



REPORT

To: Chair and Directors

Date: January 21, 2019

From: Michael Blatz, North Peace Land Use Planner

Subject: Zoning Amendment Report – Bylaw No. 2341, 2018, PRRD File No. 18-162

RECOMMENDATION: [All Directors – Corporate Unweighted]

THAT the Regional Board read Zoning Amendment Bylaw No. 2341, 2018 for a third time.

BACKGROUND/RATIONALE:

File Details

File No.: 18-162
 Owner: Andreas Lass
 Area: Electoral Area B
 Location: Wonowon, BC
 Legal: Block A & Block B, District Lot 2135, Peace River Land District
 PIDs: 016-050-479 & 029-510-741
 Lot Size: Block A: 2.13 ha (5.26 acres); Block B: 2.13 ha (5.26 acres); Total: 4.26 ha (10.53 acres)

Proposal

To amend the zoning of the subject properties under *PRRD Zoning Bylaw No. 1000, 1996* from R-2 (Residential 2 Zone) to I-1 (Light Industrial Zone) in order to construct a shop and operate a trucking business from the site.

Summary of Procedure

May 31, 2018	Application received by PRRD
September 21, 2018	Application and draft bylaw circulated to municipalities and provincial agencies
November 8, 2018	PRRD Board read bylaw a 1st & 2nd time and authorized public hearing
November 23, 2018	Public hearing notification mailed to landowners within notification area
Nov. 29 & Dec. 6, 2018	Public hearing advertised in the Alaska Highway News newspaper
December 1 – 12, 2018	Public hearing advertised on Energetic City website
December 4, 2018	Public hearing notification posted on PRRD website
December 7, 2018	Public hearing advertised in the Northern Horizon newspaper
December 12, 2018	Public hearing held at Wonowon Elementary School, Wonowon BC

Public Hearing

A public hearing was held on December 12, 2018 at Wonowon Elementary School in Wonowon BC. The minutes of the hearing are attached to this report.

Comments Received from the Public

No comments were received from the public.

Site Context

The subject properties are located in Wonowon, north of Highway 97, approximately 210 metres east of Wonowon Subdivision Road. The properties are undeveloped treed land with Crown land to the north and west. The land across the highway to the south is zoned Highway Commercial. To the east is the Wonowon Lodge open camp. The subject properties are approximately 450 metres directly northeast of Wonowon Elementary School and a residential area.

Site Features

Land

The subject properties slope away from Highway 97 to the north and west. The properties are treed.

Structures

There are no structures on the subject properties.

Access

The subject properties front onto Highway 97 N.

CLI Soil Rating

The subject properties have a soil rating of 5C. Class 5 soils have very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible. Subclass 'c' denotes a significant adverse climate for crop production.

Fire Protection

The subject properties are not covered by any fire protection area.

Comments & Observations

Applicant

The applicant intends to develop the subject properties for a trucking business and requires a zoning amendment to do so.

Agricultural Land Reserve (ALR)

The subject properties are not within the ALR. The closest ALR land is approximately 10 km from the properties.

Official Community Plan (OCP)

The subject properties are currently designated as RC (Rural Community) pursuant to *PRRD Rural OCP Bylaw No. 1940, 2011*. The proposed use is permitted within the RC designation. An OCP amendment is not required.

Land Use Zoning

The subject properties are zoned R-2 (Residential 2 Zone) pursuant to *PRRD Zoning Bylaw No. 1000, 1996*, wherein the minimum parcel size is 1.8 ha (4.5 acres). The R-2 zone does not permit the proposed use, therefore a zoning amendment to I-1 (Light Industrial Zone) is requested. The proposed use is permitted in the I-1 zone. Attached to this report for reference is an excerpt from *Zoning Bylaw 1000, 1996* which lists all the uses that would be permitted on this property should it be rezoned to I-1.

Permit Areas

The subject properties are outside the Mandatory Building Permit Area, Development Permit Areas, and Development Cost Charge Areas.

Impact Analysis

Context

The subject properties are located between other undeveloped parcels zoned for residential use. Therefore, it is conceivable that residences could be established next to this industrial use, if approved. However, the remainder of the parcels north of Highway 97 in Wonowon are zoned either commercial or industrial. This mix of uses is consistent with the RC (Rural Community) designation within *PRRD Rural OCP Bylaw No. 1940, 2011*. It is appropriate for a trucking operation to be located adjacent to a major highway corridor.

Population & Traffic

The subject properties are currently vacant. The proposed trucking business would increase traffic levels, including heavy truck traffic, accessing the properties. Access to the subject property is from Highway 97.

Sewage

The subject properties are not currently developed and would require a sewage system approved by Northern Health. The applicant indicated that they intend on developing a sewage lagoon.

Comments Received from Municipalities & Provincial Agencies

Chetwynd, Hudson's Hope, Pouce Coupe, Tumbler Ridge, Mo FLNORD, SD #60

No response received.

Dawson Creek, Fort St John, Taylor, Oil & Gas Commission

Interests unaffected.

MoTI

The bylaw will require formal ministry approval and signature. The applicant must apply for an Access, Resource, and Industrial permit before the bylaw can be approved. See attached letter.

Northern Health

Must follow applicable acts and regulations. See attached letter.

ALTERNATIVE OPTIONS: [All Directors – Corporate Unweighted]

1. THAT the Regional Board refuse Zoning Amendment Bylaw No. 2341, 2018.

STRATEGIC PLAN RELEVANCE:

- ☐ Ensure that the Solid Waste Management Plan is operating on a fiscally defensible basis.
- ☐ Ensure effective execution of Public Safety and Emergency Services initiatives.
- ☐ Foster Collaboration on services with municipalities and electoral areas.
- ☐ Establish a strategy for coordinated advocacy on identified issues.
- ☐ Manage parks and trails in the region.
- ☐ Support the agricultural industry within the regional district.
- ☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

None.

COMMUNICATIONS CONSIDERATION(S):

None.

OTHER CONSIDERATION(S):

None.

Attachments:

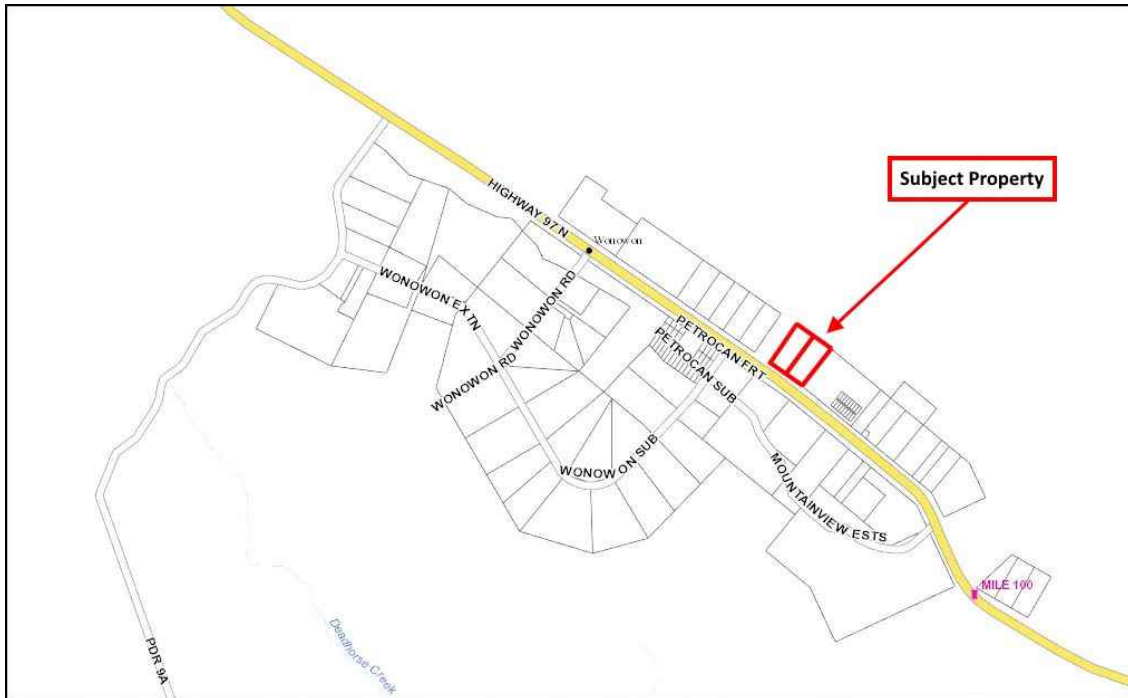
1. Maps
2. Application
3. Referral responses from agencies
4. Director comments
5. Section 46 of *PRRD Zoning Bylaw No. 1000, 1996*
6. Public hearing notice
7. Public hearing minutes
8. Bylaw No. 2341, 2018



OCP & ZONING AMENDMENT REPORT

MAPS

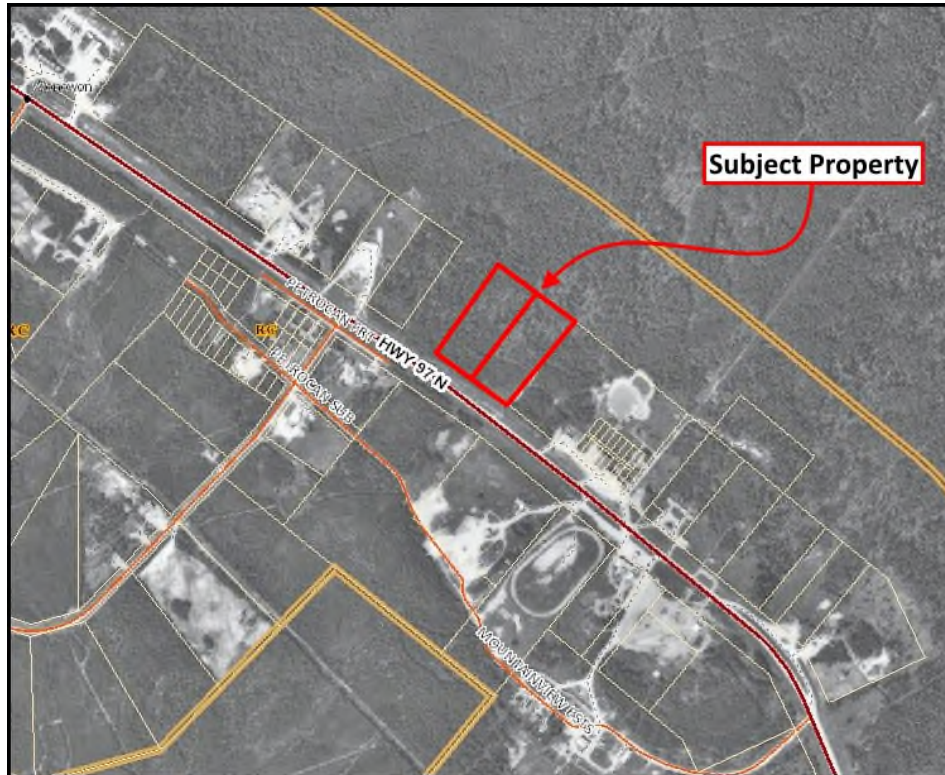
FILE NO. 18-162

LocationAerial Photo

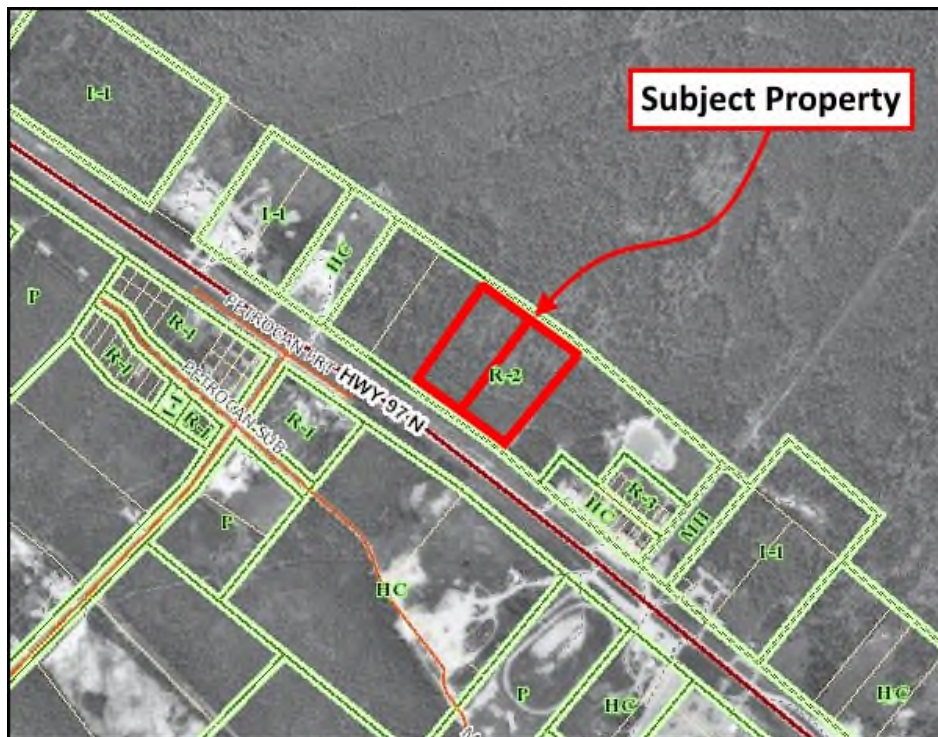


OCF & ZONING AMENDMENT REPORT
MAPS
FILE NO. 18-162

Peace River Regional District Rural Official Community Plan Bylaw No. 1940, 2011



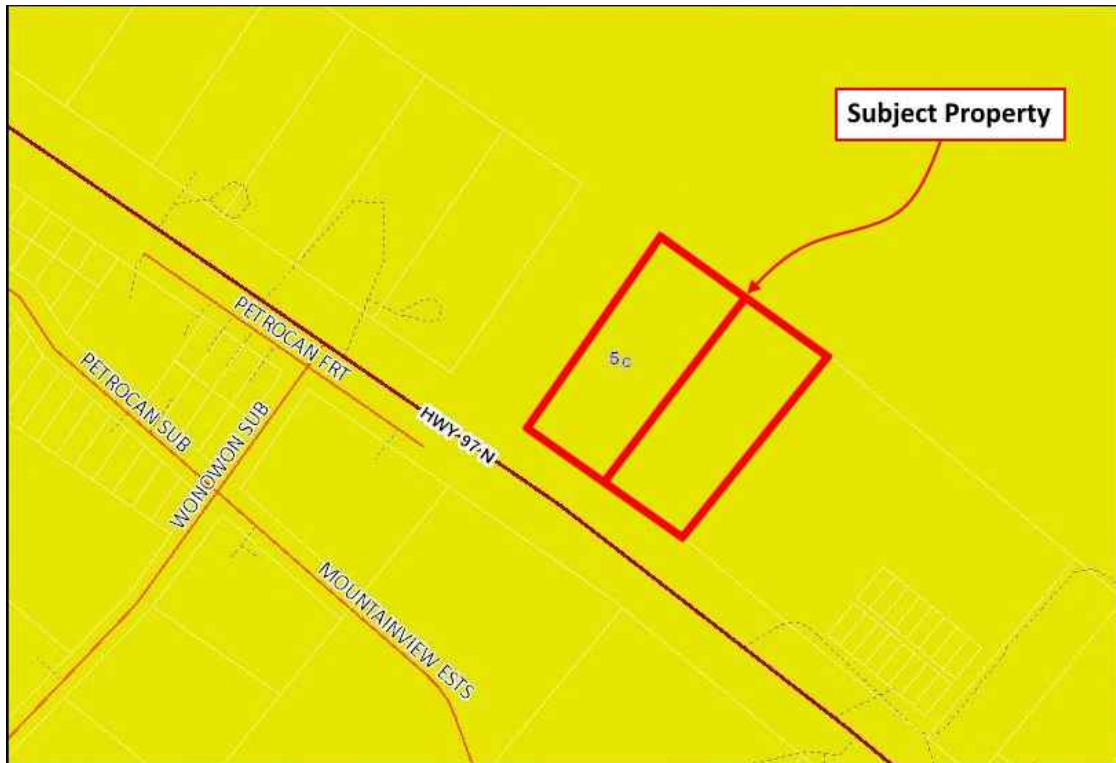
Peace River Regional District Zoning Bylaw No. 1000, 1996





OCP & ZONING AMENDMENT REPORT
MAPS
FILE NO. 18-162

Soil Classification





PEACE RIVER REGIONAL DISTRICT

Bylaw No. 2165, 2016
Schedule A – Application for Development
B-2a)
File # 18-162

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]

Receipt # 7113

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 <u>Andreas Lass</u>	Authorized Agent of Owner (if applicable)
Address of Owner [Redacted]	Address of Agent
	City/Town/Village
	Postal Code
	Telephone Number:
E-mail:	Fax Number:
	E-mail:

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
<u>Block A District Lot 2135,</u>	<u>2.13 ha</u> ha /acres
<u>Peace River District. PID#016-050-479</u>	ha./acres
<u>Block B District Lot 2135</u>	<u>2.13 ha</u> ha /acres
<u>Peace River District. PID#029-510-741</u>	TOTAL AREA <u>4.26</u> 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: Wonowon BC.

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-2

Proposed zone: I-1

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:

Bare land

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

(a) North Crown Land
 (b) East Crown Land
 (c) South Hwy 97
 (d) West Residential.

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

Building Shop for trucking
business

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

Close to main Hwy 97
No residential properties around.

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

Plan to build logan

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

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

May 31, 2018.
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:

For Reference - excerpt from "Development Application Procedures and Fees Bylaw No. 2165, 2016."

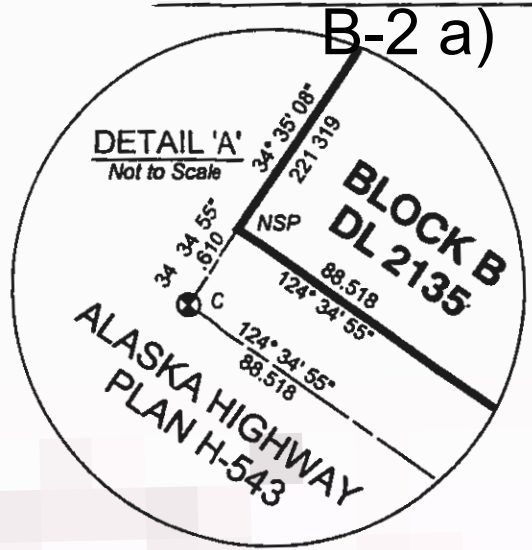
8. Public Notice Sign Requirements

- (a) On those parcel(s) that are subject to an amendment to:
 - (i) an official community plan and / or zoning bylaw; or
 - (ii) temporary use permit;
 the applicant shall post a development application sign on the subject property, which shall be provided by the Peace River Regional District.
- (b) The sign shall be a minimum of 1.2 metres x 1.2 metres (4 feet x 4 feet) in dimension;
- (c) The sign shall be constructed of recyclable material;
- (d) The sign shall have a white background with black block lettering that is not less than 6 centimeters in height;
- (e) The sign shall contain the following wording:
'This site is subject to an application to change land use or density. For further information please contact the Peace River Regional District at 1-800-670-7773';
- (f) The sign must be placed at the driveway entrance or midpoint of the property fronting the main service road, providing the most effective legibility and visibility for passersby from the road;
- (g) The sign shall be erected on the property at a minimum of fourteen (14) days prior to the Regional Board considering the application, and the applicant must submit to the Regional District a photograph clearly showing the sign posted on the property;
- (h) The sign shall be placed in a manner that does not interfere with pedestrian or vehicle traffic flow, or create a potential hazard by obstructing visibility from a highway, road or lane;
- (i) The sign shall be installed in a safe, sturdy manner, capable of withstanding typical wind and other weather conditions;
- (j) The sign shall remain in place continuously until the conclusion of the Public Hearing or issuing of the permit, as the case may be, and shall be removed within fourteen (14) days after the decision(s) of the Regional Board on the said application. Applicants are encouraged to dispose of the signs by recycling them.
- (k) Failure to post and keep the sign in accordance with this bylaw may result in a delay or postponement of the Public Hearing and / or Board decision process;
- (l) Any additional notification costs incurred by the Regional District as a result of the applicant failing to post the required sign shall be payable by the applicant prior to advertising of the Public Hearing or delivering public notification.
- (m) Where a sign required by this bylaw is removed, destroyed or altered due to vandalism or the actions of unknown persons, the validity of any bylaw that is the subject of the relevant application and Public Hearing shall not be impacted;
- (n) If a land owner receives any written comments regarding the land use application, those comments must be delivered to the Peace River Regional District office as soon as they are received so that this information may be considered with the subject application.
- (o) A non-refundable fee in the amount of \$150.00 shall be levied for the sign.

LOT 1
DL 901 &
DL 2132
LOT 2
PLAN 31455

UNSURVEYED

CROWN



Fd CP S Cor DL 2180
UTM Northing 6288264.657
UTM Easting 572458.504
Datum NAD83(CSRS) 4 0 0 BC 1 UTM Zone 10
Combined Scale Factor = 0.9995196
Estimated Network Horizontal Accuracy
is 0.2 metres

DL 2180

DL 2140

34° 31' 52"
221.014

Fd RP A

91.439
124° 27' 41"

Fd RP B

91.407
124° 38' 07"

LAND

BLOCK B
DL 2135
AREA = 2.13ha

See Detail 'A'

See Detail 'B'

BLOCK A
DL 2135

Ditch

31.157
OPP
Destroyed F

PARCEL A
(PH8506)
BLOCK A
DL 2183
(Plan 10944)

ROAD

stroyed
OWTPP
NF

ALASKA HIGHWAY PLAN
H-543

128° 36' 48"

458.906

8
15.24



**BYLAW AMENDMENT
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 B/L# 2341, 2018	Date: September 21, 2018
You are requested to comment on the attached zoning bylaw amendment for potential effect on your agency's interests. We would appreciate your response within 21 days (October 12, 2018). If no response is received within that time, it will be assumed that your agency's interests are unaffected.		
PURPOSE OF AMENDMENT: To amend the zoning of the subject properties under PRRD Zoning Bylaw No. 1000, 1996 from R-2 (Residential Zone) to I-1 (Light Industrial Zone) in order to construct a shop and operate a trucking business from the site.		
GENERAL LOCATION: Highway 97 North, approximately 210 metres east of Wonowon Subdivision Road		
LEGAL DESCRIPTION: Block A (PID: 016-050-479) & Block B (PID: 029-510-741), District Lot 2135, Peace River Land District		
AREA OF PROPERTY Block A: 2.13 ha (5.26 acres); Block B: 2.13 ha (5.26 acres); Total: 4.26 ha (10.53 acres)	ALR STATUS: Outside	OCP DESIGNATION: Rural Community
Land Owner: 1027023 BC Ltd.		
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.		
Michael Blatz		Title: <u>North Peace Land Use Planner</u>
This referral has also been forwarded to the following agencies:		
☐ Northern Health Authority ☐ Ministry of Transportation & Infrastructure via eDAS ☐ Oil & Gas Commission ☐ Ministry of Forests, Lands, Natural Resources Operations and Rural Development		
Other: ☐ 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		

Michael Blatz

From: Aaron Thompson <athompson@dawsoncreek.ca>
Sent: Friday, September 21, 2018 1:24 PM
To: Michael Blatz
Subject: RE: PRRD File # 18-162 | Zoning Bylaw Amendments | Please comment by October 12 2018

Michael,

The City of Dawson Creek's interests are unaffected by this application.



Aaron Thompson, BPI

City Planner
City of Dawson Creek
P - 250.784.3601
www.dawsoncreek.ca
Like us on [facebook](#)

Please ~ only print this email if necessary!

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From: Admin Account
Sent: September-21-18 11:45 AM
To: Aaron Thompson; Alex Wallace
Subject: FW: PRRD File # 18-162 | Zoning Bylaw Amendments | Please comment by October 12 2018

From: Michael Blatz [mailto:Michael.Blatz@prrd.bc.ca]
Sent: September 21, 2018 11:36 AM
To: PRRD_Internal
Subject: PRRD File # 18-162 | Zoning Bylaw Amendments | Please comment by October 12 2018

Good morning,

The PRRD has received an application to amend the zoning of the subject properties under PRRD Zoning Bylaw No. 1000, 1996 from R-2 (Residential Zone) to I-1 (Light Industrial Zone) in order to construct a shop and operate a trucking business from the site.

Please review the attached application and respond with any comments by **October 12, 2018**.

If you have any questions, don't hesitate to get in touch.

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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BYLAW AMENDMENT
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

(As per the Management of Development Function)

RESPONSE SUMMARY		<u>OCP & Zoning B/L# 2337 & 2338, 2018</u>
☐ Approval recommended for reasons outlined below	☒ Interests unaffected by bylaw	
☐ Approval recommended subject to conditions below	☐ Approval NOT recommended due to reasons outlined below	

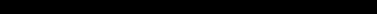
None. Response for File 18-162,
Zoning Bylaw #2341, 2018. *RG*

Signed: 	Title: <i>Planning Manager</i>
Date: <i>October 10, 2018</i>	Agency: <i>City of Fort St. John</i>

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

(As per the Management of Development Function)		
	RESPONSE SUMMARY	OCP & Zoning B/L# 2337 & 2338, 2018
☐ Approval recommended for reasons outlined below	☒ Interests unaffected by bylaw	
☐ Approval recommended subject to conditions below	☐ Approval NOT recommended due to reasons outlined below	

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Signature: 	Title: Tyla Pennell, Corporate Officer.
Date: September 24, 2018	Agency: District of Taylor



Ministry of
Transportation
and Infrastructure

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

Attention: Kole Casey, South Peace land Use Planner

The Ministry of Transportation and Infrastructure (ministry) has received and reviewed your referral dated September 21, 2018 to amend the zoning of the subject properties, Block A (PID: 016-050-479) & Block B (PID: 029-510-741), District Lot 2135, Peace River Land District, under PRRD Zoning Bylaw No. 1000, 1996 from R-2 (Residential Zone) to I-1 (Light Industrial Zone).

The proposal falls within Section 52 of the Transportation Act and will require formal ministry approval and signature. The ministry is in support of the proposal however we have the following conditions that must be satisfied prior to final approval and signature:

1. The owner is to apply for an Access, Resource and Industrial permit to the Ministry of Transportation and Infrastructure for the driveway construction to the industrial zoned area prior to final approval and signature.

Apply online here: <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 me at (250) 261-5745.

Sincerely,



Assistant District Development Technician - Peace District

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

January 31, 2019

NH comments for By-Law Referral from PRRD

Reference: OCP & Zoning B/L# 2341, 2018

October 2nd 2018

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.

Thank you,



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

madhu.nair@northernhealth.ca

January 31, 2019



BYLAW AMENDMENT
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

(As per the Management of Development Function)

	RESPONSE SUMMARY	OCP & Zoning B/L# 2337 & 2338, 2018
☐ Approval recommended for reasons outlined below	☒ Interests unaffected by bylaw	
☐ Approval recommended subject to conditions below	☐ Approval NOT recommended due to reasons outlined below	

Oil and Gas permit holders with interests located in the vicinity of the proposed zoning changes have been contacted by the Commission as. Emergency Response Plans may need updating.

Signed:  Allison MacKay.	Title: Environmental Specialist
Date: Oct. 1 / 18	Agency: Oil & Gas Commission.

Michael Blatz

From: Karen Goodings <kgooding@pris.bc.ca>
Sent: Wednesday, October 24, 2018 5:38 PM
To: Michael Blatz
Subject: RE: PRRD File # 18-162 Zoning Amendment | Please comment by October 30, 2018

Hi, I will want a public process on the change to industrial from residential. I believe this is also close to the school.

From: Michael Blatz [mailto:Michael.Blatz@prrd.bc.ca]
Sent: October-16-18 9:00 AM
To: Director Karen Goodings
Cc: PRRD_Internal
Subject: PRRD File # 18-162 Zoning Amendment | Please comment by October 30, 2018

Good morning Director Goodings,

Please find the attached report for a zoning amendment application in Wonowon. Please comment by October 30, 2018.

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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SECTION 46 I-1 (Light Industrial Zone)

Permitted Uses

1. Subject to Section 26 of this by-law, the following uses and no others are permitted in an I-1 zone:

- (a) restaurant
- (b) car wash establishment
- (c) automobile service station;
- (d) sales, rentals, servicing, and repairs of automobiles, recreational vehicles, mobile homes, automotive parts, machinery, farm machinery, and boats;
- (e) meat cutting and packing, excluding abattoirs;
- (f) auction market, excluding the sales of animals;
- (g) contractors shop and storage yard for trade, trucking, construction and oil field service.
- (h) warehousing, cartage, express and freight facilities;
- (i) building material supply;
- (j) transportation depots, including taxi dispatch office;
- (k) public utility offices, including works yard and substation;
- (l) fuel sales;
- (m) wholesale establishment;
- (n) machine shop, welding shop, woodworking shop;
- (o) personal service establishment;
- (p) commercial nursery;
- (q) oil and gas pumping station;
- (r) gravel extraction and processing facilities, including screening and asphalt plants;
- (s) printing and publishing establishment;
- (t) animal hospital;
- (u) agriculture;

Permitted accessory uses and buildings on any parcel include the following:

- (v) a dwelling unit.

Regulations

2. On a parcel located in an I-1 zone:

Minimum Parcel Size

- (a) The minimum parcel size is 1.8 hectares (4.5 acres).

Number and type of Dwelling Unit

- (b) A maximum of one single family detached dwelling unit is permitted.

Height

- (c) No building or structure shall exceed ten (10) metres in height.



PEACE RIVER REGIONAL DISTRICT

Notice of Public Hearing

Zoning Amendment Bylaw No. 2341, 2018

When:

Wednesday December 12,
2018 at 7:00pm

Where:

Wonowon Elementary
School Gymnasium
19211 Petrocan Subdivision,
Wonowon BC

For More Information:

Contact:

Development Services

Tel: 250-784-3200

Toll Free: 1-800-670-7773

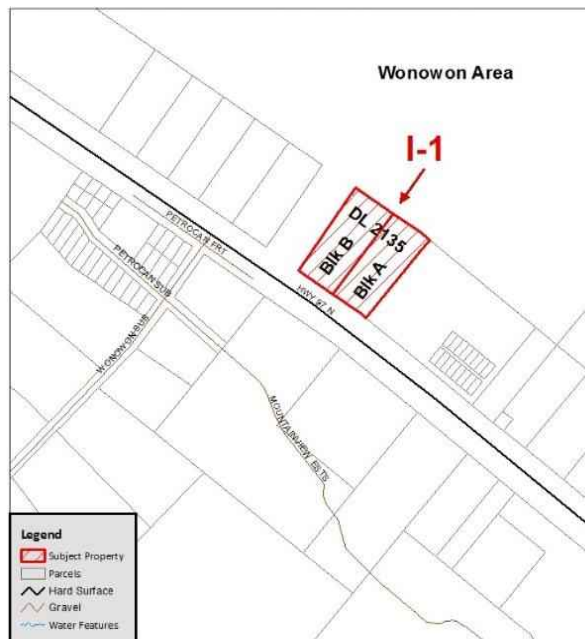
Email: prrd.dc@prrd.bc.ca

Wonowon

Block A & Block B, District Lot 2135, Peace River District

The Peace River Regional District is hosting a meeting to discuss a proposed zoning amendment.

Proposal: To amend the zoning of the subject properties under PRRD Zoning Bylaw No. 1000, 1996 from R-2 (Residential 2 Zone) to I-1 (Light Industrial Zone) in order to construct a shop and operate a trucking business from the site.



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



prrd.bc.ca | f

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January 31, 2019



PEACE RIVER REGIONAL DISTRICT

PUBLIC HEARING – MINUTES

Proposed Zoning Amendment Bylaw No. 2341, 2018

December 12, 2018 @ 7:00 p.m.

Wonowon Elementary School, 19211 Petrocan Subdivision, Wonowon BC

ATTENDANCE:

Peace River Regional District: Karen Goodings, Director of Electoral Area 'B' (Chair)
Michael Blatz, Land Use Planner, Development Services

Applicant/Owner: Andreas Lass

Public: None

1. CALL TO ORDER

Director Karen Goodings called the meeting to order at 7:00 pm.

2. STATEMENT OF PUBLIC HEARING

Director Karen Goodings stated the procedural rules in place to govern the conduct of the public hearing.

3. INTRODUCTION TO PROPOSAL

Michael Blatz provided those in attendance with a summary of proposed Zoning Amendment Bylaw No. 2341, 2018 for the properties described as Block A (PID: 016-050-479) & Block B (PID: 029-510-741), District Lot 2135, Peace River Land District.

Mr. Blatz summarized the proposal to amend the zoning of the subject properties under Peace River Regional District *Zoning Bylaw No. 1000, 1996* from R-2 (Residential 2 Zone) to I-1 (Light Industrial Zone) in order to construct a shop and operate a trucking business from the site.

4. SUMMARY OF APPLICATION PROCEDURE

Michael Blatz summarized the application procedure and timeline for the benefit of those in attendance at the hearing.

5. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

Michael Blatz read the comments received from agencies and municipalities for the benefit of those in attendance at the hearing:

City of Fort St. John: Interests unaffected.

District of Taylor: Interests unaffected.

City of Dawson Creek: Interests unaffected.

Oil & Gas Commission:

Interests unaffected. Oil and gas permit holders with interests located in the vicinity of the proposed zoning changes have been contacted by the Commission as Emergency Response Plans may need updating.

Northern Health:

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.

6. WRITTEN COMMENTS RECEIVED FROM PUBLIC

Michael Blatz stated the Peace River Regional District had not received any written comments from the public as of 4:30 pm on December 12, 2018.

7. COMMENTS FROM APPLICANT(S)

Michael Blatz asked Mr. Andreas Lass if he had any comments regarding his proposal. Mr. Lass declined to comment.

8. COMMENTS FROM PUBLIC

Michael Blatz asked the members of the public if they had any comment related to the proposed bylaw. There were no comments from the public.

9. FINAL COMMENTS FROM APPLICANT(S)

Michael Blatz asked Mr. Andreas Lass if he had any final comments. Mr. Lass declined to comment.

10. TERMINATION OF PUBLIC HEARING

Director Karen Goodings terminated the Public Hearing at 7:10 pm.


Michael Blatz, Recorder


Director Karen Goodings, Chair

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2341, 2018

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. 2341, 2018."
2. Schedule A – May 8 - Wonowon of "Peace River Regional District Zoning Bylaw No. 1000, 1996" is hereby amended by rezoning Block A and Block B, District Lot 2135, PRD from R-2 "Residential 2 Zone" to I-1 "Light Industrial Zone", as shown on Schedule "A" which is attached to and forms part of this by-law.

READ A FIRST TIME THIS	8 th	day of	November	, 2018.
READ A SECOND TIME THIS	8 th	day of	November	, 2018.
Public Hearing held on the	12 th	day of	December	, 2018.
Public Notification published on	29 th	day of	November	, 2018.
Public Notification published on	6 th and 7 th	day of	December	, 2018.
Notification mailed on the	23 rd	day of	November	, 2018.
Ministry of Transportation		day of		, 2019.
approval received this		day of		, 2019
READ A THIRD TIME THIS		day of		, 2019
ADOPTED THIS		day of		, 2019.

(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. 2341,
2018", as adopted by the Peace River Regional
District Board on _____, 20____.

Corporate Officer

January 31, 2019



Peace River Regional District
Bylaw No. 2341, 2018
SCHEDULE "A"



Map No. 8 "Wonowon" - Schedule A of "Peace River Regional District Zoning Bylaw No. 1000, 1996" is hereby amended by rezoning Block A and Block B, District Lot 2135, PRD **from** R-2 "Residential 2 Zone" **to** I-1 "Light Industrial Zone" as shown shaded on the drawing below:

