



REPORT

To: Chair and Directors

Report Number: DS-BRD-085

From: Shawn Dahlen, Chief Administrative Officer

Date: October 26, 2020

Subject: **OCP & Zoning Amendments, Bylaws 2413 & 2414, 2020, PRRD File No. 20-007**

RECOMMENDATION #1: [Corporate Unweighted]

Whereas the Regional Board has considered the requirements of s. 475 of the *Local Government Act* and has provided opportunity for early and ongoing consultation with those persons, organizations and authorities the Board considers will be affected by an application proposing to redesignate and rezone land in the Wonowon area for an industrial landfill, further;

That the Regional Board give Official Community Plan Amendment Bylaw No. 2413, 2020 to amend the designation of 234.67 ha of unsurveyed Crown Land within Units 14, 15, 23, 24, 25, 33, 34 and 35, Block J, Group 94-A-12, from Agricultural Rural to Heavy Industrial, first and second readings.

RECOMMENDATION #2: [Corporate Unweighted]

That the Regional Board give Zoning Amendment Bylaw No. 2414, 2020, to rezone 234.67 ha of unsurveyed Crown Land within Units 14, 15, 23, 24, 25, 33, 34 and 35, Block J, Group 94-A-12 from A-2 (Large Agricultural Holdings Zone) to I-4 (Oil and Gas Production Zone) and add a site specific text amendment to allow 'secure landfill and oilfield waste management' as a permitted use in this location, first and second readings, and finally;

That a public hearing, delegated to the Director of Electoral Area B, be held at a future date, subject to confirmation that the applicant has obtained the necessary approvals from the provincial Environmental Assessment Office and a signed agreement between the applicant and Canfor for use of the Mile 96 Rd to access the site for the proposal, and provided them to the PRRD.

BACKGROUND/RATIONALE:

Proposal

To redesignate and rezone the property from Agricultural to Industrial land uses, and add a site specific text amendment that allows 'secure landfill and oilfield waste management' as a permitted use on this particular site. The applicant intends to use the site as a landfill facility which will include four landfill cells, a field office, small waste quality control lab, garage, monitoring wells, and three control ponds.

File Details

Owner: Crown Land
Agent: Secure Energy
Area: Electoral Area B
Location: Wonowon
Legal: Within Units 14, 15, 23, 24, 25, 33, 34 and 35 Block J, Group 94-A-12
Lot Size: 234.67 ha (579.88 ac)

Site Context

The subject site is located in an agricultural rural area, 11 km southeast of Wonowon, east of Highway 97. Areas to the north, south, east, and west of the site include an access road, undeveloped forested crown land and a pipeline right-of-way.

Site FeaturesLand

The site is approximately 70% logged and cleared.

Structures

There are no structures on the site.

Access

The site is proposed to be accessed from Mile 96 Rd, east of Highway 97. Mile 96 Rd is currently used by Canfor for forestry purposes and the applicant will negotiate an agreement with them about access and any potential road improvements that may be required. In addition, Ministry of Transportation and Infrastructure may have additional comments and/or requirements, which will be provided after first and second readings.

Canada Land Inventory Soil Rating

According to the Canada Land Inventory, soils on the subject property are classified as 5_{TW}. Class 5 soils have very severe limitations that restrict their capability in producing perennial forage crops. Subclass TW denotes topography and excess water.

Comments & ObservationsApplicant

The applicant has proposed an oilfield waste landfill 11 km south of Wonowon, intended to provide a facility for the disposal of oilfield and industrial wastes for northeast British Columbia. The site will have four landfill cells and will also include a scale, field office, small waste quality control lab, garage, stockpile areas, monitoring wells and three control ponds to collect water that doesn't encounter waste. The proposed facility is a Class II landfill that will accept non-hazardous solid wastes such as drill cuttings and drilling muds, residual solids from spill cleanups, residual solids from treatment processes, and spill materials.

The applicant also requires an Environment Assessment Certificate from the BC Environmental Assessment Office (EAO) and a Permit to Operate from the BC Ministry of Environment, for which they are at the pre-application stage and intend to apply between late 2020 and early 2021. The applicant states they submitted a Draft Application Information Requirements to the EAO in April 2020, with a

public comment period open from May 27 to July 11, 2020. The applicant states that they have also been engaged in conversations with Blueberry River First Nations since 2016.

Agricultural Land Reserve (ALR)

The subject property is outside the Agricultural Land Reserve.

Official Community Plan (OCP)

The subject site is designated as Agricultural Rural (Ag-rural) within the PRRD Rural Official Community Plan Bylaw No. 1940, 2011. Section 7, Policy 2 states the principal use of land within this designation will generally be limited to agriculture, agri-tourism, residential use, and businesses directly compatible or complementary to the agricultural industry. The minimum parcel size is 63 hectares (155 acres).

While the parcel size is consistent, the proposed uses are not. Therefore, an OCP amendment is required.

Land Use Zoning

Pursuant to Zoning Bylaw No. 1000, 1996, the site is zoned A-2 (Large Agricultural Holdings Zone). Section 36 states the permitted uses are agriculture, temporary worker camps, and oil and gas activities. The minimum parcel size is 63 ha (155 ac).

While the parcel size is consistent, the proposed uses are not. Therefore, a zoning amendment is required.

Fire Protection Area

The subject property is outside all fire protection areas.

Mandatory Building Permit Area

The subject site is outside the Mandatory Building Permit Area.

Development Permit Area

The subject property is outside all Development Permit Areas.

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

The proposed secure landfill will be consistent with surrounding areas as the site is located in a rural area, approximately 11 km south of Wonowon, with no residential development in close proximity.

Population & Traffic

The applicant anticipates an increase in traffic along Highway 97 of about 20 inbound trucks per day.

Sewage & Water

The sewage is proposed to be trucked to an approved facility for disposal. Drinking water will be trucked to the site as well.

Comments Received from Municipalities & Provincial Agencies

Ministry of Environment & Climate Change, School District 60, Chetwynd, Dawson Creek, Fort St. John, Hudson's Hope, Pouce Coupe, Taylor, Tumbler Ridge

No response.

Northern Health

No objections provided that the applicant follows Northern Health's prescribed regulations.

Ministry of Transportation & Infrastructure

The Ministry will provide a response once the application receives 1st and 2nd readings.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse Official Community Plan Amendment Bylaw No. 2413, 2020 to amend the designation of 234.67 ha of unsurveyed Crown Land within Units 14, 15, 23, 24, 25, 33, 34 and 35 Block J, Group 94-A-12 from Agricultural Rural to Heavy Industrial, as submitted.
2. That the Regional Board respectfully refuse Zoning Amendment Bylaw No. 2414, 2020 to rezone the same site from A-2 (Large Agricultural Holdings Zone) to I-4 (Oil and Gas Production Zone) and add a site specific text amendment, as submitted.
3. 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 the scheduling of public hearings be deferred until in person public hearings are permitted. In person meetings of up to fifty people are currently permitted, if proper physical distancing and other safety protocols are in place, however, the public cannot be

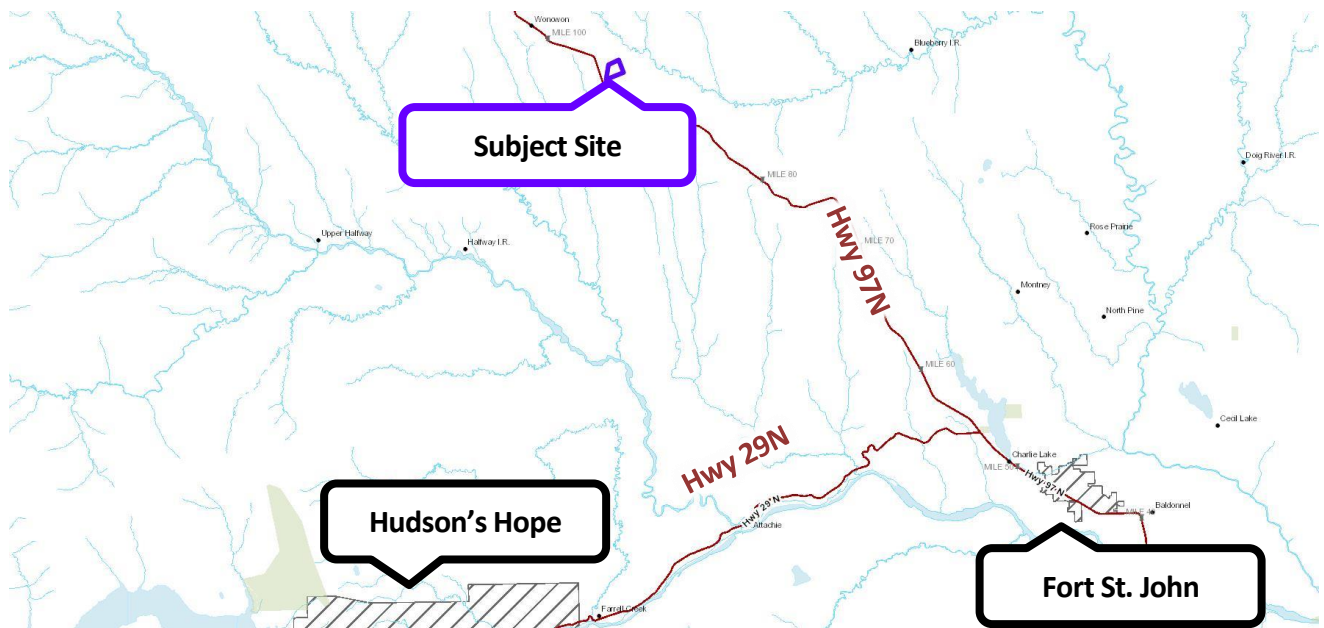
denied access to a public hearing and there are few venues available that will accommodate fifty people properly physically distanced. Residents would be encouraged to submit comments in writing and asked to register in advance to attend a public hearing, to allow for advance planning for the anticipated 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 (ie: 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.

At this time, no files in Area B are waiting for a public hearing.

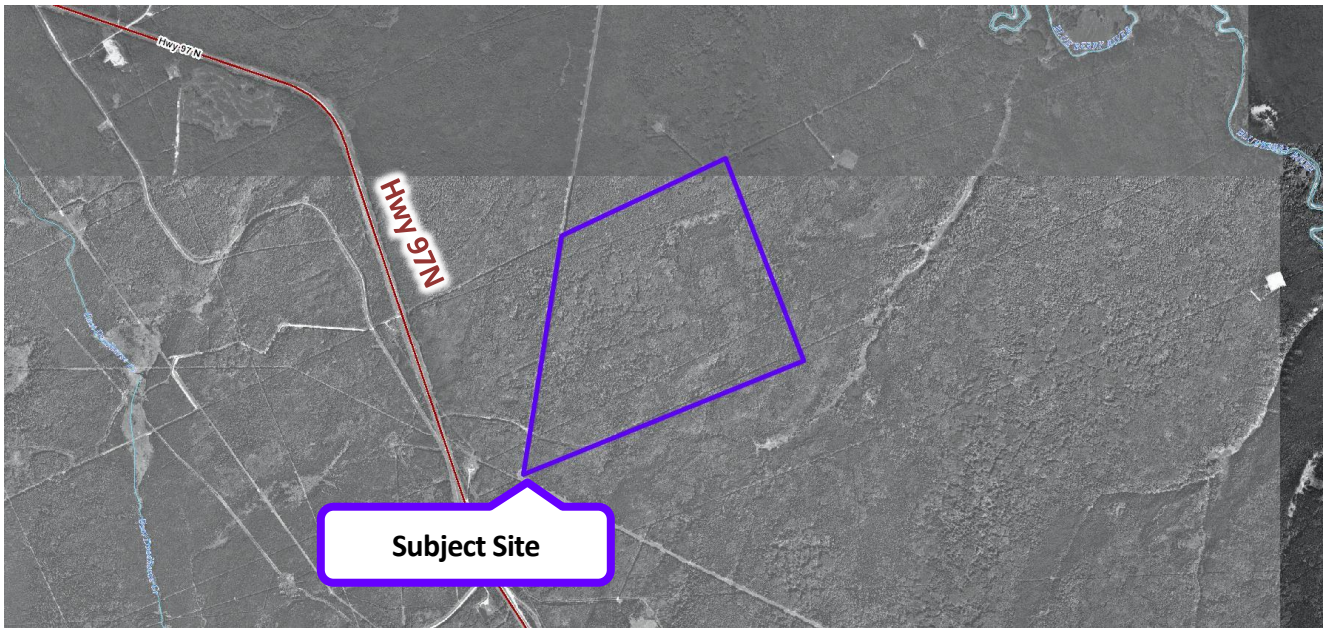
Attachments:

1. Maps
2. Application
3. Comments Received from Municipalities & Provincial Agencies
4. Comments Received from Electoral Area Director
5. Section 11 of PRRD Rural OCP Bylaw No. 1940, 2011
6. Section 47 of PRRD Zoning Bylaw No. 1000, 1996
7. Draft Official Community Plan Amendment Bylaw No. 2413, 2020
8. Draft Zoning Bylaw No. 2414, 2020

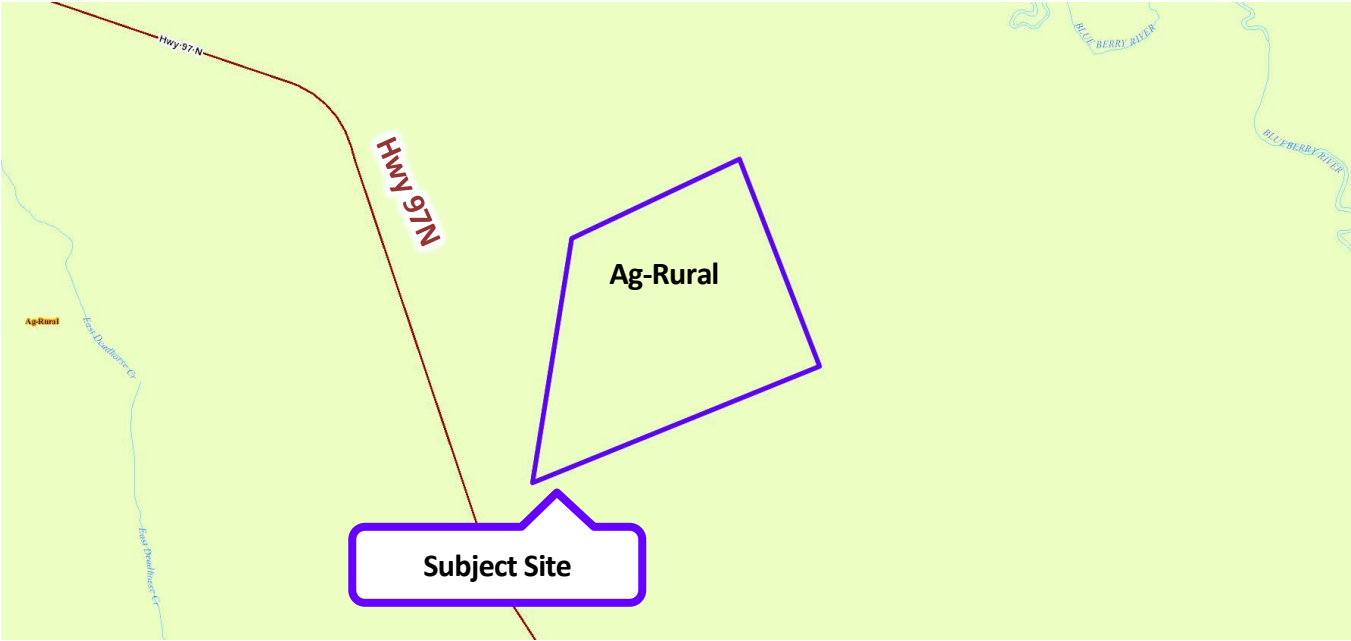
Location: Wonowon area



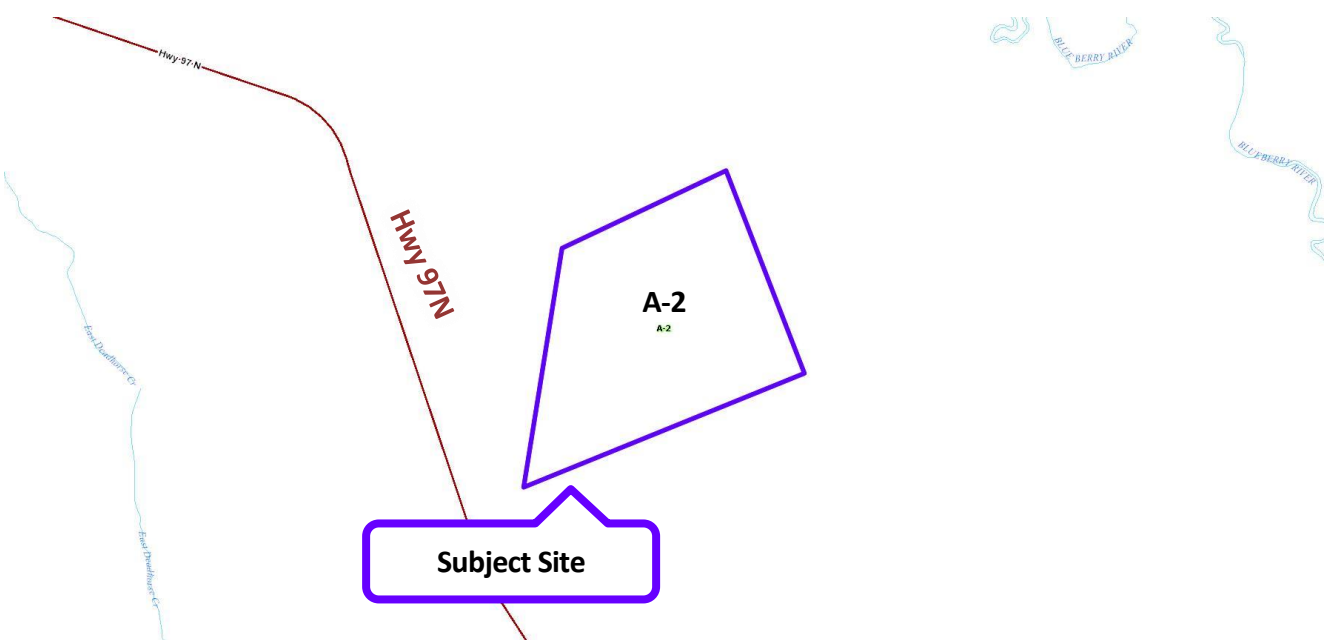
Aerial imagery



PRRD Rural Official Community Plan Bylaw No. 1940, 2011: Agriculture-Rural (Ag-Rural)



PRRD Zoning Bylaw No. 1000, 1996: Large Agricultural Holdings Zone (A-2)





PEACE RIVER REGIONAL DISTRICT

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 # _____

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 Province of BC	Authorized Agent of Owner (if applicable) Alastair Graham - SECURE Energy
Address of Owner 100-10003-110th Ave	Address of Agent [REDACTED]
City/Town/Village Fort St. John	City/Town/Village [REDACTED]
Postal Code V1J 6M7	Postal Code [REDACTED]
Telephone Number: [REDACTED]	Telephone Number: [REDACTED]
Fax Number: [REDACTED]	Fax Number: [REDACTED]
E-mail: [REDACTED]	E-mail: [REDACTED]

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
within Units 14, 15, 23, 24, 25, 33, 34 and 35 Block J, Group 94-A-12	234.67 ha./ acres
	ha./acres
	ha./acres
	TOTAL AREA 234.67 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: not applicable

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 - rural
Proposed OCP designation: heavy industrial
Text amendment: _____

☒ Zoning Bylaw amendment:
Existing zone: A-2 (Large Agricultural Holdings)
Proposed zone: I-4 (Oil and Gas Production Zone)
Text amendment: secure landfill and oilfield waste management

☐ 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:

the land is in a rural location with no existing buildings, approximately 70% of the parcel has previously been logged

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

(a) North gravel resource/access road
(b) East undeveloped forested crown land
(c) South undeveloped forested crown land
(d) West pipeline right-of-way

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

"secure landfill" per the requirements of BC regulations

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

In order to meet existing and increasing industry demand, SECURE wishes to provide oilfield and industrial waste generators in northeast BC with a viable waste management alternative. The proposed SECURE Wonowon Landfill will provide an environmentally sound and economical option for the disposal of upstream oilfield and industrial wastes in the Wonowon region and throughout northeast BC.

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

All sewage generated at the site (i.e. site office washroom) will be trucked to an approved facility for disposal.

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

All drinking water for facility staff and any fresh water required for operations will be trucked to the site.

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 Applicant	2020-03-26 _____ Date signed
 _____ Signature of Owner	2020-08-06 _____ 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			and			hereby		
authorize								
(name)			to act on my/our behalf regarding this					
application.			Alastair Graham - SECURE Energy					
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.

25 September 2020

Peace River Regional District

**RE: Official Community Plan & Zoning Amendments, Bylaw Nos. 2413 & 2414,
2020 PRRD File No. 20-007-OCPZN**

I have reviewed the application to redesignate the site from Ag-Rural to Heavy Industrial and rezone the site from A-2 (Large Agricultural Holdings Zone) to I-4 (Oil & Gas Production Zone) and develop a secure landfill for the disposal of upstream oilfield and industrial wastes.

Based on the intent of the proposal, Northern Health has no objections, subject to the following conditions:

- As per the Public Health Act [SBC 2008] Ch. 28, the proponent must not cause a health hazard during construction and under normal operation of the landfill
- Offices or work stations at the proposed landfill site must be connected to permitted sewer and drinking water systems as per the requirements of Sewerage System Regulations and Drinking Water System Protection Act and regulation made under it.
- If plan includes providing accommodations and prepared meal for workers, a Health Approval application must also be submitted

Please do not hesitate to contact me if you have any questions at [REDACTED] or [REDACTED].

Sincerely

[REDACTED]

Seyoum Gebeyehu, BSc, MSc, BASc, MPH, CPHI (C)
Environmental Health Officer,
Health Protection and Disease Prevention,
Northern Health

Jacqueline Burton

From: Hopkins, Heather N FLNR:EX <[REDACTED]>
Sent: Thursday, October 1, 2020 10:29 AM
To: Planning Department
Subject: RE: PRRD File No. 20-007-OCPZN | External Referral

CAUTION: This email originated from outside of the organization.

Good morning,

FLNRORD has no objection to the zoning amendment for this parcel in Wonowon.

Heather N. Hopkins | Authorization Specialist
[REDACTED]

From: Schlitt, Linda FLNR:EX <[REDACTED]>
Sent: September 23, 2020 9:44 AM
To: FLNRO_LANDS_REFERRALS FLNR:EX <FLNRO_LANDS_REFERRALS@gov.bc.ca>
Subject: FW: PRRD File No. 20-007-OCPZN | External Referral

This is a referral for Lands.



Linda Schlitt

Client Services Representative

FrontCounter BC

Ministry of Forests, Lands, Natural Resource Operations and Rural Development

Suite 100, 10003 - 110th Ave. Fort St. John, BC V1J 6M7

Phone: 778-576-8923 Fax: (250)261-2084

[FrontCounter BC Website](#) | Toll-Free Contact Centre: 1-877-855-3222

Tell us about your experience with FrontCounter BC: [Complete an Online Comment Card](#)

From: FrontCounter BC FLNR:EX <[REDACTED]>
Sent: September 23, 2020 7:53 AM
To: FLNR FortStJohn ARFD FLNR:EX <[REDACTED]>
Subject: FW: PRRD File No. 20-007-OCPZN | External Referral

Good morning,

Please see message below and attached referral documents.

Have a great day!



Becky

Natural Resource Specialist

FrontCounter BC Provincial Team

Ministry of Forests, Lands, Natural Resource Operations and Rural Development

Toll Free Phone: 1-877-855-3222 | [Freedom of Information Disclaimer](#)

[FrontCounter BC Website](#)

Tell us about your experience with FrontCounter BC:

[Complete an Online Comment Card.](#)

From: Planning Department <planning@prrd.bc.ca>
Sent: September 17, 2020 4:02 PM
To: Planning Department <planning@prrd.bc.ca>
Cc: PRRD_Internal <prrd.internal@prrd.bc.ca>
Subject: PRRD File No. 20-007-OCPZN | External Referral

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Good afternoon,

Please review the attached document regarding an OCP and Zoning amendment application to establish a secure landfill on Crown land in the Wonowon area. A KML file is also attached to help you find the site via GIS/Google Earth. If you have any comments about the proposal, please submit them by October 8, 2020.

Best,

Development Services

Phone: 250-784-3200 | planning@prrd.bc.ca | www.prrd.bc.ca

Peace River Regional District



PEACE RIVER REGIONAL DISTRICT



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Jacqueline Burton

From: Prothman, Kristy TRAN:EX <[REDACTED]>
Sent: Thursday, October 8, 2020 3:03 PM
To: Planning Department
Subject: FW: PRRD File No. 20-007-OCPZN
Attachments: 20-007-OCPZN_ExternalReferral.pdf; Site 4 bndy.kml

CAUTION: This email originated from outside of the organization.

Good afternoon,

I am following up on File 20-007-OCPZN (eDas file 2020-04659). Do we have any additional information about this proposal? Specifically, when we see a proposal like this, it typically comes from FCBC directly. Do you know if we should be expecting one for this? Secondly, do you know how they are planning to access the lot?

Thanks,
Kristy Prothman
Senior Development Services Officer
300-10003 110 Ave
Fort St. John, BC V1J 6M7
Phone: [REDACTED]
Email: [REDACTED]

From: Chopra, Suraj TRAN:EX
Sent: September 24, 2020 3:26 PM
To: 'Michael Blatz' <Michael.Blatz@prrd.bc.ca>
Subject: RE: PRRD File No. 20-007-OCPZN

MB,

Can you please provide some more information about this proposal such as any intersection upgrades, access location, traffic numbers, types of vehicles and such. Also should we also be expecting a Crown Land Referral from FCBC on this one? Do you know what part of the process the applicant currently completing?

Cheers,

Raj Chopra
Development Technician
Ministry of Transportation and Infrastructure
Peace District
300 – 10003 – 110th Avenue
Fort St. John BC V1J 6M7
Tel: 778-576-1100

From: Planning Department <planning@prrd.bc.ca>
Sent: September 22, 2020 10:14 AM
To: TRAN Peace Development Approvals TRAN:EX <DevApps.FSJ@gov.bc.ca>

Nikita Kheterpal

From: Prothman, Kristy TRAN:EX <[REDACTED]>
Sent: Wednesday, October 14, 2020 3:44 PM
To: Nikita Kheterpal
Subject: RE: PRRD File No. 20-007-OCPZN

CAUTION: This email originated from outside of the organization.

Hi Nikita,

Thank you for the call today. As discussed, we will hold off on providing a response to the PRRD about this file at this time.

Typically we receive the referrals after second reading and after we have been referred to from Front Counter BC. Once we are at this stage, please let the Ministry know and we will re-open our file (eDas: 2020-04659) and provide a response at that time.

Thanks,
Kristy Prothman
Senior Development Services Officer
300-10003 110 Ave
Fort St. John, BC V1J 6M7
Phone: [REDACTED]
Email: [REDACTED]

From: Nikita Kheterpal <Nikita.Kheterpal@prrd.bc.ca>
Sent: October 14, 2020 8:42 AM
To: Prothman, Kristy TRAN:EX <[REDACTED]>
Subject: RE: PRRD File No. 20-007-OCPZN

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi Kristy,
Sure, you can give me a call anytime at 250-784-4845.

Nikita

From: Planning Department <planning@prrd.bc.ca>
Sent: Wednesday, October 14, 2020 8:37 AM
To: Nikita Kheterpal <Nikita.Kheterpal@prrd.bc.ca>
Subject: FW: PRRD File No. 20-007-OCPZN

From: Prothman, Kristy TRAN:EX <[REDACTED]>
Sent: Tuesday, October 13, 2020 4:39 PM
To: Planning Department <planning@prrd.bc.ca>
Subject: RE: PRRD File No. 20-007-OCPZN

Nikita Kheterpal

From: Renée Jamurat <[REDACTED]>
Sent: Friday, October 16, 2020 2:51 PM
To: Nikita Kheterpal
Cc: Charlene Jackson
Subject: RE: PRRD File No. 20-007-OCPZN | External Referral

CAUTION: This email originated from outside of the organization.

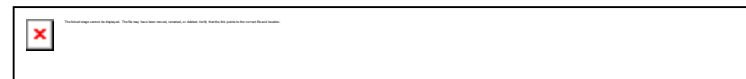
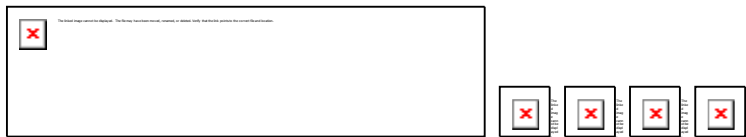
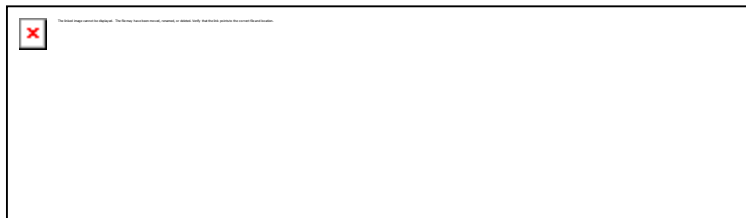
Hi Nakita,

Thank you for the clarification. No further comment to provide.

Renée Jamurat , MCIP,RPP

Planning Manager

Direct [REDACTED]
Mobile [REDACTED]
Beaton Building | 10003 110 Avenue | Fort St. John, BC | V1J 6M7



From: Nikita Kheterpal <Nikita.Kheterpal@prrd.bc.ca>
Sent: Friday, October 16, 2020 1:38 PM
To: Renée Jamurat <[REDACTED]>
Cc: Planning Department <planning@prrd.bc.ca>
Subject: RE: PRRD File No. 20-007-OCPZN | External Referral

Thank you for your reply, Renée.
I connected with the applicant and he said they would just be using the Alaska Highway. No City roads.

Regards

Nikita Kheterpal | Junior Planner

Phone: 250-784-4845 | nikita.kheterpal@prrd.bc.ca | www.prrd.bc.ca

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



PEACE RIVER REGIONAL DISTRICT



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From: Planning Department <planning@prrd.bc.ca>
Sent: Friday, October 16, 2020 1:07 PM
To: Nikita Kheterpal <Nikita.Kheterpal@prrd.bc.ca>
Subject: FW: PRRD File No. 20-007-OCPZN | External Referral

Saved in the file, thanks

From: Renée Jamurat <[REDACTED]>
Sent: Friday, October 16, 2020 12:33 PM
To: Planning Department <planning@prrd.bc.ca>
Cc: Charlene Jackson <[REDACTED]>
Subject: RE: PRRD File No. 20-007-OCPZN | External Referral

CAUTION: This email originated from outside of the organization.

Good Afternoon,

Comments for the noted application are as follows:

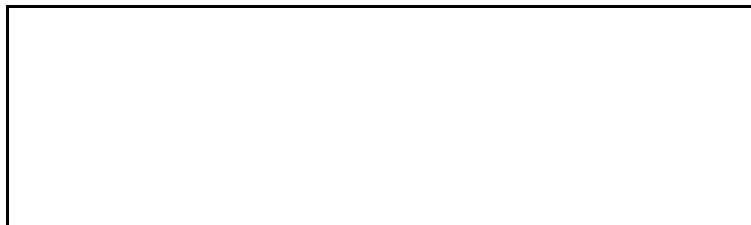
- For the proposed use, does the transport route use City roads, and/or travel through the City? (Alaska highway excluded).

Thank you for the opportunity to comment.

Regards,

Renée Jamurat , MCIP,RPP
Planning Manager

Direct [REDACTED]
Beaton Building | 10003 110 Avenue | Fort St. John, BC | V1J 6M7



From: Planning Department <planning@prrd.bc.ca>
Sent: Thursday, September 17, 2020 4:02 PM
To: Planning Department <planning@prrd.bc.ca>
Cc: PRRD_Internal <prrd.internal@prrd.bc.ca>
Subject: PRRD File No. 20-007-OCPZN | External Referral

Good afternoon,

Please review the attached document regarding an OCP and Zoning amendment application to establish a secure landfill on Crown land in the Wonowon area. A KML file is also attached to help you find the site via GIS/Google Earth. If you have any comments about the proposal, please submit them by October 8, 2020.

Best,
Development Services
Phone: 250-784-3200 | planning@prrd.bc.ca | www.prrd.bc.ca
Peace River Regional District



PEACE RIVER REGIONAL DISTRICT



IMPORTANT: The information transmitted herein is confidential and may contain privileged or personal information. It is intended solely for the person or entity to which it is addressed. Any review, re-transmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all digital and printed copies.

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Jacqueline Burton

From: Director Karen Goodings
Sent: Monday, October 5, 2020 3:33 PM
To: Nikita Kheterpal
Cc: PRRD_Internal; Planning Department
Subject: Re: PRRD File No. 20-007-OCPZN

I have no comments on this proposal. They have been through the Environmental assessment process and have answered my questions.

From: Nikita Kheterpal
Sent: Monday, October 5, 2020 3:21 PM
To: Director Karen Goodings
Cc: PRRD_Internal; Planning Department
Subject: RE: PRRD File No. 20-007-OCPZN

Good afternoon Director Goodings,

I was wondering if it may be possible to get your response on this referral sometime soon, possibly today or tomorrow? Apologies that the email body for the same says October 8 (It is actually October 1, as per the memo.)

Sorry for bothering you with this. Your response would be appreciated.

Thanks you.

Regards,

Nikita Kheterpal | Junior Planner

Phone: 250-784-4845 | nikita.kheterpal@prrd.bc.ca | www.prrd.bc.ca

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



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From: Planning Department <planning@prrd.bc.ca>
Sent: Thursday, September 17, 2020 4:04 PM
To: Director Karen Goodings <karen.goodings@prrd.bc.ca>
Cc: PRRD_Internal <prrd.internal@prrd.bc.ca>; Planning Department <planning@prrd.bc.ca>
Subject: PRRD File No. 20-007-OCPZN

Good afternoon Director Goodings,

Please review the attached document regarding an OCP and Zoning amendment application to establish a secure landfill on Crown land in the Wonowon area. If you have any comments about the proposal, please submit them by October 8, 2020.

11.0 Heavy Industrial

Heavy industrial uses typically involve large manufacturing or processing operations and can produce significant externalities. They often have very specific locational requirements, like the need for a certain geography, geology, or access to highway and rail. The Peace Region has several such facilities, like a secure landfill in the Blueberry area and a major gas plant near Doe River.

Objective: To locate heavy industrial developments on land that satisfies the development's locational requirements while not disrupting lifestyles of rural residents.

Policy 1 Lands designated as Heavy Industrial are delineated on the Plan Maps.

Policy 2 Within the Heavy Industrial designation the principal use of land will generally be those permitted in Light Industrial (Section 10) and those heavy or large resource industrial uses, including but not limited to: manufacturing plants; processing facilities; auction markets; abattoirs; stockyards; salvage yards; bulk fuel facilities; oil and gas production facilities; commercial land treatment; secure landfills; coal, mineral or gravel extraction and processing; and asphalt plants.

Policy 3 Heavy Industrial developments are directed away from Rural Communities and Rural Neighbourhoods.

Policy 4 Heavy Industrial development proposals will be examined and considered subject to the factors as set out in Section 20.4.

Policy 5 Heavy Industrial development proposals will also be examined and considered, subject to the following factors:

- (a) the siting, orientation, and layout of proposed buildings and structures;
- (b) propensity to emit dust, air emissions (including prevailing wind direction), noise, and light affecting neighbouring properties;
- (c) drainage;
- (d) location, visibility, and containment of outdoor storage areas;
- (e) plans for vehicle access, parking and circulation on the property;
- (f) impact to homesites and nearby Rural Places;
- (g) any other issues that may be relevant to the specific proposal.

Policy 6 Based upon the factors in Policies 4 and 5 (Section 11), proposals should not interfere with agriculture or environmental sensitive areas, negatively impact neighbours or nearby residents, or damage watercourses through impacts to water flow or quality.

Policy 7 The proposed Industrial Land Use Study, recommended in the North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, may include land within this Rural Official Community Plan.

SECTION 47-2 I-4 (Oil and Gas Production Zone)

[Bylaw No. 1385, 2002]

Permitted Uses

1. Subject to Section 26 of this bylaw, the following uses and no others are permitted in an I-4 zone:
 - (a) Oil and gas wells, pipelines, production facilities;
 - (b) Land Treatment Facility, non-commercial;Permitted accessory uses and buildings on any parcel include the following;
 - (c) Accessory buildings and accessory structures.

Regulations

2. On a parcel located in an I-4 zone;

Minimum Parcel Size

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

Setbacks

[Bylaw No. 1385, 2002]

- (b) Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:
 - (i) 7 metres (23 ft.) of a front parcel line;
 - (ii) 7 metres (23 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.

Additional Uses

[Bylaw No. 1385, 2002]

- (c) The following additional uses are permitted on lands legally described as:
Block B, Section 7 and Block A, Section 8, Township 88, Range 20, W6M
 - i) Agriculture
 - ii) Solid waste disposal site

Additional requirements

See Sections 13 - 32 of this bylaw.

PEACE RIVER REGIONAL DISTRICT

Bylaw No. 2413, 2020

A bylaw to amend the "Peace River Regional District Rural
Official Community Plan Bylaw No. 1940, 2011"

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 Rural Official Community Plan Bylaw No. 1940, 2011";

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 the "Peace River Regional District Rural Official Community Plan Amendment Bylaw No. 2413, 2020."
2. Map Index - ii of "Peace River Regional District Rural Official Community Plan Bylaw No. 1940, 2011" is hereby amended by redesignating Unsurveyed Crown Land within Units 14, 15, 23, 24, 25, 33, 34 and 35, Block J, Group 94-A-12 from "Agriculture Rural" to "Heavy Industrial" as shown shaded 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.

Notification mailed on the _____ day of _____, 2020.

Public Hearing held on the _____ day of _____, 2020.

READ A THIRD TIME THIS _____ day of _____, 2021.

ADOPTED THIS _____ day of _____, 2021.

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 Rural Official Community Plan
Amendment Bylaw No. 2413, 2020", as adopted by
the Peace River Regional District Board on
_____, 2021.

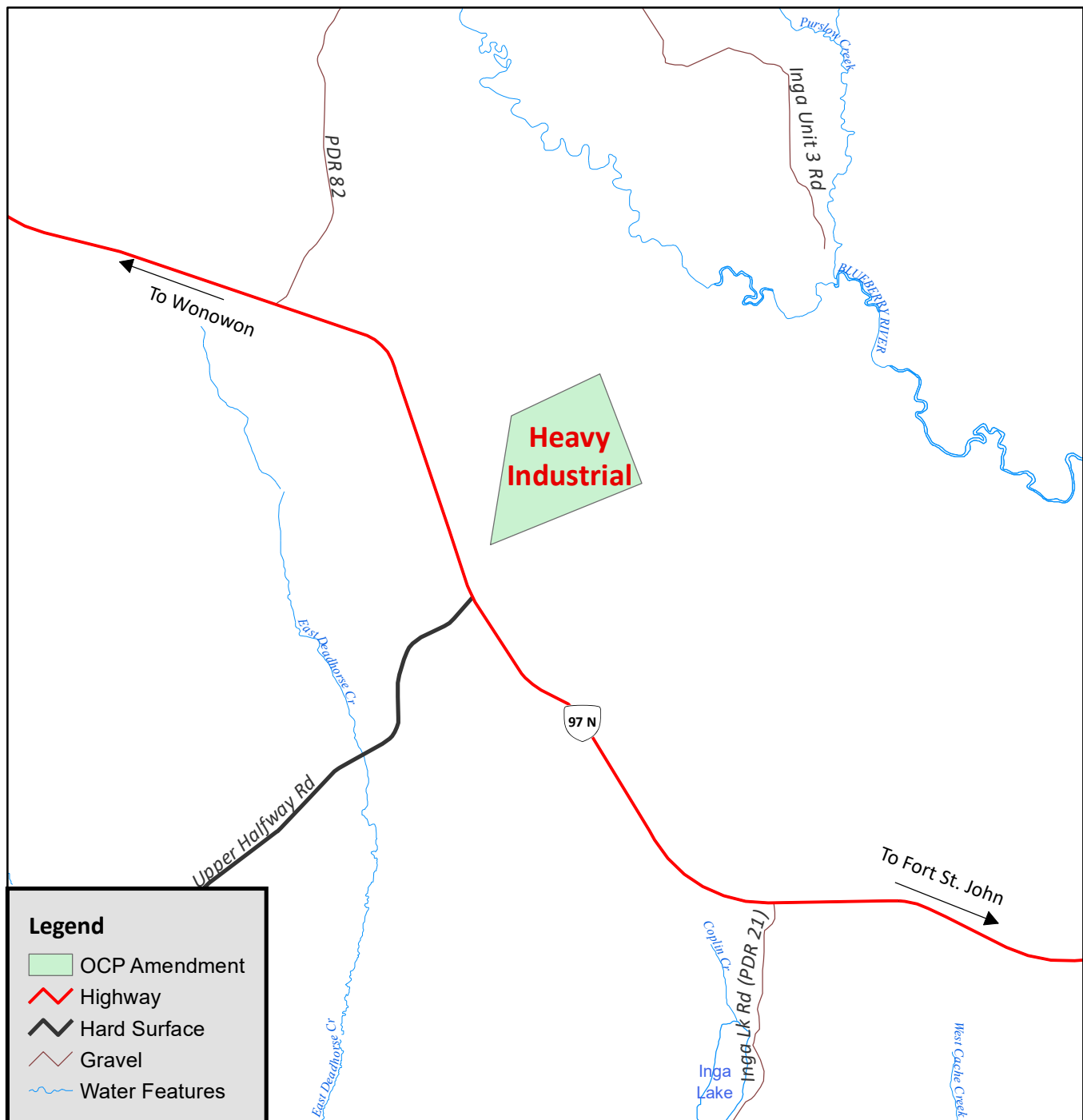
Corporate Officer



Peace River Regional District
Bylaw No. 2413, 2020
SCHEDULE "A"



Schedule A - Map Index - ii of "Peace River Regional District Rural Official Community Plan Bylaw 1940, 2011" is hereby amended by redesignating Unsurveyed Crown Land within Units 14, 15, 23, 24, 25, 33, 34 and 35, Block J, Group 94-A-12 **from "Agriculture Rural" to "Heavy Industrial"** as shown on the drawing below:



PEACE RIVER REGIONAL DISTRICT

Bylaw No. 2414, 2020

A bylaw to amend 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 "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 bylaw may be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2414, 2020."
2. Index Map – Map 1 of "Peace River Regional District Zoning Bylaw No. 1000, 1996" is hereby amended by rezoning Unsurveyed Crown Land within Units 14, 15, 23, 24, 25, 33, 34 and 35, Block J, Group 94-A-12 from A-2 "Large Agricultural Holdings Zone" to I-4 "Oil and Gas Production Zone" as shown shaded on Schedule 'A' which is attached to and forms part of this bylaw.
3. "Peace River Regional District Zoning Bylaw No. 1000, 1996" is hereby amended by adding the following text amendment to Part VI Zones, Section 47 1-4 (Oil and Gas Production Zone), 2. Regulations – Additional Uses.

(d) The following use is permitted on lands legally described as:

Unsurveyed Crown Land within Units 14, 15, 23, 24, 25, 33, 34 and 35, Block J,
Group 94-A-12 as shown on Schedule 'A' which is attached to and forms part of Zoning
Amendment Bylaw No. 2414, 2020:

- i) secure landfill and oilfield waste management.

READ A FIRST TIME THIS	_____ day of _____	, 2020.
READ A SECOND TIME THIS	_____ day of _____	, 2020.
Notification mailed on	_____ day of _____	, 2020.
Public Hearing held on the	_____ day of _____	, 2020.
READ A THIRD TIME THIS	_____ day of _____	, 2021.
Ministry of Transportation approval received this	_____ day of _____	, 2021.
ADOPTED THIS	_____ day of _____	, 2021.

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. 2414, 2020, as adopted by the Peace River
Regional District Board on _____, 2021.

Corporate Officer



Peace River Regional District
Bylaw No. 2414, 2020
SCHEDULE "A"



1:90,000

Schedule A - Index Map - Map 1 of "Peace River Regional District Zoning Bylaw No. 1000, 1996" is hereby amended by rezoning Unsurveyed Crown Land within Units 14, 15, 23, 24, 25, 33, 34 and 35, Block J, Group 94-A-12 **from** A-2 "Large Agricultural Holdings Zone" **to** I-4 "Oil and Gas Production Zone" as shown on the drawing below:

"Peace River Regional District Zoning Bylaw No. 1000, 1996" is hereby amended by adding the following text amendment to Part VI Zones, Section 47 I-4 (Oil and Gas Production Zone),
2. Regulations - Additional Uses.

(d) The following use is permitted on lands legally described as:

Unsurveyed Crown Land within Units 14, 15, 23, 24, 25, 33, 34 and 35, Block J, Group 94-A-12 as shown on the drawing below:

i) secure landfill and oilfield waste management

