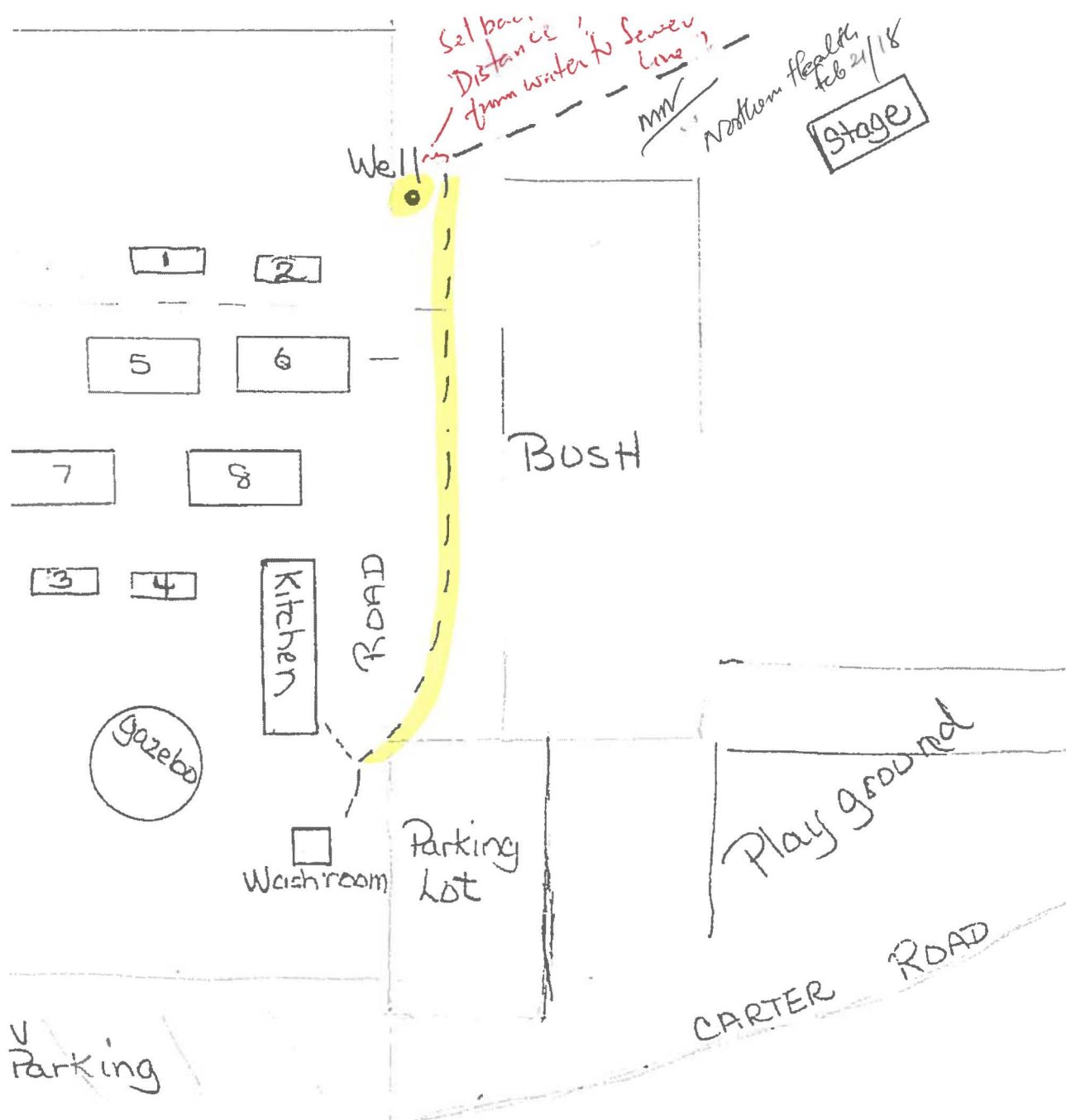
1. MUST Satisfy the Public Health Act, Drinking Water Act and its applicable Regulations [eg: Food Premise Regulation, Drinking Water Regulation, Sewerage System Regulation etc]
2. Must obtain necessary permits from Northern Health for food [Food Permit] Water [Drinking Water Construction Permit and Operating Permit]
3. Must file Sewerage system with Northern Health (NH) as applicable or obtain a permit as necessary (eg: for holding tanks) Filing MUST be done by a Registered On-Site Waste Water Practitioner [ROWP], Authorized Person [AP] and/or a ^{Qualified} Engineer.
4. MUST not cause any public health hazard [eg: (not limited to) - sewage contamination, sewage on the ground, air/noise pollution]

* Please contact Pooja Kumar, Environmental Health Officer @ 250-263-6000 for further enquiry or questions as required. (250) 263-6000

Signed: for Pooja Kumar - Madhu Nair	Title: Environmental Public Health Officer
Date: Feb 21/2018	Agency: Northern Health Authority

Please email responses to Christina Hovey (Christina.Hovey@prrd.bc.ca) by March 12, 2018.

→ Please refer to the yellow highlighted ^{July 26, 2018} portion & red ink notes for proper set back distances from water/Sewer etc.



Sell back
 Distance
 from water to sewer
 line?
 Northern Health
 Feb 21/18
 Stage

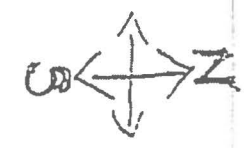
B-1a
 Craft rooms
 Craft house
 tuck shop, etc.
 dotted line sewer

Approx. 13 structure
 all non-farm use.
 Barn could be used for
 farm use.

Concrete foundation
 possibly 6.

There are no buildin
 on this property at
 this times. There
 is a water well dug.

This land has never
 been cleared, so
 never under cultivate
 Not good for agricultu
 as a fire burnt it in
 1949/50 and soil has
 never came back.



From: Bodhi, Marli ALC:EX <Marli.Bodhi@gov.bc.ca>
Sent: Monday, March 05, 2018 10:20 AM
To: Christina Hovey
Subject: RE: Referral - OCP/Zoning Amendment (File No. 074/2017)

Hi Christina,

Thank you for forwarding the OCP/Zoning Amendment Application No. 074/2017 for an 8.5 ha portion of the Property located at PID: 024-488-348, proposing a rezoning from A-2 (Large Agricultural Holdings Zone) to P (Public Use Zone) within PRRD Zoning Bylaw No. 1000, 1996 and redesignating from Agricultural-Rural (Ag-Rural) to Civic (Civic, Assembly, and Institutional) within the Rural OCP Bylaw No. 1940, 2011.

In regards to the proposed OCP and Zoning Bylaw changes, the ALC does not have any concerns regarding the proposed changes.

Please do not hesitate to contact me if you have any further questions or concerns.

Thank you,

Marli Bodhi

From: Christina Hovey [mailto:Christina.Hovey@prrd.bc.ca]
Sent: Monday, February 19, 2018 2:15 PM
To: jcalvert@blueberryfn.ca; XT:DawsonCreek, City ENV:IN; XT:PouceCoupe, Village ENV:IN; Charlene Jackson; clerk@hudsonshope.ca; dboyd@prn.bc.ca; XT:Muni Chetwynd, General CITZ:IN; bhooker@prn.bc.ca; Iford@districtoftaylor.com; Megan.Demaniuk@northernhealth.ca; Rauscher, Ben OGC:EX; rjamurat@fortstjohn.ca; XT:TumblerRidge, District ENV:IN; dave.tyreman@rcmp-grc.gc.ca; Collins, Martin J ALC:EX; Pellett, Tony ALC:EX; Bodhi, Marli ALC:EX
Cc: PRRD_Internal; Claire Negrin
Subject: Referral - OCP/Zoning Amendment (File No. 074/2017)

Good afternoon,

Please find attached our request for comments on a proposed Official Community Plan Amendment & Zoning Bylaw Amendment. The subject property is located near Buick Creek/ Blueberry River, south of Buick Creek Road on Carter Road. We would appreciate receiving your comments by March 12, 2018.

Please let me know if you have any questions or if you would like to discuss the file.

Thanks so much,

Christina

Christina Hovey, MCIP, RPP | North Peace Land Use Planner
Phone: 250-785-8084 | christina.hovey@prrd.bc.ca

July 26, 2018



BYLAW REFERRAL FORM

RESPONSE SUMMARY: Reid OCP & Zoning Amendment Bylaw No. 2314 & 2315

<input type="checkbox"/> Approval recommended for reasons outlined below	<input type="checkbox"/> Interests unaffected
<input checked="" type="checkbox"/> Approval recommended subject to conditions below	<input type="checkbox"/> Approval NOT recommended due to reasons outlined below

- THAT ACTIVITY OWNERS IN THE AREA BE CONSULTED IN REGARD TO THEIR EMERGENCY PLANNING ZONES
 ↳ AND CONSIDERATION GIVEN FOR CORRESPONDING EMERGENCY RESPONSE PLANS BE UPDATED ACCORDINGLY.

- THAT OIL & GAS USERS OF CARTER ROAD BE NOTIFIED OF POTENTIAL CHANGES TO ROAD USERS ASSOCIATED WITH THE SUBJECT PROPERTY.

Signed: BEN RAUSCHER	Title: ENVIRONMENTAL SPECIALIST
Date: 01-MARCH 18	Agency: BC OIL & GAS COMMISSION

Please email responses to Christina Hovey (Christina.Hovey@prrd.bc.ca) by March 12, 2018.

July 26, 2018



Ministry of
Transportation
and Infrastructure

Our file: 2018-00001
Your file: **B-1a**
Date: March 9, 2018

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

Attention: Christina Hovey, North Peace Land Use Planner

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral of February 19th, 2018 to re-designate an 8.5 ha portion of the subject property NE 1/4 OF SEC 29 TP 113 PEACE RIVER DISTRICT, from "Agricultural – Rural" (Ag-Rural) to "Civic, Assembly, and Institutional" (Civic) within the Rural OCP (Bylaw No. 1940, 2011) and to rezone from "A-2" (Large Agricultural Holdings Zone) to "P" (Public Use Zone) within PRRD Zoning Bylaw No. 1000, 1996 for the purpose developing a wilderness Bible camp.

The property does not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Infrastructure formal approval. The Ministry has no objections to the re-zoning however we ask that the applicant apply for an "Access, Resource and Industrial" permit, prior to the commencement of the project. The permit application is to be reviewed and approved by MoTI prior to construction. The applicant can apply online at: <http://www.th.gov.bc.ca/permits/Apply.asp>.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact Beth Bahm at (250) 787-3237.

Sincerely,

Assistant Development Technician

Ministry of
Transportation and
Infrastructure

Peace District

Mailing Address:
District Office Address:
#300, 10003 - 110th Avenue
Fort St John, BC V1J 6M7
Telephone: (250) 787-3237
Facsimile: (250) 787-3279

Area Office Locations:
1201 103 Ave, 3rd floor
Dawson Creek, BC
4744 – 52 Street
Chetwynd, BC V0C 1J0

July 26, 2018



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

B-1a

BYLAW REFERRAL FORM

RESPONSE SUMMARY: Reid **OCP & Zoning Amendment Bylaw No. 2314 & 2315**

<input type="checkbox"/> Approval recommended for reasons outlined below	<input checked="" type="checkbox"/> Interests unaffected
<input type="checkbox"/> Approval recommended subject to conditions below	<input type="checkbox"/> Approval NOT recommended due to reasons outlined below

Non-farm use approved by ALC in 2017.

Signed: <i>[Signature]</i>	Title: <i>Planning Manager</i>
Date: <i>Feb. 20, 2018</i>	Agency: <i>City of Fort St. John.</i>

Please email responses to Christina Hovey (Christina.Hovey@prrd.bc.ca) by March 12, 2018.

July 26, 2018

From: Alex Wallace <awallace@dawsoncreek.ca>
Sent: Tuesday, February 20, 2018 8:33 AM
To: Christina Hovey
Subject: FW: Referral - OCP/Zoning Amendment (File No. 074/2017)
Attachments: 074_2017_OCPZBL_Reid_Referral.pdf

Hello Christina,

Interests unaffected.

Thanks,



Alex Wallace, BPI., PMP

Development Services Manager
City of Dawson Creek

P - 250.784.3658

F - 250.782.3352

www.dawsoncreek.ca

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Please ~ only print this email if necessary!

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From: Admin Account
Sent: February 19, 2018 5:21 PM
To: Alex Wallace
Subject: FW: Referral - OCP/Zoning Amendment (File No. 074/2017)

From: Christina Hovey [<mailto:Christina.Hovey@prrd.bc.ca>]
Sent: February-19-18 3:15 PM
To: jcalvert@blueberryfn.ca; Admin Account; admin@poucecoupe.ca; Charlene Jackson; clerk@hudsonshope.ca; dboyd@prn.bc.ca; d-chet@gochetwynd.com; bhooker@prn.bc.ca; lford@districtoftaylor.com; Megan.Demaniuk@northernhealth.ca; Rauscher, Ben; rjamurat@fortstjohn.ca; tradmin@dtr.ca; dave.tyreman@rcmp-grc.gc.ca; martin.collins@gov.bc.ca; tony.pellett@gov.bc.ca; Bodhi, Marli ALC:EX
Cc: PRRD_Internal; Claire Negrin
Subject: Referral - OCP/Zoning Amendment (File No. 074/2017)

July 26, 2018

Good afternoon,

Please find attached our request for comments on a proposed Official Community Plan Amendment & Zoning Bylaw Amendment. The subject property is located near Buick Creek/ Blueberry River, south of Buick Creek Road on Carter Road. We would appreciate receiving your comments by March 12, 2018.

Please let me know if you have any questions or if you would like to discuss the file.

Thanks so much,

Christina

Christina Hovey, MCIP, RPP | North Peace Land Use Planner

Phone: 250-785-8084 | christina.hovey@prrd.bc.ca

PEACE RIVER REGIONAL DISTRICT | 9505 100 Avenue, Fort St. John, BC V1J 4N4

Toll Free: (24 hrs): 1-800-670-7773 | Office: 250-784-3200 | Fax: 250-784-3201 | www.prrd.bc.ca



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[Report as Phish/Fraud](#)
[Report as Not Spam](#)
[Forget previous vote](#)

July 26, 2018

Director Referral Comments

From: Director Karen Goodings
Sent: Thursday, March 29, 2018 4:12 PM
To: Christina Hovey
Cc: Claire Negrin; PRRD_Internal
Subject: Re: Please comment by April 12, OCP/Zoning Amendment 17-074 (Reid)

Let's move it to the board and I support your recommendation.

Sent from my Samsung device

----- Original message -----

From: Christina Hovey <Christina.Hovey@prrd.bc.ca>
Date: 03-29-2018 4:08 PM (GMT-07:00)
To: Director Karen Goodings <karen.goodings@prrd.bc.ca>
Cc: Claire Negrin <Claire.Negrin@prrd.bc.ca>, PRRD_Internal <prrd.internal@prrd.bc.ca>
Subject: Please comment by April 12, OCP/Zoning Amendment 17-074 (Reid)

Dear Director Goodings,

Please see attached report for an OCP/Zoning Amendment to allow for a wilderness bible camp near Buick/Blueberry River First Nation. The proposal is to redesignate/rezone 8 ha of the ¼ section. We are recommending that the board give the bylaws 1st & 2nd reading, and that the application go to public hearing.

We would appreciate receiving your comments by April 12, 2018. Please let me know if you have any questions or if you would like to discuss the file.

Thanks very much!

Christina

Public Hearing Notice

July 26, 2018



PEACE RIVER REGIONAL DISTRICT

Notice of Public Hearing

OFFICIAL COMMUNITY PLAN AND ZONING AMENDMENT BYLAWS
NO. 2314 & 2315 (Reid), 2018

When:

Thursday, May 24,
2018 | 7:00 pm

Where:

Buick Creek
Community Hall,
15288 Beatton River
Rd, Buick BC

For More Information:

Contact:

Development Services

Tel: 250-784-3200

Toll Free: 1-800-670-7773

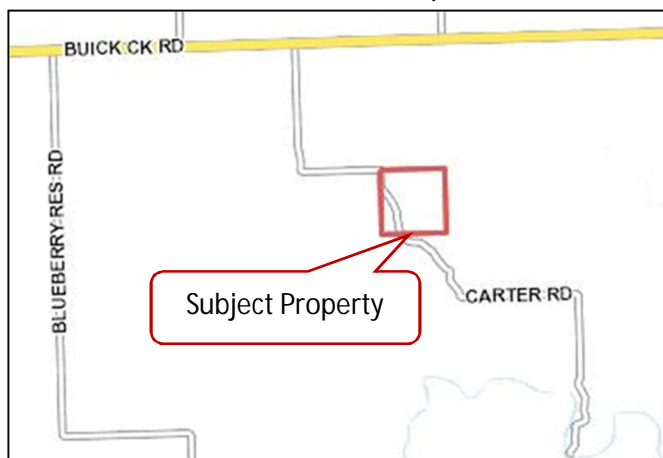
Email: prrd.dc@prrd.bc.ca



prrd.bc.ca |

Carter Road, ~12km east of Buick Creek

Part of the NE ¼ of Section 29, Township 113, W6M, PRD



The Peace River Regional District is hosting a meeting to discuss the proposed Official Community Plan and Zoning Amendment.

Proposal: To redesignate an 8.5 ha portion of the property from "Agricultural – Rural" (Ag-Rural) to "Civic, Assembly, and Institutional" (Civic) within the Rural OCP (Bylaw No. 1940, 2011) and from "A-2" (Large Agricultural Holdings Zone) to "P" (Public Use Zone) within PRRD Zoning Bylaw No. 1000, 1996. The purpose of the proposal is to develop a wilderness Bible camp.

This notice is in general form only. Relevant background documents may be inspected from Monday through Friday, excluding holidays, between the hours of 8:30am – 4:30pm at the PRRD Dawson Creek office (1981 Alaska Avenue, Dawson Creek, BC) or 8:30am – Noon and 1:00pm – 4:30pm at the PRRD Fort St. John office (9505-100th Street, Fort St. John, BC). Written comments or concerns accepted.

Chris Cvik, Chief Administrative Officer

diverse. vast. abundant.

July 26, 2018

Public Hearing Minutes

July 26, 2018



PEACE RIVER REGIONAL DISTRICT

B-1a

PUBLIC HEARING – Minutes

Proposed OFFICIAL COMMUNITY PLAN AND ZONING AMENDMENT BYLAW NO. 2314 & 2315 (Reid), 2018

Thursday May 24, 2018 @ 7:00 p.m.

Buick Creek Community Hall, 15288 Beatton River Road, Buick, BC

ATTENDEES

Peace River Regional District: Karen Goodings, Director of Electoral Area "B" (meeting Chair)
Claire Negrin, Acting General Manager of Development Services
Christina Hovey, North Peace Land Use Planner

Applicant: Lorna Davies (agent)

Public: 8 members of the public

1. CALL TO ORDER

The Chair called the meeting to order at 7:01pm.

2. STATEMENT OF PUBLIC HEARING (Chair)

This public hearing is convened pursuant to Section 465 of the *Local Government Act* to allow the public to make representations to the Board respecting matters contained in proposed Official Community Plan Amendment Bylaw No. 2314 and Zoning Amendment Bylaw No. 2315, 2018.

Every one of you present who believes that your interest is affected by the proposed bylaw shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaw. None of you will be discouraged or prevented from making your views known. However, it is important that you restrict your remarks to matters contained in the proposed bylaw.

When speaking please commence your remarks by clearly stating your name and address.

Members of the Board may, if they so wish, ask questions of you following your presentation. However, the function of the Board at this public hearing is to listen to you rather than to debate the merits of the proposed bylaw.

After this public hearing has concluded, the Board may, without further notice, give whatever effect the Board believes proper to the representations made at this hearing.

3. INTRODUCTION TO PROPOSAL

Christina Hovey read the proposal.

July 26, 2018

Landowner: Francette Reid
 Agent: Lorna Davies
 Location: Carter Road, approximately 12 km east of Buick Creek.
 Legal Description: NE ¼ of Section 29, Township 113, Peace River District
 PID: 024-488-348

Proposal: To redesignate an 8.5 ha portion of the subject property from “Agricultural – Rural” (Ag-Rural) to “Civic, Assembly, and Institutional” (Civic) within the Rural OCP (Bylaw No. 1940, 2011) and from “A-2” (Large Agricultural Holdings Zone) to “P” (Public Use Zone) within PRRD Zoning Bylaw No. 1000, 1996. The purpose of the proposal is to develop a wilderness Bible camp on an 8.5 ha (21.0 acres) portion of the subject property.

4. SUMMARY OF APPLICATION PROCEDURE

Christina Hovey briefly reviewed the application process to date.

Application received.	April 10, 2017
Application amended (from TUP to OCP/Zoning amendment).	November 20, 2017
Application posted to PRRD “Engage” website.	February 19, 2018
Application and draft bylaws circulated to municipalities and provincial agencies.	February 19, 2018
PRRD sign posted on the property (before this date).	March 23, 2018
PRRD Board gives bylaws 1 st & 2 nd Reading and authorizes Public Hearing.	April 12, 2018
Public Hearing Notification published as follows: <ul style="list-style-type: none"> • Posted to the PRRD website (April 30) • Mailed to landowners within notification area (April 30) • Posted to PRRD Facebook page (May 7) • Advertised in the Alaska Highway News newspaper (May 10 & 17) • Advertised in the Northern Horizon newspaper (May 11) • Advertised on Energetic City website (May 17 - 24) 	April – May 2018
Public Hearing held at the Buick Community Hall.	May 24, 2018

5. COMMENTS RECEIVED FROM AGENCIES AND MUNICIPALITIES

Christina Hovey briefly reviewed the comments received.

July 26, 2018

Organization	Comment	Response
Northern Health	Approval recommended subject to conditions. Northern Health identified the regulations and permits that would be applicable for the operation of the camp.	Applicant has been provided with this information and contact information for Northern Health.
Agricultural Land Commission	The ALC does not have any concerns regarding the proposed changes.	N/A.
Oil & Gas Commission	Approval recommended subject to conditions: <ul style="list-style-type: none"> That (oil & gas) activity owners in the area be consulted in regard to their emergency planning zones. and consideration be given for corresponding emergency response plans be updated accordingly. That oil & gas users of Carter Road be notified of potential changes to road users associated with the subject property. 	The Oil & Gas Commission has committed to providing information about the operators of all oil and gas facilities within a 1.5km radius. These operators will be sent notification (postcard) in advance of the public hearing. The applicant has been in contact with the main Oil & Gas operators in the area.
Ministry of Transportation and Infrastructure	The Ministry has no objections to the re-zoning however we ask that the applicant apply for an "Access, Resource, and Industrial" permit, prior to the commencement of the project.	Applicant has been advised of the permit requirement.
City of Fort St. John	Interests unaffected. Non-farm use approved by ALC in 2017.	N/A.
District of Taylor	Interests unaffected.	N/A.
City of Dawson Creek	Interests unaffected.	N/A.

6. WRITTEN COMMENTS RECEIVED FROM PUBLIC

- None.

7. COMMENTS FROM APPLICANT

July 26, 2018

Lorna Davies (agent):

- It's all gone as we had applied.
- I am obviously in favour.

8. COMMENTS FROM PUBLIC

Chris Sowers (19614 Marten Road):

- Who is paying for the development?

Lorna Davies:

- Applicant explained that the group is paying for the development. The group is a registered charity.

Chris Sowers:

- What about the other camp: the Blueberry Bible Camp?

Lorna Davies:

- That has been closed for several years, but we would want to work together with them if they were to reopen. We are focused on the Wilderness aspect (e.g. horseback riding) so it is slightly different.

Gord Giesbrecht:

- I'm in favour.

Dennis Jaycox:

- I'm a board member for the camp and I'm in favour.

John Giesbrecht:

- I'm the Chair of the Board for the camp and I'm in favour.

Dick Webe (Charlie Lake):

- I am in favour – this will affect more than just buick creek it's to serve the whole area.

Chris Sowers:

- If this is a fully privately funded without tax payer money then I don't see a problem. I am in favour of it.

Roger Davies:

- I am the son-in-law of the woman who donated the land for the camp and I'm happy to see it go through.

Murelle:

- Also in favour. This type of organization is really good.

9. FINAL COMMENTS FROM APPLICANT

None.

10. TERMINATION OF PUBLIC HEARING

The Chair terminated the public hearing at 7:15pm.



*Claire Negrin for Christina Hovey

Christina Hovey, Recorder



Director Karen Goodings, Chair

List of Attachments:

- A. Public Notification for PRRD Official Community Plan and Zoning Amendment Bylaws No. 2314 & 2315 (Reid), 2018

July 26, 2018

Bylaws

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2314, 2018

B-1b

A bylaw to amend the "Peace River Regional District
Official Community Plan Bylaw No. 1940, 2011"

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, RSBC 1996, c. 323, adopt the "Peace River Regional District Official Community Plan Bylaw No. 1940, 2011";

AND WHEREAS an application has been made to amend the "Peace River Regional District Official Community Plan Bylaw No. 1940, 2011" to facilitate an associated zoning affecting the Northeast ¼, Section 29, Township 113, PRD;

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 the "Peace River Regional District Official Community Plan Amendment Bylaw No. 2314 (Reid), 2018."
2. Schedule B – Maps No. 9 and 10 of "Peace River Regional District Official Community Plan Bylaw No. 1940, 2011" are hereby amended by redesignating an 8.55 ha. (21.12 acre) portion of the Northeast ¼, Section 29, Township 113, PRD from "Agriculture – Rural" (Ag-R) to "Civic, Assembly, and Institutional" (Civic) as shown shaded on Schedule "A" which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	<u>12th</u>	day of	<u>April</u>	, 2018.
READ A SECOND TIME THIS	<u>12th</u>	day of	<u>April</u>	, 2018.
Public Hearing held on the	<u>24th</u>	day of	<u>May</u>	, 2018.
Notification mailed on the	<u>30th</u>	day of	<u>April</u>	, 2018.
READ A THIRD TIME THIS	_____	day of	_____	, 2018.
ADOPTED THIS	_____	day of	_____	, 2018.

Chair

(Corporate Seal has been affixed
to the original bylaw)

Corporate Officer

I hereby certify this to be a true and correct copy of
"PRRD Official Community Plan Amendment Bylaw No.
2314 (Reid), 2018", as adopted by the Peace River
Regional District Board on _____, 2018.

Corporate Officer

July 26, 2018

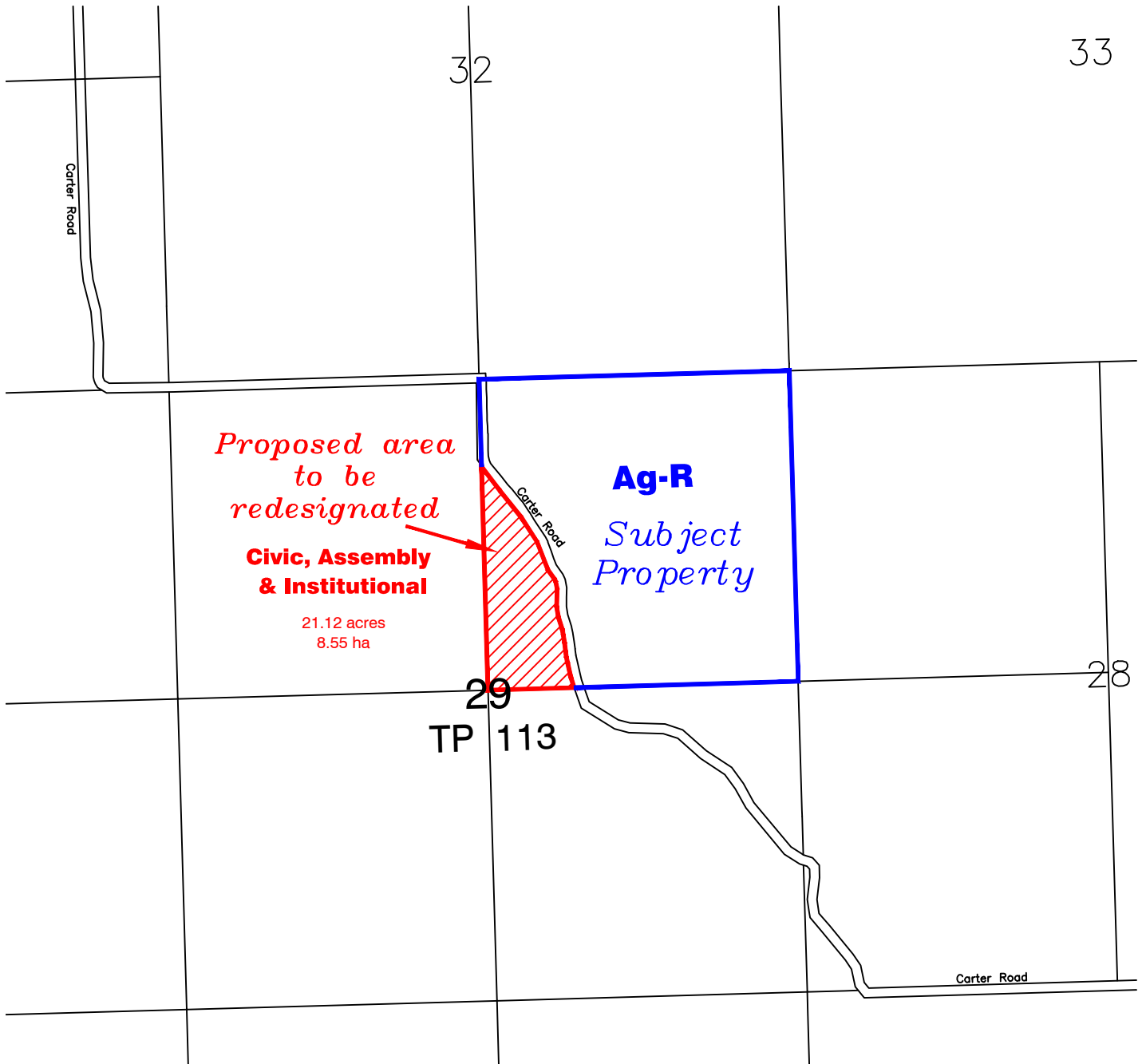
Peace River Regional District
By-law No. 2314, 2018

SCHEDULE "A"

B-1b



Maps 9 & 10 - Schedule A of "Peace River Regional District Official Community Plan By-law No. 1940, 2011" are hereby amended by redesignating an 8.55 ha (21.12 acres) portion of the NE $\frac{1}{4}$ Section 29, Township 113, W6M, PRD from Ag-R "Agriculture - Rural" to Civic "Civic, Assembly & Institutional" as shown shaded on the drawing below:



July 26, 2018

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2315, 2018

B-1c

A bylaw to amend the "Peace River Regional District Zoning Bylaw No. 1000, 1996."

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt the "Peace River Regional District Zoning Bylaw No. 1000, 1996";

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

1. This by-law may be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2315 (Reid), 2018."
2. Map 1 – North Peace Index Map of "Peace River Regional District Zoning Bylaw No. 1000, 1996" is hereby amended by rezoning an 8.55 ha. (21.12 acre) portion of the Northeast ¼ Section 29, Township 113, PRD from A-2 "Large Agricultural Holdings Zone" to P "Public Use Zone", as shown on Schedule "A" which is attached to and forms part of this by-law.

READ A FIRST TIME THIS	<u>12th</u>	day of	<u>April</u>	, 2018.
READ A SECOND TIME THIS	<u>12th</u>	day of	<u>April</u>	, 2018.
Public Hearing held on the	<u>24th</u>	day of	<u>May</u>	, 2018.
Notification mailed on the	<u>30th</u>	day of	<u>April</u>	, 2018.
READ A THIRD TIME THIS	_____	day of	_____	, 2018.
ADOPTED THIS	_____	day of	_____	, 2018.

Chair

(Corporate Seal has been affixed to the original bylaw)

Corporate Officer

I hereby certify this to be a true and correct copy of "PRRD Zoning Amendment Bylaw No. 2315 (Reid), 2018", as adopted by the Peace River Regional District Board on _____, 2018.

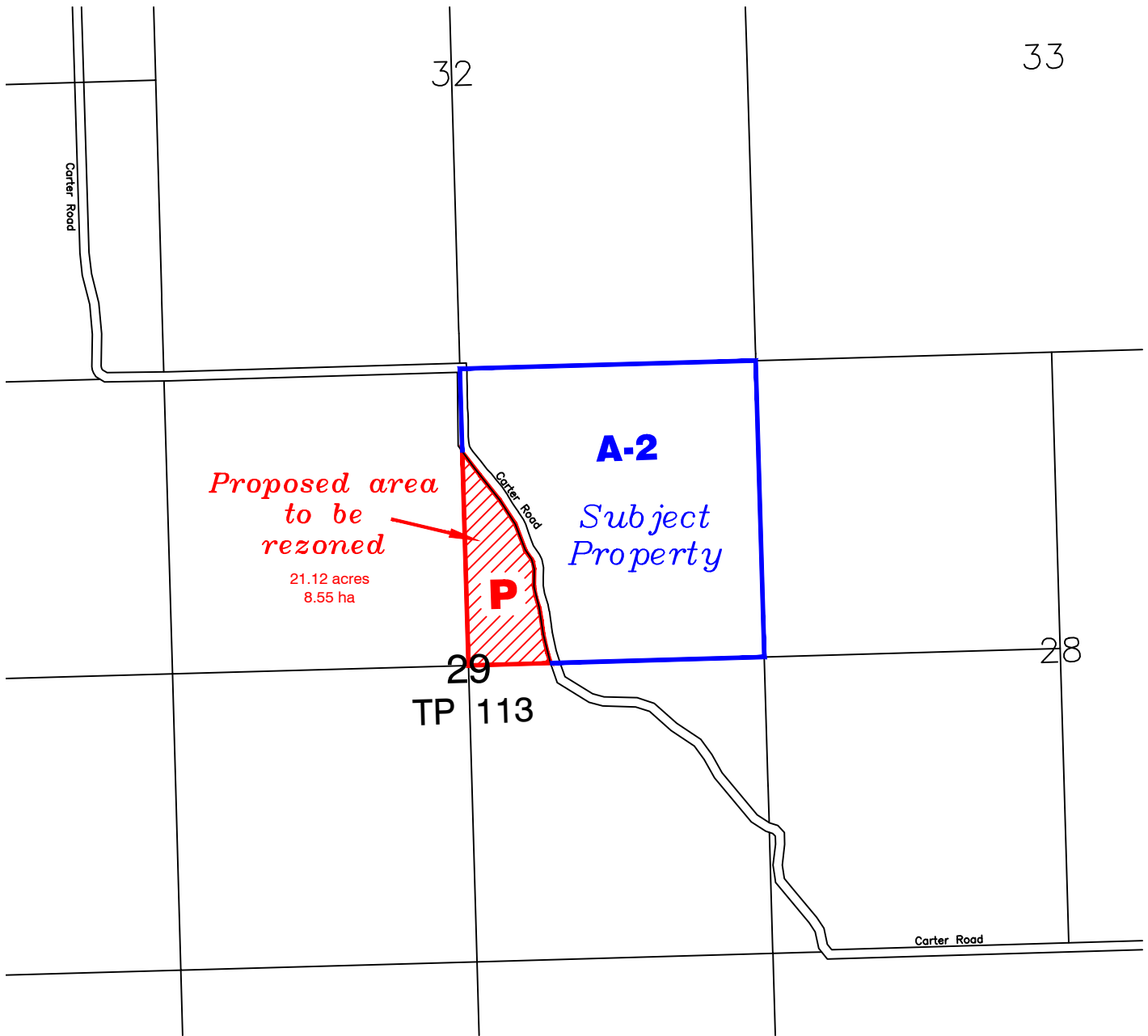
Corporate Officer

July 26, 2018



Peace River Regional District
By-law No. 2315, 2018
SCHEDULE "A"

Map 1 - North Peace Index Map of "Peace River Regional District Zoning By-law No. 1000, 1996" is hereby amended rezoning an 8.55 ha (21.12 acres) portion of the NE $\frac{1}{4}$ Section 29, Township 113, W6M, PRD **from** A-2 "Large Agricultural Holdings Zone" **to** P "Public Use Zone" as shown shaded on the drawing below:



July 26, 2018