



**PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES
ZONING AMENDMENT REPORT
BYLAW NO. 2294 (KRONHARDT), 2017
3rd Reading & Adoption**

OWNER: Paul & Ludmila Kronhardt
AREA: Electoral Area B
LEGAL: District Lot 2167, PRD
LOT SIZE: 2 ha (5 ac)
LOCATION: Wonowon

DATE: November 26, 2018

PROPOSAL:

To rezone the property from R-2 (Residential 2 Zone) to HC (Highway Commercial Zone) to permit the operation of a campground.

RECOMMENDATION: [ALL DIRECTORS – CORPORATE WEIGHTED]

1. THAT the Regional Board read Zoning Amendment Bylaw No.2294 (Kronhardt), 2017 for a Third time.
2. THAT the Regional Board adopt Zoning Amendment Bylaw No.2294 (Kronhardt), 2017.

ALTERNATIVE OPTIONS

1. THAT the Regional Board refuse the application as submitted.

SUMMARY OF APPLICATION PROCEDURE

Application received.	August 24, 2015
Application and draft bylaws circulated to municipalities and provincial agencies.	August 15, 2017
PRRD Board gives bylaw 1 st & 2 nd Reading and authorizes Public Hearing.	October 12, 2017
Public Hearing Notification published as follows: - Mailed to landowners within notification area (December 29) - Advertised in the Northern Horizon newspaper (January 19) - Advertised in the Alaska Highway News (January 11 & 18) - Posted to the PRRD Facebook page (January 17 & 23) - Advertised on Energetic City website (January 18)	December 2017, January 2018
Public hearing meeting takes place at the Wonowon Elementary School & Community Hall, Wonowon, BC	January 23, 2018

PUBLIC HEARING

A Public Hearing was held January 23, 2018, at the Wonowon Elementary School & Community Hall, Wonowon, BC. *The minutes of the Public Hearing are attached to this report.*

COMMENTS RECEIVED FROM PUBLIC

No letters or comments have been received from the public.

LAND USE POLICIES AND REGULATIONS

OFFICIAL COMMUNITY PLAN (OCP):	'Rural Community', PRRD Rural OCP Bylaw No. 1940, 2011.
ZONING:	R-2 (Residential Holdings Zone), PRRD Zoning Bylaw No. 1000, 1996.
AGRICULTURAL LAND RESERVE (ALR):	Outside
BUILDING INSPECTION AREA:	Outside Mandatory Building Permit Area
FIRE PROTECTION AREA:	Outside all Fire Protection Areas

SITE CONTEXT

The subject property is located within the rural community of Wonowon along the Alaska Highway (97 N). The area is predominantly comprised of Crown Land, oil & gas use, and some rural residential parcels. Land features include some cultivated land, forested and low lying riparian areas.

SITE FEATURES

LAND:	The subject property is currently cleared for rural residential and R.V. and camping use.
STRUCTURES:	There is one residence on the subject property.
ACCESS:	The proposal is accessed from Alaska Highway (97N).
CLI SOIL RATING:	Class 5 _c soils. Class 5 soils have very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible. Subclass c denotes adverse climate.
FIRE:	Outside all Rural Fire Protection Areas.

COMMENTS AND OBSERVATIONS

APPLICANT:	The applicant would like to zone the subject property for a seasonal (3-4 months) Campground for R.V. use.
ALR:	The subject property is outside the ALR.
OCP:	Peace River Regional District Rural Official Community Plan Bylaw No. 1940, 2011 The subject property is designated 'Rural Community' within the PRRD Rural OCP Bylaw No. 1940, 2011. The minimum parcel size for lands within a Rural Community is 1.6 hectares (4 acres). Within this designation, the principal use of the land is a mix of other designations including the 'Commercial' designation which this proposal would fall under.

Section 6: Rural Community**Policy 4:**

Subdivision or land use proposals will be examined and considered in areas designated Commercial, subject to the factors as set out in Section 20.4.

Section 20.4: Subdivision and Development Guidelines

Where a proposed subdivision, rezoning or temporary use permit may be permitted by this OCP, the Regional Board, in reviewing the subdivision application referred to the Regional District by the Approving Officer or a rezoning or temporary use permit application submitted to the Regional District

by the applicant, may consider factors including but not limited to the following:

- (a) physical characteristics of the subject property, including topography and vegetation;*
- (b) the agricultural capability of the land, including the Canada Land Inventory soil rating and history of production;*
- (c) the subject property's access to infrastructure and utilities;*
- (d) the projected impact on the transportation network;*
- (e) impacts of the development on neighbouring properties, which may include direct and indirect impacts;*
- (f) the extent to which the proposal would create or contribute to encroaching land uses that may interfere with agriculture and/or other nearby established land uses;*
- (g) public opinion as received through any applicable public consultation process;*
- (h) other issues that may be relevant to the subject property or specific proposal.*

Policy 8:

If any land designated Rural Community is under application for a re-zoning to an industrial or commercial zone, public consultation must take place within the Rural Community. The Regional Board may direct the proponent to provide to the Regional District a site plan illustrating applicable features such as proposed access, parking areas, outdoor storage areas, and buildings or structures.

Section 9: Commercial

Policy 3:

Within the Commercial designation the principal use of land will generally be for commercial uses such as businesses that cater to the local area residents; businesses that cater to the travelling public or tourists; convenience stores; retail sales; gas stations; automotive service and repair; restaurants; craft sales; personal service establishments; business offices; campgrounds; tourist accommodations; commercial recreation facilities; animal hospitals; kennels.

Policy 4:

New commercial developments are directed to Rural Communities, the municipalities, or commercial designated land within the Fringe Areas.

Policy 6:

Proposed commercial development should demonstrate the following:

- (a) siting, orientation, and layout of proposed structures minimizes or eliminates potential conflicts with agriculture;*
- (b) plans for vehicle parking and circulation on the property;*
- (c) layout of proposed development and activities.*

A campground is a permitted use within this designation. Therefore, this proposal will not require an OCP amendment.

ZONING: Peace River Regional District Zoning Bylaw No. 1000, 1996

The subject property is zoned R-2 (Residential 2 Zone) within the Peace River Regional District Zoning Bylaw No. 1000, 1996.

Section 24 Offstreet Parking

As stipulated within the PRRD Zoning Bylaw No. 1000, 1996 the total amount of offstreet parking that is required for a campground is 1 space per camping space plus 2 spaces. The applicant also must comply with the regulations as stipulated in Section 24.

A campground is not a permitted use within this zone. Therefore, this proposal will require a zoning amendment.

PRRD PRIVATE CAMPGROUND GUIDELINES The PRRD has private campground guidelines to assist camp ground operators in the general development and operation of campgrounds within the PRRD Electoral Areas only.

WATER & SEWER A water well services both the residence and RV sites. Sewage from both the RV sites and the residence is serviced by the lagoon at the back of the property.

IMPACT ANALYSIS

AGRICULTURE: The proposed use would have no impact on agriculture as the property is currently zoned for residential use.

CONTEXT: In the immediate proximity of the subject property there is one lot for rural residential use and one lot that is developed for highway commercial use and unsurveyed crown lands. There are no other developments in the immediate area.

POPULATION & TRAFFIC The proposed rezoning will increase the population in correlation with the number of RVs using the site. Much of this population will be transient. Traffic will increase accordingly with the types of business likely to locate here and may be sporadic depending on the season.

COMMENTS RECEIVED FROM MUNICIPALITIES AND PROVINCIAL AGENCIES

DAWSON CREEK: Interests unaffected by Bylaw

TAYLOR: Interests unaffected by Bylaw

FORT. ST. JOHN: Interests unaffected by Bylaw

OIL & GAS COMMISSION: While there are oil & gas activity within 1 km of the subject property, it is not in conflict. The oil & gas activity is a freshwater storage area with associated road, it is across the highway and approximately 800 metres away.

MINISTRY OF *November 21, 2018:*

TRANSPORTATION AND INFRASTRUCTURE: The Ministry of Transportation and Infrastructure (Ministry) has received and reviewed your referral dated August 03, 2017 to amend the zoning from R-2 (Residential 2 Zone) to HC (Highway Commercial Zone) to permit the operation of a campground within DL 2167 PEACE RIVER. The proposal falls within Section 52 of the *Transportation Act* and will require formal Ministry approval and signature.

The Ministry originally responded to the zoning amendment proposal on August 24, 2017. At that time, the Ministry requested a suitably worded restrictive covenant be placed on title, and that the landowner apply for an 'Access to a Controlled Access Highway' permit. To date, both conditions have been satisfied. The Ministry currently has no objections to the proposed zoning amendment.

August 24, 2017:

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral dated August 03, 2017 to amend the zoning from R-2 (Residential 2 Zone) to HC (Highway Commercial Zone) to permit the operation of a campground within DL 2167 PEACE RIVER. 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 by the Ministry.

If the land use is to change from the proposed campground within the proposed zoning, we will require intersection improvements. To ensure this, we will require a suitably worded restrictive covenant prior to zoning approval, which restricts land use within the proposed zone strictly to the proposed campground. The covenant is to be registered with priority over any financial charges. If the landowner does not want to enter into a restrictive covenant on the property, the Ministry will require a scope development meeting to discuss potential Traffic Impact Study (TIS) to address access issues to the Alaska Highway. The Ministry recommends that the land owner contact our department for samples of the covenant we are requesting prior to contacting a lawyer or notary.

We will require the applicant to apply for an "Access to a Controlled Access Highway" Permit. Below is a link to ensure that you are complying with the Ministry permitting requirements and apply online for the appropriate permit: <http://www.th.gov.bc.ca/permits/index.asp>

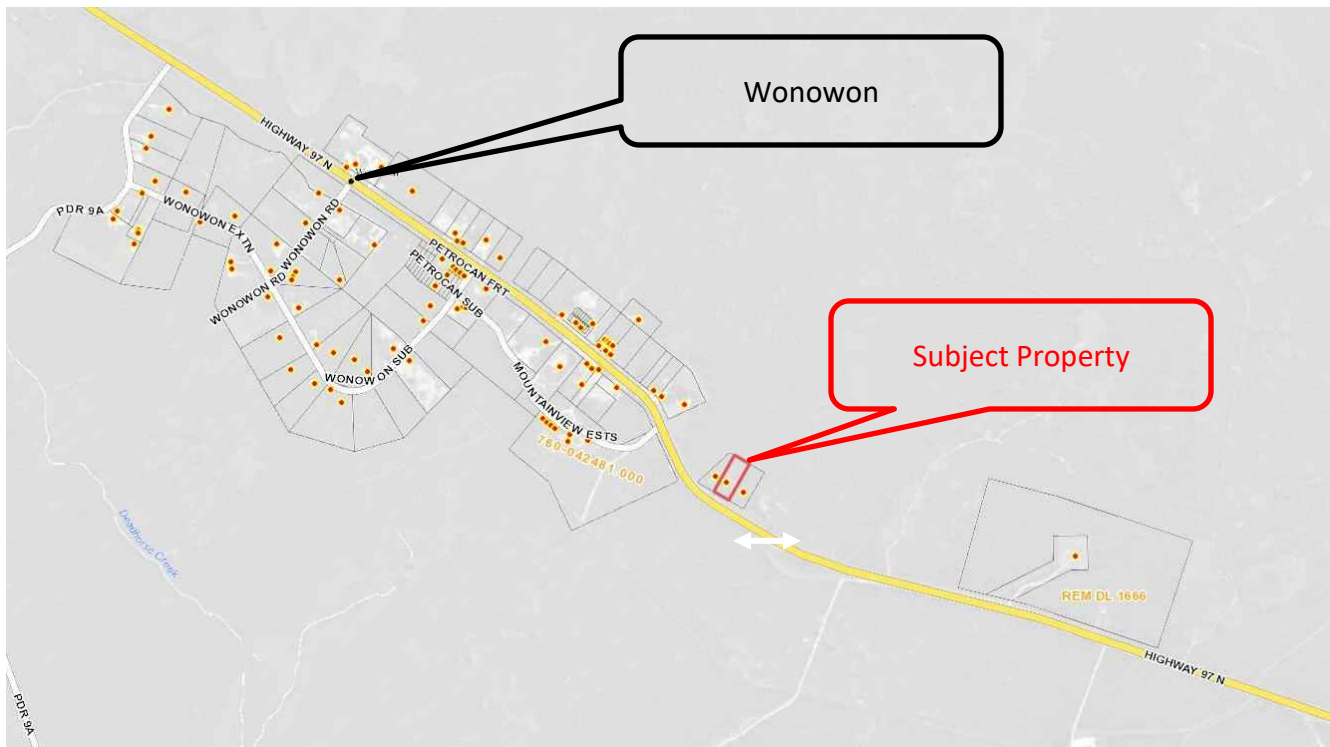
The Ministry reserves the right to refuse or require changes to any proposals at the time of the application process.

ATTACHMENTS:

1. Maps
2. Zoning Amendment Application
3. Public Hearing Notice
4. Public Hearing Minutes
5. PRRD Private Campground Guidelines
6. MoTI approval letter
7. Bylaw



Context Photo



Air Photo

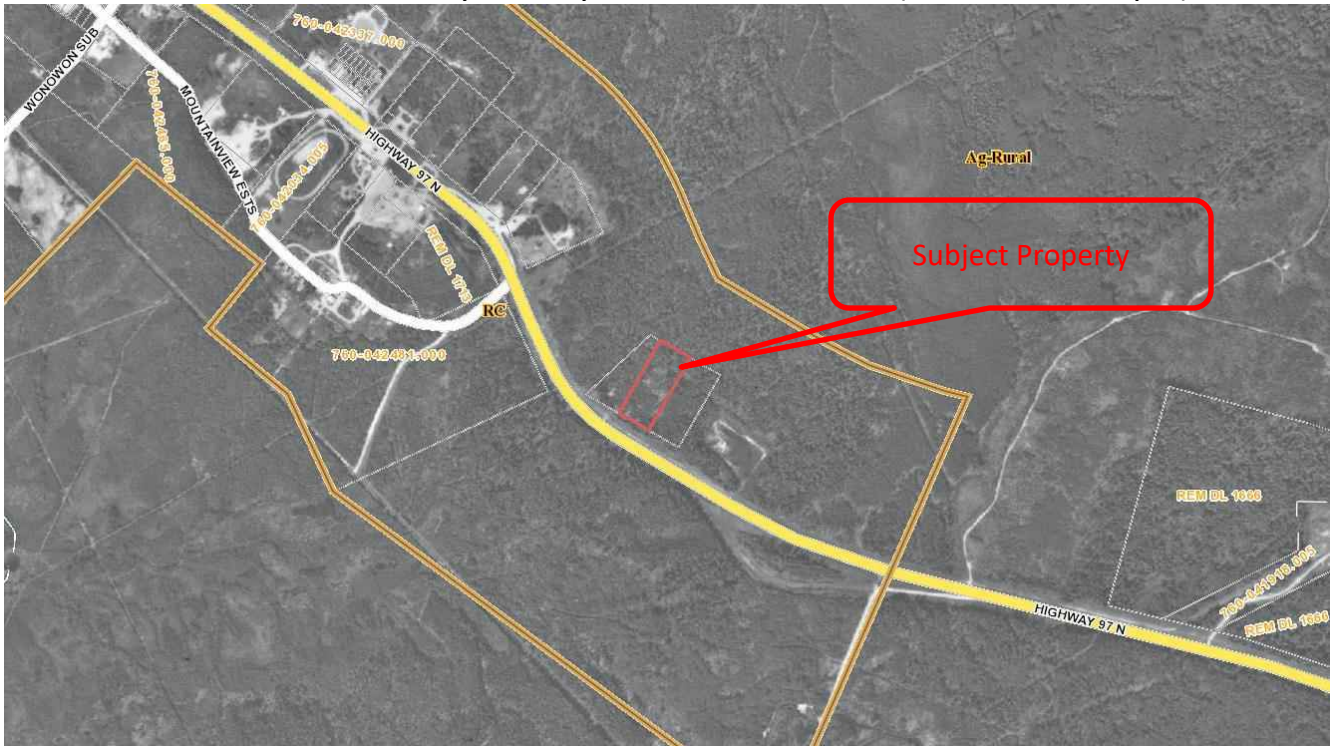




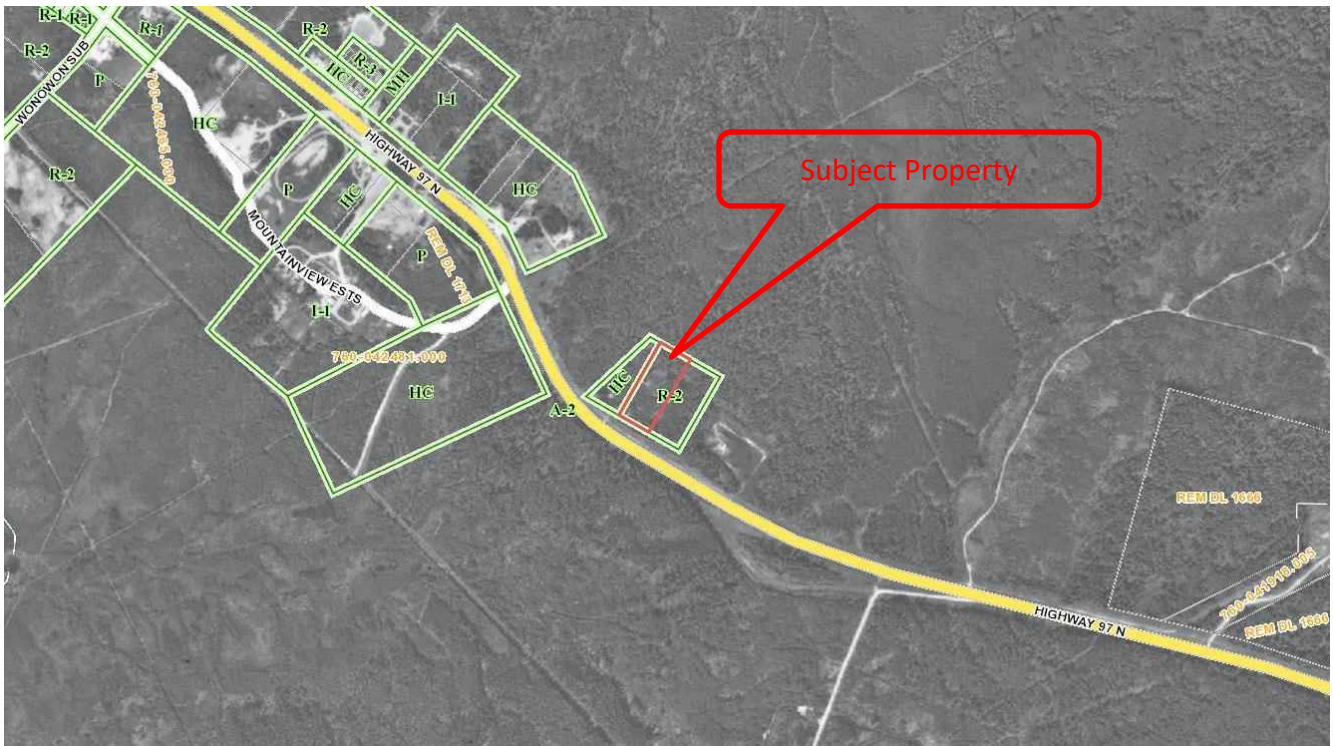
MAPS

FILE NO. 15-186 (Kronhardt)

PRRD Rural Official Community Plan Bylaw No. 1940, 2011 (Schedule A Map 8)



PRRD Zoning Bylaw No. 1000, 1996 (Schedule A Map 8)

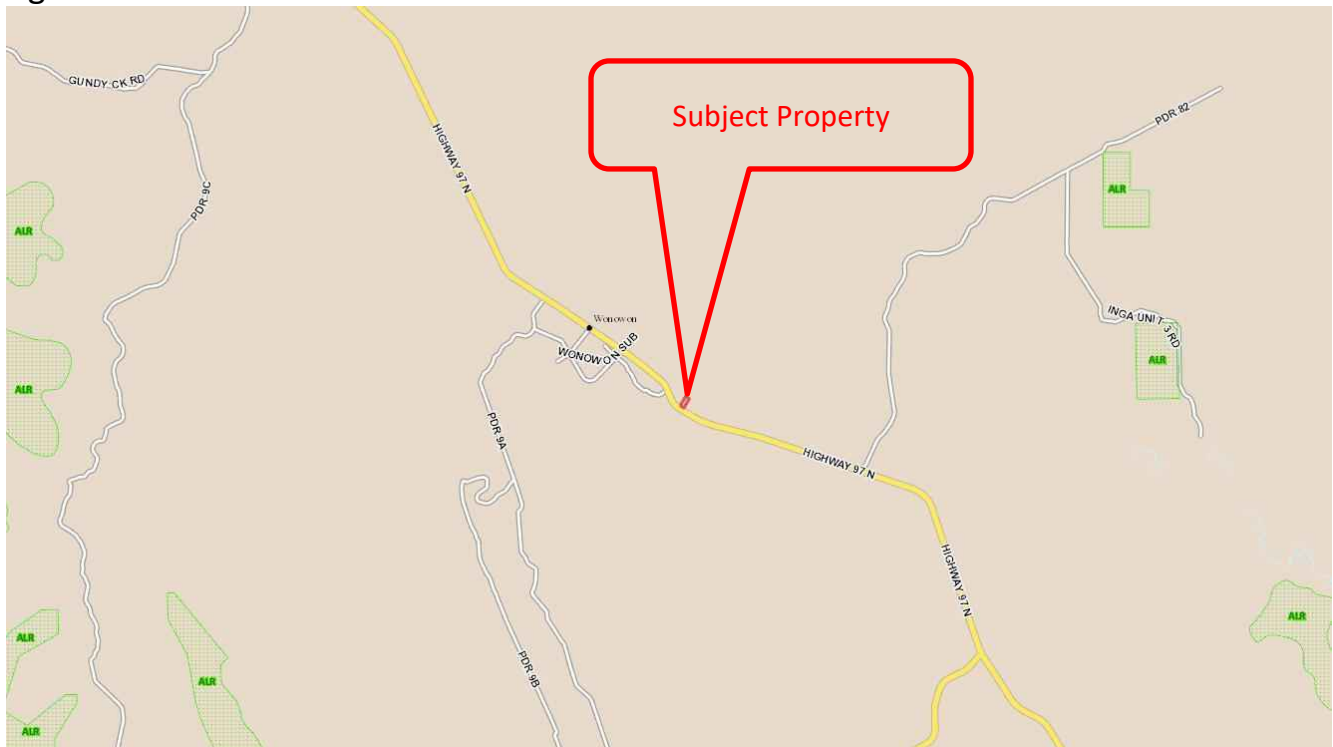




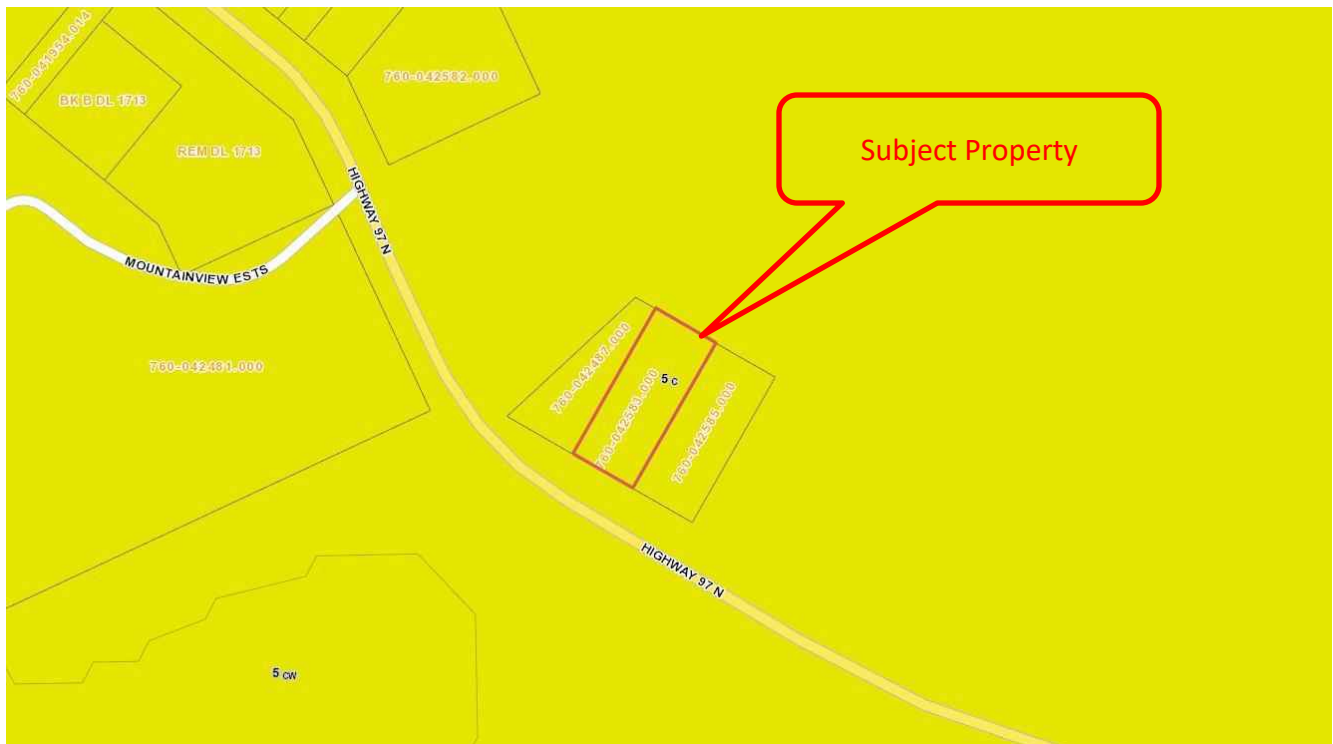
MAPS

FILE NO. 15-186 (Kronhardt)

Agricultural Land Reserve



Soil Classification





3. MAPS

FILE NO. 15-186 (Kronhardt)

Photo



Fig#1: 9 Campsites and Dwelling Unit, looking north



Fig#2: Area of Proposed expansion of Campsites, looking northeast



Fig#3: Highway sign



Fig#4: Lagoon, looking north



Fig#5: area for proposed Laundry and Shower Unit, looking northwest



Fig#6: Expansion area looking east



PEACE RIVER REGIONAL DISTRICT



Box 810, 1981 Alaska Avenue,
Dawson Creek, BC V1G 4H8
Telephone: (250) 784.3200
Fax: (250) 784.3201

9505 - 100th Street,
Fort St John, BC V1J 4N4
Telephone: (250) 785.8084
Fax: (250) 785.1125

Toll Free: 1.800.670.7773

Receipt #: 5970

Application for Development

1.

FEES

- | | | |
|-------------------------------------|--|------------|
| ☐ | Official Community Plan Amendment | \$1,000.00 |
| ☒ | Zoning Amendment | \$ 650.00 |
| ☐ | Official Community Plan and Zoning Amendment combined | \$1,050.00 |
| ☐ | Temporary Use Permit | \$ 350.00 |
| ☐ | Development Permit | \$ 165.00 |
| ☐ | Development Variance Permit | \$ 165.00 |
| ☒ | Sign requirement [Amended by By-law No. 1898, 2010] | \$ 150.00 |

The applicant, on those parcel(s) subject to an amendment to:

- i) an official community plan and/or zoning by-law;
- ii) temporary commercial or industrial use permit;

shall post a development application sign on the subject property,
as provided by the Regional District.

A \$150.00 fee will be charged for utilizing the sign and a \$100.00 refund will be issued upon return of the sign to the Regional District.

2. Please print

Property Owner's Name <i>Paul Kronhardt</i>	Authorized Agent of Owner (if applicable):
Address of Owner <i>16849 Hwy 97N</i>	Address of Agent
City / Town / Village <i>WONOWON BC</i>	City / Town / Village
Postal Code <i>V0C 2N0</i>	Postal Code
Telephone Number: <i>250 264 7820</i> Fax Number:	Telephone Number: Fax Number:
e-mail address: <i>pkronhardt@yahoo.com</i>	e-mail address:

pkronhardt@gmail.com

3. Full legal description of each property under application	Area of each lot
P.I.D 026-929-988	5 acres ha./ acres
DL 2167	ha. / acres
	ha./ acres
	Total area ha./ acres

4. Civic address or location of property: 16849 Hwy 97 N Woonowon BC voc 2nd

5. **Particulars of proposed amendment**

Please "check" the box(es) that apply(ies) to your proposal.

☐ Official Community Plan (OCP) amendment:
Existing OCP designation: _____
Proposed OCP designation: _____
Text amendment: _____

☒ For a Zoning amendment:
Existing zone: Residential
Proposed zone: Hwy commercial
Text amendment: _____

☒ Development Variance Permit: - describe proposed variance request:
Long Term RV Park 3-4 Month stays.

☐ Temporary Use Permit (describe proposed use):

☐ For a Development Permit: By-law No. _____ Section: _____

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

Residence

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

a) North _____
b) East _____
c) South _____
d) West _____

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

Longterm RV Park 3-4 month stays

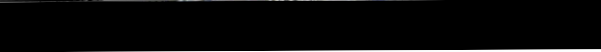
9. Reasons and comments in support of the application, attach a separate sheet if necessary:
- _____
- _____

The following information is required. Failure to provide any of the following may delay the application.

1. A copy of the **proof of ownership**. [For example: Certificate of Title or recent Tax Assessment] for the subject property or properties.
2. A **Sketch Plan** of the subject property, showing:
 - the legal boundaries and dimensions of the subject property;
 - boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
 - the location of permanent buildings and structures on the subject property, with distances to property lines;
 - the location of any proposed buildings, structures, or additions thereto, with distances to property lines;
 - the location of any existing sewage disposal systems;
 - the location of any existing or proposed water source; and
3. Additional or more detailed information may be requested by the Regional District following review of your application.

If the Regional District believes it to be 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.

I / We hereby declare that the information provided in this application is, to the best of my / our knowledge, true and correct in all respects, and I / we enclose the required fee with this application.

Signature of Owner/s:	
Signature of Owner/s:	
Date:	Aug 24/15

Agent's Authorization

Should the property owners elect to have someone act on their behalf in submission of this application, the following must be signed by **all property owners**.

I / We	and	hereby authorize
(name)	to act on my/our behalf in respect of this application.	
Address of agent:		
Telephone:	Fax:	Email:

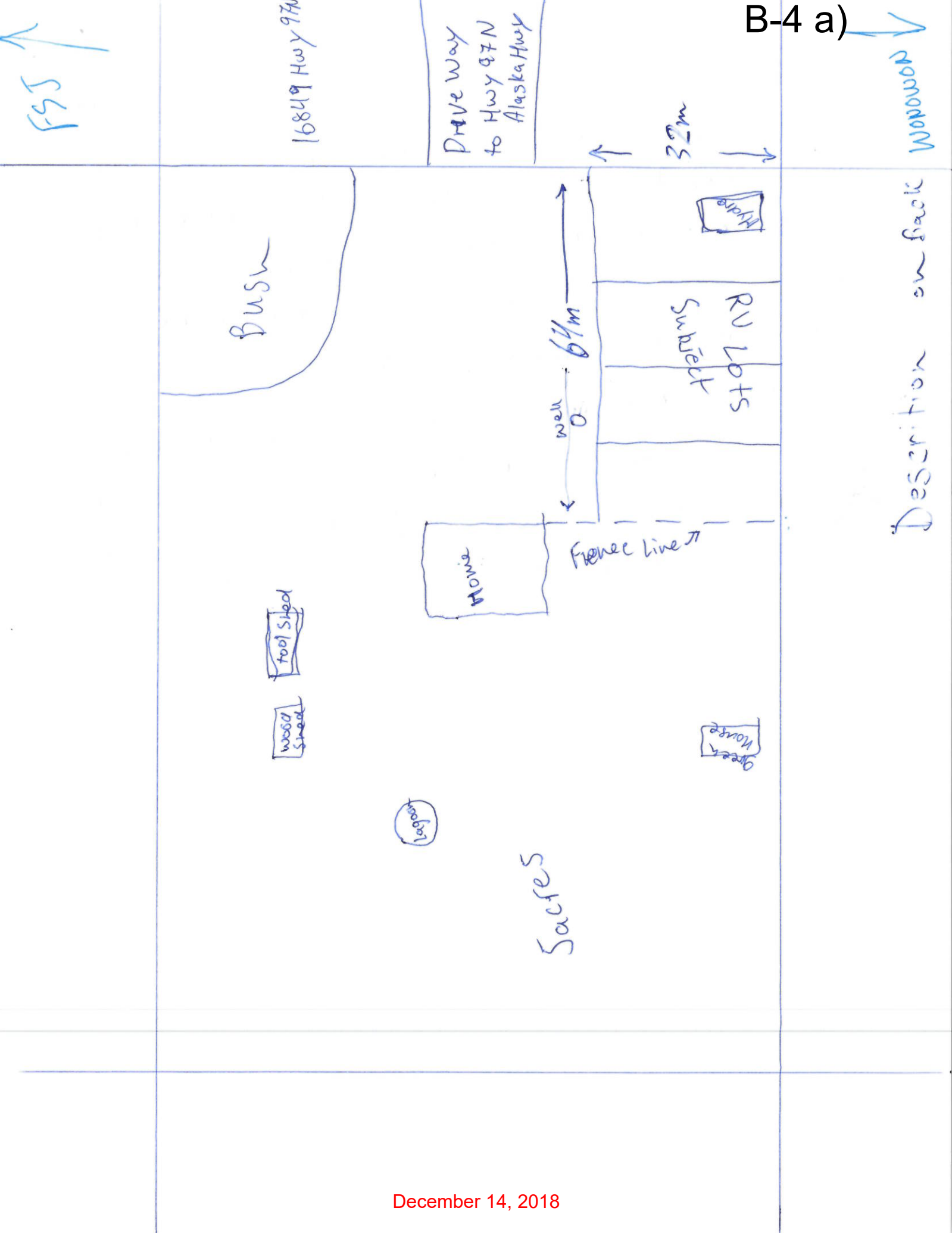

Signature of Owner/s:

Aug 24/15
Date


Signature of Owner/s:

Aug 24/15
Date

B-4 a)





PEACE RIVER REGIONAL DISTRICT

NOTICE OF PUBLIC HEARING

ZONING AMENDMENT BYLAW NO. 2294, (KRONHARDT) 2017

District Lot 2167, PRD

Wonowon

Proposal: To rezone the subject property from R-2 (Residential 2 Zone) to HC (Highway Commercial Zone) to permit the operation of a campground.



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

Chris Cvik, Chief Administrative Officer

When:

Tuesday, January. 23, 2018 at 7 pm

Where:

Wonowon Elementary School & Community Hall, 19211 Petrocan Subdivision
Wonowon B.C



www.prrd.bc.ca

For more information:

Development Services Department
Tel: 250-784-3200
Fax: 250-784-3201
Toll Free: 1-800-670-7773
Email: prrd.dc@prrd.bc.ca

diverse. vast. abundant.

December 14, 2018



PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES
Proposed ZONING AMENDMENT BYLAW NO. 2294, (KRONHARDT) 2017
 January 23, 2018 @ 7:00 p.m.
Wonowon Elementary School & Community Hall,
19211 Petrocan Subdivision, Wonowon B.C

ATTENDANCE:

Peace River Regional District: Karen Goodings, Director of Electoral Area 'B' (Chair)
 Kole A. Casey, South Peace Land Use Planner

Applicant: Paul Kronhardt

Public: Roman Kronhardt Evelyn Baker Irene Wiens Verne Goodings

1. CALL TO ORDER
The Chair called the meeting 7:00 pm
2. INTRODUCTION TO PROPOSAL
Kole Casey reads through the proposal and a synopsis of the report.
Brief discussion on timeline (point of receivership) Director Goodings addressed it.
 LANDOWNER: **Paul & Ludmila Kronhardt**
 LEGAL DESC: **District Lot 2167, PRD**
 PROPOSAL: **To rezone the property to from R-2 (Residential 2 Zone) to HC (Highway Commercial Zone) to permit the operation of a campground.**

3. SUMMARY OF APPLICATION PROCEDURE

August 24, 2015	→ PRRD receives application
August 3, 2017	→ Application and proposed bylaw referred to municipalities and provincial agencies
October 12, 2017	→ PRRD Board gives zoning amendment bylaw 1 st & 2 nd Reading and authorizes a public Hearing meeting to be held,
December 29, 2017	→ Public Hearing notification mailed to landowners
January 11 & 18, 2018	→ Public notification advertised in <i>The Alaska Highway News</i>
January 18, 2018	→ Public notification advertised in <i>Energetic City</i>
January 19, 2018	→ Public notification advertised in the <i>Northern Horizon</i>
January 23, 2018	→ Public hearing meeting takes place at the Wonowon Elementary School & Community Hall, Wonowon, BC

4. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

CITY OF DAWSON CREEK: Interests unaffected by Bylaw

DISTRICT OF TAYLOR: Interests unaffected by Bylaw

CITY OF FORT ST. JOHN: Interests unaffected by Bylaw

OIL & GAS COMMISSION: While there are oil & gas activity within 1 km of the subject property, it is not in conflict. The oil & gas activity is a freshwater storage area with associated road, it is across the highway and approximately 800 metres away.

December 14, 2018

**MINISTRY OF
TRANSPORTATION AND
INFRASTRUCTURE:**

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral dated August 03, 2017 to amend the zoning from R-2 (Residential 2 Zone) to HC (Highway Commercial Zone) to permit the operation of a campground within DL 2167 PEACE RIVER. 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 by the Ministry.

If the land use is to change from the proposed campground within the proposed zoning, we will require intersection improvements. To ensure this, we will require a suitably worded restrictive covenant prior to zoning approval, which restricts land use within the proposed zone strictly to the proposed campground. The covenant is to be registered with priority over any financial charges. If the landowner does not want to enter into a restrictive covenant on the property, the Ministry will require a scope development meeting to discuss potential Traffic Impact Study (TIS) to address access issues to the Alaska Highway. The Ministry recommends that the land owner contact our department for samples of the covenant we are requesting prior to contacting a lawyer or notary.

We will require the applicant to apply for an "Access to a Controlled Access Highway" Permit. Below is a link to ensure that you are complying with the Ministry permitting requirements and apply online for the appropriate permit:
<http://www.th.gov.bc.ca/permits/index.asp>

The Ministry reserves the right to refuse or require changes to any proposals at the time of the application process.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at (250) 787-3336 or by email at Kristy.prothman@gov.bc.ca.

5. WRITTEN COMMENTS RECEIVED FROM PUBLIC

- None

6. COMMENTS FROM PUBLIC

Roman Kronhardt:

- The Ministry of Transportation (MoTI) is not in approval?

Kole Casey:

- They are in support, but required additional information.

Roman Kronhardt:

- They (*MoTI*) ask for allot of information.
- This proposal is not as dangerous as other intersections in the area.

Karen Goodings:

- Now I can take this back to the Board but will still require & be held until MoTI signage of the Bylaw.
- Will take these concerns but after the meeting I cannot talk to anyone about this.

Paul Kronhardt:

- Major point from Kristy (MoTI) is that they wouldn't want a restaurant.

Evelyn Baker:

- How many campsites?

Paul Kronhardt:

- Twenty
- A covenant is on the title to hold the lot to the plan, if anything changes then they need to re-address it.

Evelyn Baker:

- I can see where MoTI has their jurisdiction because of the Highway, makes sense

Karen Goodings:

- Certainly safety issues. All agree that the access is a safety issue

Kole Casey:

- Explained next step in process:
 - Need to receive MoTI signature on Bylaw.
 - Minutes drawn up, report brought back to the Regional Board for consideration.

Karen Goodings:

- I cannot speak as the Board, but I can take your concerns to the board meeting.

7. FINAL COMMENTS FROM APPLICANT

Paul Kronhardt:

- None.

8. TERMINATION OF PUBLIC INFORMATION MEETING

- 7:15 pm



Kole Casey, Recorder



Karen Goodings, Chair



PEACE RIVER REGIONAL DISTRICT

PEACE RIVER REGIONAL DISTRICT

Private Campground Guidelines



January 2017

diverse. vast. abundant.



Camping Unit:

A tent, tent trailer, truck camper, travel trailer, fifth wheel, park model trailer, tiny home on wheels, motor home and any other unit designed to travel by road, and intended to be used as a temporary, mobile accommodation.



Introduction

These Guidelines have been established in order to assist campground operators in the general development and operation of campgrounds within the Peace River Regional District (PRRD) Electoral Areas only. These Guidelines do not apply to campgrounds within municipalities.

This document includes information on best practices regarding health and safety, fire protection, and campground development and operations. These guidelines are not intended to be used for mobile home parks, hotels, motels, marinas, or work camps.

It is the responsibility of campground owners and operators to comply with any relevant Regional, Provincial or Federal legislation. Contact information for these agencies has also been provided.

Safety Guidelines

The health and safety of the general public, owners, operators, staff, and any other persons entering the property should be the first priority when establishing, operating, and maintaining any campground. The following guidelines set out some best practices pertaining to health and safety issues within campgrounds.

General

- Camping units should be properly blocked and tied down (if applicable) to help prevent issues caused by inclement weather, loose debris, and other unforeseen accidents.
- Access roads need to accommodate emergency vehicles. No vehicles or camping units should be allowed to block or impede roads and accesses within the campground.

Fire Protection

- All campgrounds should be in compliance with the most current BC Fire Code.
- All campgrounds, individual campsites, and camping units should comply with the most current CSA code B-149.2 concerning propane storage and handling.
- Portable fire extinguishers should be kept in all campground facilities and these devices should comply with all relevant codes and standards.

- Additions should not be constructed on camping units as they may not be built to proper codes and may increase the risk of fire. Should campground operators choose to allow such structures, some minor structures may not present as significant of risk, including:

- skirting around the undercarriage of a camping unit;
- a deck less than two feet high; or,
- an Arizona room.

Solid Waste & Water

- Any necessary water supply and sewage disposal systems will require authorization from the Northern Health Authority.
- Camping units should not discharge solid, grey or black sewage into the environment except in an authorized sewage disposal facility.
- Garbage and recycling bins should be accessible, clearly marked, adequate to contain all onsite waste, and should be wildlife/bear proof.



Arizona Room

A covered patio or porch consisting of a single room enclosed with insect screening.

Development Information & Guidelines

- Structures placed on blocks or any other permanent foundation may be considered permanent and may be subject to zoning and permitting through the Regional District. Contact the Development Services Department for further information.

Storage

- Campground operators should check with the applicable Zoning Bylaw in their area to determine if RV storage is a permitted use, and whether any location restrictions apply. Contact the Development Services Department for further information.

Campsites

- Individual camp sites should be marked and numbered. Sites should be large enough to accommodate RV's with slide outs or awnings.
- Greenspaces should be placed between campsites, and are recommended to be 4m wide in order to accommodate amenities such as trees, shrubs, fencing, screening, picnic tables, and benches.

Buffers

- Buffers should be maintained between a campground and a road or highway, or along residential areas. Buffers are recommended to be at least 5m wide with fencing and/or trees in order to provide visual screening and to help reduce noise.



RV with slide outs

Relevant Groups and Agencies

Peace River Regional District

Dawson Creek Head Office

PO Box 810
[1981 Alaska Avenue]
Dawson Creek, BC V1G 4H8

Telephone: 250 784-3200
Toll-free: 800 670-7773
Fax: 250 784-3201
E-mail: prrd.dc@prrd.bc.ca

Fort St John Branch Office

9505 100 Street
Fort St. John, BC V1J 4N4

Telephone: 250 785-8084
Toll-free: 800 670-7773
Fax: 250 785-1125
E-mail: prrd.fsj@prrd.bc.ca



External Agencies

BC Fire Code

Website: www.bccodes.ca

CSA Standards

Website: www.shop.csa.ca
Email: sales@csagroup.org
Tel: 416 747-4044
Toll-free: 800 463-6727



Northern Health Authority

Dawson Creek

Environmental Health Officer
1001 110th Ave
Dawson Creek, BC, V1G 4X3
Tel: 250 719-6500

Fort St. John

Public Health Protection
10115 110th Avenue
Fort St John, BC V1J 6M9
Tel: 250 263-6000



BC Parks

Website: www.env.gov.bc.ca/bcparks

BC Lodging & Campground Association

Suite 209 - 3003 St. John's Street
Port Moody, BC V3H 2C4
Tel: 778-383-1037
Website: www.travel-british-columbia.com





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 August 03, 2017 to amend the zoning from R-2 (Residential 2 Zone) to HC (Highway Commercial Zone) to permit the operation of a campground within DL 2167 PEACE RIVER. The proposal falls within Section 52 of the Transportation Act and will require formal Ministry approval and signature.

The Ministry originally responded to the zoning amendment proposal on August 24, 2017. At that time, the Ministry requested a suitably worded restrictive covenant be placed on title, and that the landowner apply for an 'Access to a Controlled Access Highway' permit. To date, both conditions have been satisfied. The Ministry currently has no objections to the proposed zoning amendment.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at (250) 787-3336 or by email at Kristy.prothman@gov.bc.ca.

Sincerely,

District Development Technician- Peace District

December 14, 2018

**PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2294, 2017**

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. 2294 (Kronhardt), 2017."
2. Schedule A – Map 8: Wonowon of "Peace River Regional District Zoning Bylaw No. 1000, 1996" is hereby amended by District Lot 2167, PRD from R-2 "Residential 2 Zone" to HC "Highway Commercial Zone", as shown on Schedule "A" which is attached to and forms part of this by-law.

READ A FIRST TIME THIS	<u>12th</u>	day of	<u>October</u>	, 2017.
READ A SECOND TIME THIS	<u>12th</u>	day of	<u>October</u>	, 2017.
Public Hearing held on the	<u>23rd</u>	day of	<u>January</u>	, 2018.
Notification mailed on the	<u>29th</u>	day of	<u>December</u>	, 2017.
Ministry of Transportation approval received this	<u>21st</u>	day of	<u>November</u>	, 2018.
READ A THIRD TIME THIS	_____	day of	_____	, 2018.
ADOPTED THIS	_____	day of	_____	, 2018.

Chair

(Corporate Seal has been affixed
to the original bylaw)

Corporate Officer

I hereby certify this to be a true and correct copy of
"PRRD Zoning Amendment Bylaw No. 2294 (Kronhardt),
2017", as adopted by the Peace River Regional
District Board on _____, 2018.

Corporate Officer

December 14, 2018

Peace River Regional District
By-law No. 2294, 2017
SCHEDULE "A"



Schedule A - Map. No. 8: Wonowon of "Peace River Regional District Zoning Bylaw No. 1000, 1996" is hereby amended by rezoning District Lot 2167, PRD **from** R-2 "Residential 2 Zone" **to** HC "Highway Commercial Zone" as shown shaded on the drawing below:

