



PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES
ZONING AMENDMENT REPORT
BYLAW No. 2321, 2018
3rd Reading & Adoption

B-6a

OWNER: Denise Gardiner **DATE:** July 12, 2018
AGENT: Tryon Land Surveying Ltd. **FILE NO.** 17-272
AREA: Electoral Area E
LEGAL: District Lot 553, PRD Except Plan 17999 and 21352
CIVIC ADDRESS: 7398 Cove Lane
LOT SIZE: 3.5 ha (8.7 ac)
LOCATION: Moberly Lake, north shore

PROPOSAL:

To amend the zoning of the portion of the subject property lying south of Cove Lane from R-4 to R-2, and by further amending the allowable minimum parcel size on that portion of the subject property from 1.8 hectares to 0.84 hectares where there is no community sewage system.

RECOMMENDATION:

1. THAT PRRD Zoning Amendment Bylaw No. 2321, 2018 be read for a third time.
2. THAT PRRD Zoning Amendment Bylaw No. 2321, 2018 be adopted

ALTERNATIVE OPTIONS

OPTION 1: 1. THAT third reading of PRRD Zoning Amendment Bylaw No. 2321, 2018 be refused.

SITE CONTEXT

The subject property is located within the community of Moberly Lake. The area is mostly small lot residential and recreational use, with a few lots developed for commercial use. The Moberly Lake First Nation reserve is located immediately west of the subject property.

SUMMARY OF APPLICATION PROCEDURE

Application received.	December 19, 2017
Application and draft bylaws circulated to municipalities and provincial agencies.	March 20, 2018
PRRD Board gives bylaws 1 st & 2 nd Reading and authorizes Public Hearing.	June 28, 2018
Public Hearing Notification published as follows: • Posted to the PRRD website (July 5) • Mailed to landowners within notification area (July 10) • Posted to PRRD Facebook page (July 19 & July 25) • Advertised in the Mirror newspaper (July 12 & 19) • Advertised in the Northern Horizon newspaper (July 20) • Advertised on Energetic City website (July 16 – July 26)	July 2018

July 26, 2018

Department Head

CAO

SITE FEATURES

LAND:	Based on aerial photograph interpretation, the property is bisected by Cove Lane. The lakefront portion has residential development and is mostly in riparian forest. The property north of Cove Lane is mostly cleared.
STRUCTURES:	From aerial photography and what is stated within the application. Proposed lot 1 has a three sided hay and equipment shed, two horse shelters. Proposed lot 2 has a dwelling, and small garden shed.
ACCESS:	Property is accessed from Cove Lane.
CLI SOIL	Class 5 _{tp} .
RATING:	Class 5 soils have very severe limitations that restrict their capability to producing perennial forage crops, and improvement practices are feasible. The limitations are so severe that soils are not capable of use for sustained production of annual field crops. The soils are capable of producing native or tame species of perennial forage plants, and may be improved by use of farm machinery. The improvement practices may include clearing of bush, cultivation, seeding, fertilizing, or water control. Subclass t denotes topography. This subclass is made up of soils where topography is a limitation. Both the percent of slope and the pattern or frequency of slopes in different directions affect the cost of farming and the uniformity of growth and maturity of crops as well as the hazard of erosion. Subclass p denotes stoniness. These soils are sufficiently stony to hinder tillage, planting and harvesting operations.
FIRE:	Within the Moberly Lake Fire Protection Area
BUILDING	Within the Mandatory Building Permit area.
INSPECTION AREA:	

COMMENTS AND OBSERVATIONS

APPLICANT: The applicant is proposing to subdivide the property as divided by Cove Lane.

ALR: The subject property is outside the ALR.

OCP: **West Peace Official Community Plan Bylaw No. 1086, 1997**

The subject property is mostly designated 'Resource-Agricultural' within the West Peace OCP Bylaw No. 1086, 1997. The policies within this designation state that the predominant land use is for resource extraction on Crown lands or some sort of commercial agricultural pursuits on fee simple land.

Section 6.1.1 Development Policies:

With regards to any residential developments, the development of any roads, and/or public utilities, shall consume the least amount of agricultural land as possible.

As this is an existing developed residential parcel, this proposal meets the requirements of the OCP.

July 26, 2018

ZONING: Peace River Regional District Zoning Bylaw No. 1343, 2001

The subject property is zoned R-4 (Residential 4 Zone) pursuant to Zoning Bylaw No. 1343, 2001. This zone has a minimum parcel size of 1.8 ha (4.5 ac).

This proposal is not consistent with the current Zoning, and is the reason for this zoning amendment to R-2 (Residential 2 Zone).

Staff Comment:

The proposed zone does allow lots to have a minimum parcel size of 0.4 ha (1 acre) if it is connected to a COMMUNITY Sewage System.

WATER & SEWER: The proposed Lot '2' currently has a water well, septic mound, and dispersion field. There is no existing water or sewer system on the proposed Lot '1'.

IMPACT ANALYSIS

AGRICULTURE: The proposal should have minimal impacts to agriculture, as proposed Lot '1' could be further developed for residential use.

CONTEXT: This proposal is within the community of Moberly Lake. The general land use mostly consist of permanent and seasonal residential or recreational use. The applicant is requesting a lot size that is under the required minimum parcel size for the proposed R-2 (Residential 2 zone), however, it is recognized that there are similar sized lots directly adjacent to the subject property. The proposed zone also allows smaller lots if the parcel is connected to a COMMUNITY SEWAGE SYSTEM.

POPULATION & TRAFFIC The population could increase by an average of 4.8 people and 4 vehicles. This density is calculated by a population average of 2.4 people per dwelling in Electoral Area E (based on Stats Can 2016 census estimate) and 2 vehicles per dwelling. If the proposed zoning and subdivision are approved, the maximum number of dwellings permitted is two residences on proposed Lot '1' (proposed north lot). Proposed Lot '2' (proposed south lot) currently has the maximum number of dwellings permitted.

COMMENTS RECEIVED FROM MUNICIPALITIES AND PROVINCIAL AGENCIES

Referred Municipalities and Agencies:

Northern Health	City of Dawson Creek	District of Chetwynd	District of Tumbler Ridge
District of Taylor	Oil & Gas Commission	Saulteau First Nation	District of Hudson’s Hope
School District #59	Village of Pouce Coupe	City of Fort St. John	
Ministry of Transportation & Infrastructure		Moberly Lake Fire Department	
Ministry of Forests, Lands, Natural Resource Operations and Rural Development			

The following were the responses received from the referred Municipalities and Agencies:

CITY OF DAWSON CREEK: Interests unaffected by bylaw.

CITY OF FORT. ST. JOHN: Interests unaffected by bylaw.

OIL & GAS COMMISSION Interests unaffected by bylaw. There are no oil and gas activities within 1.5 km of the subject property.

DISTRICT OF TAYLOR: Interests unaffected by bylaw.

MINISTRY OF *See attached letter.*
TRANSPORTATION AND
INFRASTRUCTURE:
NORTHERN HEALTH: *See attached letter.*

COMMENTS RECEIVED FROM THE PUBLIC

Pursuant to Section 467 of the *Local Government Act* a public notification was mailed on July 10, 2018 and published in the *Mirror News* on July 12, 2018 and July 19, 2018.

No written comments have been received by the PRRD at the time of this report being written.

ATTACHMENTS:

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

July 26, 2018

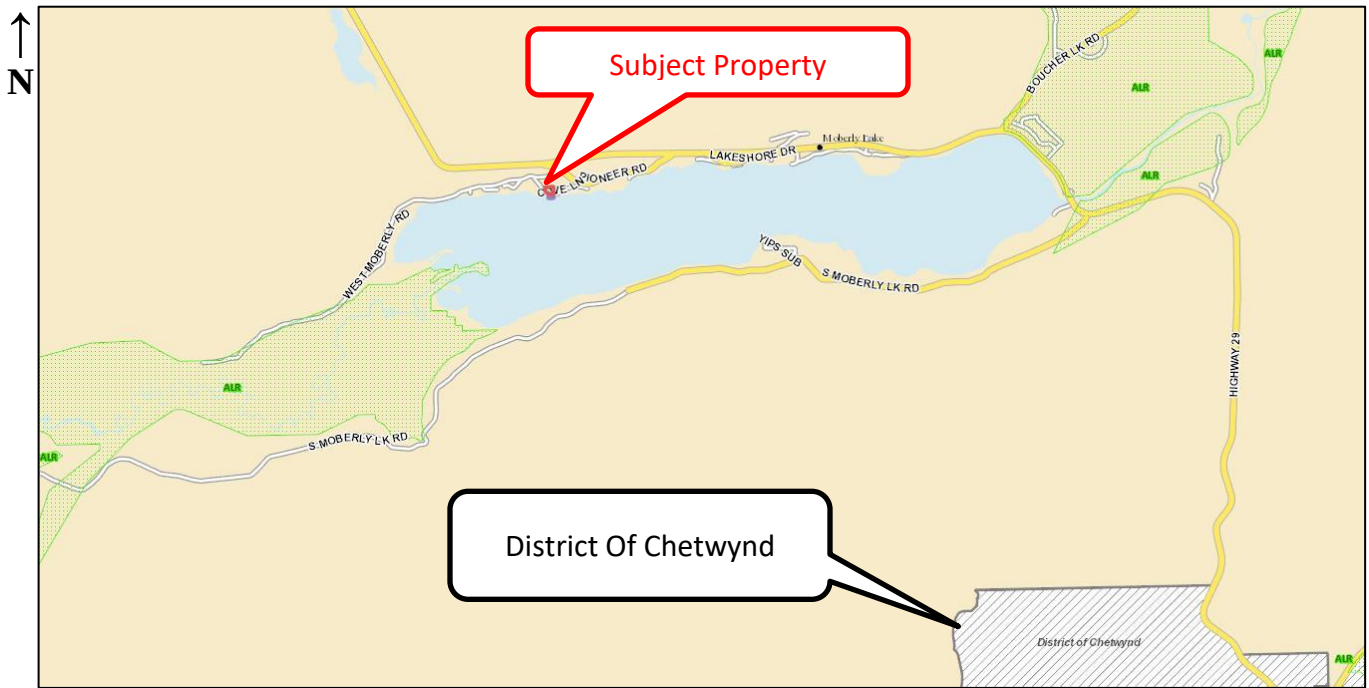
Maps

July 26, 2018

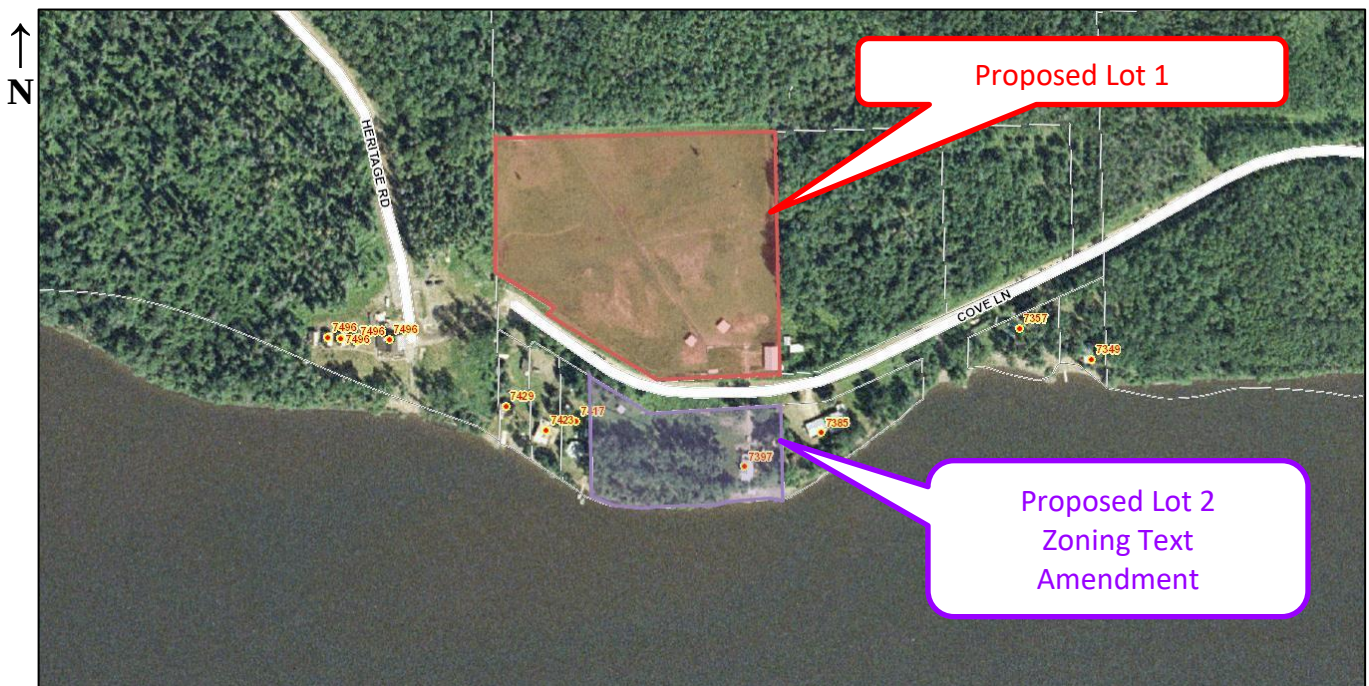


REZONING REPORT
MAPS
FILE NO. 17-272 (GARDINER)

Context Photo

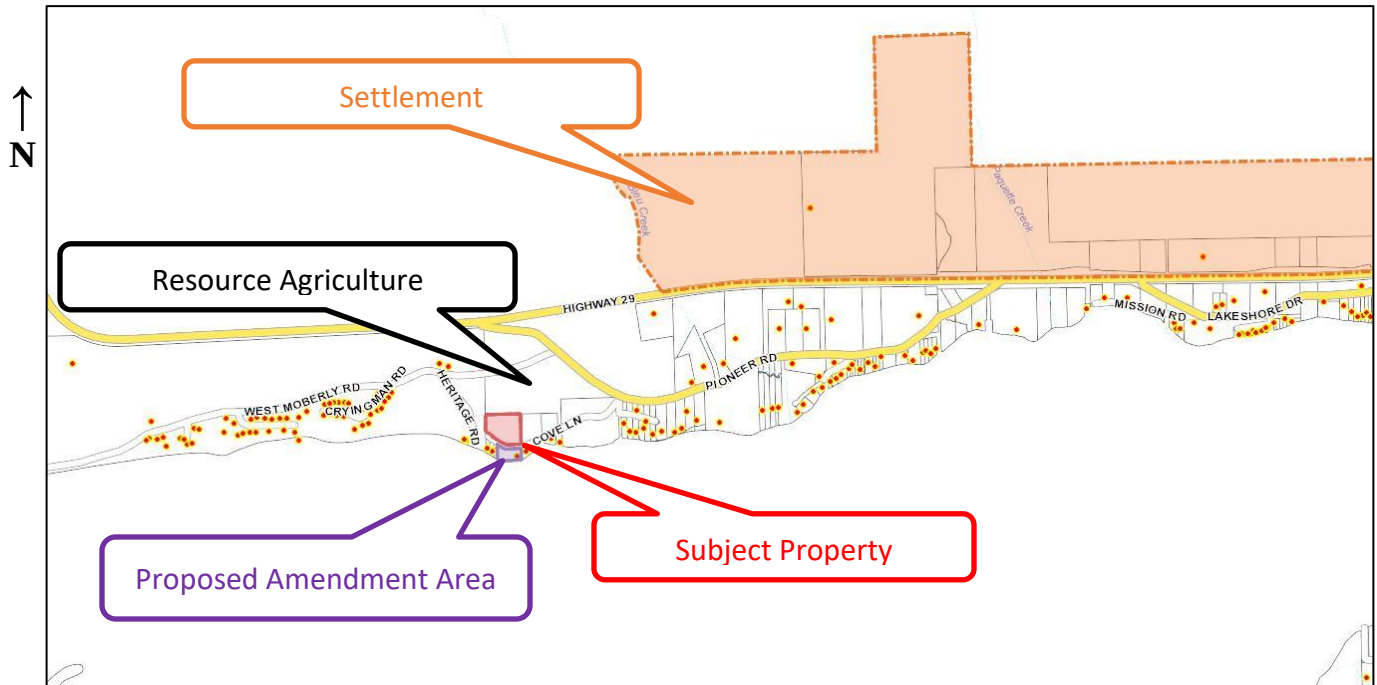


Air Photo

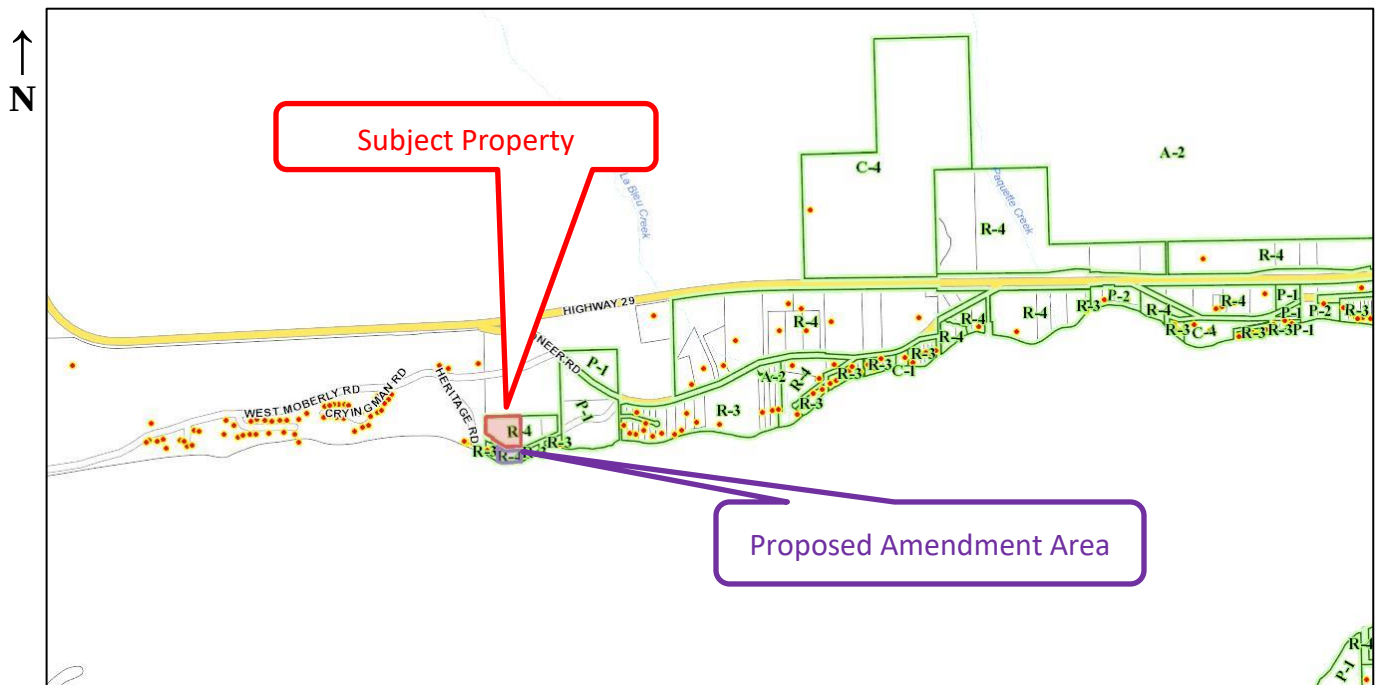




West Peace OCP Bylaw No. 1086, 1997



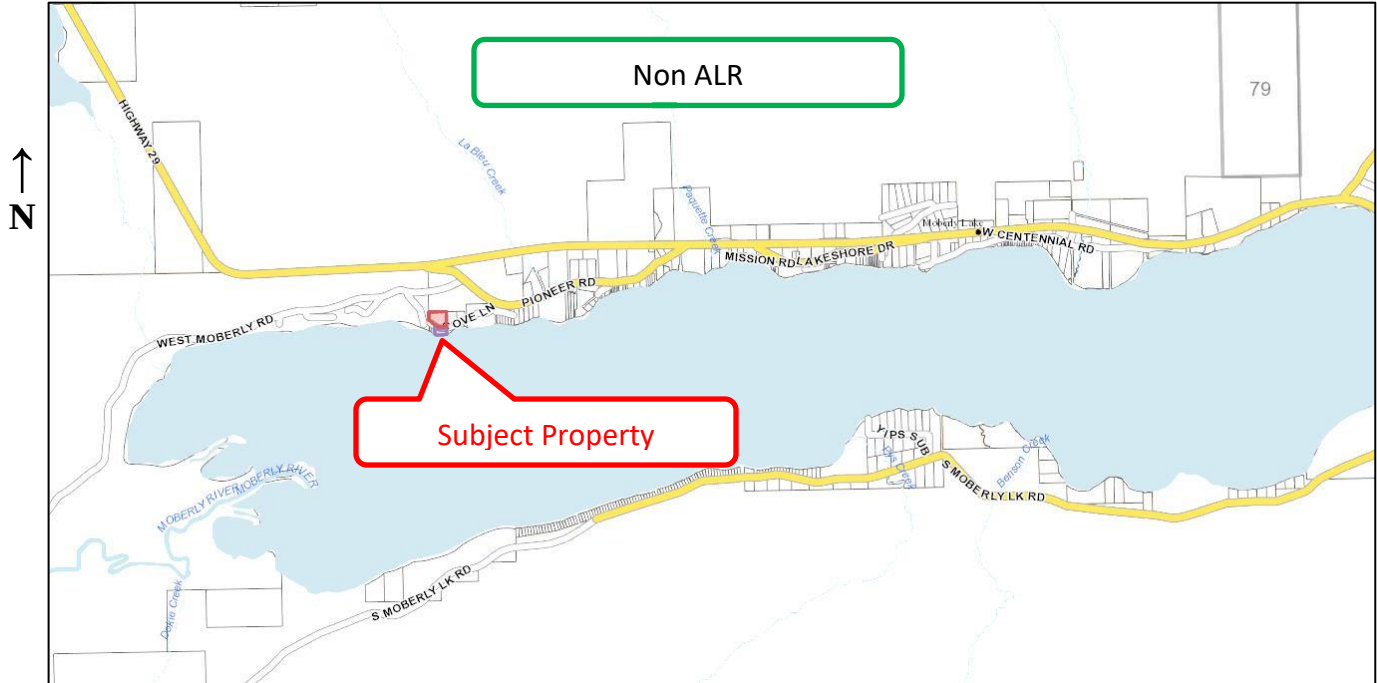
PRRD Zoning Bylaw No. 1343, 2001



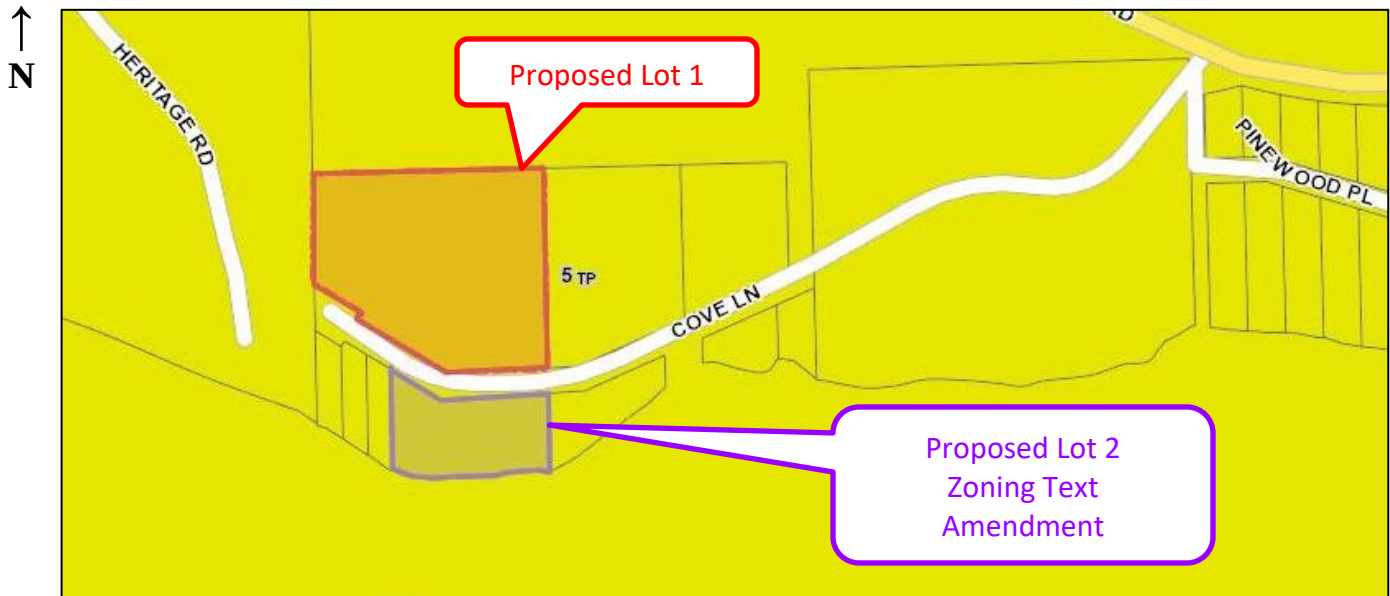


REZONING REPORT
MAPS
FILE NO. 17-272 (Gardiner)

Agricultural Land Reserve



Soil Classification



Application

July 26, 2018

Kole Casey

From: Nathan Mahon <nmahon@tryongroup.ca>
Sent: March-19-18 4:49 PM
To: Kole Casey
Subject: Gardiner Subdivision Proposal

Hi Kole,

Could you please amend our rezoning application so that the proposed zone is now R2 instead of R3.

Thanks,

Nathan Mahon
LST



Professional Land Surveyors & Engineers
10201 17th Street, Dawson Creek, BC V1G 4C3
p: 250-782-5868 | f: 250-782-6029 | c: 250-784-8952
e: nmahon@tryongroup.ca

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

July 26, 2018

Chg. to Finance



B-6a



Our File Number: 16-156

14 December 2017

Peace River Regional District
1981 Alaska Avenue (Box 810)
Dawson Creek, B.C.

RE: Zoning Bylaw Amendment: District Lot 553 Peace River Regional District - 014-707-586

Enclosed please find the following documentation for Zoning Bylaw Amendment on behalf of Denise Gardiner:

- Zoning Bylaw Amendment Application
- Act as Our Agent Signed Form
- Title Search
- Documentation of property
- Payment

We trust that you will find the enclosed in order.

Sincerely,

Tryon Land Surveying Ltd.

A handwritten signature in black ink that appears to read "N Mahon".

Per Nathan Mahon

Email: nmahon@tryongroup.ca

Tryon

Land Surveying Ltd.

Telephone: 250-782-5868

Offices:

Dawson Creek BC

Fort Nelson BC

Facsimile: 250-782-6029

Mailing Address:

10201 – 17 Street,

Dawson Creek BC

V1G 4C3

July 26, 2018



PEACE RIVER REGIONAL DISTRICT

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

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

(T) 250-784-3200..(F) 250-784-3201
(T) 250-785-8084 (F) 250-785-1125

Receipt # _____

Application for Development

1. TYPE OF APPLICATION

	FEE
☐ Official Community Plan Bylaw Amendment	\$ 1,000.00
☒ Zoning Bylaw Amendment	650.00
☐ Official Community Plan / Zoning Bylaw Amendment combined	1,050.00
☐ Temporary Use Permit	350.00
☐ Development Permit	165.00
☐ Development Variance Permit	165.00
☐ 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 Denise Gardiner	Authorized Agent of Owner (if applicable) Tryon Land Surveying Ltd
Address of Owner [REDACTED]	Address of Agent 10201 17 Street
City/Town/Village Moberly Lake	City/Town/Village Dawson Creek
Postal Code V0C 1X0	Postal Code V1G 4C3
Telephone Number: [REDACTED]	Telephone Number: 250-782-5868
Fax Number: [REDACTED]	Fax Number:
E-mail: [REDACTED]	E-mail: nmahon@tryongroup.ca

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
District Lot 553 Peace River District, Except Plan 17999 and 21352	10.19 acres 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: 7397 Cove Lane, Moberly Lake, V0C 1X0

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: R4

Proposed zone: R3

Text amendment: Required to allow Proposed lot 2 to be exempt from the minimum Parcel size.

☐ 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:

On proposed lot 1 there is a 3 sided hay an equipment shed, as well as two horse shelters and two dugouts.
On proposed lot 2 there is a residence, well, septic tank and mound, dispersion field and a small garden shed

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

(a) North Currently land is treed

(b) East Mostly treed land with a residential dwelling

(c) South Moberly Lake

(d) West Residential dwellings and Indian Reserve and mostly treed land

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

We are proposing to subdivide the subject lot along Cove Lane. This would create 1 parcel north of the road and 1 parcel south of the road. Proposed lot 2 (south of road) would be about 0.05 hectares less than the minimum parcel size for an R3 lot, which is why we require a text amendment as well as rezoning.

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

This this subdivision logically splits the property along the road that currently separates it into 2 pieces.
The south side already has sewer and water systems in place. The lot on the north side of the road will be large enough to handle any sewer and water systems that would be required.

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

Currently there is no need for sewage disposal on proposed lot 1. The applicant plans to sell this lot, so the method of sewage disposal would be up to the purchaser. Proposed lot 1 is a sufficient size to allow for disposal by lagoon or some other system. Proposed lot 2 will continue to use the septic mound and dispersion field.

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

Water supply on proposed lot 1 is currently for stock only. Water for the stock is supplied by two dugouts situated on proposed lot 1. It would be up to the purchaser of the land to decide if they needed water supply for a residence. Proposed lot 2 will continue to use the well for water supply.

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

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	and	hereby
(name) application.	to act on my/our behalf regarding this	
Agent address:		
Telephone:	Fax:	Email:
Signature of Owner:	Date:	
Signature of Owner:	Date:	

Denise Gardiner

Name:

Email Address:

Address: [REDACTED] Moberly Lake BC

Phone Number:

Cellular Phone:

Facsimile:

Postal Code: V0C 1X0

Date: Dec 6, 2017

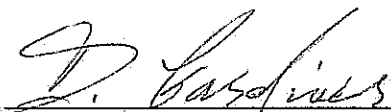
To Whom It May Concern:

Re: Subdivision of District Lot 553 Peace River District, Except Plan 17999 and 21352.

Please accept this letter as my/our authorization for Tryon Land Surveying Ltd. to act as my/our agent in the above captioned subdivision.

Thank you.

Yours truly,



Signed by: Denise Gardiner

Signed by:

July 26, 2018

DENISE GARDINER PRD LOT 553

SEPTIC SYSTEM

Distances: Well to house - 45 ft
Septic tank to mound - 86 ft
Septic tank to Lake - Between 110 & 140 ft depending on where the waterline is.
Diameter of mound - 18 ft
The house is 24 ft wide.

SEPTIC TANK - Installed August 2011.

1000 gallons, heavy duty, 2 compartment fibreglass tank certified for depths of 10 to 20 ft, Installed at a depth of 17 feet. A sump pump in one compartment pumps liquids out to a septic mound.

In 2011, ground flooding collapsed our then septic tank. We called Omar Kirkeeng who was a certified Septic System contractor. He came and looked at the problem and suggested different types of septic tanks and pump-out systems but said the mound and septic field were very good and shouldn't be touched. When we had the septic tank installed, Omar Kirkeeng was contacted by phone and gave the approval for the type of tank and pumping installation to the septic field.

SEPTIC MOUND - Installed early 1980's.

We purchased our house and property in 1974. Because the soil is hard-pan clay, the existing septic system did not work very well. We hired a contractor from Fort Saint John to install a septic mound. We were told this is what they use in the prairies and it works very well. We did not want an open dugout.

The contractor dug a hole in a large area. He installed river rocks over that area, then spread gravel over the rocks. He placed a culvert on the height of the property with long drainage tiles radiating from it. He placed more gravel, then dirt until it was a mound. There is a wooden lid on the top of the culvert. The mound itself is about 4 ft high on the South side and more than 8 ft high on the North side. Land slopes down from the mound to the road. At the bottom of the slope, there is a wide sand seam that continues under the road and disperses itself in the pasture. In the pasture, we had to dig irrigation ditches, dig a new dugout and widen and deepen the existing West dugout because of flooding during Spring runoff. There is no sand around the dugout and it has been used as a watering hole by horses, deer, moose, dogs and ducks. There was a swamp on the next property which is the WestMo First Nations land. They built a lodge nearby and dug irrigation ditches also. The lodge is connected to their water and septic system.

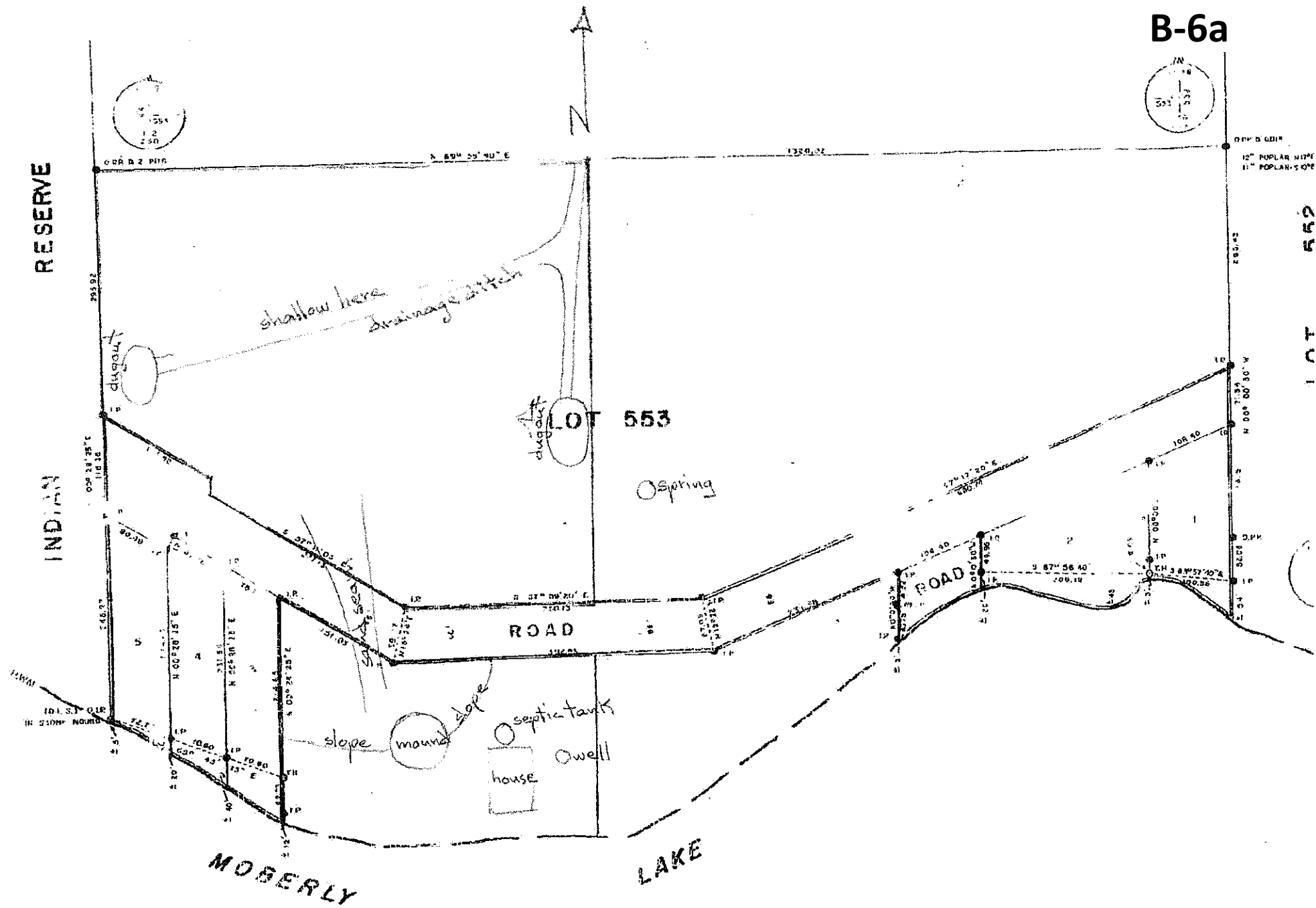
WELL - Installed Spring 2007.

As you can see on the diagram, the well is on the opposite side of the property from the septic field. It was drilled by Doug Lernal from Prince George. We had the water tested in that year. It is clean, good water but has to be treated for a high iron content.

Copy of the well specifications is included.

July 26, 2018

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July 26, 2018

- ☐ Well Construction Report
☐ Well Closure Report
☐ Well Alteration Report

Ministry Well ID Plate Number: 53
 Ministry Well Tag Number:
☐ Confirmation/alternative specs. attached
☐ Original well construction report attached

Red lettering indicates minimum mandatory information.

See reverse for notes & definitions of abbreviations.

Owner name: D. GARIDNER
 Mailing address: BOX 59 MOBERLY LAKE Town Prov. BC Postal Code V1C1
 Well Location: Address: Street no. 7397 Street name CLOUD LAKE Town MOBERLY LAKE
☐ Legal description: Lot Plan D.L. Block Sec. Twp. Rg. Land District
☐ PID: and Description of well location (attach sketch, if nec.):

NAD 83: Zone: 10 UTM Northing: 0573590 m Latitude (see note 3):
 (see note 2) UTM Easting: 6187396 m Longitude:

Method of drilling: ☒ air rotary ☐ cable tool ☐ mud rotary ☐ auger ☐ driving ☐ jetting ☐ excavating ☐ other (specify):

Orientation of well: ☒ vertical ☐ horizontal Ground elevation: 2040 ft (asl) Method (see note 4):

Class of well (see note 5): WATER SUPPLY Sub-class of well: DOMESTIC

Water supply wells: indicate intended water use: ☒ private domestic ☐ water supply system ☐ irrigation ☐ commercial or industrial ☐ other (specify):

Lithologic description (see notes 7-14) or **closure description** (see notes 15 and 16)

From ft (bgl)	To ft (bgl)	Relative Hardness	Colour	Material Description (Use recommended terms on reverse. List in order of decreasing amount, if applicable)	Water-bearing Estimated Flow (USgpm)	Observations (e.g., fractured, weathered well sorted, silty wash, closure details)
0	10	SOFT	BRN	SAND & SMALL ROCKS	DRY	
10	18	SOFT	GRY	SAND & FINE GRAVEL	DRY	
18	55	SOFT	GRY	SAND & CLAY	DAMP	
55	65	SOFT	GRY	SANDY SILT	WET	
65	80	MED	BRN	COARSE SAND & GRAVEL		

80 FT
 + 40 FT
 3200

PUMP SETTING 60-70 FT
 PUMP RATE 5-7 GPM

Casing details

From ft (bgl)	To ft (bgl)	Dia in	Casing Material / Open Hole	Wall Thickness in	Drive Shoe
0	80	6"	STEEL	0.187	✓

Screen details

From ft (bgl)	To ft (bgl)	Dia in	Type (see note 18)	Size
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Surface seal: Type: _____ Depth: _____ ft
 Method of installation: ☐ Poured ☐ Pumped Thickness: _____ in
 Backfill: Type: _____ Depth: _____ ft
 Liner: ☐ PVC ☐ Other (specify): _____
 Diameter: _____ in Thickness: _____ in
 From: _____ ft (bgl) To: _____ ft (bgl) Perforated: From: _____ ft (bgl) To: _____ ft (bgl)

Intake: ☐ Screen ☐ Open bottom ☐ Uncased hole
 Screen type: ☐ Telescope ☐ Pipe size
 Screen material: ☐ Stainless steel ☐ Plastic ☐ Other (specify): _____
 Screen opening: ☐ Continuous slot ☐ Slotted ☐ Perforated pipe
 Screen bottom: ☐ Ball ☐ Plug ☐ Plate ☐ Other (specify): _____
 Filter pack: From: _____ ft To: _____ ft Thickness: _____ in
 Type and size of material: _____

Developed by:

☒ Air lifting ☐ Surging ☐ Jetting ☐ Pumping ☐ Bailing
☐ Other (specify): _____ Total duration: _____ hrs
 Notes: _____

Well yield estimated by:

☐ Pumping ☒ Air lifting ☐ Bailing ☐ Other (specify): _____
 Rate: 2.0 USgpm Duration: 1 hrs
 SWL before test: 30 ft (btoc) Pumping water level: _____ ft (btoc)

Obvious water quality characteristics:

☒ Fresh ☐ Salty ☒ Clear ☐ Cloudy ☐ Sediment ☐ Gas

Colour/odour: _____

Water sample collected: ☐

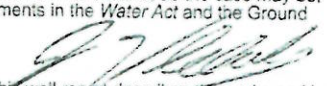
Well driller (print clearly):

Name (first, last) (see note 19): DOUG LEMAL

Registration no. (see note 20): 050 22101

Consultant (if applicable: name and company): _____

DECLARATION: Well construction, well alteration or well closure, as the case may be, has been done in accordance with the requirements in the Water Act and the Ground Water Protection Regulation.

Signature of Driller Responsible: 

PLEASE NOTE: The information recorded in this well report describes the works and hydrogeologic conditions at the time of construction, alteration or closure, as the case may be. Well yield, well performance and water quality are not guaranteed as they are influenced by a number of factors, including natural variability, human activities and condition of the works, which may change over time.

white: Customer copy
 canary: Driller copy
 pink: Ministry copy
 Sheet _____ of _____

Final well completion data:

Total depth drilled: 80 ft Finished well depth: 80 ft (bgl)
 Final stick up: 30 in Depth to bedrock: _____ ft (bgl)
 SWL: 30 ft (btoc) Estimated well yield: 20 USgpm
 Artesian flow: _____ USgpm, or Artesian pressure: _____ ft

Type of well cap: WELPER Well disinfected: ☐ Yes ☐ No

Where well ID plate is attached: SIDE

Well closure information:

Reason for closure: _____

Method of closure: ☐ Poured ☐ Pumped

Sealant material: _____

Backfill material: _____

Details of closure (see note 17): _____

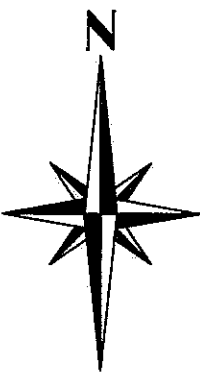
Date of work (YYYY/MM/DD):

Started: 07/04/08 Completed: 07/04/08

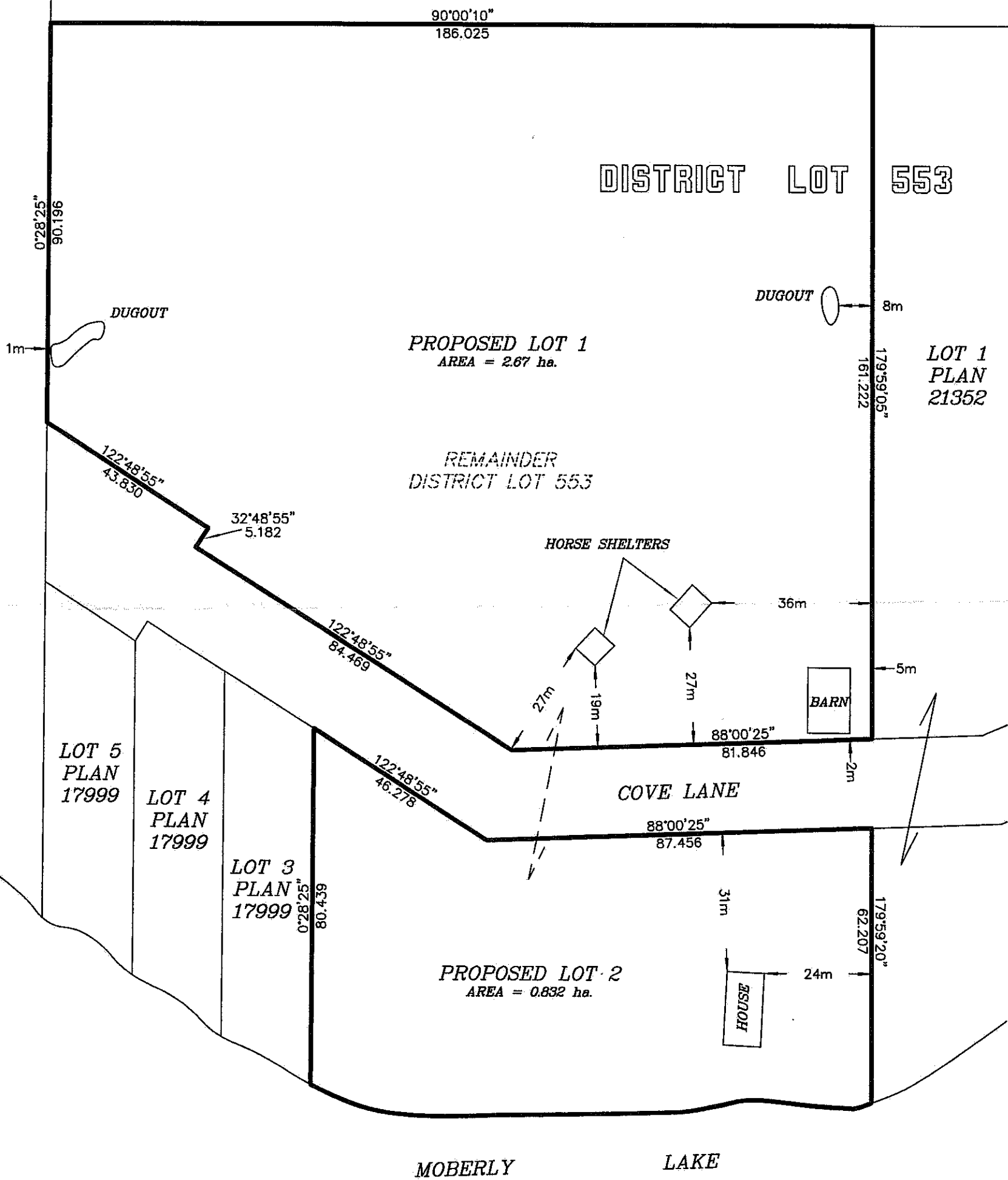
Comments: _____

July 26, 2018

UNSURVEYED CROWN LAND



INDIAN RESERVE NO. 168A



PROPOSED SUBDIVISION PLAN
DISTRICT LOT 553
PEACE RIVER DISTRICT,
EXCEPT PLAN 17999 AND 21352

DENISE GARDINER

TRYON FILE:
2016-0156



July 26, 2018

Tryon Land Surveying Ltd.
Dawson Creek 250-782-5868
Fort St John 250-262-0031
www.tryongroup.ca



Agency Referrals

July 26, 2018

Kole Casey

From: Alex Wallace <awallace@dawsoncreek.ca>
Sent: March-20-18 3:40 PM
To: Kole Casey
Subject: RE: PRRD referral for PRRD Bylaw amendment application No. 2321 (Gardiner), 2018. PRRD File# 272/2017

Hello,

Interests unaffected by bylaw

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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From: Kole Casey [<mailto:Kole.Casey@prrd.bc.ca>]

Sent: March-20-18 3:32 PM

To: Stenbraaten, Angela; resource.development@northernhealth.ca; Ben.Rauscher@BCOGC.ca; AuthorizingAgency.FortStJohn@gov.bc.ca; sfnreceptionist@saulteau.com; reception@westmo.org; d-chet@gochetwynd.com; clerk@hudsonshope.ca; Lisa Ford; Admin Account; admin@poucecoupe.ca; tradmin@dtr.ca; RJamurat@fortstjohn.ca; 'Charlene Jackson' (CJackson@fortstjohn.ca); SBO_Reception@sd59.bc.ca; Mike Henry

Cc: PRRD_Internal

Subject: PRRD referral for PRRD Bylaw amendment application No. 2321 (Gardiner), 2018. PRRD File# 272/2017

Hello,

Please see attached PRRD referral for a proposed Zoning Amendment Bylaw No. 2321 (Gardiner), 2018 PRRD File # 272/2017 for your review. Please review the application in accordance with your policies and regulations.

Thank you,

July 26, 2018



TEMPORARY USE PERMIT
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

Gardiner	RESPONSE SUMMARY	Zoning Amendment. PRRD 272/2017
☐ Approval recommended for reasons outlined below	☒ Interests unaffected by bylaw	
☐ Approval recommended subject to conditions below	☐ Approval NOT recommended due to reasons outlined below	

none

Signed: 	Title: Planning Manager
Date: March 21, 2018	Agency: City of Fort St. John.

July 26, 2018



TEMPORARY USE PERMIT
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

Gardiner	RESPONSE SUMMARY	Zoning Amendment. PRRD 272/2017
☐ Approval recommended for reasons outlined below	☒ Interests unaffected by bylaw	
☐ Approval recommended subject to conditions below	☐ Approval NOT recommended due to reasons outlined below	

-THERE ARE NO OIL & GAS ACTIVITIES WITHIN 1.5km
OF THE SUBJECT PROPERTY.

Signed: BEN RAUSCHER 	Title: ENVIRONMENTAL SPECIALIST
Date: 21-MAR-18	Agency: BC OIL & GAS COMMISSION

July 26, 2018

Gardiner	RESPONSE SUMMARY	Zoning Amendment. PRRD 272/2017
☐ Approval recommended for reasons outlined below	☒ Interests unaffected by bylaw	
☐ Approval recommended subject to conditions below	☐ Approval NOT recommended due to reasons outlined below	

Signed: 	Title: 
Date: Mar 21/18	Agency: District of Taylor

July 26, 2018



Ministry of
Transportation
and Infrastructure

Our file: 2018-01439

Your file: 272/2017

Date: April 5, 2018

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

Attn: Kole Casey

The Ministry of Transportation and Infrastructure (Ministry) has received and reviewed your referral of March 20, 2018 to "Rezone a 0.84 ha (2.08 acre) portion of District Lot 553, PRD except Plan 17999 and 21352, from R-4 'Residential 4 Zone' to R-2 'Residential 2 Zone' and to add the following text amendment to Part VI, General Regulations Section 35 R-2 (Residential 2 Zone) (a) Minimum Parcel Size: Exceptions to the minimum parcel size as follows: (ii) a 0.84 ha portion of District Lot 553, PRD except Plan 17999 and 21352, for which the minimum parcel size shall not be less than 0.84 ha (2.08 acres) where there is no community sewage system and has a sewage system approved by the agency having jurisdiction regarding sewage disposal."

The property falls within Section 52 of the Transportation Act and will require Ministry of Transportation and Infrastructure formal bylaw approval.

The Ministry has no objections to the proposal as submitted and has no further comments at this time.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact Kristy Prothman at (250) 787-3336.

Sincerely,

Kristy Prothman
District Development Technician

July 26, 2018

April 4, 2018

Kole Casey
Land Use Planner
Peace River Regional District

**RE: Zoning Bylaw Amendment for PID: 014-707-586 District Lot 553, PRD,
Except Plan 17999 & 21352**

This letter is in regards to the Bylaw Amendment Application located at the above noted location in Moberly Lake. The intent of the application is to rezone a 0.84 ha (2.08 acre) portion of District Lot 553, PRD except Plan 17999 and 21352, from R-4 "Residential 4 Zone" to R-2 "Residential 2 Zone", and by adding the following text amendment to Part VI, General Regulations Section 35 R-2 (Residential 2 Zone) (a) Minimum Parcel Size: Exceptions to the minimum parcel size as follows:

(ii) a 0.84 ha. portion of District Lot 553, PRD except Plan 17999 and 21352, for which the minimum parcel size shall not be less than 0.84 ha (2.08 acres) where there is no COMMUNITY SEWAGE SYSTEM and has a sewage system approved by the agency having jurisdiction regarding sewage disposal.

Subsequently, a proposed subdivision would logically split the property along the existing road that runs through it, creating 1 parcel north of the road and 1 parcel south of the road.

Based on the intended use of the Bylaw Amendment Application, **Approval is recommended** subject to the conditions below:

- As per the Public Health Act [SBC 2008] Ch. 28, the property owner must not create a health hazard.
- As per the Public Health Act [SBC 2008] Ch. 28, if the operator is required by regulation to have a licence or permit to engage in a regulated activity, the operator must obtain such licence or permit by submitting the appropriate application to the health officer prior to construction or operation of the regulated activity.
- As per the Public Health Act [SBC 2008] Ch. 28, an operator who engages in a regulated activity must comply with any requirement or duty set out in a regulation respecting the regulated activity.
- As per the Drinking Water Protection Act [SBC 2001] Ch. 9, the owner must not cause or allow contamination of a drinking water source, a well recharge zone, or an area adjacent to a drinking water source.

Please note that Northern Health's recommendation for approval of the zoning bylaw amendment does not guarantee approval at the time of subdivision. Northern Health assesses all subdivision applications referred in writing by an Approving Officer with the Ministry of Transportation and Infrastructure on the basis of current provincial health legislation and Northern Health policies and guidelines. Northern Health assesses each

July 26, 2018

application based on the suitability of proposed lots, which are not serviced by a community sewage disposal system, for service by an on-site sewage disposal system. In order to determine suitability, Northern Health would look at each proposed lot and would require the following site information: Percolation test results, soil evaluation (observation holes), and lot plans.

Northern Health recommends that the owner of the parcel become familiar with Northern Health's Guidelines for Subdivision **prior** to submitting an application for subdivision. At minimum, in order for the proposed subdivision to be considered for recommendation, Northern Health would require the following at the time of subdivision:

Proposed Lot 1 (2.67 ha/6.60 acres):

- This lot will be assessed for its capability to support an on-site sewage disposal system with **Type 1** treatment, such as a septic tank and underground absorption field, or a lagoon. The applicant must provide the site information as specified in the Northern Health Guidelines for Subdivision. This information will be verified during an on-site inspection by Northern Health.
- The applicant may need to demonstrate that the proposed lot has a reserve discharge area, which can meet the criteria specified in the Guidelines for Subdivision.

Proposed Lot 2 (0.84 ha/2.08 acres):

- This lot contains an existing dwelling connected to an existing on-site sewage disposal system. The applicant must provide documentation that shows that the existing sewage disposal system was constructed in accordance with provincial health legislation (e.g. a permit issued by an Environmental Health Officer or a "Letter of Certification").
- Northern Health may require an inspection of the existing sewage disposal system and a written assessment to be completed by a qualified authorized person.
- Northern Health will conduct an on-site inspection to evaluate the existing sewerage system to ensure there are no signs that the system is failing or causing a health hazard.
- The applicant will need to demonstrate that the proposed lot has a reserve discharge area, which can meet the criteria specified the Guidelines for Subdivision.

If you have any additional questions regarding this matter please contact me at 250-719-6500.

Sincerely,



Ali Moore CPHI(c)
Environmental Health Officer
Northern Health

July 26, 2018

Director Referral Comments

July 26, 2018

Peace River Regional District Memorandum

To: Dan Rose, Director of Electoral Area 'E'

From: Kole Casey, South Peace Land Use Planner

Date: June 15, 2018

RE: OCP & ZONING AMENDMENT REPORT BYLAW NO. 2321, 2018 (GARDINER)

Pursuant to the following resolution:

RD/15/04/26 (23)

That a two-week period be added to the development application review process to allow time for the appropriate Electoral Area Director to review applications prior to them going to the Regional Board for consideration.

The attached application and report are provided for your review.

Please return this form with your comments by or before June 29, 2018.

Please contact me if you have any questions.

Thank you.

COMMENTS:

circle if
No Comment

I have no objections to this rezone.

Date: June 16, 2018

July 26, 2018

Initial: DR

Public Notice

July 26, 2018



PEACE RIVER REGIONAL DISTRICT

Notice of Intent to Consider

ZONING AMENDMENT BYLAW NO. 2321, 2018

When:

Thursday July 26, 2018
10:00 am

Where:

Regional Board Meeting:

Tupper Community Hall
16010 Gundy Road,
Toms Lake B.C

For More Information:

Contact:

Development Services

Tel: 250-784-3200

Toll Free: 1-800-670-7773

Email: prrd.dc@prrd.bc.ca

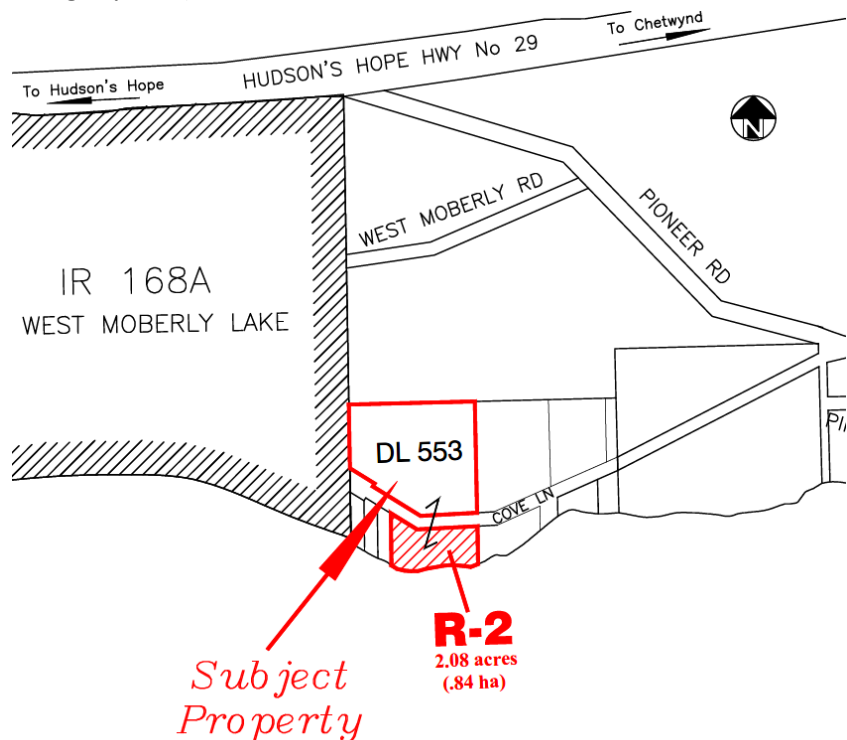


prrd.bc.ca | f

Moberly Lake Area

District Lot 553 PRD, Excluding Plan 17999 & 21352

Proposal: To amend the zoning of the portion of the subject property lying south of Cove Lane from R-4 to R-2, and by further amending the allowable minimum parcel size on that portion of the subject property from 1.8 hectares to 0.84 hectares (where there is no community sewage system).



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.

Shawn Dahlen, Acting Chief Administrative Officer

diverse. vast. abundant.

July 26, 2018

Public Comments

July 26, 2018

From: mercedes moffat <
Sent: Wednesday, July 18, 2018 1:53 PM
To: prrd dc <prrd.dc@prrd.bc.ca>
Subject: Notice of Intent to Consider

Attention: Brad Sperling (Chair)

**This message concerns NOTICE OF INTENT TO CONSIDER DL553 IR 168A, West Moberly
Lake: Rezoning
Meeting at Tupper Community Hall on Thursday July 26, 2018**

I am writing in support of this property re-zoning. This property belongs to my neighbor, Denise Gardiner who wants the land re-zoned in her negotiations with PRRD.

I am unable to attend this meeting in person. Thank you for adding my support toward Denise's plans.

Sincerely,
Mercedes C. Moffat

July 26, 2018

Bylaw

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2321, 2018

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. 2321, 2018."
2. Schedule C – Map 1 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a 0.84 ha. (2.08 acre) portion of District Lot 553, PRD except Plan 17999 and 21352, from R-4 "Residential 4 Zone" to R-2 "Residential 2 Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw; and
3. by adding the following text amendment to Part VI, General Regulations Section 35 R-2 (Residential 2 Zone) (a) Minimum Parcel Size, except for:
 - (ii) a 0.84 ha. portion of District Lot 553, PRD except Plan 17999 and 21352, for which the minimum parcel size shall not be less than 0.84 ha (2.08 acres) where there is no COMMUNITY SEWAGE SYSTEM and has a sewage system approved by the agency having jurisdiction regarding sewage disposal.

READ A FIRST TIME THIS	28 th	day of	June	, 2018.
READ A SECOND TIME THIS	28 th	day of	June	, 2018.
Public Notification published on	12 th and 19 th	day of	July	, 2018.
Notification mailed on the	10 th	day of	July	, 2018.
Ministry of Transportation				
approval received this	5 th	day of	April	, 2018.
READ A THIRD TIME THIS		day of		, 2018
ADOPTED THIS		day of		, 2018.

(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. 2321, 2018, as
adopted by the Peace River Regional District
Board on _____, 20____.

Corporate Officer

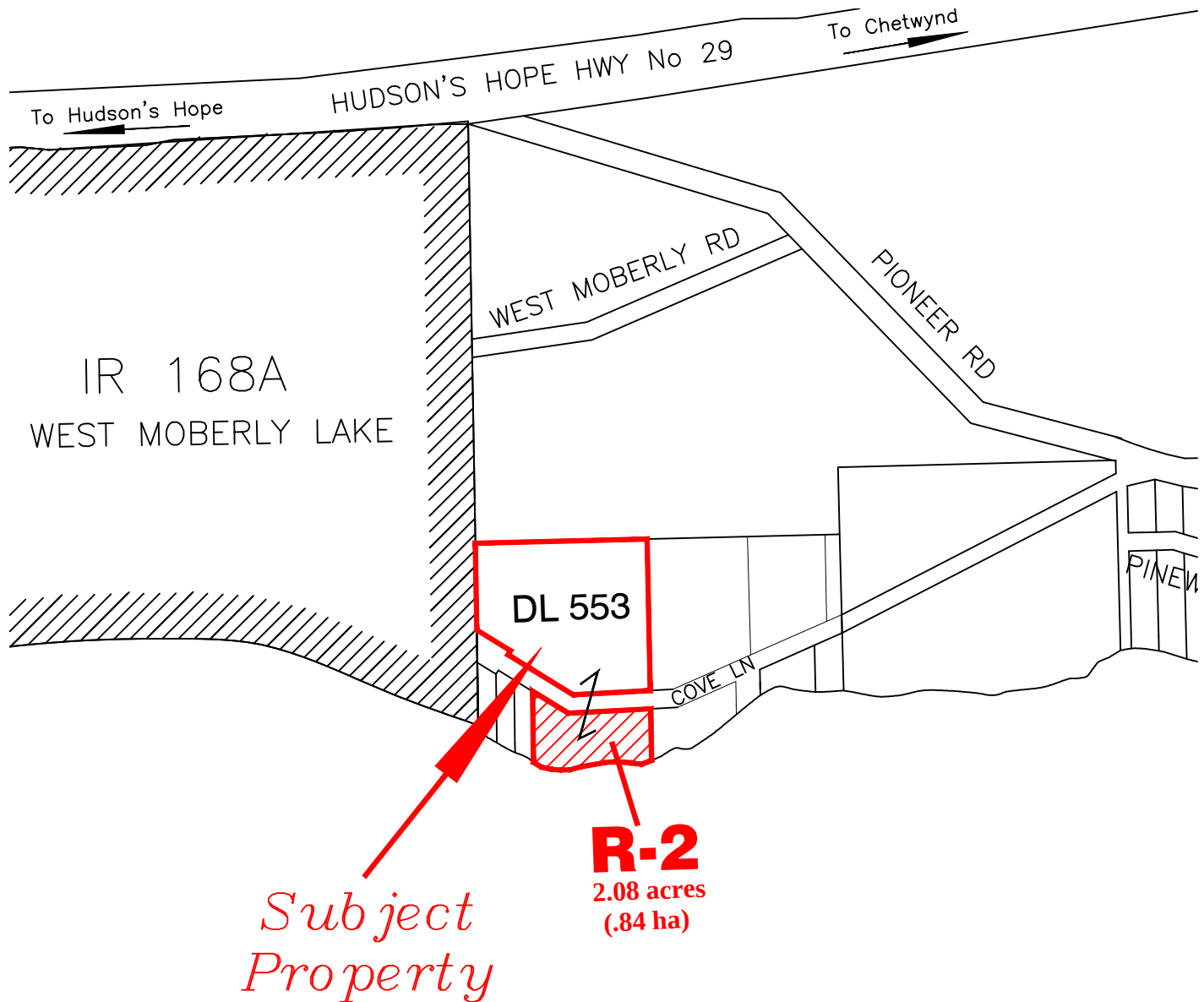
July 26, 2018

Peace River Regional District
By-law No. 2321, 2018

SCHEDULE "A"



Map. No. 1 - Schedule C of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a 0.84 ha (2.08 acres) portion of District Lot 553, PRD except Plans 17999 and 21352 **from** R-4 "Residential 4 Zone" **to** R-2 "Residential 2 Zone" as shown shaded on the drawing below:



July 26, 2018