



# REPORT

To: Chair and Directors

Report Number: DS-BRD-062

From: Shawn Dahlen, Chief Administrative Officer

Date: August 27, 2020

**Subject: OCP & Zoning Amendment Bylaw No 2411 & 2412, 2020, PRRD File No 20-009-OCPZN**

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## **RECOMMENDATION: [Corporate Unweighted]**

That whereas the Regional Board has considered the requirements of *Local Government Act* section 475, and has provided opportunity for early and ongoing consultation with those persons, organizations and authorities the Board considers will be affected as summarized in the staff report dated August 27, 2020,

That the Regional Board give Official Community Plan Amendment Bylaw No. 2411, 2020, to amend the designation of a  $\pm 4.1$  ha portion of the property identified as PID 013-507-311 from 'Ag' (Agriculture) to 'LC' (Local Commercial), first and second readings; further,

That the Regional Board give Zoning Amendment Bylaw No. 2412, 2020, to rezone the same  $\pm 4.1$  ha portion of the property from 'A-2' (Large Agricultural Holdings Zone) to 'C-2' (General Commercial Zone), and rezone the remaining  $\pm 60.6$  ha of the property from 'A-2' (Large Agricultural Holdings Zone) to 'A-1' (Small Agricultural Holdings Zone), first and second readings; and finally,

That a public hearing, delegated to the Director of Electoral Area B, be held pursuant to *Local Government Act* Section 464(1), and public notification be authorized pursuant to *Local Government Act* Section 466.

## **BACKGROUND/RATIONALE:**

### **Proposal**

To re-designate a  $\pm 4.1$  ha (10.1 ac) portion of the subject property from 'Ag' (Agriculture) to 'LC' (Local Commercial), pursuant to *PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009*. Further, to rezone the same  $\pm 4.1$  ha (10.1 ac) portion from 'A-2' (Large Agricultural Holdings Zone) to 'C-2' (General Commercial Zone), and the remaining  $\pm 60.6$  ha (149.7 ac) from 'A-2' (Large Agricultural Holdings Zone) to 'A-1' (Small Agricultural Holdings Zone), pursuant to *PRRD Zoning Bylaw No. 1343, 2001*.

In May 2020, the applicants applied to exclude the  $\pm 4.1$  ha (10.1 ac) area from the Agricultural Land Reserve to facilitate the subdivision of the property into one  $\pm 4.1$  ha (10.1 ac) lot and one  $\pm 60.6$  ha (149.7 ac) lot. The  $\pm 4.1$  ha (10.1 ac) lot would continue to be used as a private rural water station and the  $\pm 60.6$  ha (149.7 ac) would continue to be used for residential and agricultural purposes. To date, no decision has been made by the ALC regarding the exclusion.

**File Details**

Owner: Thomas & Tanza Stahl  
Area: Electoral Area B  
Location: Montney area  
Legal: SW ¼ of Section 22 Township 85 Range 20 W6M Peace River District  
PID: 013-507-311  
Civic Address: 14472 & 14414 Stoddart Creek Road  
Lot Size: 64.7 ha (159.8 ac)

**Site Context**

The property is approximately 19 kilometers northwest of Fort St. John, east of Highway 97N and west of Charlie Lake. Nearby properties are generally quarter sections used for agriculture. There is some residential development to the east, along Charlie Lake's shoreline.

**Site Features**Land

The property is partially cleared of trees and slopes down to the east. Coffee Creek runs through the northeast corner of the property.

Structures

There is one residence, three accessory buildings, and one water station building on the property.

Access

The property is accessed from Stoddart Creek Road, which intersects with Highway 97N near Mile 58.

Canada Land Inventory Soil Rating

According to the Canada Land Inventory, soils on the subject property are classified as 5<sup>6</sup>T4<sup>4</sup><sub>W</sub> and 5<sub>C</sub>. Class 4 soils have severe limitations that restrict the range of crops or require special conservation practices. Class 5 soils have very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible. Class 6 soils are capable only of producing perennial forage crops, and improvement practices are not feasible. Subclass T denotes topography, Subclass W denotes excess water, and Subclass C denotes adverse climate.

**Comments & Observations**Applicant

The existing water treatment plant and dispensing station in the southwest corner of the property provides water to rural residents and businesses. The applicants wish to subdivide the property in order to separate their personal assets from their business assets. If approved, the rural water station would continue to operate on the ± 4.1 ha (10.1 ac) lot, but land ownership would be transferred to the corporation.

### Agricultural Land Reserve (ALR)

The subject property is within the Agricultural Land Reserve, and therefore the provisions of the *Agricultural Land Commission Act* apply. The landowners were granted a non-transferrable Non-Farm Use by the Agricultural Land Commission to operate the water station in June 2018, and applied to exclude the ± 4.1 ha (10.1 ac) area around the water station in May 2020. The Regional Board authorized the application to proceed to the ALC at its June 25, 2020 meeting. No decision had been made on the exclusion application at the time this report was finalized.

### Official Community Plan (OCP)

Pursuant to PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, the property is designated Agriculture. Section 3.2.2 of the OCP states the principal uses of land in the Agriculture designation should generally be agricultural, compatible with agriculture, and/or businesses complementary to agriculture. Non-agricultural uses should be directed away from agricultural areas to land with the appropriate designation. Section 11.1 states that the PRRD's goal is to ensure that infrastructure, services, and utilities meet the needs of residents. Section 11.3 states that the Regional Board may work cooperatively with residents to consider the feasibility of new water systems.

The landowners are applying to re-designate the ± 4.1 ha (10.1 ac) portion of the subject property as Local Commercial. Land within the Local Commercial designation should be used for commercial uses that cater to the local area residents. The minimum parcel size should be 1.6 ha (4.0 ac) for lands not connected to a community sewer system.

Therefore, the proposal is consistent with the policies of the proposed designation.

### Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1343, 2001, the property is zoned A-2 (Large Agricultural Holdings Zone). The existing residential and agricultural uses are permitted in the A-2 Zone. The water station fits the definition of Public Utility Use, which is permitted in all zones by Section 24 of the Zoning Bylaw. However, the proposed lot sizes of ± 4.1 ha (10.1 ac) and ± 60.6 ha (149.7 ac) do not meet the minimum parcel size of 63 ha (155 ac) stated in Section 33.2 of the Zoning Bylaw.

The landowners are applying to rezone the ± 4.1 ha (10.1 ac) portion of the property from 'A-2' (Large Agricultural Holdings Zone) to 'C-2' (General Commercial Zone), and the remaining ± 60.6 ha (149.7 ac) from 'A-2' (Large Agricultural Holdings Zone) to 'A-1' (Small Agricultural Holdings Zone) to meet the minimum parcel size regulation.

Land within the C-2 Zone may be used for commercial uses, and as stated above, the water station is permitted in all zones. The minimum parcel size is 1.8 ha (4.5 ac). Land within the A-1 Zone may be used for agricultural and residential purposes. The minimum parcel size is 15.0 ha (37.0 ac).

Therefore, the proposal is consistent with the regulations of the proposed zones.

### Fire Protection Area

The subject property is outside all fire protection areas.

**Mandatory Building Permit Area**

The subject property is outside the Mandatory Building Permit Area; however, Building Permits are still available on a voluntary basis.

**Development Permit Area**

The subject property is currently outside all Development Permit Areas; however, if the Official Community Plan amendment is adopted, the ± 4.1 ha (10.1 ac) portion of the property designated Local Commercial would be included in the Commercial Development Permit Area, pursuant to PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, Section 7.3 Policy 1 and Section 13.4. A Development Permit will be required prior to subdivision.

**Development Cost Charge Area**

The subject property is outside the Development Cost Charge Area.

**School District 60 School Site Acquisition Charge Area**

The subject property is within the School District 60 School Site Acquisition Charge Area; however, the charge is not applicable at this time because no new residential lots are proposed.

**Impact Analysis****Context**

No land use changes are proposed; this application is only necessary to facilitate the property's subdivision. Development Services has not received any complaints about the property in the two years that the water station has been operational.

**Population & Traffic**

No changes to population or traffic are anticipated.

**Sewage & Water**

No changes to sewage or water servicing are proposed.

**Comments Received from Municipalities & Provincial Agencies****Agricultural Land Commission**

ALC staff have no objection to the proposal should the ALC approve the Exclusion Application.

**Fort St. John**

No comments.

**Ministry of Transportation & Infrastructure**

Ministry approval not required. No objections.

**Northern Health**

Must not cause a health hazard or contaminate water sources. Must follow public health legislation.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board respectfully refuse Official Community Plan Amendment Bylaw No. 2411, 2020, to amend the designation of a ± 4.1 ha portion of the property identified as PID 013-507-311 from 'Ag' (Agriculture) to 'LC' (Local Commercial), and Zoning Amendment Bylaw No. 2412, 2020, to rezone the same ± 4.1 ha portion of the property from 'A-2' (Large Agricultural Holdings Zone) to 'C-2' (General Commercial Zone), and rezone the remaining ± 60.6 ha of the property from 'A-2' (Large Agricultural Holdings Zone) to 'A-1' (Small Agricultural Holdings Zone).
2. That the Regional Board provide further direction.

**STRATEGIC PLAN RELEVANCE:**

- Not Applicable to Strategic Plan.

**FINANCIAL CONSIDERATION(S):**

None at this time.

**COMMUNICATIONS CONSIDERATION(S):**

The Regional Board's decision will be communicated to the applicant.

**OTHER CONSIDERATION(S):**

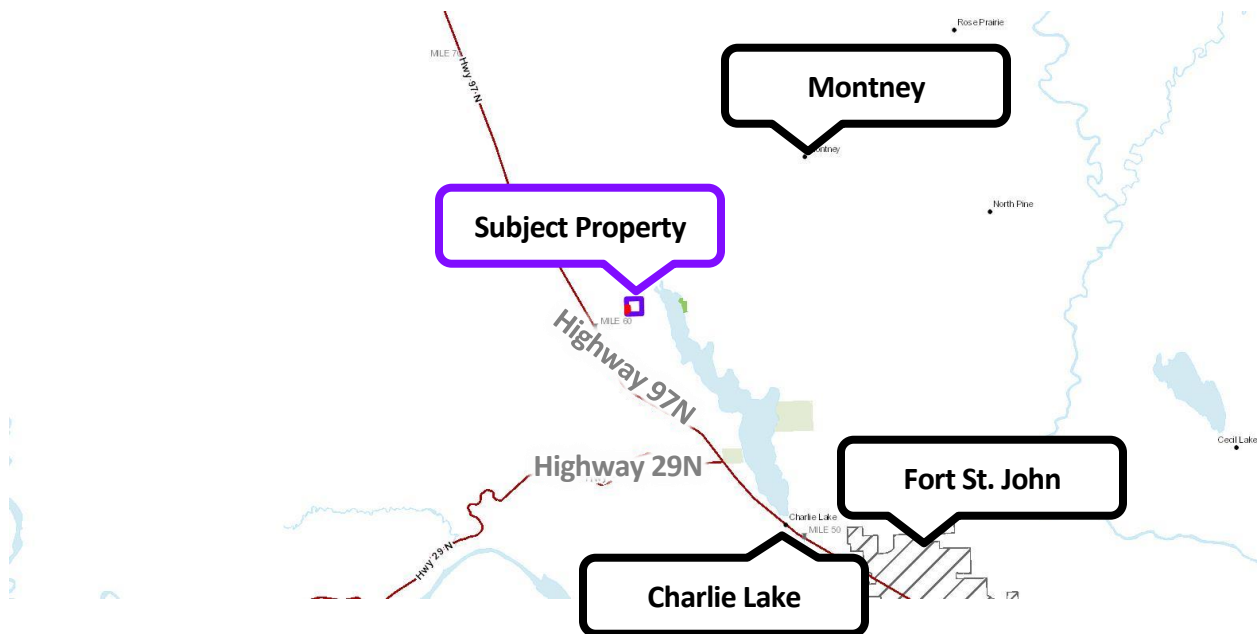
The Regional Board does not have the option to waive the public hearing on this application. Current direction from the Province under Division 5 of Ministerial Order [M192](#), and subsequently, Bill 19, allows for local governments to conduct public hearings by electronic or other communication facilities, or to hold public hearings electronically, in person, or a combination of both.

To date, Electoral Area Directors have requested that the scheduling of public hearings be deferred until in person public hearings are permitted. In person meetings of up to fifty people are permitted, if proper physical distancing and other safety protocols are in place; however, the public cannot be denied entry to a public hearing and there are few venues available that will accommodate fifty people properly physically distanced. Residents would be encouraged to submit comments in writing and asked to register in advance to attend a public hearing, to allow for advance planning for the anticipated number of guests (attendance at public hearings cannot be staggered in the same way that staff have been managing public attendance at Board meetings, as the intent of a public hearing is to allow all attendees a chance to be heard, and to hear submissions from others). This file would be on hold until either a safety plan allowing an in person or hybrid (i.e.: livestreamed to allow participation in the entire hearing by any interested member of the public, with provision for either audio or video participation electronically) public hearing could be implemented.

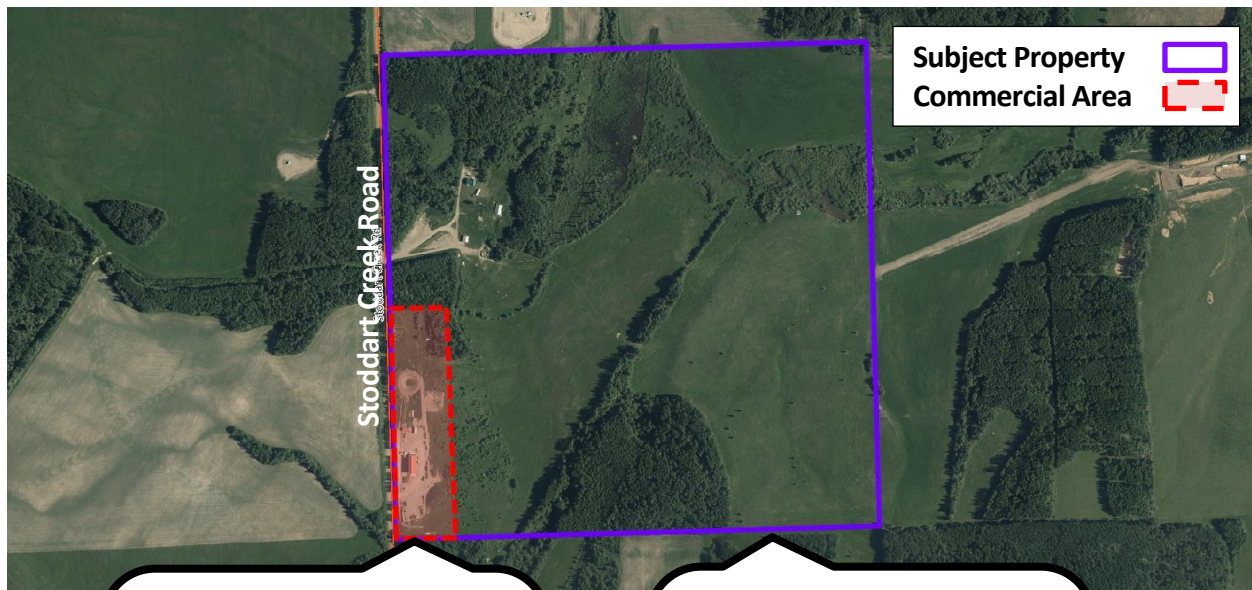
Attachments:

1. Maps
2. Application
3. Comments Received from Municipalities & Provincial Agencies
4. Comments Received from Electoral Area Director
5. Section 7.3.1 of PRRD North Peace Fringe Area OCP Bylaw No. 1870, 2009
6. Section 32 of PRRD Zoning Bylaw No. 1343, 2001
7. Section 42 of PRRD Zoning Bylaw No. 1343, 2001
8. Draft Official Community Plan Amendment Bylaw No. 2411, 2020
9. Draft Zoning Bylaw No. 2412, 2020

**Location: Montney area**



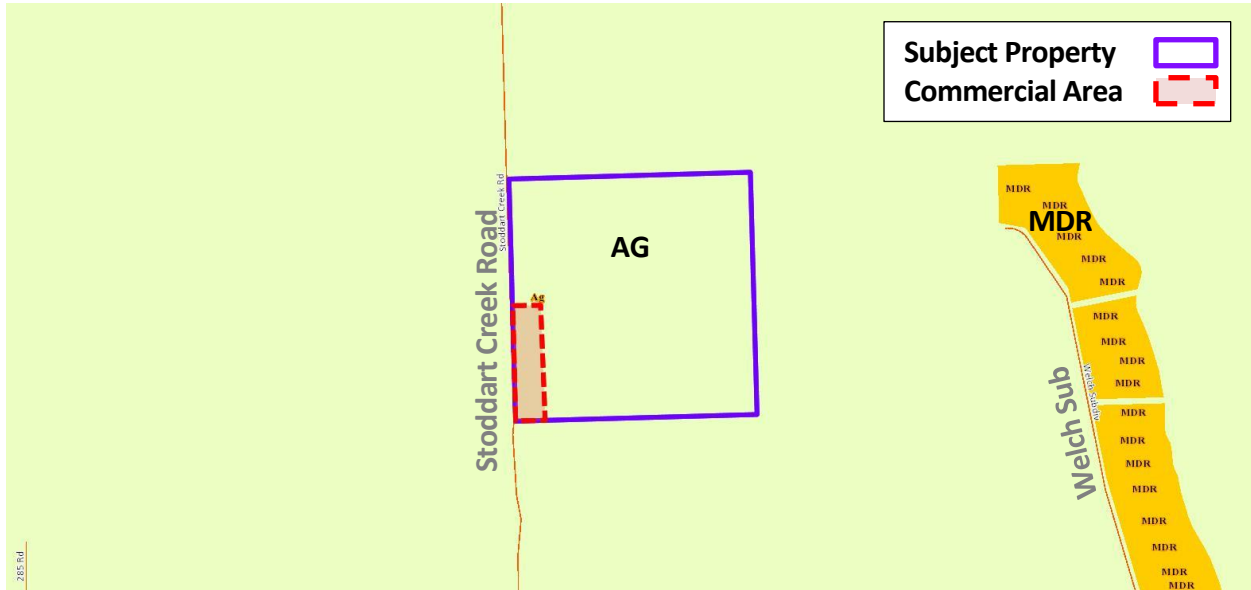
**Aerial imagery / Proposal**



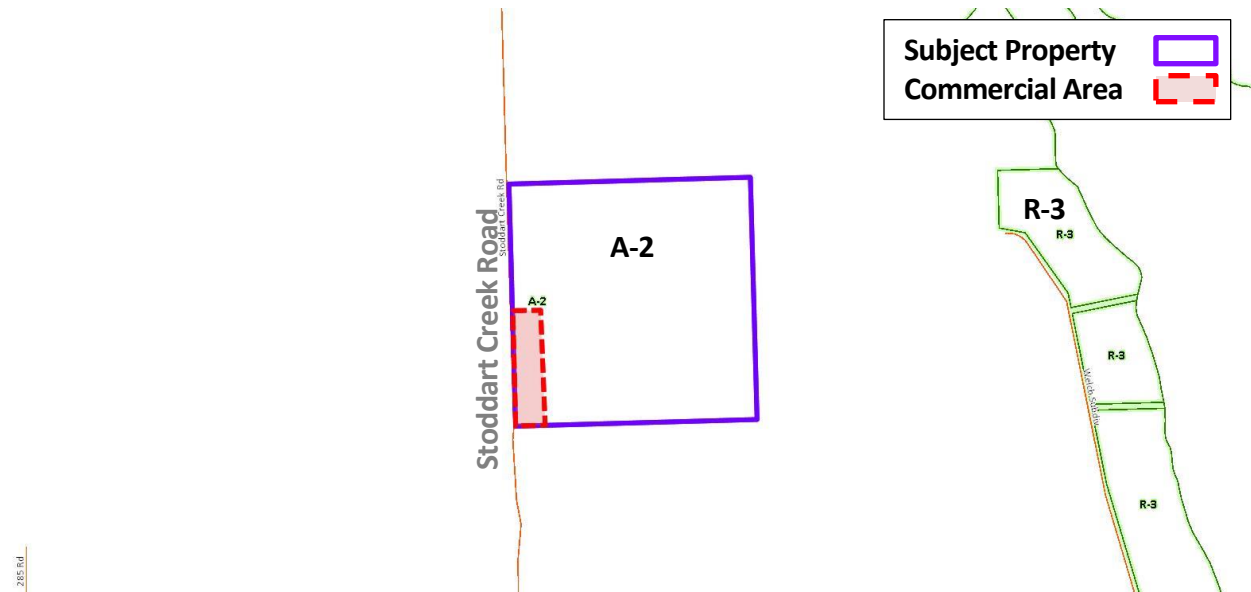
**± 4.1 ha portion**  
**OCP:** Agriculture to Local Commercial  
**Zoning:** A-2 (Large Agricultural Holdings Zone) to C-2 (General Commercial)

**± 60.6 ha portion**  
**OCP:** Agriculture (no change)  
**Zoning:** A-2 (Large Agricultural Holdings Zone) to A-1 (Small Agricultural Holdings Zone)

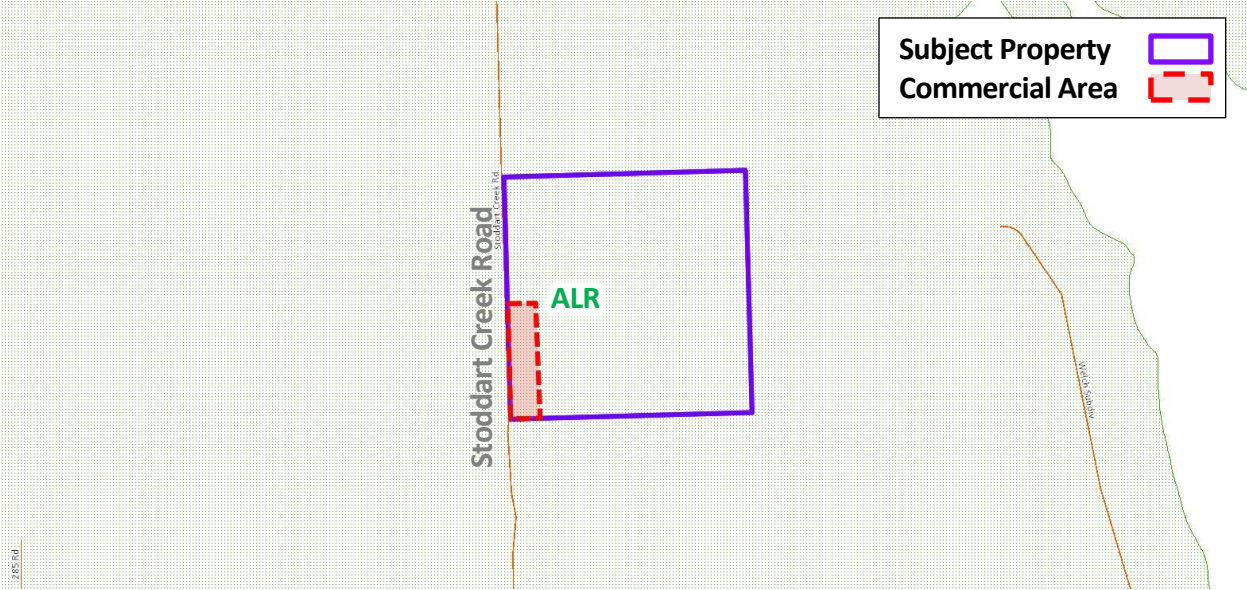
**PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009: Agriculture**



**PRRD Zoning Bylaw No. 1343, 2001: Large Agricultural Holdings Zone (A-2)**



**Agricultural Land Reserve: Within**



**CLI Soil Classification: 5<sup>6</sup>T<sup>4</sup>W & 5c**





PEACE RIVER REGIONAL DISTRICT

20-009-0CP ZN

DAWSON CREEK 1981 Alaska Avenue (Box 810), Dawson Creek, BC (T) 250-784-3200..(F) 250-784-3201  
 FORT ST. JOHN 9505 100<sup>TH</sup> Street, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125  
 [Toll Free: 1-800-670-7773]

Receipt # 7997

Application for Development

1. TYPE OF APPLICATION

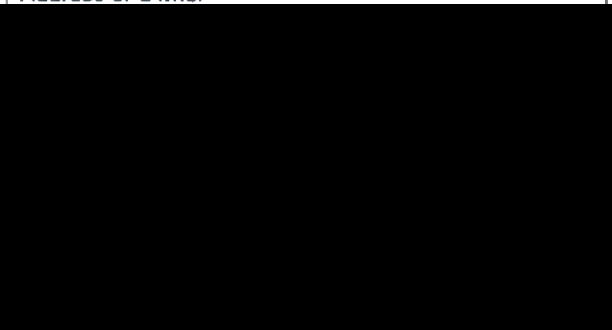
	FEE
<input type="checkbox"/> Official Community Plan Bylaw Amendment	\$ 1,000.00
<input type="checkbox"/> Zoning Bylaw Amendment	650.00
<input checked="" type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined	1,050.00
<input type="checkbox"/> Temporary Use Permit	350.00
<input type="checkbox"/> Development Permit	165.00
<input type="checkbox"/> Development Variance Permit	165.00
<input checked="" type="checkbox"/> Sign requirement	150.00

In regard to applications for:

- i) an official community plan and/or zoning bylaw amendment;
- ii) temporary use permit;

Sign provided by the PRRD and sign posted pursuant to Section 8 of Bylaw No. 2165, 2016, **attached**.

2. PLEASE PRINT

Property Owner's Name <i>Thomas H. Stahl &amp; Tanza Elin Stahl</i>	Authorized Agent of Owner (if applicable)
Address of Owner 	Address of Agent
	City/Town/Village
	Postal Code
	Telephone Number:
	Fax Number:
	E-mail:

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
<i>PID: 013-507-311. SW 1/4, Sec 22, Twp 85, Rge 20, N16M</i>	<i>160 acres</i> ha./acres
	ha./acres
	ha./acres
	TOTAL AREA <i>160 acres</i> 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: 14472 + 14414 Stoddart Creek Road, Mantoloking  
B.C. 10C140

5. PARTICULARS OF PROPOSED AMENDMENT

Please check the box(es) that apply to your proposal:

Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: Agriculture

Proposed OCP designation: Local Commercial (4.1 ha portion - see map)

Text amendment: \_\_\_\_\_

14-7-2020  
T.H.S

Zoning Bylaw amendment:

Existing zone: A-2

Proposed zone: Larger parcel to A-1 and smaller parcel to ~~A-2~~ C-2

Text amendment: \_\_\_\_\_

14-7-2020  
T.H.S

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:

Residential and farming @ 14472 Stoddart Creek Road and Water dispensing/  
Water Utility use @ 14414 Stoddart Creek Road. Water Treatment Plant,  
Bulk Water dispensing, Water Works.

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

- (a) North Agriculture
- (b) East Agriculture
- (c) South Agriculture and Residential
- (d) West Agriculture

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

There is a Water treatment Plant + Bulk Water Dispensing station located  
@ 14414 Stoddart Creek Road providing water to rural region residents/businesses.  
Bigger (remaining) parcel requires rezoning due to parcel size of 150 acres.  
Smaller parcel is used for commercial Water Plant/Dispensing therefore requires rezoning.

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

Water Treatment Plant + Bulk Water Dispensing Station requires its own  
land title and appropriate zoning.  
Small agriculture on the remainder bigger Parcel requires zoning change  
Due to 150 acre parcel size.

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

Both the bigger (150 acres) and smaller parcel (10 acres)  
have their own sewer system onsite.

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

Both the bigger (150 acres) and smaller parcel (10 acres)  
have their own water supply water sources (Well).  
registered - (3) wells @ 14472 stoddart creek road and (2) wells with indefinite term license @  
14414 stoddart creek road.

**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.

[Redacted Signature]

Signature of Owner

July 6<sup>th</sup> 2020

Date signed

[Redacted Signature]

Signature of Owner

July 6<sup>th</sup> 2020

Date signed

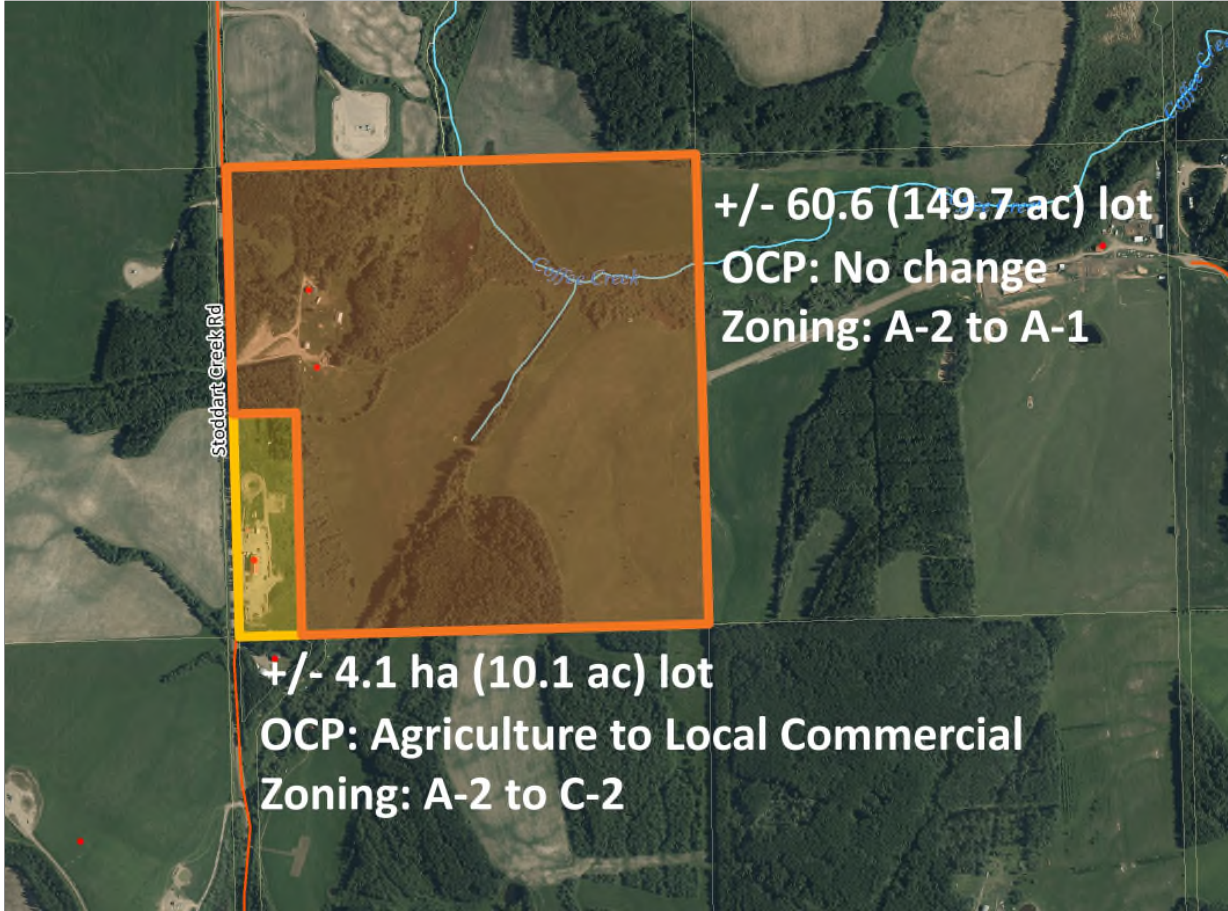
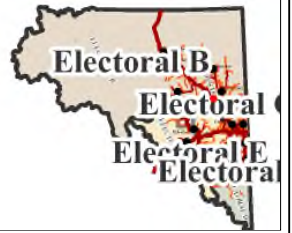
16. **AGENT'S AUTHORIZATION**

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:	



# Peace River Regional District



### Legend

- ▣ Hwy Mile Marker
- Rural Community
- 911 Civic Address Rural
- 911 Civic Address Municipal
- Regional Park
- Parks
- Parcel / District Lot
- Highway
- Municipal Road
  - Hard Surface
  - Gravel
- Rural Road >1:250k
  - Hard Surface
  - Gravel
  - Seasonal
- ⋯ Driveway
- PRRD Sewer Systems
  - Sewer Line
  - Storm Water Drainage
- PRRD Water Systems
- Streams/Rivers
- ▭ Municipal Boundary
- ▭ Regional District Boundary

1: 10,000



508.0 0 254.00 508.0 Meters

NAD\_1983\_UTM\_Zone\_10N  
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Notes



July 16, 2020

**Re: Official Community Plan & Zoning Bylaws Nos. 2411 & 2412, 2020  
PRRD File No. 20-009-OCPZN**

You are invited to comment on the attached application for potential effect on your agency’s interests. We would appreciate your response within 21 days (**August 6, 2020**). If no response is received within that time, we will assume your agency’s interests are unaffected. Please provide 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 application.

**Proposal**

To re-designate a ± 4.1 ha portion the subject property from ‘Ag’ (Agriculture) to ‘LC’ (Local Commercial) pursuant to *PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009*. Further, to rezone the same ± 4.1 ha portion from ‘A-2’ (Large Agricultural Holdings Zone) to ‘C-2’ (General Commercial Zone) and the remaining ± 60.6 ha from ‘A-2’ (Large Agricultural Holdings Zone) to ‘A-1’ (Small Agricultural Holdings Zone) pursuant to *PRRD Zoning Bylaw No. 1343, 2001*. The applicants intend to subdivide the property into one ± 4.1 ha lot and one ± 60.6 ha lot in a subsequent application.

**Property Information**

General Location: Montney, BC  
Legal Description: SW ¼ of Section 22 Township 85 Range 20 W6M Peace River District  
PID: 013-507-311  
Property Size: 64.7 ha (159.8 ac)  
ALR Status: Within  
Current OCP Designation: Agriculture  
Landowner(s): Thomas & Tanza Stahl

**This application is being referred to:**

- Ministry of Transportation & Infrastructure (via eDAS)
- Northern Health
- Ministry of Forests, Lands, Natural Resources Operations and Rural Development
- Agricultural Land Commission
- School District 60
- Chetwynd
- Dawson Creek
- Fort St. John
- Hudson’s Hope
- Pouce Coupe
- Taylor
- Tumbler Ridge
- PRRD Environmental Services

**PRRD Contact**

Michael Blatz, North Peace Land Use Planner

PLEASE REPLY TO:

<input type="checkbox"/>	Box 810, 1981 Alaska Ave, Dawson Creek, BC V1G 4H8	Tel: (250) 784-3200	Fax: (250) 784-3201	Email: <a href="mailto:planning@prrd.bc.ca">planning@prrd.bc.ca</a>
<input checked="" type="checkbox"/>	9505 100 St, Fort St. John, BC V1J 4N4	Tel: (250) 785-8084	Fax: (250) 785-1125	Email: <a href="mailto:planning@prrd.bc.ca">planning@prrd.bc.ca</a>



**Agricultural Land Commission**  
201 – 4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000 | Fax: 604 660-7033  
www.alc.gov.bc.ca

August 5, 2020

Reply to the attention of Sara Huber  
ALC Issue: 51849  
Local Government File: 20-009-OCPZN

Michael Blatz  
Land Use Planner, Peace River Regional District

### **Delivered Electronically**

**Re: Peace River Regional District Official Community Plan and Zoning Amendment Application 20-009**

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Official Community Plan (OCP) and Zoning Amendment Bylaw Nos. 2411 and 2412, 2020 (the “Bylaws”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Bylaws are consistent with the purposes of the *ALC Act* (ALCA), the Agricultural Land Reserve (ALR) General Regulation, (the “ALR General Regulation”), the ALR Use Regulation (the “ALR Use Regulation”), and any decisions of the ALC.

### **Current Proposal:**

The Bylaws propose to amend the OCP designation of 4.1 ha of the property identified as 14472 Stoddart Creek Road, Montney; PID: 013-507-311 (the “Property”) from Ag (Agriculture) to LC (Local Commercial) and to rezone that same portion from A2 (Large Agricultural Holdings Zone) to C2 (General Commercial Zone) and the remaining 60.6 ha from A2 to A1 (Small Agricultural Holdings Zone) in order to subdivide a 4.1 ha lot from the Property.

### **File History:**

In July 2017, the ALC refused the subdivision of an 8 ha lot from the Property (Application 56271; Resolution #216/2017). In reaching its decision, the ALC found that while the area proposed for subdivision is separated from the remainder by a ravine, the Property is suitable and capable of agricultural uses and should be retained as a whole.

In June 2018, the ALC conditionally approved an application to develop a potable and non-potable water utility facility on an approximately 2 ha portion of the Property (Application 56832; Resolution #196/2018).

### **ALC Staff Comments:**

ALC staff recognizes that an associated exclusion application has been submitted on the ALC’s online application portal (Application 60120; the “Application”). The ALC has received the Application, but has not yet reviewed or decided on the Application. The Application proposes to exclude the 4.1 ha portion of the Property in order to continue using the land as the water treatment and dispensing terminal, which was previously approved by the ALC in 2018. If approved, the applicant intends to subdivide the 4.1 ha portion and transfer its ownership to the water terminal corporation.

ALC staff recognizes that the Application has been submitted and the merits of the proposal will be reviewed at that time. Should the ALC approve the Application, ALC staff has no objection to the Bylaws.

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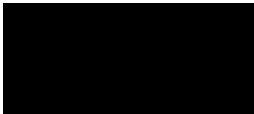
The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any Orders of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 236-468-3258 or by e-mail ([Sara.Huber@gov.bc.ca](mailto:Sara.Huber@gov.bc.ca)).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: Referral of PRRD OCPZN-20-009

CC: Ministry of Agriculture – Attention: Lori Vickers

51849m1



City of Fort St. John  
10631 100 Street | Fort St. John, BC | V1J 3Z5  
(250) 787 8150 City Hall  
(250) 787 8181 Facsimile

July -24-2020


Michael Blatz  
c/o Peace River Regional District  
9505 100 Street  
Fort St. John, BC V1J 4N4

Dear Sir/Madam:

**RE: Development Application Referral for Official Community Plan & Zoning Bylaws Nos. 2411 & 2412, 2020  
PRRD File No. 20-009-OCPZN**

The City of Fort St. John has no comments in regards to this development application.

Kind Regards,

  
Renée Jamurat  
Planning Manager



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

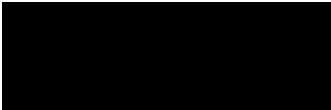
Attn: Michael Blatz – North Peace Land Use Planner

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral of July 16, 2020 to re-designate a ± 4.1 ha portion the subject property (PID: 013-507-311, The SW 1/4 of, Sec 22, Twp 85, Rge 20, W6M, Peace River) from 'Ag' (Agriculture) to 'LC' (Local Commercial) in pursuant to PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, and to rezone the same ± 4.1 ha portion from 'A-2' (Large Agricultural Holdings Zone) to 'C-2' (General Commercial Zone) and the remaining ± 60.6 ha from 'A-2' (Large Agricultural Holdings Zone) to 'A-1' (Small Agricultural Holdings Zone) in pursuant to PRRD Zoning Bylaw No. 1343, 2001. The property does not fall within Section 52 of the Transportation Act and will not require MoTI formal approval.

MoTI has no objections to the zoning.

Thank you for the opportunity to comment. If you or the proponent have any questions, please contact me at 778-576-1100.

Sincerely,



Raj Chopra – Development Technician

## Michael Blatz

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**From:** Gu, Kang Min (Justin) <KangMin.Gu@northernhealth.ca>  
**Sent:** Monday, July 20, 2020 9:34 AM  
**To:** Michael Blatz  
**Subject:** RE: PRRD File No. 20-009-OCPZN  
**Attachments:** subdivision-guidelines.pdf

**CAUTION: This email originated from outside of the organization.**

Good Morning Michael,

The following is the comments from Northern Health regarding Zoning Amendment Bylaw No., 20-009 regarding a proposed rezoning:

- Must not cause a health hazard and or must not contaminate or cause to contaminate any drinking water sources, wells, any water bodies
- Must follow Public Health Act, Drinking Water Protection Act and its applicable regulations, Sewerage System Regulation and Groundwater Protection Regulation as applicable
- Must have appropriate sewerage system installed and all the requirements met as applicable
- Proper subdivision protocol be followed for subdividing this property. Please refer to Northern Health's 'Guidelines for Subdivision' for more information.

Please see attached subdivision guideline for your reference. Should you have any questions, please contact the undersigned.

Regards,

Justin Gu, CPHI(C), B. Tech,  
Environmental Health Officer

**Northern Health – Fort St. John Health Unit**

10115 110 Ave Fort St John, BC V1J 6M9  
TEL: (250) 263 – 6000  
FAX: (250) 263 – 6086

[KangMin.Gu@northernhealth.ca](mailto:KangMin.Gu@northernhealth.ca)



The contents of this electronic mail transmission are PRIVILEGED, intended to be CONFIDENTIAL, and for the sole use of the designated recipient. If this message has been misdirected, or if a resend is desired, please contact the sending office as soon as possible.

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**From:** Michael Blatz <[Michael.Blatz@prrd.bc.ca](mailto:Michael.Blatz@prrd.bc.ca)>  
**Sent:** Thursday, July 16, 2020 2:02 PM  
**To:** PRRD\_Internal <[prrd.internal@prrd.bc.ca](mailto:prrd.internal@prrd.bc.ca)>  
**Subject:** PRRD File No. 20-009-OCPZN



# PEACE RIVER REGIONAL DISTRICT

## Memorandum

TO: Michael Blatz  
 FROM: Karen Goodings  
 DATE: July 16, 2020  
 RE: **OCP & Zoning Amendment Bylaws Nos. 2411 & 2412, 2020,  
 PRRD File No. 20-009-OCPZN**

Pursuant to the following resolution:

RD/15/04/26 (23)

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

The application and bylaw are provided for your review. As instructed at the November 21, 2019 EADC meeting, referrals to Directors will be done earlier in the application review process, at the same time as external agency referrals. As a result, this referral does not include external agency comments or a staff report.

If you have any comments, please submit them by July 30, 2020.

I am in support of this application to proceed. The potable water station that has been developed is an important commodity for the rural users.

Director Karen Goodings

Date July 16/2020

diverse. vast. abundant.

**PLEASE REPLY TO:**

Box 810, 1981 Alaska Ave, Dawson Creek, BC V1G 4H8 Tel: (250) 784-3200 or (800) 670-7773 Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca  
 9505 100 St, Fort St. John, BC V1J 4N4 Tel: (250) 785-8084 Fax: (250) 785-1125 Email: prrd.fs@prrd.bc.ca

### 7.3.1 Local Commercial (LC)

**Policy 5** Within the Local Commercial designation the principal use of land will generally be those commercial uses that cater to the local area residents, but not limited to the following: convenience store, gas bar, restaurant, craft sales, personal service establishment, neighbourhood pub, or campground, subject to zoning regulations.

**Policy 6** Within the Local Commercial designation the minimum parcel size will not be less than:

- a) **0.4 ha (1 acre)** for lands connected to a community sewage system;
- b) **0.8 ha (2 acre)** for lands where soil conditions are suitable for on-site sewage disposal and a system authorized by the agency having jurisdiction regarding sewage disposal;
- c) **1.6 ha (4 acres)** for lands not connected to a community sewage system.

### 7.3.2 Highway Commercial (HC)

**Policy 7** Highway Commercial uses may be located within Settlement Centres, at highway junctions or along controlled access highways.

**Policy 8** Within the Highway Commercial designation the principal use of land will generally be all those uses permitted in Local Commercial Section No. 7.3.1, Policy 5 and those commercial uses that cater to residents, tourists and traveling public, but not limited to the following: liquor outlets, retail sales, fuel retail sales, commercial recreation facilities, tourist accommodations, business offices, animal hospital, automotive servicing and repairs, subject to zoning regulations.



**Policy 9** Within the Highway Commercial designation the minimum parcel size will not be less than:

- a) **0.4 ha (1 acre)** for lands connected to a community sewage system;
- b) **0.8 ha (2 acre)** for lands where soil conditions are suitable for on-site sewage disposal and a system authorized by the agency having jurisdiction regarding sewage disposal;
- c) **1.6 ha (4 acres)** for lands not connected to a community sewage system.

**Policy 10** The current uses located on Lot 1, Blk. 2, Plan 12244, part SW ¼ Sec. 5, Twp. 84, Rge.18, W6M, are recognized as being consistent with this Plan, described as:  
- trucking contractor, logging contractor, construction trade contractor, oil field service contractor, including repair and maintenance of heavy trucks and equipment;  
- building material supply.



**PEACE RIVER REGIONAL DISTRICT**  
**Zoning Bylaw No. 1343, 2001**

**PART VI ZONES**

**SECTION 32 A-1 (Small Agricultural Holdings Zone - 15 ha)**

**1. Permitted Uses**

The following PRINCIPAL USES and no others are permitted in an A-1 zone subject to Part IV of this bylaw and subject to Sub-Section 2 of this Section 32;

- (a) AGRICULTURE;
- (b) AGRICULTURE-INTENSIVE;
- (c) AGRICULTURE-DOMESTIC;
- (d) Wood harvesting and forestry;
- (e) Mining, including gravel extraction and processing;
- (f) Asphalt plant;
- (g) Oil and gas wells, PIPELINES;
- (h) PRODUCTION FACILITIES;
- (i) LAND TREATMENT FACILITY, NON-COMMERCIAL;
- (j) KENNEL;
- (k) EQUESTRIAN FACILITY;
- (l) DWELLING UNITS;

The following ACCESSORY uses and no others are permitted in an A-1 zone, subject to Part IV of this bylaw and Sub-Section 2 of this Section 32:

- (m) ACCESSORY building and ACCESSORY structure; (See Section 13)
- (n) BED AND BREAKFAST accommodation; (See Section 16)
- (o) HOME BASED BUSINESS; (See Section 19)
- (p) SECONDARY SUITE; (See Section 25)
- (q) TEMPORARY ADDITIONAL DWELLING; (See Section 29)
- (r) AGRI-TOURISM activity.

**2. Regulations**

Minimum Parcel size

- (a) The minimum parcel size is 15 hectares (37 acres).
- (b) Exception to the minimum parcel size is as follows:
  - i) subject to the Local Services Act, the minimum parcel size shall not apply where a parcel is divided by a railway, highway right-of-way or watercourse provided the parcel is subdivided along any such railway, highway right-of-way or watercourse, and the remainder of the parcel for which a subdivision is proposed is not less than 12 hectares (30 acres)



**PEACE RIVER REGIONAL DISTRICT**  
**Zoning Bylaw No. 1343, 2001**

**SECTION 32 A-1 (Small Agricultural Holdings Zone - 15 ha) continued**

Number and type of DWELLING UNIT(S)

- (c) One SINGLE FAMILY DWELLING is permitted on a parcel less than 3.6 hectares (9 acres) in size;
- (d) Two SINGLE FAMILY DWELLINGS or one TWO FAMILY DWELLING is permitted on a parcel 3.6 hectares (9 acres) or larger, but not both;

Setbacks

- (e) Except as otherwise permitted in this bylaw, no building or structure shall be located within:
  - (i) 7 metres (23 ft.) of a FRONT PARCEL LINE;
  - (ii) 3 metres (10 ft.) of an INTERIOR SIDE PARCEL LINE;
  - (iii) 5 metres (17 ft.) of an EXTERIOR SIDE PARCEL LINE;
  - (iv) 7 metres (23 ft.) of a REAR PARCEL LINE.

Agriculture

- (f) AGRICULTURE INTENSIVE, use is permitted on parcels 15 hectares (37 acres) and larger;

Asphalt Plant

- (g) Asphalt plants may operate on land zoned A-1 "Small Agriculture Holding" for a continuous period of not more than eight (8) months, otherwise an application for rezoning or a temporary industrial use permit will be required.

Production facilities

- (h) The following PRODUCTION FACILITIES are not permitted in the A-1 zone;
  - i) Battery sites and compressor stations with an aggregate building and/or structure FLOOR AREA greater than 450 sq. metres (4850 sq. ft.)
  - ii) Oil field waste management facility that requires a permit under the *Waste Management Act* or which covers an aggregate building and/or structure FLOOR AREA greater than 450 sq. metres (4850 sq. ft.)

Land Treatment Facility

- (i) LAND TREATMENT FACILITY, NON-COMMERCIAL shall not exceed an area greater than 2 hectares (5 acres) in size.



**PEACE RIVER REGIONAL DISTRICT**  
**Zoning Bylaw No. 1343, 2001**

**SECTION 42 C-2 (General Commercial Zone - 1.8 ha)**

**1. Permitted Uses**

The following PRINCIPAL USES and no others are permitted in a C-2 zone subject to Part IV of this bylaw and subject to Sub-Section 2 of this Section 42;

- (a) TOURIST ACCOMMODATION;
- (b) RESTAURANT;
- (c) AUTOMOTIVE SERVICE STATION;
- (d) CONVENIENCE STORE;
- (e) GAS BAR;
- (f) Car wash;
- (g) Liquor Store;
- (h) GARDEN CENTRE;
- (i) CAMPGROUND;
- (j) Retail sales establishment;
- (k) Sales, rentals, servicing and repairs of automobiles, recreation vehicles and boats;
- (l) Building material supply facility;
- (m) Meat cutting and packing, excluding ABATTOIRS;
- (n) Business office;
- (o) PERSONAL SERVICE ESTABLISHMENT;
- (p) ANIMAL HOSPITAL;
- (q) Taxi dispatch office;
- (r) RECYCLE CENTRE;
- (s) FUNERAL PARLOUR LIMITED; [Bylaw No. 1713, 2007]
- (t) Instrumentation, small equipment sales, rentals and service. [Bylaw No.. 1839, 2009]
- (u) Gallery, or studio related to art, music, recording, dance, fitness or recreation  
[Bylaw No. 1921, 2011]

The following ACCESSORY uses and no others are permitted in a C-2 zone, subject to Part IV of this bylaw and Sub-Section 2 of this Section 42:

- (v) ACCESSORY building and ACCESSORY structure;
- (w) DWELLING UNIT(S);



**PEACE RIVER REGIONAL DISTRICT**  
**Zoning Bylaw No. 1343, 2001**

**SECTION 42 C-2 (General Commercial Zone - 1.8 ha) Continued**

**2. Regulations**

Minimum Parcel Size

- (a) The minimum parcel size is 1.8 hectares (4.5 acres) where there is no COMMUNITY SEWAGE SYSTEM (Electoral Areas B, D and E only); [Bylaw No. 2249, 2016]
- (aa) The minimum parcel size is 1.8 hectares (4.5 acres) where there is no COMMUNITY SEWER (Electoral Area C only); [Bylaw No. 2249, 2016]
- (b) The minimum parcel size is 0.4 hectare (1 acre) when the parcel is connected to a COMMUNITY SEWAGE SYSTEM (Electoral Areas B, D and E only); [Bylaw No. 2249, 2016]
- (bb) The minimum parcel size is 0.4 hectare (1 acre) when the parcel is connected to a COMMUNITY SEWER (Electoral Area C only); [Bylaw No. 2249, 2016]

Number and type of Dwelling

- (c) Not more than one SINGLE FAMILY DWELLING on a parcel, either detached or contained within one of the PRINCIPAL USES listed above.

Height

- (d) No building or structure shall exceed 12 metres (40 ft.) in HEIGHT.

Setbacks

- (e) Except as otherwise permitted in this bylaw, no building or structure shall be located within:
  - (i) 7 metres (23 ft.) of a FRONT PARCEL LINE;
  - (ii) 3 metres (10 ft.) of an INTERIOR SIDE PARCEL LINE;
  - (iii) 5 metres (17 ft.) of an EXTERIOR SIDE PARCEL LINE;
  - (iv) 5 metres (17 ft.) of a REAR PARCEL LINE.

ACCESSORY Buildings, except DWELLING UNIT(S)

- (f) The aggregate FLOOR AREA of all ACCESSORY buildings shall not exceed 200 square metres (2153 sq. ft.).



**PEACE RIVER REGIONAL DISTRICT**  
**Zoning Bylaw No. 1343, 2001**

**SECTION 42 C-2 (General Commercial Zone - 1.8 ha) continued**

Additional Uses

(g) The following additional uses are permitted on lands legally described as:

Parcel A(PM36569) SW¼ Sec. 5, Twp. 84, Rge. 18, W6M.

Parcel A, Plan 33374, SW¼ Sec. 5, Twp. 84, Rge. 18, W6M.

- i) sales, rental, servicing and repairs of automobile, recreational vehicles, manufactured homes, automotive parts, machinery, farm machinery and boats; and
- ii) contractors, shop and storage yard for trade, trucking, construction and oil field service.

Parcel A, Plan 33374, SW¼ Sec. 5, Twp. 84, Rge. 18, W6M.

- iii) warehousing, cartage, express and freight facilities.

Lot 8, Block 2, Plan 9723, Section 2, Township 84, Range 19, W6M [Bylaw No. 1502, 2004]

Parcel A(Plan B5074) of the Northwest ¼, Section 9, Township 84, Range 19, W6M

- iv) NEIGHBOURHOOD PUB

Lot 8, Block 2, Section 2, Township 84, Range 19, W6M, PRD, Plan 9723 [Bylaw No. 2178, 2015]

- v) CAMPGROUND, UNLIMITED TERM

**PEACE RIVER REGIONAL DISTRICT**  
**Bylaw No. 2411, 2020**

A bylaw to amend the "North Peace Fringe Area Official  
Community Plan Bylaw No. 1870, 2009"

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt the "North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009";

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

1. This Bylaw may be cited for all purposes as "North Peace Fringe Area Official Community Plan Amendment Bylaw No. 2411, 2020."
2. Schedule B – Map 2 of "North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009" is hereby amended by redesignating a 4.1 ha (10.13 acre) portion of the Southwest ¼ Section 22, Township 85, Range 20, W6M, PRD, from "Agriculture" (AGRICULTURE) to "Local Commercial" (LC) as shown on Schedule "A" which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS \_\_\_\_\_ day of \_\_\_\_\_, 2020.

READ A SECOND TIME THIS \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Public Notification mailed on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Public Notification advertised on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Public Hearing held on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

READ A THIRD TIME THIS \_\_\_\_\_ day of \_\_\_\_\_, 2020.

ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Chair

(Corporate Seal has been affixed to the  
original bylaw)

\_\_\_\_\_  
Corporate Officer

I hereby certify this to be a true and correct copy of  
Bylaw No. 2411, 2020", as adopted by the  
Peace River Regional District Board  
on \_\_\_\_\_, 20\_\_\_\_.

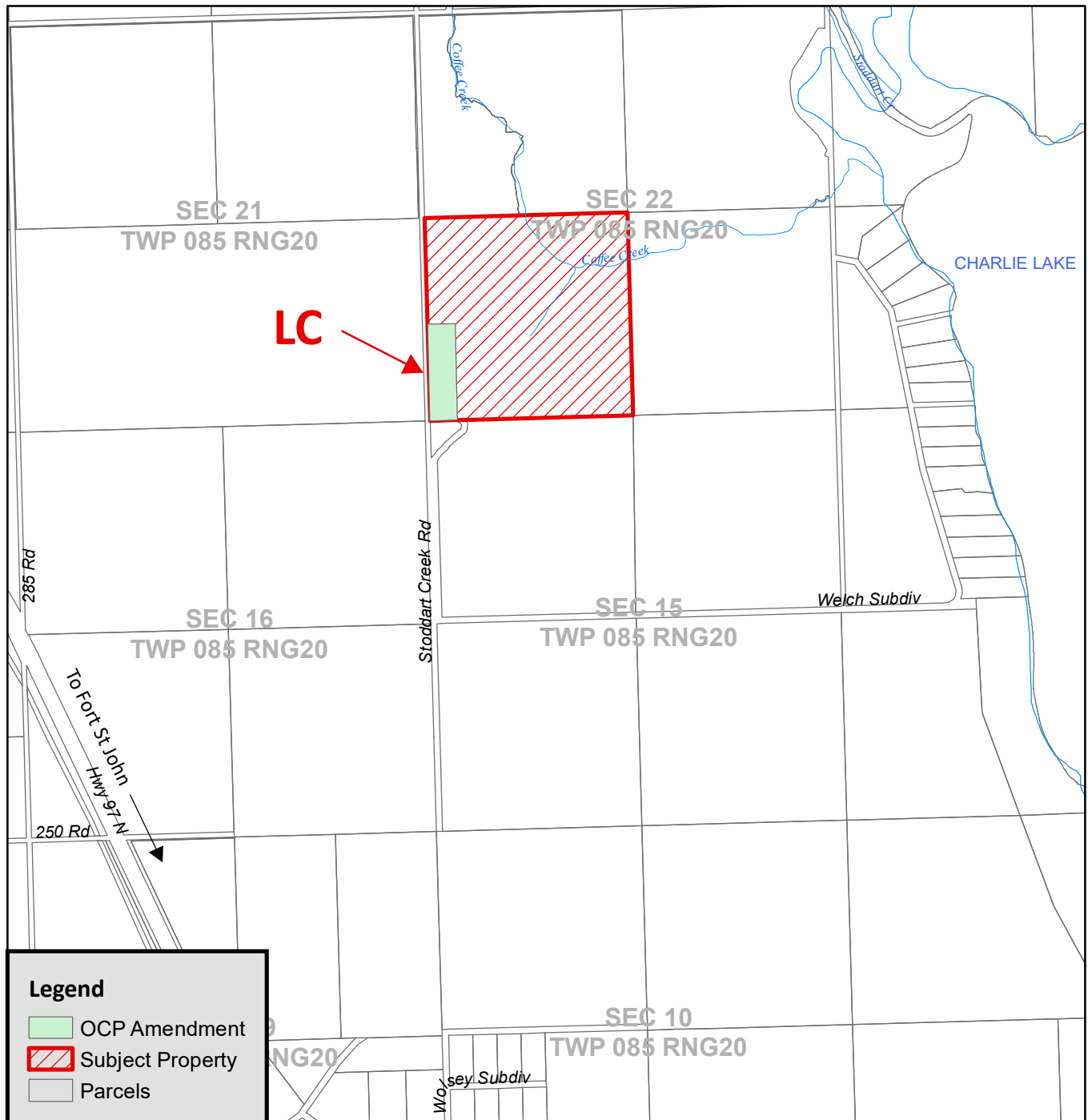
\_\_\_\_\_  
Corporate Officer



Peace River Regional District  
 Bylaw No. 2411, 2020  
**SCHEDULE "A"**



Schedule B - Map 2 of "North Peace Fringe Area Official Community Plan Bylaw 1870, 2009" is hereby amended by redesignating a 4.1 ha (10.13 acres) portion of the Southwest 1/4 Section 22, Township 85, Range 20, W6M, PRD, **from "Agriculture" (Agriculture) to "Local Commercial" (LC)** as shown on the drawing below:



**Legend**

- OCP Amendment
- Subject Property
- Parcels

**PEACE RIVER REGIONAL DISTRICT**  
**Bylaw No. 2412, 2020**

A bylaw to amend "Peace River Regional District Zoning  
Bylaw No. 1343, 2001."

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt "Peace River Regional District Zoning Bylaw No. 1343, 2001";

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

1. This bylaw may be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2412, 2020."
2. Schedule A – Map 1 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a 4.1 ha (10.13 acre) portion of the Southwest ¼ Section 22, Township 85, Range 20, W6M, PRD, from A-2 "Large Agricultural Holdings Zone" to C-2 "General Commercial"; with the remainder 60.6 ha (149.7 acres) portion being rezoned from A-2 "Large Agricultural Holdings Zone" to A-1 "Small Agricultural Holdings Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	_____	day of _____	, 2020.
READ A SECOND TIME THIS	_____	day of _____	, 2020.
Public Notification mailed on the	_____	day of _____	, 2020.
Public Notification advertised on the	_____	day of _____	, 2020.
Public Hearing held on the	_____	day of _____	, 2020.
READ A THIRD TIME THIS	_____	day of _____	, 2020.
ADOPTED THIS	_____	day of _____	, 2020.

(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. 2412, 2020,  
as adopted by the Peace River Regional District  
Board on \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Corporate Officer



Peace River Regional District  
 Bylaw No. 2412, 2020  
**SCHEDULE "A"**



Schedule A - Map 1 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a 4.1 ha (10.13 acres) portion of the Southwest 1/4 Section 22, Township 85, Range 20, W6M, PRD, **from** A-2 "Large Agricultural Holdings Zone" **to** C-2 "General Commercial Zone" with the remainder 60.6 ha (149.7 acres) portion being rezoned **from** A-2 "Large Agricultural Holdings Zone" **to** A-1 "Small Agricultural Holdings Zone" as shown on the drawing below:

