



PEACE RIVER REGIONAL DISTRICT

PUBLIC HEARING – AGENDA

Proposed Zoning Amendment Bylaw No. 2341, 2018

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

Wonowon Elementary School, 19211 Petrocan Subdivision, Wonowon BC

1. CALL TO ORDER

2. STATEMENT OF PUBIC 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 **Zoning Amendment Bylaw No. 2341, 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

Landowner: Andreas Lass

Legal Description: Block A (PID: 016-050-479) & Block B (PID: 029-510-741), District Lot 2135, Peace River Land District

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.

4. SUMMARY OF APPLICATION PROCEDURE

Application received.	May 31, 2018
Application and draft bylaws circulated to municipalities and provincial agencies.	September 21, 2018
PRRD Board gives bylaw 1 st & 2 nd Reading and authorizes Public Hearing.	November 8, 2018
Public Hearing Notification published as follows: • Mailed to landowners within notification area (November 23) • Advertised in the Alaska Highway News (November 29 & December 6) • Posted to the PRRD website (December 4) • Advertised in the Northern Horizon newspaper (December 7) • Advertised on Energetic City website (December 1 – 12)	November – December, 2018
Public Hearing takes place at the North Peace Leisure Pool, Fort St. John, BC	December 12, 2018

5. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

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

None.

7. COMMENTS FROM APPLICANT

8. COMMENTS FROM PUBLIC

9. FINAL COMMENTS FROM APPLICANT

10. TERMINATION OF PUBLIC HEARING

List of Attachments:

- A. Proposed Zoning Amendment Bylaw No. 2341, 2018
- B. Public Notification for PRRD Zoning Amendment Bylaw No. 2341, 2018
- C. PRRD Report: PRRD Zoning Amendment Bylaw No. 2341, 2018

Attachment A: PRRD Zoning Amendment Bylaw No. 2341, 2018

**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 8th day of November , 2018.

READ A SECOND TIME THIS 8th day of November , 2018.

Notification mailed on the 23rd day of November , 2018.

Public Hearing held on the 12th day of December , 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. 2341,
2018", as adopted by the Peace River Regional
District Board on _____, 2018.

Corporate Officer

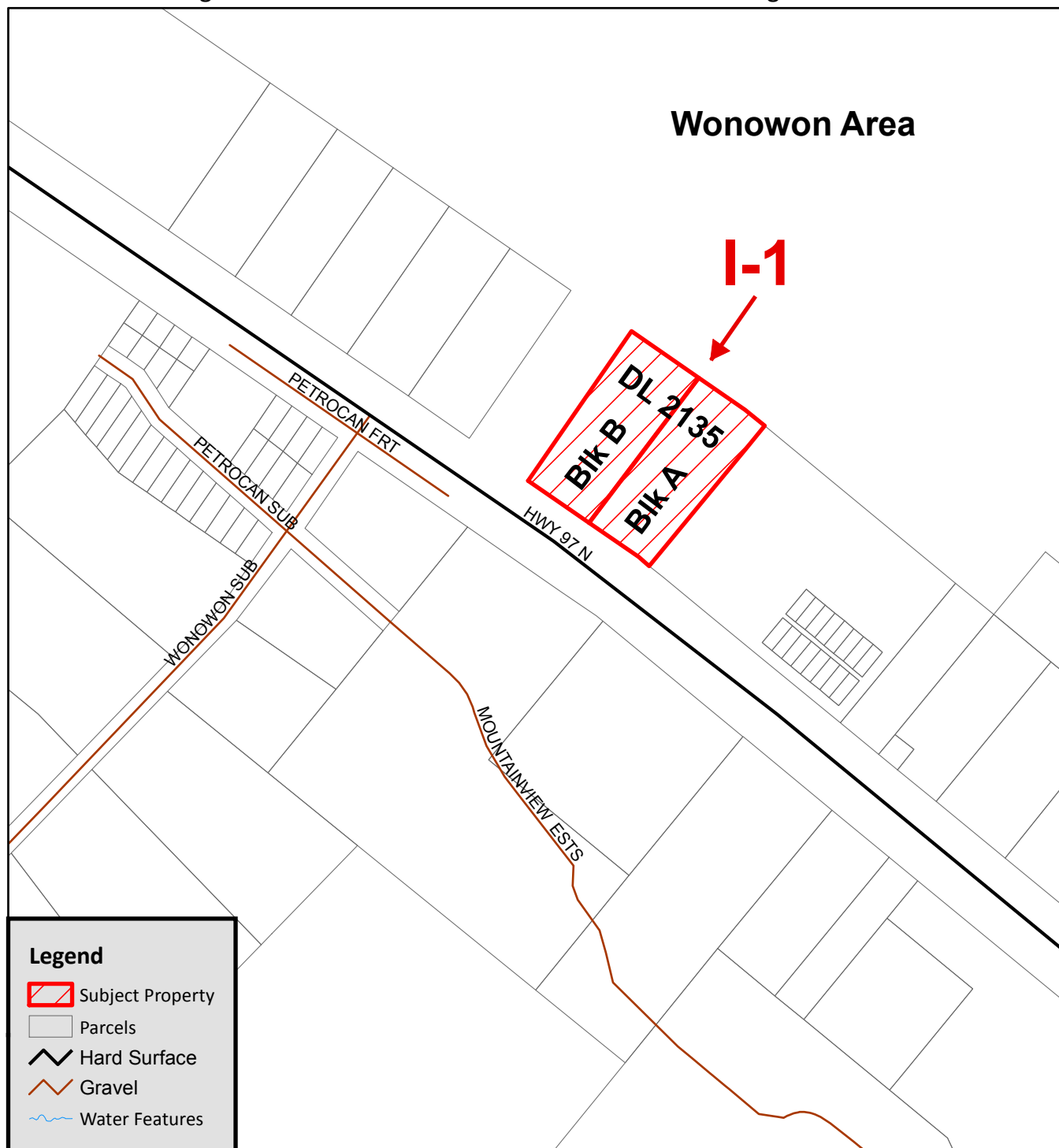


Peace River Regional District
Bylaw No. 2341, 2018
SCHEDULE "A"



1:7,338

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:



Attachment B: Public Notification for PRRD Zoning Amendment Bylaw No. 2341 2018



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

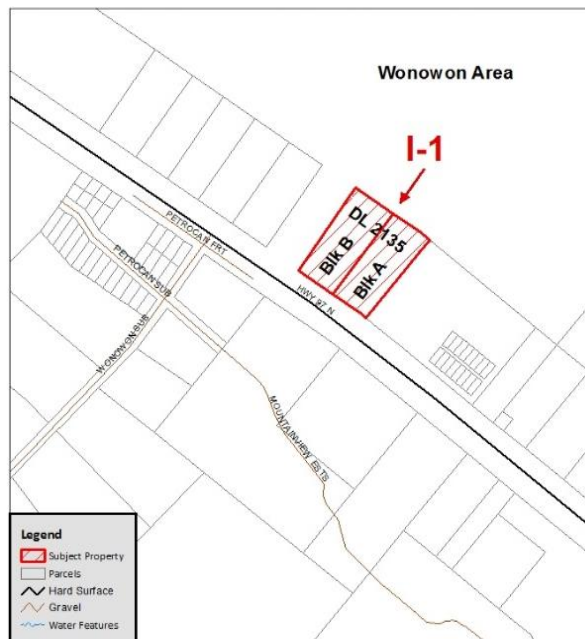
Email: prrd.dc@prrd.bc.ca

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

diverse. vast. abundant.

Attachment C: PRRD Report for PRRD Zoning Amendment Bylaw No. 2341, 2018



PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES
ZONING AMENDMENT REPORT
BYLAW No. 2341, 2018
1st and 2nd Reading

OWNER: Andreas Lass Date: October 26, 2018
AREA: Electoral Area B
LEGAL: Block A (PID: 016-050-479) & Block B (PID: 029-510-741), District Lot 2135, Peace River Land District
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)
LOCATION: Highway 97 North, approximately 210 metres east of Wonowon Subdivision Road

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.

Recommendation [All Directors – Corporate Unweighted]

1. THAT the Regional Board read Zoning Amendment Bylaw No. 2341, 2018 for a First and Second time.
2. THAT a public hearing be held pursuant to the *Local Government Act*;
3. THAT the holding of the public hearing be delegated to the Director of Electoral Area B.

ALTERNATIVE OPTIONS:

OPTION 1: THAT the Regional Board read Zoning Amendment Bylaw No. 2341, 2018 for a First and Second time; that the holding of a public hearing be waived pursuant to s.464(2) of the *Local Government Act*, and that notification be issued pursuant to s. 467 of the *Local Government Act*.

THAT the holding of a public hearing be waived pursuant to s.464(2) of the *Local Government Act*, and authorize performance of public notification pursuant to s. 467 of the *Local Government Act*.

OPTION 2: THAT the Regional Board refuse the application as submitted.

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

COMMENTS AND OBSERVATIONS

- APPLICANT:** The applicant intends to develop the subject properties for a trucking business and requires a zoning amendment to do so.
- ALR:** The subject properties are not within the ALR. The closest ALR land is approximately 10 km from the properties.
- 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.
- 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.

IMPACT ANALYSIS

- CONTEXT:** The subject properties are located between other undeveloped parcels zoned for residential use. The remainder of the parcels north of Highway 97 are zoned either commercial or industrial. 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 AND PROVINCIAL AGENCIES

- DISTRICT OF CHETWYND:** *No response received.*
- CITY OF DAWSON CREEK:** Interests unaffected.
- CITY OF FORT ST. JOHN:** Interests unaffected.

DISTRICT OF HUDSON'S HOPE: *No response received.*

VILLAGE OF POUCE COUPE: *No response received.*

DISTRICT OF TAYLOR: Interests unaffected.

DISTRICT OF TUMBLER RIDGE: *No response received.*

MoTI: *No response received.*

MIN. FLNRO *No response received*

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.

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

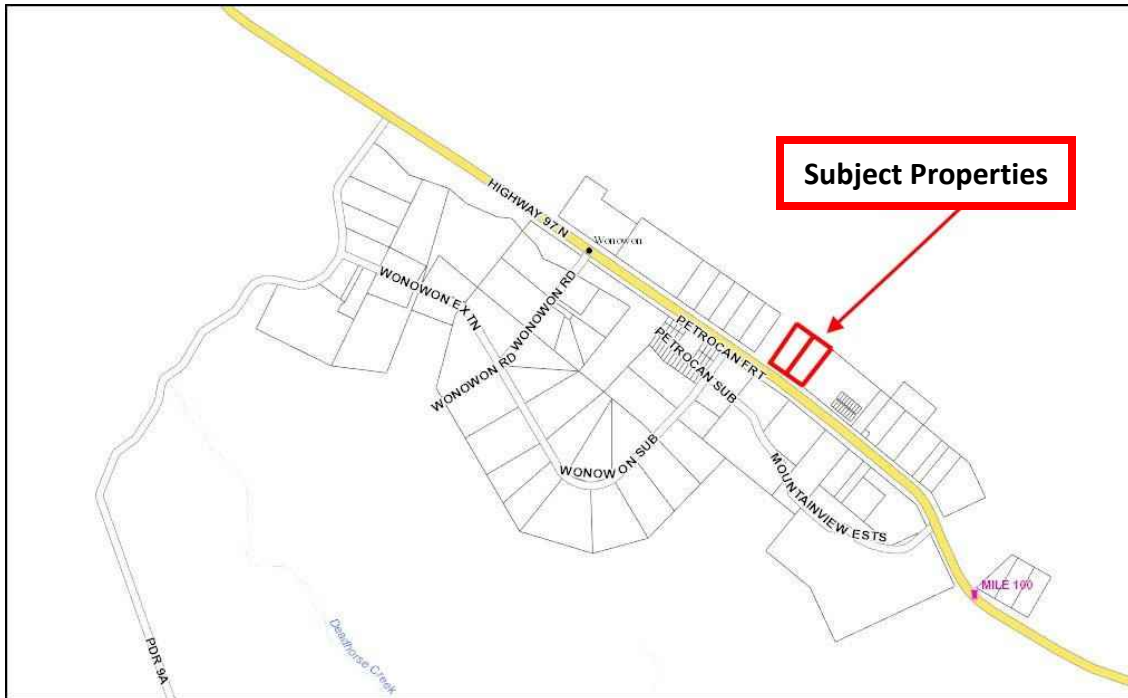
Must not cause a health hazard.

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

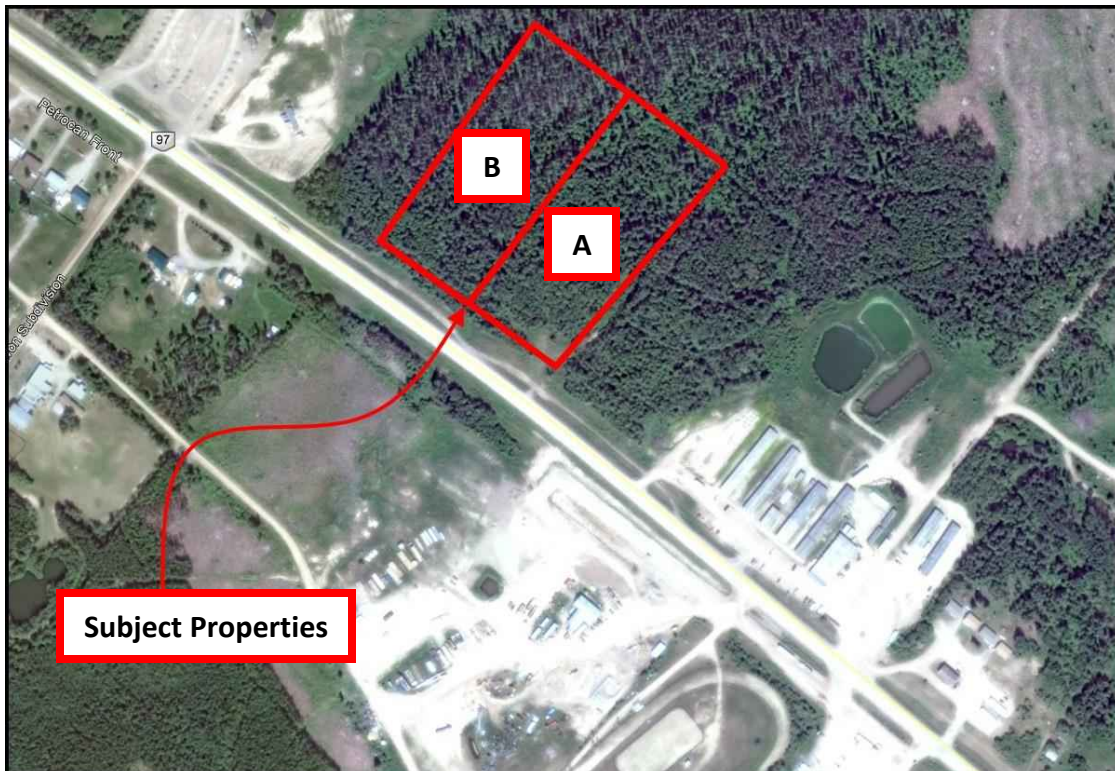


OCP & ZONING AMENDMENT REPORT
MAPS
FILE NO. 18-162

Location



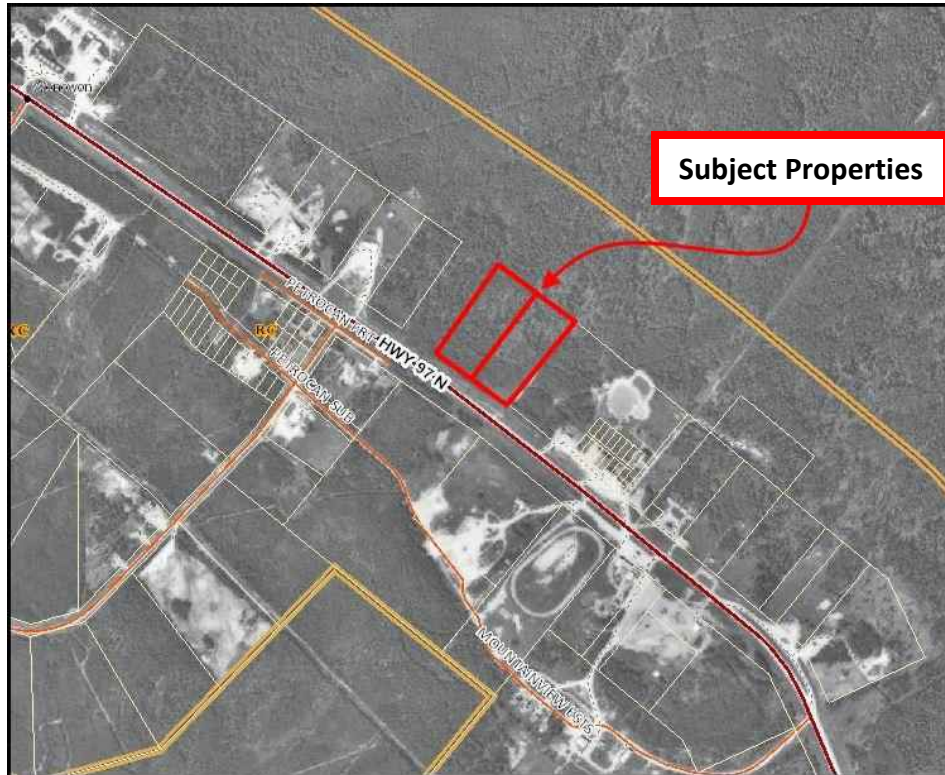
Aerial Photo





OCP & 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





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

- ATTACHMENTS:**
1. Application
 2. Referral responses from agencies
 3. Director Comments
 4. Draft bylaw to amend the Zoning Bylaw
 5. Excerpt of Zoning Bylaw No. 1000, 1996



PEACE RIVER REGIONAL DISTRICT

Bylaw No. 2165, 2016

Schedule A – Application for Development

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 Andreas Lass	Authorized Agent of Owner (if applicable)
Address of Owner P.O. Box 155	Address of Agent
City/Town/Village Charlie Lake B.C.	City/Town/Village
Postal Code V0C-1H0	Postal Code
Telephone Number: 250-784-3200	Telephone Number:
Fax Number: 250-784-3201	Fax Number:
E-mail:	E-mail:

3. PROPERTY DESCRIPTION

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

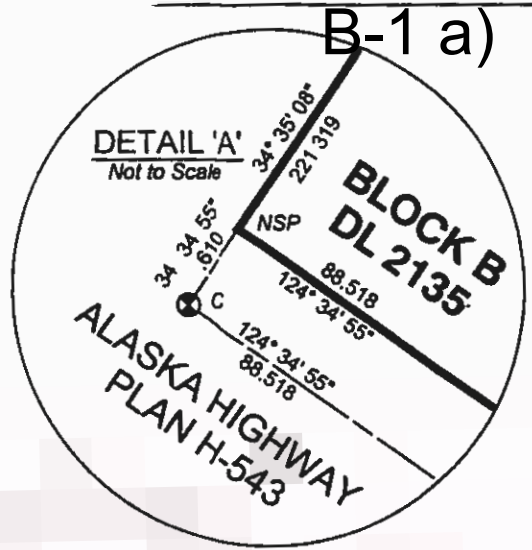
8. Public Notice Sign Requirements

- (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



DL 2180

DL 2140

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

Fd RP A

91.439
124° 27' 41"

Fd RP B

91.407
124° 38' 07"

34° 31' 52"
221.014

LAND

BLOCK B
DL 2135
AREA = 2.13ha

100.622

69.722

31.157
OPP Destroyed F

BLOCK A
DL 2135

See Detail 'A'

88.518
24 34' 55"
124° 34' 55"
88.518

See Detail 'B'

Drai
W
D

stroyed
OWTPP
NF

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

ROAD

ALASKA HIGHWAY PLAN
H-543

128° 36' 48"

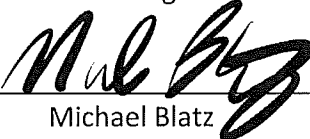
458.906

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		

November 8, 2018

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	

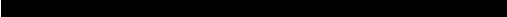
None. Response for File 18-162,
Zoning Bylaw #2341, 2018. *RG*

Signer: 	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

<i>(As per the Management of Development Function)</i>	
	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



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.

November 8, 2018

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

November 8, 2018

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.