



REPORT

To: Chair and Directors

Date: November 13, 2019

From: Kevan Sumner, General Manager of Development Services

Subject: Zoning Amendment Bylaw No. 2365, 2019, PRRD File No. 19-029

RECOMMENDATION: *[Corporate Unweighted]*

That the Regional Board give Zoning Amendment Bylaw No. 2365, 2019, to amend the zone of a +/- 0.6 ha portion of the property identified as PID 010-942-793 and to amend the zone of a +/- 2.3 ha portion of the property identified as PID 014-720-329 from A-2 (Large Agricultural Holdings Zone) to C-2 (General Commercial Zone) under *PRRD Zoning Bylaw No. 1343, 2001*, first and second readings;

Further, that a Public Hearing be waived pursuant to the *Local Government Act* Section 464(2) and; that public notification be authorized pursuant to the *Local Government Act* Section 467.

BACKGROUND/RATIONALE:

Proposal

To amend the zoning of a portion of the subject properties from A-2 (Large Agricultural Holdings Zone) to C-2 (General Commercial Zone) within *PRRD Zoning Bylaw No. 1343, 2001*. The proposed rezoning would extend the C-2 zone on the property to encompass all of the existing campground, allowing for its continued use.

File Details

Owners: Caron Creek Farm Ltd.
 Area: Electoral Area E
 Location: Chetwynd
 Legal: District Lot 2441, Peace River
 District Lot 359, Peace River except Plan CG574
 Civic Address: 7537, 7525 & 7523 Hwy 97 S
 PID: 010-942-793
 014-720-329
 Lot Size: 3.88 ha (1.57 ac)
 10.38 ha (25.64 ac)

Site Context

The subject properties are directly south to the John Hart Highway, Highway 97 South, and north of the East Pine River. The property is approximately 12 km southwest of the District of Chetwynd. District Lot 359, Peace River except Plan CG574 is separated into two parts by the CN Railway. There are multiple small residential lots across the highway, to the north of the subject property. There are larger parcels south of the highway, on both sides of the subject property and on the south side of the East Pine River.

Site FeaturesLand

Based on aerial photos and the applicant's site plan, the subject properties are partially tree-covered, with a campground located on the northeast portion of the property, on portions of both District Lots.

Structures

District Lot 2441 has a shower house, a mobile home, a house, a pump house/cabin, and an old shop. There is no documentation within the Peace River Regional District (PRRD) files regarding when the two residences were constructed or located on the property.

District Lot 359 also has a residence on the southern portion of District Lot 359, which had a building permit from the PRRD in 2012.

Access

The subject property is accessed via Highway 97 South.

CLI Soil Rating

Soil on the properties is 5_{CW} and a small portion is 5_I.

- Class 5 soils have very severe limitations restricting capability in producing perennial forage crops, and improvement practices are feasible;
- Subclass C denotes adverse climate;
- Subclass I denotes inundation by streams or lakes; and
- Subclass W denotes excess water.

Comments & ObservationsApplicant

Currently, the subject property is a campground/RV park. The applicant does not intend to pursue further development.

Agricultural Land Reserve (ALR)

The subject property is within the ALR and is therefore subject to the provisions of the *Agriculture Land Commission Act*.

Official Community Plan (OCP)

The subject property is designated as Settlement within the PRRD West Peace Fringe Area Official Community Bylaw No. 2312, 2018. Section 3.2.2.1, states that the principal use of land in the Settlement area will be limited to small agricultural holdings, residential, commercial, institutional, and limited service industrial uses. Therefore, the proposal aligns with the Official Community Plan.

Land Use Zoning

The subject properties are zoned A-2 (Large Agricultural Holdings Zone) and C-2 (General Commercial Zone) pursuant to *PRRD Zoning Bylaw No. 1343, 2001*. Campgrounds are a permitted use in the C-2 zone, but are not permitted in the A-2 zone. The current use of a campground does not conform to the entire subject properties area, as the southern portion of the campground encroaches into the A-2 zone. The applicant is applying to amend the bylaw to rezone the subject properties by extending the boundaries of the C-2 (General Commercial Zone) to include the entire area of the campground.

Fire Protection Area

The subject property is outside all Fire Protection Areas.

Mandatory Building Permit Area

The subject property is outside all Mandatory Building Permit Areas.

Development Permit Area

The subject property is outside all Development Permit Areas.

Impact Analysis**Context**

The zoning bylaw amendment will extend the C-2 zone to include all of the campground that has already existed on the property for several years. No change in land use is being proposed, and any future uses in the C-2 zone will result in similar activities to what are similar to or compatible with the current development. As such, the proposal is consistent with the settlement character of the area.

Population & Traffic

No changes in traffic are anticipated, as the campground is already located on the site and no expansion is being proposed.

Sewage & Water

The applicant intends to use a septic tank with a drain pit, as per a Sewage Disposal System permit dated September 29, 1995. The applicant intends to use ground water from Well #102-404 (ID Plate # 37126) and a distribution system for the campground and houses for water.

Comments Received from Municipalities & Provincial Agencies**Fort St. John**

Interests are unaffected.

Northern Health

Based on the intended use of the Bylaw Amendment Application, Northern Health has no objections to the bylaw amendment, subject to the conditions below:

- Must adhere to the *Public Health Act* [SBC 2008] Ch. 28 & the *Drinking Water Protection Act* [SBC 2001] Ch. 9.

Ministry of Transportation and Infrastructure

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, the Ministry has the following conditions that must be satisfied prior the approval and signature:

1. Applicant to apply online for controlled access highway permit (commercial use) for the existing RV access to the North end of the property to the John Hart Highway 97S, as shown in the attached Schedule A, to the Ministry prior to final approval and signature.
2. Applicant to apply online for a shared controlled access highway permit at the south end of the property to the John Hart Highway 07S, as shown in the attached Schedule A, to the Ministry prior to final approval and signature.

Agricultural Land Commission:

The following comments are provided to help ensure that the Bylaw is consistent with the purposes of the *Agricultural Land Commission Act* (ALC), and the associated regulations.

The ALC has determined that the Bylaw is related to ALC Application 4451, Resolution #95/2003, in which the Commission approved the use of a portion of the Properties for an RV campground with up to 40

spaces and an associated septic disposal. At this time, the Peace River Regional District noted that a rezoning would be required in order to accommodate this use on the Properties.

ALC staff recognize that the Bylaw only applies to a small portion of the Properties (0.6 ha) in an area which has previously been approved for campground use. However, ALC staff note that the General Commercial Zone permits a number of other uses that are not consistent with the ALC and its regulations. ALC staff encourages the PRRD to create a site-specific zone and/or a special exception to the General Commercial Zone in order to be consistent with the ALC and its regulations.

ALTERNATIVE OPTIONS:

1. That the Regional Board give Zoning Amendment Bylaw No. 2365, 2019, to amend the zone of a +/- 0.6 ha portion of the property identified as PID 010-942-793 and to amend the zone of a +/- 2.3 ha portion of the property identified as 014-720-329 from A-2 (Large Agricultural Holdings Zone) to C-2 under PRRD Zoning Bylaw No. 1343, 2001, first and second readings;

Further that a Public Hearing be held pursuant to the *Local Government Act* Section 464(1) and; that public notification be authorized pursuant to the *Local Government Act* Section 466, and that the Public Hearing be delegated to the Director of Electoral Area 'E'.

2. That the Regional Board respectfully refuse Zoning Amendment Bylaw No. 2365, 2019, to amend the zone of the property identified as PID 010-942-793 and 014-720-329 under *PRRD Zoning Bylaw No. 1343, 2001* as submitted.
3. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

None.

COMMUNICATIONS CONSIDERATION(S):

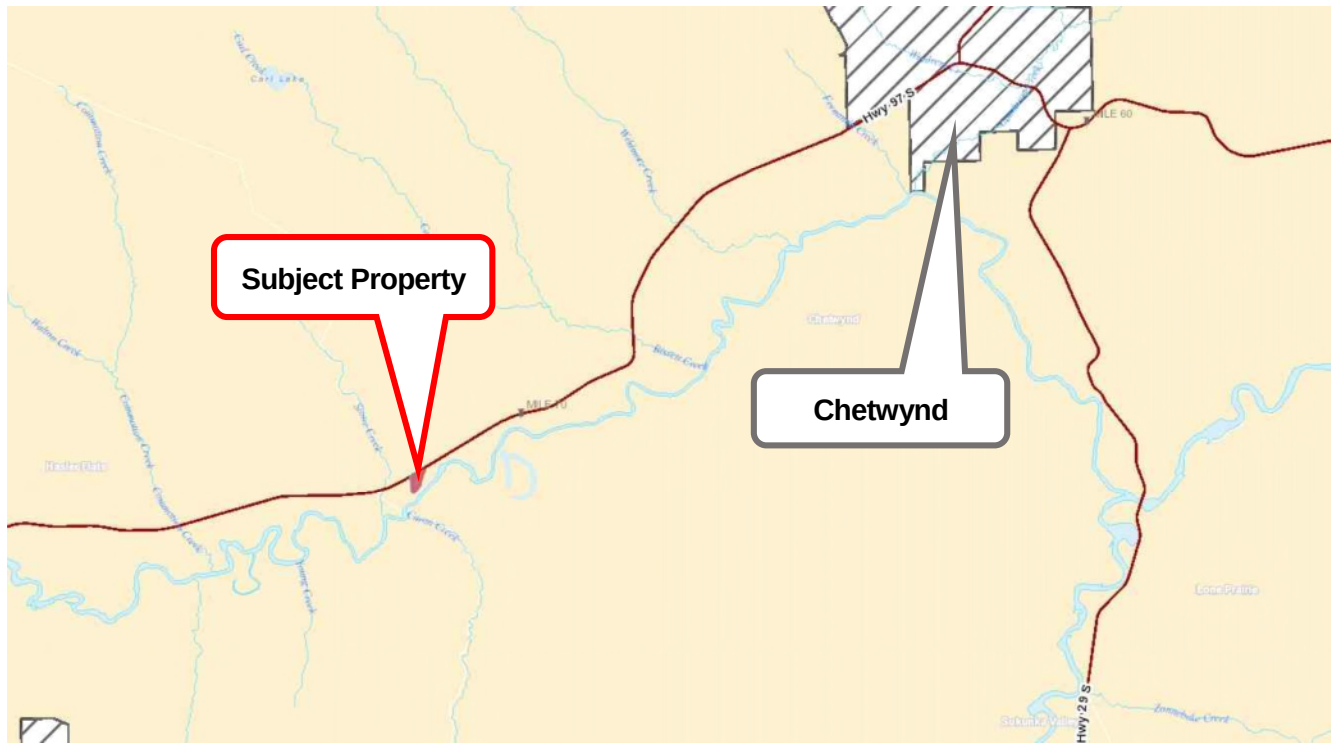
The outcome of the Board's decision will be communicated to the applicant.

OTHER CONSIDERATION(S):

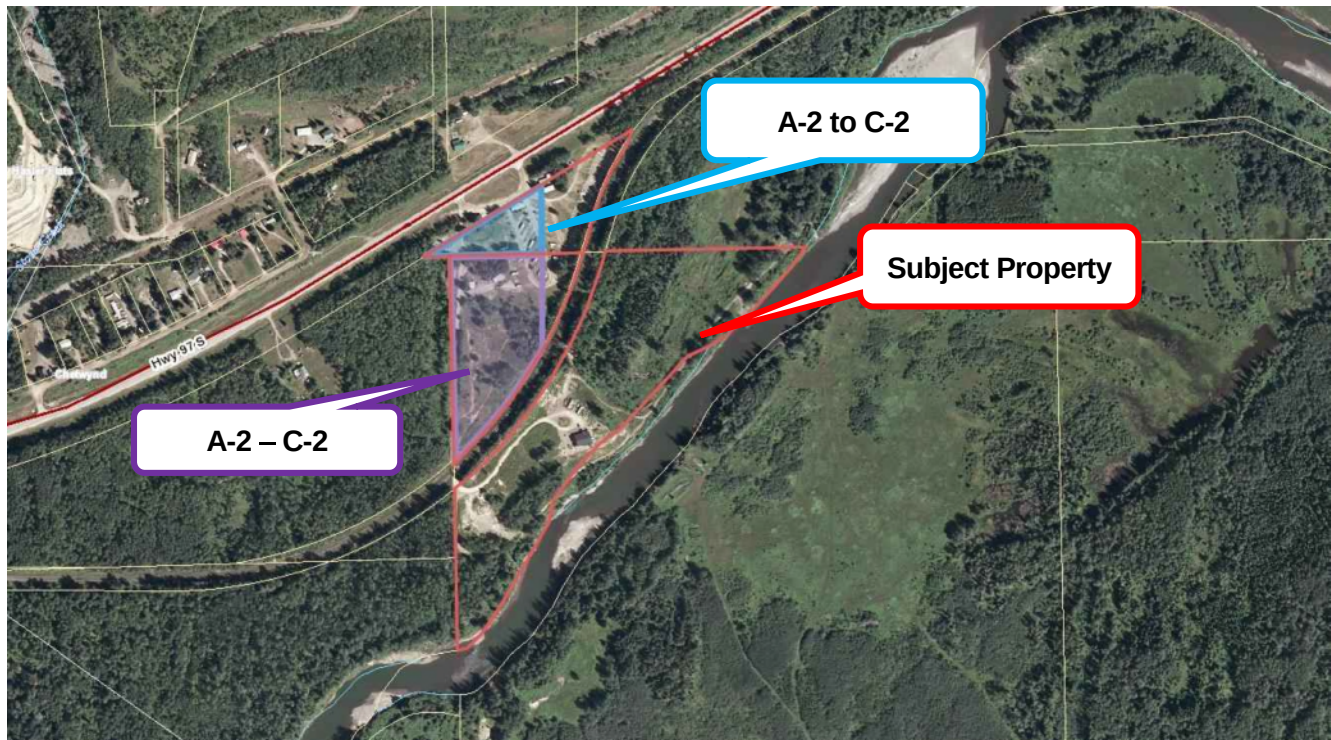
Attachments:

1. Maps
2. Application
3. Referral responses from agencies
4. Referral response from Electoral Area Director
5. Section 42 of Peace River Regional District Zoning Bylaw No. 1343, 2001
6. Draft Bylaw No. 2365, 2019

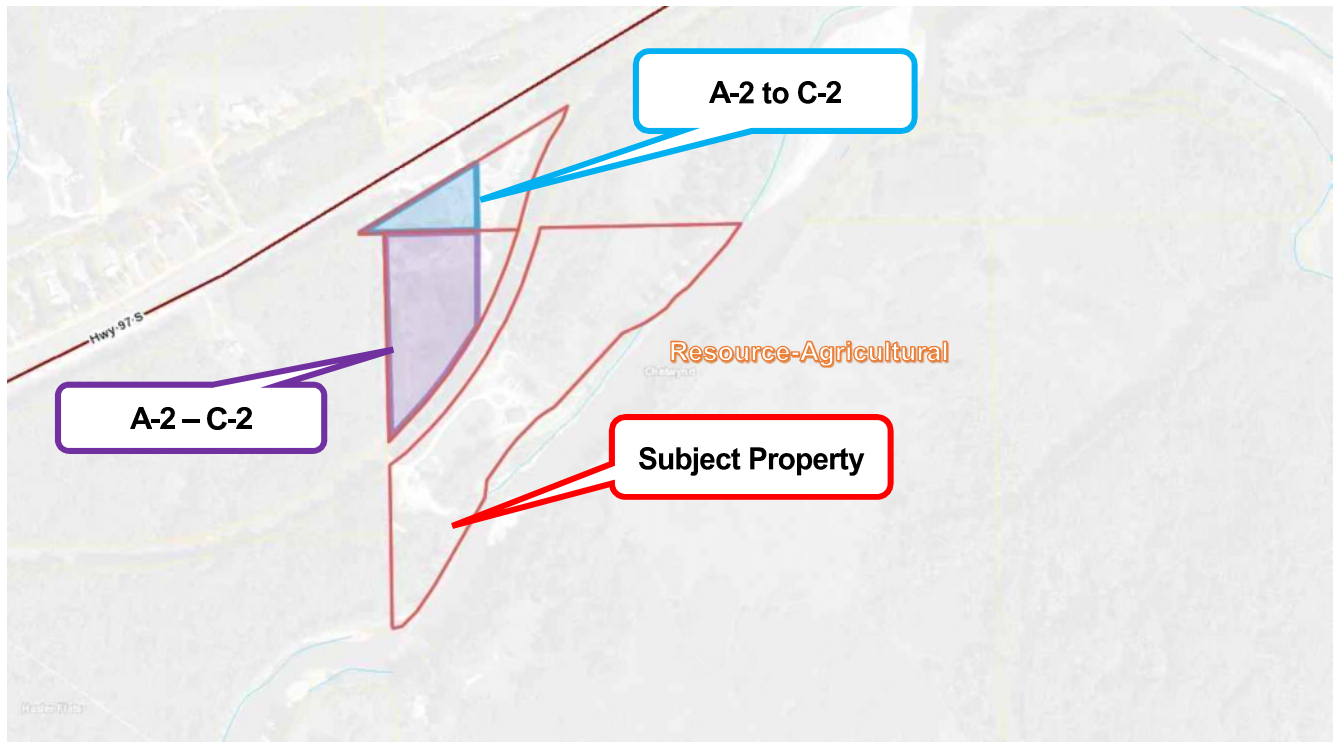
Context Map



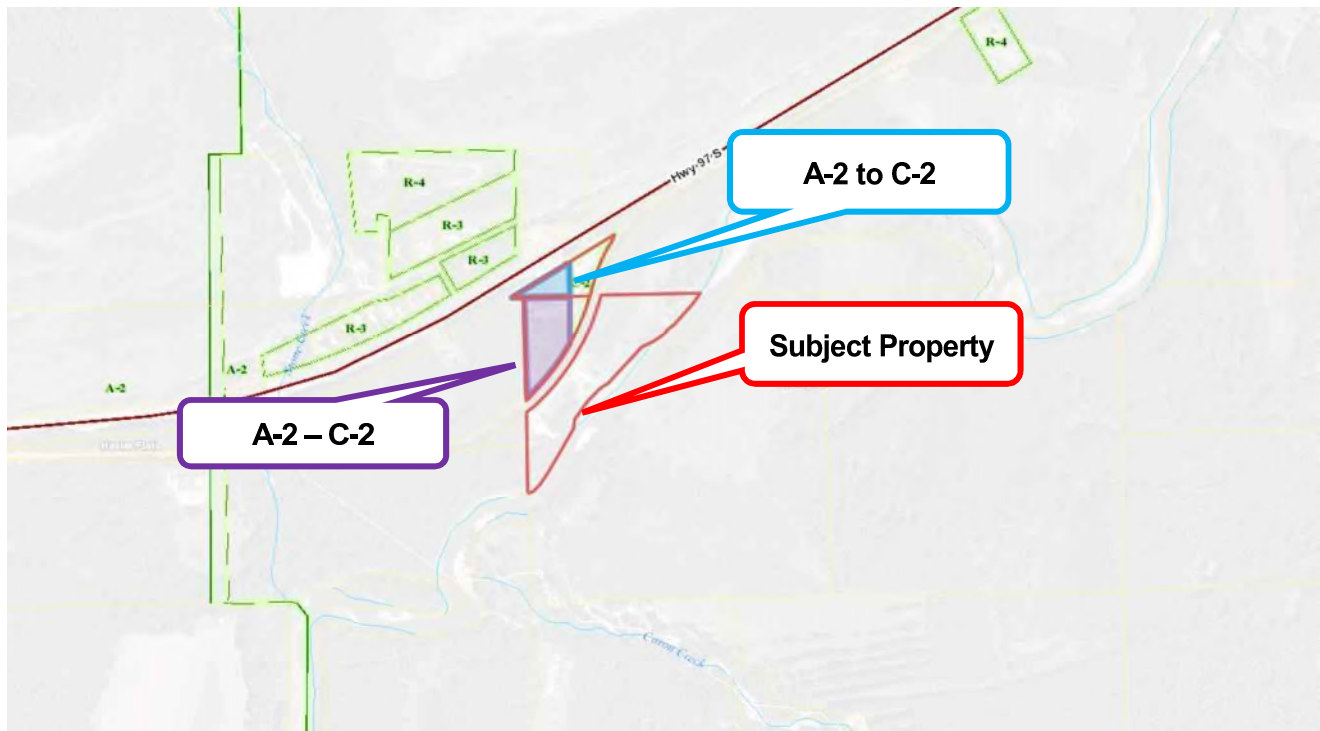
Aerial Photo



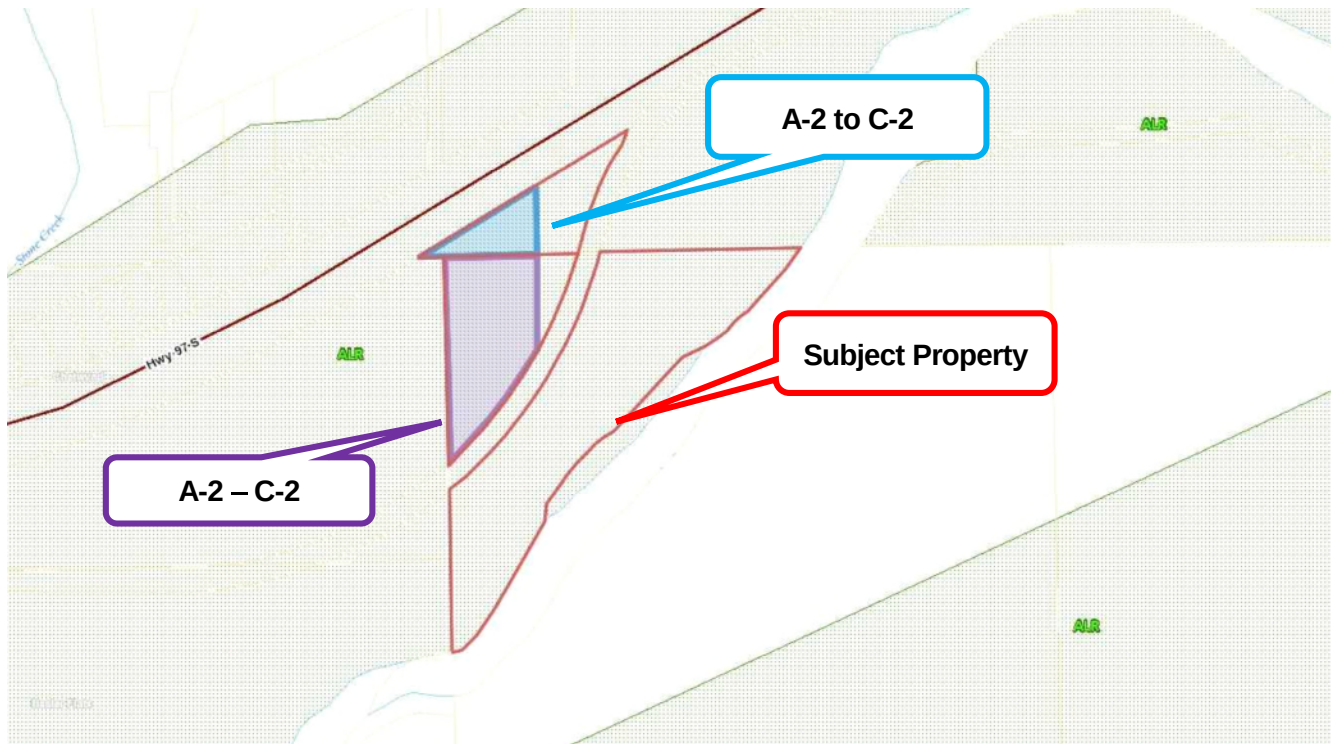
West Peace OCP Bylaw No. 1086, 1997: 'Resource Agricultural'



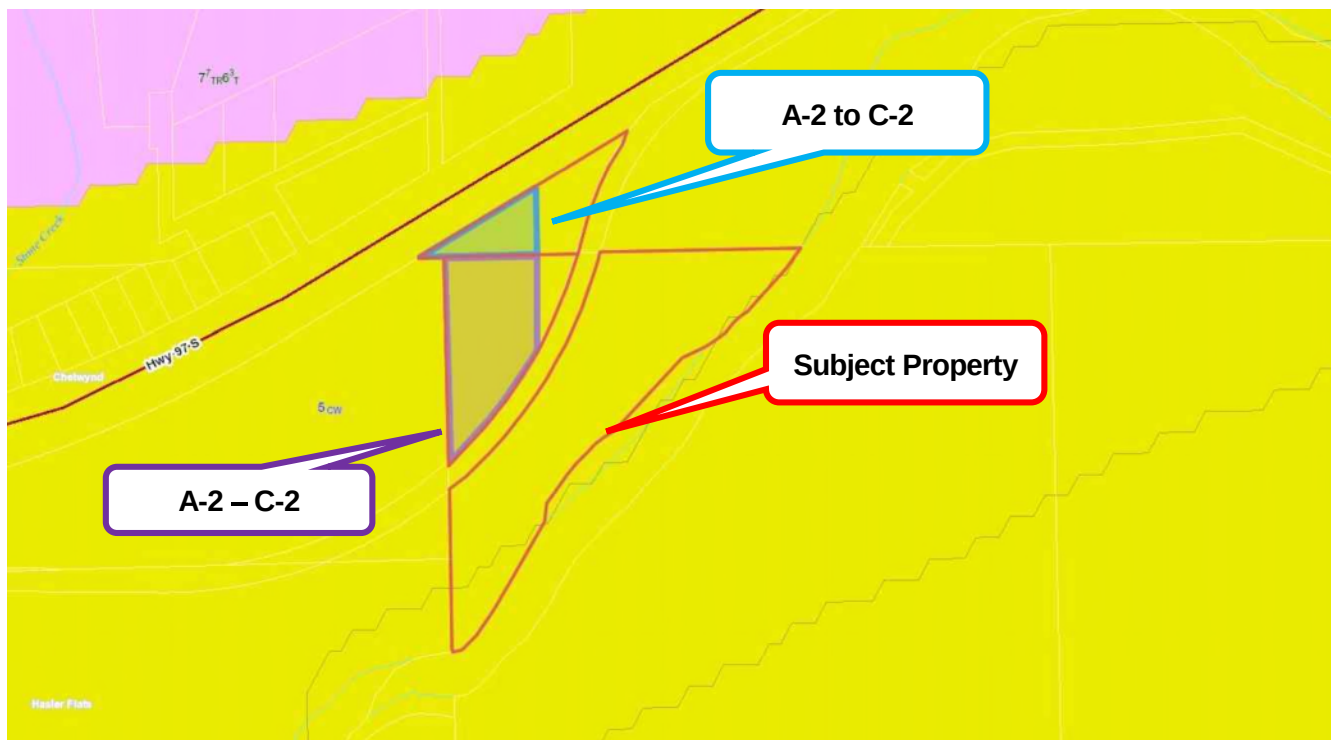
PRRD Zoning Bylaw No. 1343, 2001: A-2 'Large Agricultural Holdings Zone', and C-2 'Commercial 2 Zone'



Agricultural Land Reserve: Within



CLI-Soil Classification: 5_{cw} & 5_i



In 19-029

Bylaw No. 2165-2006 B-2 a)

Schedule A – Application for Development



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 Caron Creek Farm LTD	Authorized Agent of Owner (if applicable)
Address of Owner 7545 HWY 97S	Address of Agent
City/Town/Village Chetwynd	City/Town/Village N/A
Postal Code V0C 1J0	Postal Code
Telephone Number: [REDACTED]	Telephone Number:
Fax Number: N/A	Fax Number:
E-mail: [REDACTED]	E-mail:

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
DL 2441, Peace River Land District	3.88 ha./acres
PID# 010-942-793	ha./acres
DL 359, Peace River Land District, Thereout the	24.84 ha./acres
SRW of the PGERBY PL CG 574 PID 014-720-329	TOTAL AREA 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: 7525 S Highway 97, Chetwynol

5. PARTICULARS OF PROPOSED AMENDMENT

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

☐ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: _____

Proposed OCP designation: _____

Text amendment: _____

☒ Zoning Bylaw amendment:

Existing zone: A 2 IC2

Proposed zone: C 2

Text amendment: _____

☐ Development Variance Permit – describe proposed variance request:

☐ Temporary Use Permit – describe proposed use:

☐ Development Permit:

Bylaw No. _____

Section No. _____

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

Campground / RV Park, showerhouse with office / laundromat /
washrooms / showers, Mobilhome (7525), house (7537)
Pumphouse / Cabin, old shop

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

(a) North John Hart Highway

(b) East CN Railway, Provincial Reserve area (bushland)

(c) South CN Railway, Pine River

(d) West DL 355 private property / homesite / bushland

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

No changes are proposed

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

The Campground was once zoned incorrectly. The
application is to correct the zoning.

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

septic tank with drain pit (as permit sewage
Disposal System dated Sep. 29, 1995)

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

Well # 102 404 (ID Plate # 37126) (groundwater) and
distribution system for Campground and houses.

THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY YOUR APPLICATION.

12. Proof of ownership of the subject property or properties. (For example: Certificate of State of Title, BC Land Title Office Property Title Search or recent Property Tax Notice.)
13. A Sketch Plan of the subject property or properties, showing:
- (a) the legal boundaries and dimensions of the subject property;
 - (b) boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
 - (c) the location of existing buildings and structures on the subject property, with distances to property lines;
 - (d) the location of any proposed buildings, structures, or additions thereto, with distances to property lines;
 - (e) the location of any existing sewage disposal systems;
 - (f) the location of any existing or proposed water source.

ADDITIONAL OR MORE DETAILED INFORMATION MAY BE REQUESTED BY THE PEACE RIVER REGIONAL DISTRICT FOLLOWING REVIEW OF YOUR APPLICATION.

If it is necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a British Columbia Land Surveyor may be required.

15. I / We the undersigned hereby declare that the information provided in this application is complete and is, to the best of my / our knowledge, a true statement of the facts related to this application.

Signature of Owner

Feb. 10, 2019
Date signed

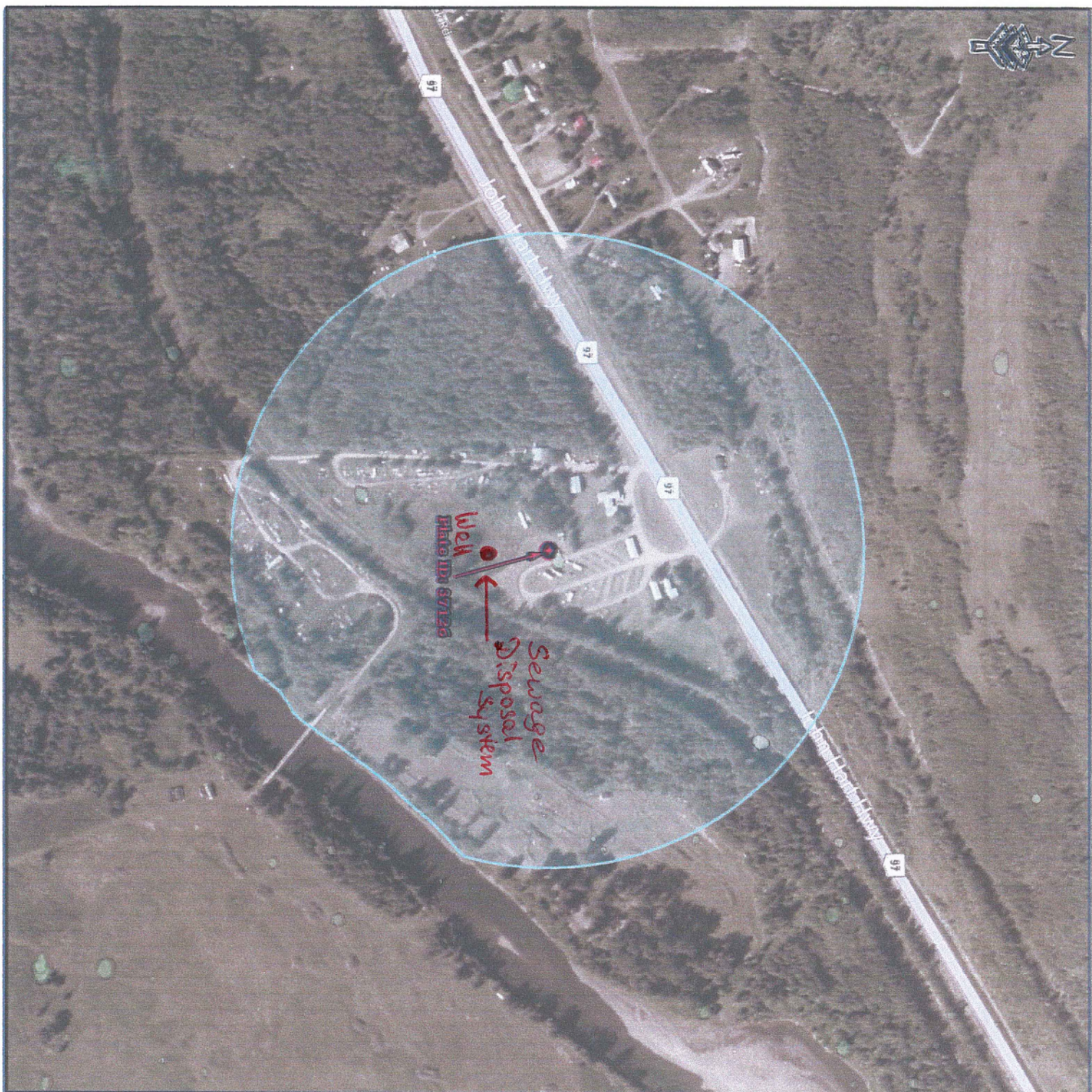
Signature of Owner

Date signed

16. **AGENT'S AUTHORIZATION**

If you have an agent act on your behalf in submission of this application, the following authorization **MUST** be signed by **ALL** property owners.

I / We authorize	and	hereby
(name) application.	to act on my/our behalf regarding this	
Agent address:		
Telephone:	Fax:	Email:
Signature of Owner:	Date:	
Signature of Owner:	Date:	



Northeast BC Source Area Delineation for Groundwater Supply Systems

System Name
Caron Creek RV Park

Well Name
Caron Creek RV Park

Well ID Plate - 37126 **Well Tag Number - 102404**
Well Tag Number is the number assigned to a well in the BC Wells Database, whereas Well ID Plate refers to the number on the metal plate that should be attached to the well and used for identification in the field.

Well Coordinates (UTM)
Northing Easting
6184448 574609

Legend

- Subject Well
- Well

Location of other (Known) water wells based on information from the BC Water Resources Atlas and WELLS Database, accessed in January 2012.

Capture Zone Extent for Noted Time Period Based on Pumping Rate of (Unknown) L/s.

- 100 Days
- 1 Year
- 5 Year
- 10 Year
- 300 Metre Arbitrary Fixed Radius
- 500 Metre Arbitrary Fixed Radius

Capture zone refers to the land area that contributes water to a well during pumping for the specified period. Capture zones have been calculated using methods described in Step 2 of the BC Well Protection Toolkit (Province of BC, Ministry of Environment, 2008).

Circular capture zones determined using the Calculated Fixed Radius method and irregular shaped zones using the Analytical Equation method. The Arbitrary Fixed Radius method was applied where little information known about the size of system and well location.

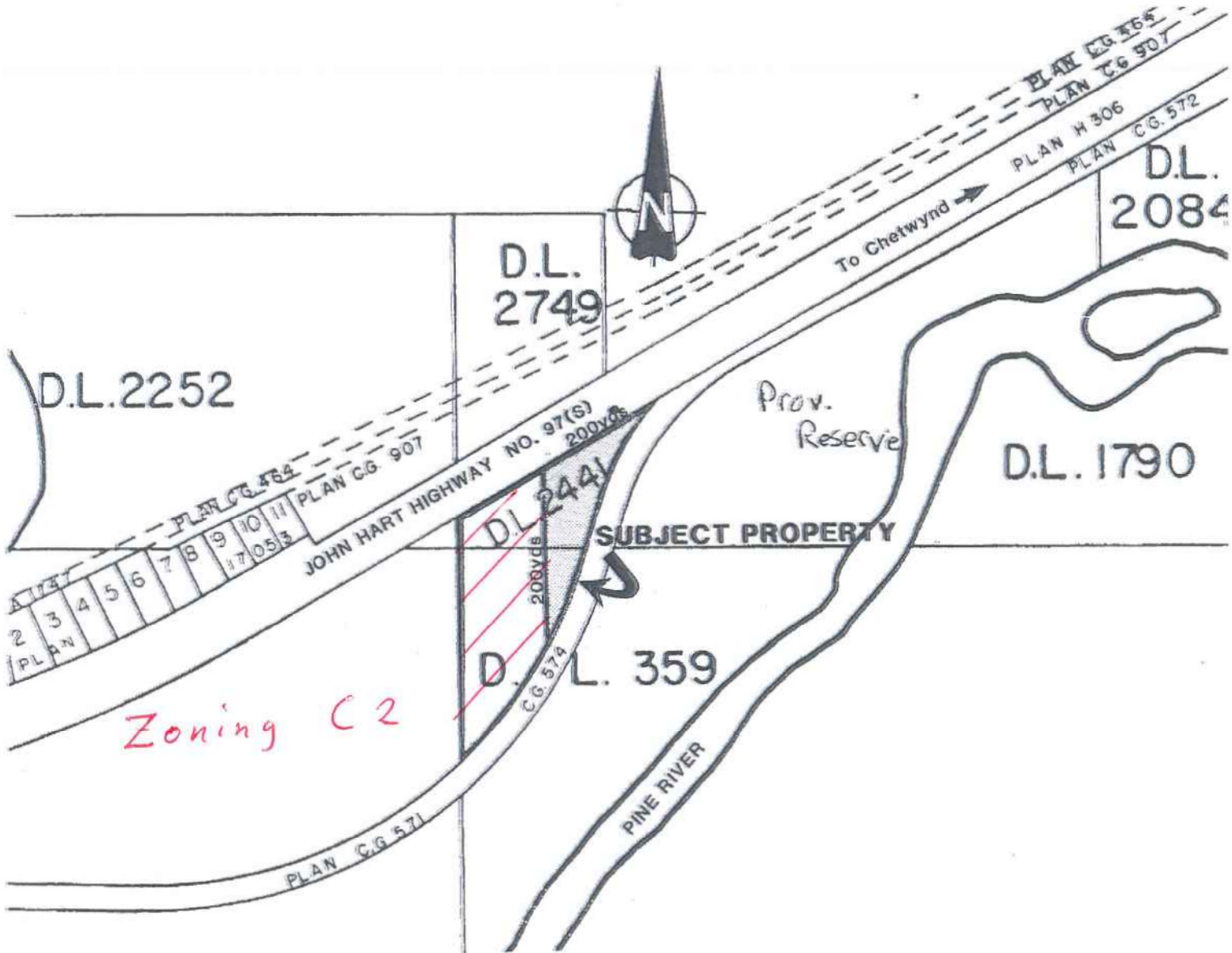
Where a capture zone for a specified time period encountered a recharge, discharge or no-flow boundary, later time capture zones have not been plotted. Where the extent of the 5 year time period calculated using the CFR method is less than 300 m for alluvial aquifers and 500 m for bedrock aquifers, the arbitrary fixed radius was applied.

Pumping rate and calculations based on estimated demand for population served. Where a system included more than one well, demand was evenly split between wells, recognizing that a well cannot be pumped at a higher rate than the assigned capacity of that well.





SCHEDULE 'A'



CERTIFIED a true and correct copy of
Schedule 'A' to "Chetwynd Rural Area
Zoning Amendment By-Law No. 1060,
1996".

96/06/27

R.1 b)



REFERRAL FORM

B-2 a)
Peace River Regional District
Box 810, 1981 Alaska Avenue,
Dawson Creek, B.C. V1G 4H8
Telephone: (250) 784-3200
Fax: (250) 784-3201

Peace River Regional District	Zoning B/L# 2365, 2019	Date: June 21, 2019									
You are requested to comment on the attached Zoning Bylaw Amendment for potential effect on your agency's interests. We would appreciate your response within 21 days (July 12, 2019). If no response is received within that time, it will be assumed that your agency's interests are unaffected.											
PURPOSE OF AMENDMENT: To rezone a +/- 0.6 ha (1.4 ac) portion of District Lot 2441, and a +/- 2.3 ha (5.7 ac) portion of District Lot 359, PRD except Plan CG574, PRD from A-2 "Large Agricultural Holdings Zone" to C-2 "General Commercial Zone" within the PRRD Zoning Bylaw No. 1343, 2001.											
GENERAL LOCATION: Chetwynd											
LEGAL DESCRIPTION: District Lot 2441, PRD District Lot 359, PRD except Plan CG574											
AREA OF PROPERTY District Lot 2441: 1.6 ha (3.9 ac) DL 359: 2.8 ha (7 ac)	ALR STATUS: Within	OCP DESIGNATION: Resource-Agricultural									
Land Owner: Caron Creek Farms Ltd.											
Please fill out the Response Summary on the back of this Form. If your agency's interests are unaffected, no further information is required. In all other cases, we would appreciate receiving additional information to substantiate your position and, if applicable, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.											
Name: <u>Kole Casey</u> Title: <u>South Peace Land Use Planner</u>											
This referral has also been forwarded to the following agencies: ☐ Northern Health Authority (Angela.Stenbraaten@northernhealth.ca) ☐ Northern Health Authority (resource.development@northernhealth.ca) Barb Oke ☐ Ministry of Transportation & Infrastructure (Nicole.Hansen@gov.bc.ca) via eDAS ☐ Oil & Gas Commission (Scott.Wagner@BCOGC.ca) ☐ Ministry of Forests, Lands, Natural Resources Operations and Rural Development (AuthorizingAgency.FortStJogn@gov.bc.ca) ☐ Agricultural land Commission (ALC.North@gov.bc.ca) ☐ Ministry of Agriculture (lori.Vickers@gov.bc.ca)											
Other: <table border="0"><tr><td>☐ District of Chetwynd (d-chet@gochetwynd.com)</td><td>☐ District of Hudson's Hope (clerk@hudsonshope.ca)</td><td>☐ District of Taylor (Iford@districtoftaylor.com)</td></tr><tr><td>☐ City of Dawson Creek (pnilsen@dawsoncreek.ca)</td><td>☐ Village of Pouce Coupe (admin@poucecoupe.ca)</td><td>☐ District of Tumbler Ridge (tradmin@dtr.ca)</td></tr><tr><td>☐ City of Fort St. John (RJamurat@fortstjohn.ca)</td><td>☐ CN Rail (susanne.glen-rigny@cn.ca)</td><td></td></tr></table> (As per the Management of Development Function)			☐ District of Chetwynd (d-chet@gochetwynd.com)	☐ District of Hudson's Hope (clerk@hudsonshope.ca)	☐ District of Taylor (Iford@districtoftaylor.com)	☐ City of Dawson Creek (pnilsen@dawsoncreek.ca)	☐ Village of Pouce Coupe (admin@poucecoupe.ca)	☐ District of Tumbler Ridge (tradmin@dtr.ca)	☐ City of Fort St. John (RJamurat@fortstjohn.ca)	☐ CN Rail (susanne.glen-rigny@cn.ca)	
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☐ City of Fort St. John (RJamurat@fortstjohn.ca)	☐ CN Rail (susanne.glen-rigny@cn.ca)										

November 28, 2019

July 15, 2019

Kole Casey
South Peace Land Use Planner
Peace River Regional District

RE: **Zoning Bylaw Amendment #2365, 2019 District Lot 2441, PRD, District Lot 359, PRD except Plan CG574**

This letter is in regards to the Bylaw Amendment Application located at the above noted location in the Chetwynd area. The intent of the application is to rezone a +/- 0.6ha (1.4ac) portion of District Lot 2441, and a +/- 2.3ha (5.7ac) portion of District Lot 359, PRD except Plan CG547, PRD from A-2 "Large Agricultural Holdings Zone" to C-2 "General Commercial Zone" within the PRRD Zoning Bylaw No. 1343, 2001.

Based on the intended use of the Bylaw Amendment Application, **Northern Health has no objections** to the bylaw amendment, subject to the conditions below:

- As per the Public Health Act [SBC 2008] Ch. 28, the property owner must not create a health hazard.
- As per the Public Health Act [SBC 2008] Ch. 28, if the operator is required by regulation to have a licence or permit to engage in a regulated activity, the operator must obtain such licence or permit by submitting the appropriate application to the health officer prior to construction or operation of the regulated activity.
- As per the Public Health Act [SBC 2008] Ch. 28, an operator who engages in a regulated activity must comply with any requirement or duty set out in a regulation respecting the regulated activity.
- As per the Drinking Water Protection Act [SBC 2001] Ch. 9, the owner must not cause or allow contamination of a drinking water source, a well recharge zone, or an area adjacent to a drinking water source.

If you have any additional questions regarding this matter please contact me at 250-719-6500.

Sincerely,



Ali Moore CPHI(c)
Environmental Health Officer
Northern Health

November 28, 2019



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 July 12, 2019 to rezone a +/- 0.6 ha (1.4 ac) portion of District Lot 2441, and a +/- 2.3 ha (5.7 ac) portion of District Lot 359, PRD except Plan CG574, PRD from A-2 "Large Agricultural Holdings Zone" to C-2 "General Commercial Zone" within the PRRD Zoning Bylaw No. 1343, 2001.

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

1. Applicant to apply online for a controlled access highway permit (commercial use) for the existing RV access at the North end of the property to the John Hart Highway 97S, as shown in the attached Schedule A, to the Ministry prior to final approval and signature. Applicant to apply online here:
<http://www.th.gov.bc.ca/permits/Highway%20Access%20Permits.asp>
2. Applicant to apply online for a shared controlled access highway permit at the south end of the property to the John Hart Highway 97S, as shown in the attached Schedule A, to the Ministry prior to final approval and signature. Applicant to apply online here: <http://www.th.gov.bc.ca/permits/Highway%20Access%20Permits.asp>

The Ministry has received a conventional subdivision application from the owner to subdivide the subject lot as shown in this referral package. The proposed subdivision lot layout as submitted is not guaranteed as it is dependent on review and approval by the Provincial Approving Officer – conditions of subdivision have not been determined.

Ministry of
Transportation and
Infrastructure

Peace District

Mailing Address:
District Office Address:
 #300, 10003 - 110th Avenue
 Fort St John, BC V1J 6M7
 Telephone: (250) 787-3237
 Facsimile: (250) 787-3279

Area Office Locations:
 1201 103 Ave, 3rd floor
 Dawson Creek, BC
 4744 – 52 Street
 Chetwynd, BC V0C 1J0

November 28, 2019



Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at (250) 787-3237.

Sincerely,

[Redacted Signature]

Development Officer- Peace District

Schedule 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

July 10, 2019

Reply to the attention of Sara Huber
 ALC Issue: 51473
 Local Government File: 19-029

Kole Casey
 South Peace Land Use Planner, Peace River Regional District
 Kole.Casey@PRRD.bc.ca
Delivered Electronically

Re: Peace River Regional District Zoning Amendment Bylaw No. 2365, 2019 (7525 South Highway 97, Chetwynd)

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Zoning Amendment Bylaw No. 2365, 2019 (the “Bylaw”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Bylaw is consistent with the purposes of the Agricultural Land Commission Act (ALCA), the Agricultural Land Reserve General Regulation, (the “General Regulation”), the Agricultural Land Reserve Use Regulation (the “Use Regulation”), and any decisions of the ALC.

The Bylaw proposes to rezone a ± 0.6 ha portion of PID: 010-720-329 (“Property 1”) and PID: 014-720-329 (“Property 2”) from the Large Agricultural Holdings Zone (A-2) to General Commercial Zone (C-2).

The ALC has determined that the Bylaw is related to ALC Application 4451, Resolution #95/2003, in which the Commission approved the use of a portion of the Properties for an RV campground with up to 40 spaces and an associated septic disposal. At this time, the PRRD noted that a rezoning would be required in order to accommodate this use on the Properties.

The General Commercial Zone permits the following as principal uses:

- (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;
- (t) instrumentation, small equipment sales, rentals and service.
- (u) gallery, or studio related to art, music, recording, dance, fitness or recreation

ALC staff recognize that the Bylaw only applies to a small portion of the Properties (0.6 ha) in an area which has previously been approved for campground use. However, ALC staff note that the General Commercial Zone permits a number of other uses that are not consistent with the ALCA and its regulations, including gas bar, liquor store, etc. ALC staff encourages the PRRD to create a site-specific zone and/or a special exception to the General Commercial Zone in order to be consistent with the ALCA and its regulations.

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.

If you have any questions about the above comments, please contact the undersigned at 604-660-7019 or by e-mail (Sara.Huber@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: Referral File No. 19-029

CC: Ministry of Agriculture – Attention: Lori Vickers

51473m1

**Peace River Regional District
Memorandum**

To: Dan Rose, Director of Electoral Area 'E'

From: Kole Casey, South Peace Land Use Planner

Date: November 15, 2019

RE: **Zoning Amendment Bylaw No. 2365, 2019, PRRD File No. 19-029**

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 attached application and report are provided for your review.

Please return this form with your comments by or before November 29, 2019.

Please contact me if you have any questions.

Thank you.

COMMENTS:

circle if
No Comment

I have no questions on this rezoning.

Date: Nov 18, 2019

DR
Initial:

November 28, 2019



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
Bylaw No. 2365, 2019

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. 2365, 2019."
2. Schedule C – Map 19 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a $\pm$ 0.6 ha. (1.4 acre) portion of District Lot 2441, PRD from A-2 "Large Agricultural Holdings Zone" to C-2 "General Commercial Zone", as shown shaded green on Schedule 'A' which is attached to and forms part of this bylaw.
3. Schedule C – Map 19 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a $\pm$ 2.3 ha. (5.7 acre) portion of District Lot 359, PRD except Plan CG574 from A-2 "Large Agricultural Holdings Zone" to C-2 "General Commercial Zone", as shown shaded blue on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	_____	day of	_____	, 2019.
READ A SECOND TIME THIS	_____	day of	_____	, 2019.
Public Notification published on	_____	day of	_____	, 2019.
Notification mailed on the	_____	day of	_____	, 2019.
Ministry of Transportation	_____	day of	_____	, 2019.
approval received this	_____	day of	_____	, 2019.
READ A THIRD TIME THIS	_____	day of	_____	, 2019.
ADOPTED THIS	_____	day of	_____	, 2019.

(Corporate Seal has been
affixed to the original bylaw)

Chair

Corporate Officer

I hereby certify this to be a true and correct copy of "PRRD
Zoning Amendment Bylaw No. 2365, 2019,
as adopted by the Peace River Regional District
Board on _____, 20____.

Corporate Officer

November 28, 2019



Peace River Regional District
Bylaw No. 2365, 2019
SCHEDULE "A"



1:9,000

Map 19 - Schedule C of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a +/- 0.6 ha (1.4 acres) portion of District Lot 2441, PRD **from** A-2 "Large Agricultural Holdings Zone" **to** C-2 "General Commerical Zone" as shown shaded **green** on the drawing below:

Map 19 - Schedule C of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a +/- 2.3 ha (5.7 acres) portion of District Lot 359, PRD except Plan CG574 **from** A-2 "Large Agricultural Holdings Zone" **to** C-2 "General Commerical Zone" as shown shaded **blue** on the drawing below:

