



PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – AGENDA
Proposed Zoning Amendment Bylaw No. 2378, 2019

September 5, 2019 | 10:00am

North Peace Cultural Centre, Carpet Room, 10015 100 Avenue, Fort St. John BC

1. CALL TO ORDER

2. STATEMENT OF PUBLIC HEARING (Chair)

This public hearing is convened pursuant to Section 465 of the *Local Government Act* to allow the public to make representations to the Board respecting matters contained in proposed **Zoning Amendment Bylaw No. 2378, 2019**.

Every one of you present who believes that your interest is affected by the proposed bylaw shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaw. None of you will be discouraged or prevented from making your views known. However, it is important that you restrict your remarks to matters contained in the proposed bylaw.

When speaking please commence your remarks by clearly stating your name and address.

Members of the Board may, if they so wish, ask questions of you following your presentation. However, the function of the Board at this public hearing is to listen to you rather than to debate the merits of the proposed bylaw.

After this public hearing has concluded, the Board may, without further notice, give whatever effect the Board believes proper to the representations made at this hearing.

3. INTRODUCTION TO PROPOSAL

Landowner: Illiance River Development Corp.
 Legal Description: Lot 1 Section 27 Township 83 Range 18 W6M Peace River Plan 22478
 Proposal: To permit CAMPGROUND, UNLIMITED TERM on the subject property by adding it as a site-specific text amendment in Section 40 of *PRRD Zoning Bylaw No. 1343, 2001*.

4. SUMMARY OF APPLICATION PROCEDURE

The PRRD received the application.	May 16, 2019
The PRRD referred the application and proposed bylaw to municipalities and provincial agencies.	May 27, 2019
The PRRD Board read the bylaw a 1 st & 2 nd time and authorized the public hearing.	July 25, 2019
The Ministry of Transportation & Infrastructure gave formal approval	August 13, 2019
The PRRD mailed notification of the public hearing to landowners within the	August 15, 2019

notification area.	
The PRRD advertised the public notification in the Alaska Highway News.	August 22 & 29, 2019
The PRRD referred the application and proposed bylaw to the ALC	August 22, 2019
The PRRD held a public hearing in Fort St. John, BC.	September 5, 2019

5. COMMENTS RECEIVED FROM AGENCIES AND MUNICIPALITIES

Dawson Creek

Interests unaffected.

Fort St. John

Concerns included: that the intended use may be leisure, not extended residential; health and safety; work camp style arrangement; and water servicing.

MoTI

The bylaw will require formal Ministry approval and signature. The Ministry is in support of the proposal, subject to an application for an access permit.

ALC

The ALC registered a covenant on the western portion of the property in 1975 and the property was excluded from the ALR in 2010. The ALC has no objection to the proposed bylaw.

Chetwynd, Hudson's Hope, Pouce Coupe, Taylor, Tumbler Ridge, MoFLNRORD, Northern Health, SD 60 & Taylor Fire Department

No response received.

6. WRITTEN COMMENTS RECEIVED FROM PUBLIC

[No comments were submitted by the time this agenda was finalized. All written comments must be either received by the PRRD by 4:00pm on September 4, 2019 or submitted during the public hearing.]

7. COMMENTS FROM APPLICANT

8. COMMENTS FROM PUBLIC

[All oral and written comments from the public must be made by the end of this comment period. No comments are accepted following the termination of the public hearing.]

9. FINAL COMMENTS FROM APPLICANT

[All oral and written comments from the applicant must be made by the end of this comment period. No comments are accepted following the termination of the public hearing.]

10. TERMINATION OF PUBLIC HEARING

List of Attachments:

- | | |
|--|-------|
| A. Proposed <i>PRRD Zoning Amendment Bylaw No. 2378, 2019</i> | p. 4 |
| B. Public Notification for <i>PRRD Zoning Amendment Bylaw No. 2378, 2019</i> | p. 7 |
| C. Referral Response from the Agricultural Land Commission | p. 9 |
| D. Report – Zoning Amendment Bylaw No. 2378, 2019, PRRD File No. 19-110 | p. 13 |

Attachment A

Proposed PRRD Zoning Amendment Bylaw No. 2378, 2019

Bylaw No. 2378, 2019A 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 by-law may be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2378, 2019."
2. "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by adding the following permitted use to Part VI Zones, Section 40 MHP (Manufactured Home Park Zone):

Additional Use

- e) the following additional use is permitted on lands legally described as:
Lot 1, Section 27, Township 83, Range 18 W6M Peace River District, Plan 23478, as shown shaded on Schedule 'A', which is attached to and forms part of this bylaw:
 - (a) CAMPGROUND, UMLIMITED TERM

READ A FIRST TIME THIS	25 th	day of	July	, 2019.
READ A SECOND TIME THIS	25 th	day of	July	, 2019.
Public Notification mailed on	15 th	day of	August	, 2019.
Public Notification published on the	22 nd and 29 th	day of	August	, 2019.
Public Hearing held on the		day of		, 2019.
Ministry of Transportation approval received this	13 th	day of	August	, 2019.
READ A THIRD TIME THIS		day of		, 2019.
ADOPTED THIS		day of		, 2019.

Chair

(Corporate Seal has been affixed to the original bylaw)

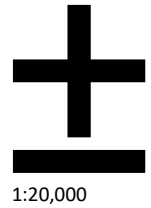
Corporate Officer

I hereby certify this to be a true and correct copy of "PRRD Zoning Amendment Bylaw No. 2378, 2019, as adopted by the Peace River Regional District Board on _____, 20__.

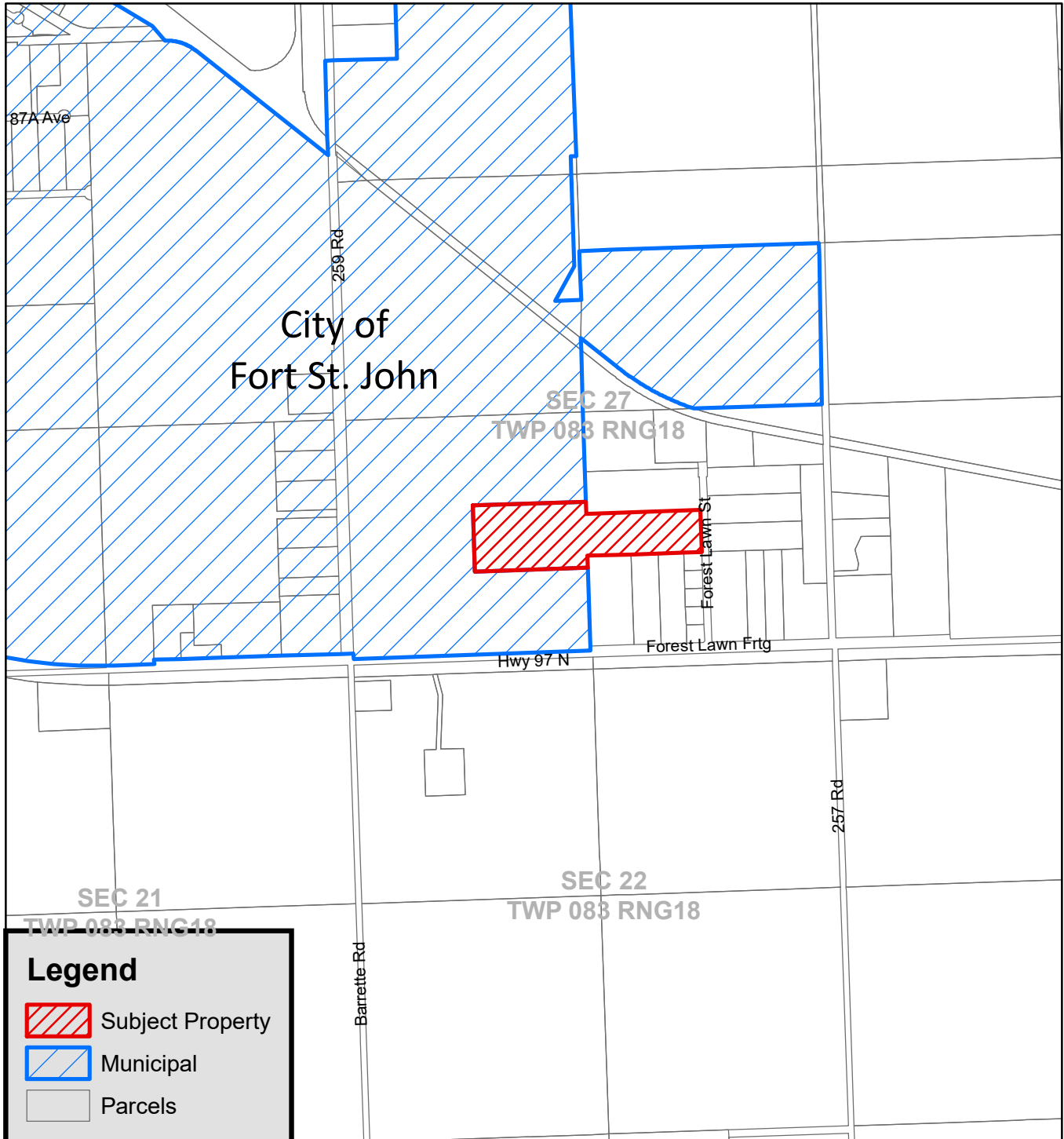
Corporate Officer



Peace River Regional District
Bylaw No. 2378, 2019
SCHEDULE "A"



Text Amendment



Attachment B

Public Notification for PRRD Zoning Amendment Bylaw No. 2378, 2019



PEACE RIVER REGIONAL DISTRICT

Notice of Public Hearing

ZONING AMENDMENT BYLAW NO. 2378, 2019

When:

Thursday, September 5,
2019 @ 10:00am

Where:

North Peace Cultural
Centre, Carpet Room

10015 100 Avenue,
Fort St. John, BC

For More Information:

Contact:

Development Services

Tel: 250-784-3200

Toll Free: 1-800-670-7773

Email: prrd.dc@prrd.bc.ca



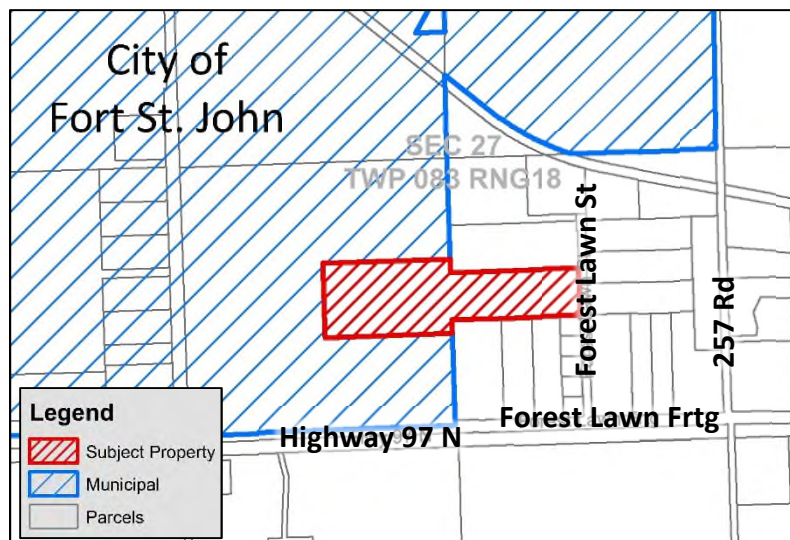
prrd.bc.ca |

Fort St. John / Baldonnel

Lot 1 Section 27 Township 83 Range 18 W6M Peace River Plan
22478

The Peace River Regional District is hosting a meeting to discuss the proposed zoning amendment.

Proposal: To permit CAMPGROUND, UNLIMITED TERM on the subject property by adding it as a site-specific text amendment in Section 40 of *PRRD Zoning Bylaw No. 1343, 2001*.



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

Shawn Dahlen, Chief Administrative Officer

diverse. vast. abundant.

Attachment C

Referral Response from the Agricultural Land Commission

**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 27, 2019

Reply to the attention of Sara Huber
ALC Issue: 51536
Local Government File: 19-110

Michael Blatz
Land Use Planner, Peace River Regional District
Michael.Blatz@prrd.bc.ca

Delivered Electronically**Re: Peace River Regional District Zoning Amendment Bylaw No. 2378, 2019**

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Zoning Amendment Bylaw No. 2378, 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.

Current Proposal:

The Bylaw proposes to permit “campground, unlimited term” on the property identified as PID: 008-873-682 (the “Property”) by amending Section 40 MHP (Manufactured Home Park Zone) of the PRRD Zoning Bylaw No. 1343, 2001. The Property currently contains a 70 mobile home pads and 16 recreational vehicle pads, as well as a maintenance shop, pump houses, electrical sheds, a storage building and a series of lagoons for disposing effluent.

Planning History:

In 1975, the Commission approved the consolidation of two lots for the purpose of disposing effluent from the existing mobile home park located on the eastern property, subject to the western property only being used for spray irrigation of the effluent from the sewage lagoons for the servicing of the existing mobile home park; and that there be no further expansion of the existing mobile home park onto the western property (Application 10394; Resolution #897/1975).

At the time of the consolidation, Covenant L1569 (the “Covenant”) was registered on the Certificate of Title to ensure that the conditions of the 1975 approval were adhered to (i.e. that the western property only be used for spray irrigation of the effluent from the sewage lagoons for the servicing of the existing mobile home park; and that there be no further expansion of the existing mobile home park on the western property). The Covenant is held by the Commission.

In 1999, the Commission approved the expansion of the mobile home park by 20-24 mobile home pads (approximately 2 ha), one additional sewage lagoon (approximately 4 ha), and one residential storage area (Application 14448; Resolution #610/1999).

In 2005, the Commission reviewed the Fort St. John and Area Comprehensive Development Plan (the “CDP”). The Property was located within Area 10, Phase 2 and the majority of the

Property was designated for rural residential lots between 1.8 and 4 ha (Planning Review 34021; Resolution #111/2005).

In 2009, the Commission reviewed the North Peace Fringe Area Official Community Plan (the "OCP"), which consolidated and replaced three previous planning documents, including the CDP. At the time, the Commission had no objection to the designation of the Property as Medium Density Residential (MDR) (Planning Review 42447; Resolution #1105/2009).

In 2010, the Commission approved the exclusion of the Property from the ALR to facilitate expansion of the Forest Lawn Mobile Home Park by up to 20 units, as it found the use of the Property for a mobile home park to be consistent with the MDR designation of the Property in the OCP, which was previously supported by the Commission in 2009 (Application 51050; Resolution #2409/2010).

ALC Staff Comments:

The ALC recognizes that the Property was excluded from the ALR in 2010 after many years of non-farm use, but that the Covenant required by Resolution #897/1975 remains on the Certificate of Title. ALC staff further recognizes that the area subject to the Covenant area is bounded by the ALR on all three sides, thus making the adjacent ALR lands vulnerable to conflicting land uses.

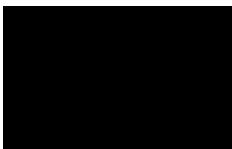
In light of this, the Bylaw only proposes a text amendment to the MHP Zone to allow the expansion of the mobile home park by 20 units. At this time, there is no proposal to expand the mobile home park onto the western portion of the Property that is subject to the Covenant.

For this reason, the Commission has no objection to the proposed Bylaw which would allow the continued use of the Property for a mobile home park, a use which had previously been supported by the Commission.

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 of PRRD Zoning Amendment Bylaw No. 2378-2019

CC: Ministry of Agriculture – Attention: Lori Vickers
51536m1

Attachment D

Report – Zoning Amendment Bylaw No. 2378, 2019, PRRD File No. 19-110

REPORT

To: Chair and Directors

Date: July 11, 2019

From: Michael Blatz, North Peace Land Use Planner

Subject: Report – Zoning Amendment Bylaw No. 2378, 2019, PRRD File No. 19-110

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board give Zoning Amendment Bylaw No. 2378, 2019, to permit CAMPGROUND, UNLIMITED TERM on Lot 1 Section 27 Township 83 Range 18 W6M Peace River Plan 22478 under *PRRD Zoning Bylaw No. 1343, 2001*, first and second readings; further,

That a public hearing, delegated to the Director of Electoral Area C, be scheduled.

BACKGROUND/RATIONALE:

Proposal

To permit CAMPGROUND, UNLIMITED TERM on the subject property by adding it as a site-specific text amendment in Section 40 of *PRRD Zoning Bylaw No. 1343, 2001*. According to *PRRD Zoning Bylaw No. 1343, 2001*, CAMPGROUND, UNLIMITED TERM “means a use providing for an unlimited term, tent camping and recreational vehicle sites for a continuous term with no fixed end; and ACCESSORY facilities including without limitation administration office and laundry facilities.”

File Details

Owners: Illiance River Development Corp.
Area: Electoral Area C
Location: Fort St. John
Legal: Lot 1 Section 27 Township 83 Range 18 W6M Peace River Plan 22478
Civic Address: 7414 Forest Lawn Street
PID: 008-873-682
Lot Size: 13.97 ha (34.51 ac)

Site Context

The subject property is east of Fort St John, between Highway 97 N and the North Peace Regional Airport. The western portion of the property is surrounded by lands within the City of Fort St. John designated as an Urban Development Area in its OCP. The eastern portion of the property is surrounded by lands within the PRRD designated as Medium Density Rural Residential. The property has an existing manufactured home park with 70 home pads.

Site Features

Land

The property is mostly cleared and partially developed.

Structures

There is a maintenance shop, pump houses, electrical sheds, a storage building, and up to 70 manufactured homes on the property.

Access

The subject property is accessed from Forest Lawn Street.

CLI Soil Rating

Soil on the property is a combination of 3⁶T⁴C.

- Class 2 soils have moderate limitations that restrict the range of crops or require moderate conservation practices;
- Class 3 soils have moderately severe limitations that restrict the range of crops or require special conservation practices;
- Subclass C denotes adverse climate; and
- Subclass T denotes adverse topography.

Comments & Observations

Applicant

The applicant intends to allow recreational vehicles to stay on the property to provide a cost effective living arrangement for people working in the resource sector. The applicant asserts that many manufactured home parks in the province allow extended stays for recreational vehicles¹. The applicant has already developed 14-16 sites for recreational vehicles that are serviced with water, sewer, power, telephone, cable, and WIFI. The applicant intends to rent for extended terms only, not for short stays.

Agricultural Land Reserve (ALR)

The subject property is outside the ALR.

Official Community Plan (OCP)

The subject property is designated as Medium Density Rural Residential within the *PRRD North Peace Fringe Area Official Community Plan, Bylaw No. 1870, 2009* (NPFA OCP). According to Section 4.3.2, Policy 8 of the NPFA OCP, residential uses are the intended principal use of land within the Medium Density Rural Residential designation.

According to Section 4.3.5, Policy 14 of the NPFA OCP, existing manufactured home parks are recognized and conform to the NPFA OCP. Section 4.2, Objective 1 of the NPFA OCP is “to recognize the varied housing needs and lifestyle preferences within the fringe area, and provide for a wide range of residential locations, types, tenures and densities, that contributes to a rural lifestyle and is suitable for the diverse needs of the residents.”

Therefore, the proposal aligns with the Official Community Plan.

¹ PRRD staff conducted a cursory review and found some zoning bylaws that permit recreational vehicles in manufactured home parks and some that did not. More study may be needed to corroborate this claim.

Land Use Zoning

The subject property is within the Manufactured Home Park Zone pursuant to *PRRD Zoning Bylaw No. 1343, 2001*. Campgrounds are not permitted uses in the Manufactured Home Park Zone, so the applicant is applying to amend the bylaw to allow CAMPGROUND, UNLIMITED TERM as a permitted use for the subject property only.

The proposal would result in up to 96 occupied home pads (70 for manufactured homes and 16 for recreational vehicles), or approximately 6 units per hectare. This is well below the maximum gross density of 20 units per hectare, and therefore the proposal complies with the regulation.

Manufactured Home Parks

All manufactured home parks in the Regional District must comply with *PRRD Manufactured Home Parks Bylaw No. 816, 1992*. While the bylaw's definition of manufactured home does not include recreational vehicles such as campers, the bylaw does not prohibit recreational vehicles from manufactured home parks. Therefore, the proposal complies with *PRRD Manufactured Home Parks Bylaw No. 816, 1992*.

Fire Protection Area

The subject property is within the Taylor Rural Fire Protection Area.

Mandatory Building Permit Area

The subject property is within 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.

Impact Analysis

Context

Adding new sites to the existing manufactured home park for recreational vehicles would have similar effects as adding sites for manufactured homes (for which no approvals are needed). As such, the proposal is consistent with the residential character of the area.

However if recreational vehicles are permitted on the property, it may be difficult for bylaw enforcement to determine whether they are indeed there for an extended stay or for a shorter period of time, akin to a leisure facility. Additionally, there may be health and safety issues associated with people permanently living in recreational vehicles, which are built to different standards than manufactured homes. Further, *PRRD Manufactured Home Parks Bylaw No. 816, 1992* does not address recreational vehicles, so they would technically be exempt from its siting, parking, and servicing regulations. Finally, the Board's decision may set precedent for other manufactured home parks in the Regional District.

Population & Traffic

An increase in traffic is anticipated should the proposed rezoning amendment be approved.

Sewage & Water

The applicant intends to continue to use the existing lagoons for sewage disposal and wells for water.

Comments Received from Municipalities & Provincial Agencies

Chetwynd, Hudson's Hope, Pouce Coupe, Taylor, Tumbler Ridge, MoFLNRORD, Northern Health, SD 60 & Taylor Fire Department

No response received.

Dawson Creek

Interests unaffected.

Fort St. John

Concerns included: that the intended use may be leisure, not extended residential; health and safety; work camp style arrangement; and water servicing.

MoTI

The bylaw will require formal Ministry approval and signature. The Ministry is in support of the proposal, subject to an application for an access permit.

ALTERNATIVE OPTIONS:

1. That the Regional Board refuse Zoning Amendment Bylaw No. 2378, 2019, to permit CAMPGROUND, UNLIMITED TERM on Lot 1 Section 27 Township 83 Range 18 W6M Peace River Plan 22478 under *PRRD Zoning Bylaw No. 1343, 2001*.
2. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- ☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

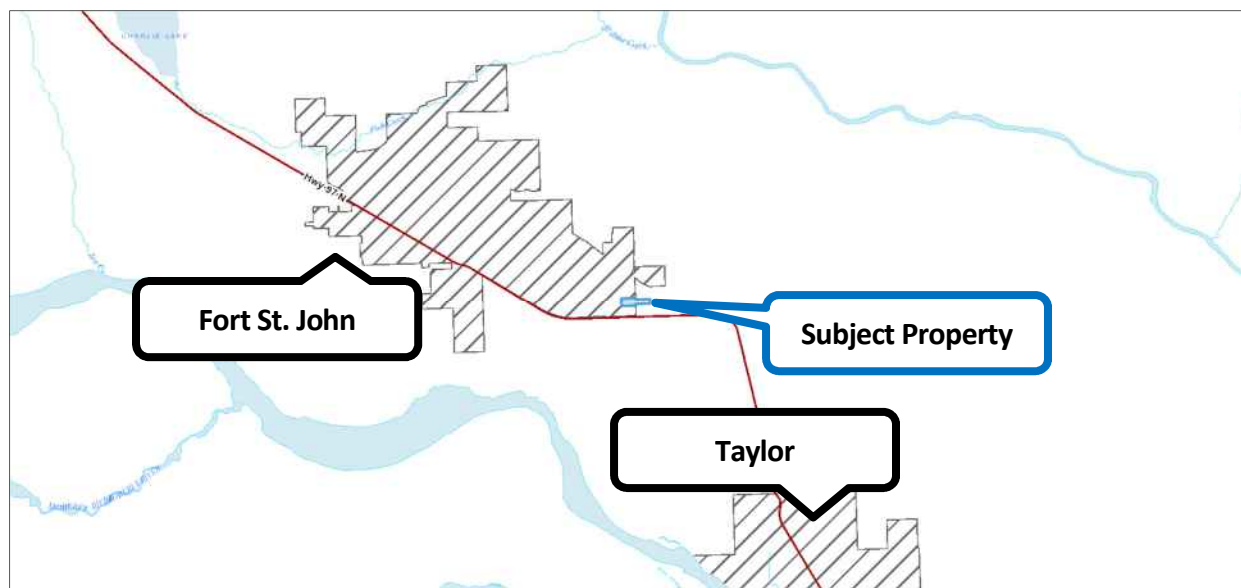
COMMUNICATIONS CONSIDERATION(S):

OTHER CONSIDERATION(S):

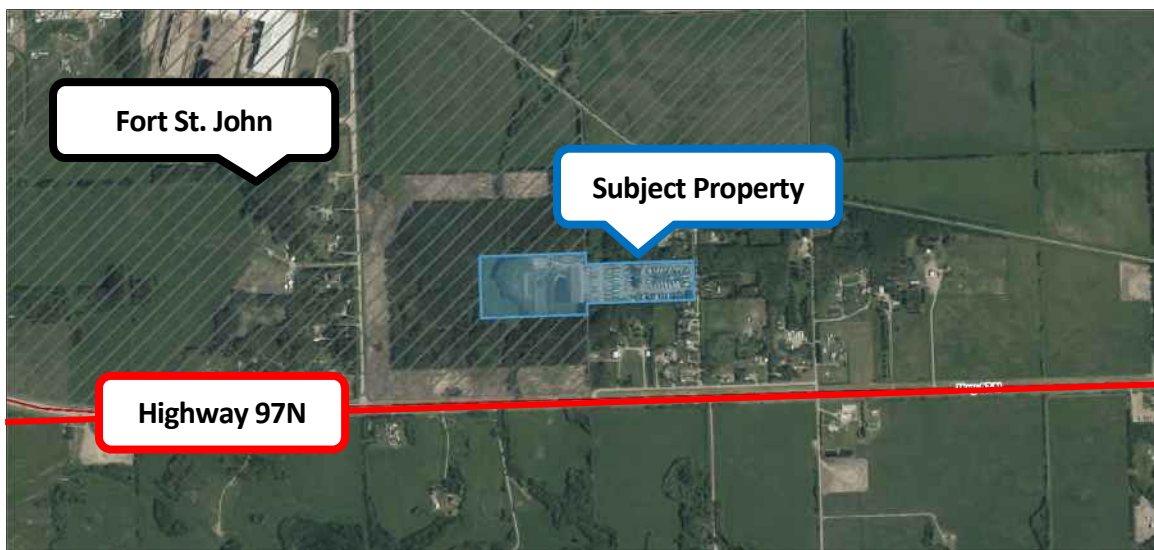
Attachments:

1. Maps
2. Application
3. Referral responses from agencies
4. Director comments
5. Section 4 of *PRRD North Peace Fringe Area OCP, Bylaw No. 1870, 2009*
6. Section 40 of *PRRD Zoning Bylaw No. 1343, 2001*
7. Draft Bylaw No. 2378, 2019

Location: Fort St. John / Baldonnel



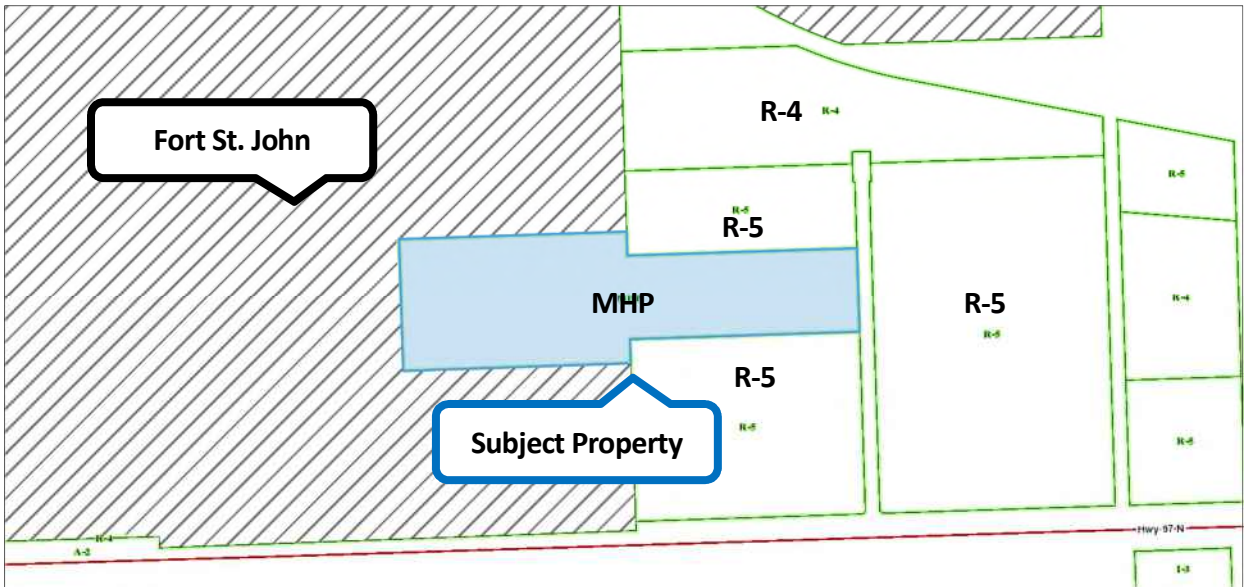
Aerial imagery



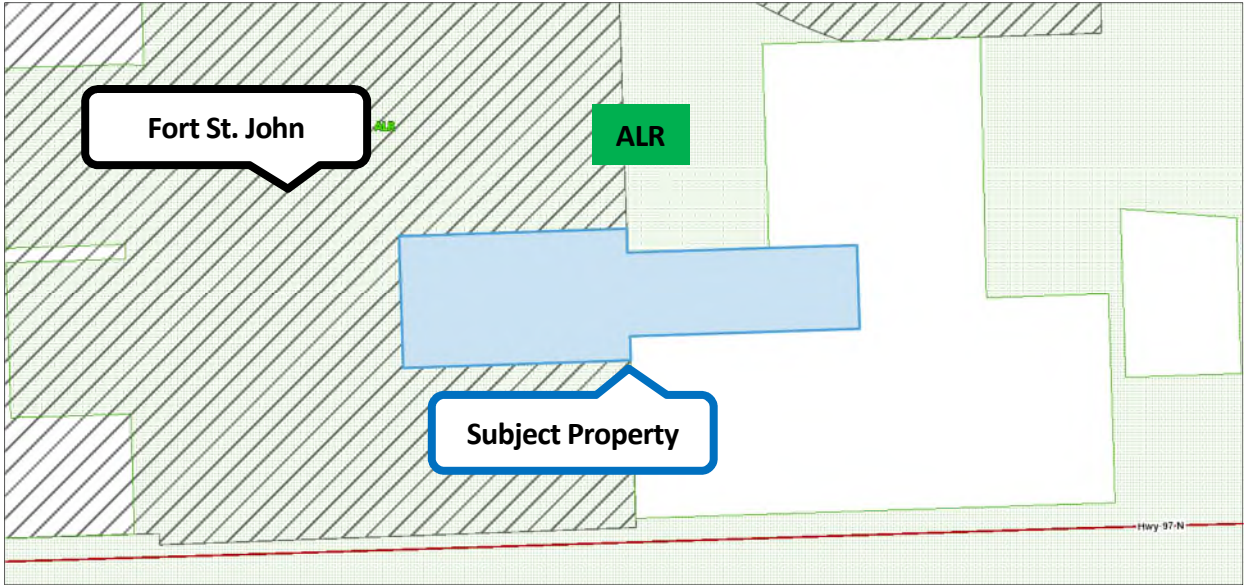
PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009:
Medium Density Rural Residential (MDR)



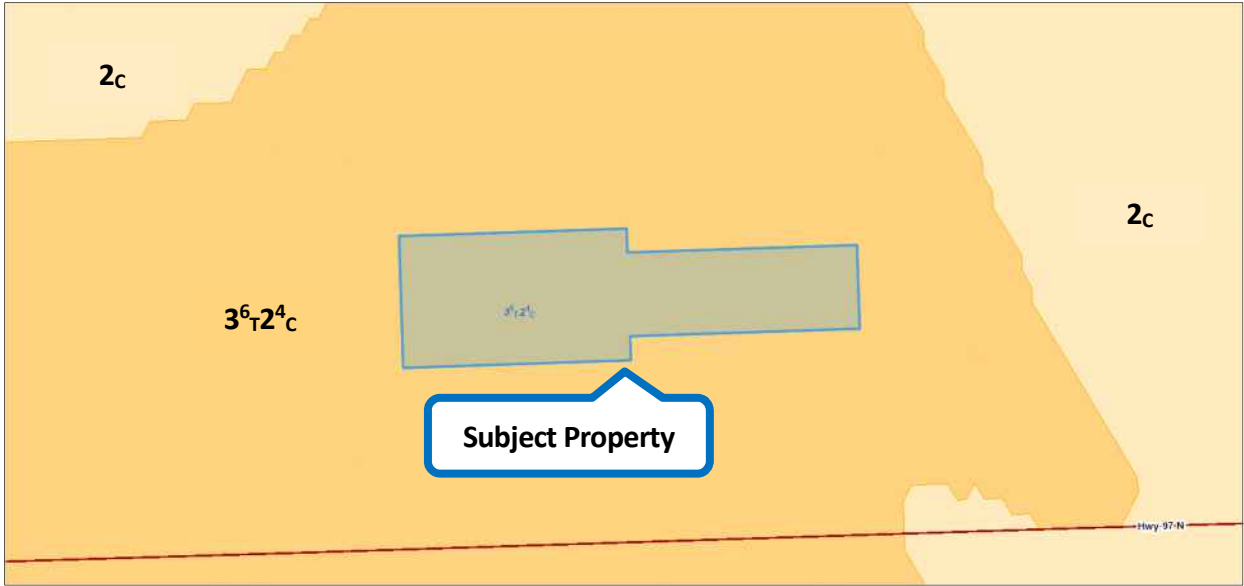
PRRD Zoning Bylaw No. 1343, 2001: Manufactured Home Park (MHP)



Agricultural Land Reserve: Outside



CLI Soil Classification: 3⁶T⁴2⁴C



Schedule A – Application for Development

PEACE RIVER REGIONAL DISTRICT

ZN 19-110

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
 [To Free 1 800 670 7773]

Receipt # 7421Application for Development**1. TYPE OF APPLICATION**

- ☐ Official Community Plan Bylaw Amendment
☒ Zoning Bylaw Amendment
☐ Official Community Plan / Zoning Bylaw Amendment combined
☐ Temporary Use Permit
☐ Development Permit
☐ Development Variance Permit
☒ Sign requirement

FEE
 \$ 1,000.00
 650.00
 1,050.
 350.0
 165 00
 165 00
 150. 0

REGIONAL DISTRICT
 REC IVED
 MAY 16 2019
 FORT ST. JOHN, B.C.

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

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

3. PROPERTY DESCRIPTION**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*.

Schedule A – Application for Development

1

4. Civic Address or location of property:
7414 Forest Lawn Street Fort St John
-

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: MHP

Proposed zone:

Text amendment: Campground Unlimited Term

- ☐ 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:

Mobile Home Park consisting of 70 mobile home pads and 16 RV pads. Buildings on this property include a maintenance shop, pump houses, electrical sheds and storage building.

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

(a) North Rural residential properties

(b) East Rural residential properties

(c) South Rural residential properties & Alaska Highway

(d) West City of Fort St John- large undeveloped acreage

8. Describe the proposed development of the subject property. Attach a separate sheet if necessary: To amend use of the property to include Campground unlimited term providing for a cost effective away from home living arrangement for men, women and families working primarily in the Peace River resource sector.
-

Schedule A – Application for Development

9. Reasons and comments in support of the application. Attach a separate sheet if necessary: According to the Manufactured Home Park Owners Alliance of BC many mobile home parks within the province provide RV rental pads for clients ranging from short stay to extended stay periods. The 14 RV pads developed in 2014/15 at the Forest Lawn MHP measure approximately 25 feet by 100 feet and are fully serviced with water, sewer, power, telephone, cable & WI FI. Each pad has a private lawn and driveway and picnic tables are available to each pad. These spacious and well maintained pads provide a comfortable environment for men, women and families often working in the local resource sector away from home. These units are rented on an extended stay basis only, we do not rent these pads on a daily basis.
-
-
-

2

10. Describe the means of sewage disposal for the development: Sewage is via holding tanks and lagoons. Primary sewage is collected in concrete holding tanks which are pumped out by a professional service several times a year. The overflow from these tanks is then collected in a series of 3 lagoons; a primary, secondary and tertiary and finally spray irrigated to the rear of the property.
-
-
-

11. Describe the means of water supply for the development: Water is supplied from 2 wells at a depth of approximately 200 feet. The water is then filtered and chlorinated, free drinking water supplied by a commercial service is available to all tenants.
-
-
-

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.

Schedule A – Application for Development

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.

3

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

16 05 01
Date signed

[Redacted Signature]

Signature of Owner

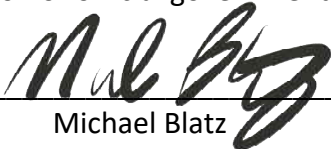
16-05-2019
Date signed

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.

4



Peace River Regional District	Zoning Bylaw No. 2378, 2019	Date: May 27, 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 (June 17, 2019). If no response is received within that time, it will be assumed that your agency's interests are unaffected.		
PURPOSE OF AMENDMENT: To permit CAMPGROUND, UNLIMITED TERM on the subject property by amending Section 40 of PRRD Zoning Bylaw No, 1343, 2001.		
GENERAL LOCATION: Fort St. John / Baldonnel		
LEGAL DESCRIPTION: Lot 1 Section 27 Township 83 Range 18 W6M Peace River Plan 22478 PID: 008-873-682		
AREA OF PROPERTY 13.97 ha (34.51 acres)	ALR STATUS: Outside	OCP DESIGNATION: Medium Density Rural Res.
Land Owners: Illiance River Development Corp.		
Please fill out the Response Summary on the back of this Form. If your agency's interests are unaffected, no further information is required. In all other cases, we would appreciate receiving additional information to substantiate your position and, if applicable, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.		
 Michael Blatz		Title: <u>North Peace Land Use Planner</u>
This referral has also been forwarded to the following agencies: Northern Health Ministry of Transportation & Infrastructure via eDAS Ministry of Forests, Lands, Natural Resources Operations and Rural Development		
Other: District of Chetwynd District of Hudson's Hope District of Taylor City of Dawson Creek Village of Pouce Coupe District of Tumbler Ridge City of Fort St. John School District 60 Taylor Fire Rescue		
(As per the Management of Development Function)		

Michael Blatz

From: Aaron Thompson <[REDACTED]>
Sent: Monday, May 27, 2019 9:13 AM
To: Michael Blatz
Subject: RE: PRRD File No. 19-110 | Zoning Amendment | Please comment by June 17

Michael,

The City of Dawson Creek's interests are unaffected by this application.



Aaron Thompson
City Planner
The Corporation of the City of Dawson Creek
Phone [REDACTED]
www.dawsoncreek.ca
Like us on Facebook 

Please ~ only print this email if necessary! □ □

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From: Michael Blatz [mailto:Michael.Blatz@prrd.bc.ca]
Sent: May-27-19 8:52 AM
To: PRRD_Internal
Subject: PRRD File No. 19-110 | Zoning Amendment | Please comment by June 17

Good morning,

Please review the attached document regarding a zoning amendment application for a property in the Fort St. John / Baldonnel area. Please comment on any potential effects on your agency's interests by June 17, 2019.

Proposal: To permit CAMPGROUND, UNLIMITED TERM on the subject property by amending Section 40 of PRRD Zoning Bylaw No. 1343, 2001.

If you have any questions, do not hesitate to get in touch.

Best,
Michael Blatz | Land Use Planner
PEACE RIVER REGIONAL DISTRICT | Direct: 250-785-8084
michael.blatz@prrd.bc.ca | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



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**BYLAW AMENDMENT
REFERRAL FORM**

Peace River Regional District
Box 810, 1981 Alaska Avenue,
Dawson Creek, B.C. V1G 4H8
Telephone: (250) 784-3200
Fax: (250) 784-3220

RESPONSE SUMMARY

Zoning Bylaw No. 2378, 2019

☒ Approval recommended for reasons outlined below

☐ Interests unaffected by bylaw

☐ Approval recommended subject to conditions below

☐ Approval NOT recommended due to reasons outlined below

SPR- attached.

Signed:



Date: June 11, 2019

Title:

Planning Manager

Agency: City of Fort St. John



City of Fort St. John
 10000 100th Street, Fort St. John, BC V1J 1J1
 (250) 761-1111 ext. 2111
 10000 100th Street, Fort St. John, BC V1J 1J1
 (250) 761-1111 ext. 2111

June 11, 2019

Re: PRRD File, 19-110, Zoning Amendment Bylaw No. 2378, 2019

The City of Fort St. John notes the following:

- There is potential concern with use and that the intent of a campground use is for recreation and leisure, not for residential living for an indefinite, possibly permanent period of time. This may lead to the need to examine potential health & safety concerns raised in the following item.
- Potential health & safety concerns related to aspects such as siting, servicing (ex: gas fitting), and carbon dioxide hazard, and whether building permits are warranted if recreational vehicles (RVs) are used as permanent living units.
 - Siting concerns near other BCBC and permit-compliant buildings & residential units.
 - The Fire Department may have concerns with access, proximity between RVs, and fuel sources (propane storage tanks).

Concern with RVs used as permanent residences could create a "work camp" style arrangement in the Home Park.

Servicing of this site may rely on a municipal water source. The City is concerned with the continued reliance of water from customers outside the municipal boundary who may rely on municipal water as their permanent water source solution.

- It is suggested this concern with a City water source could be discussed through the PRRD OCP update or an alternative way that informs the growth areas identified in the OCP.

Thank you for the opportunity to comment and please let us know if you require clarification on information above.

Regards,

Renee Ja#urat MCIP hPP, Planning Manager
 Planning & Engineering Department
 City of Fort St. John



Ministry of
Transportation
and Infrastructure

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

Attn: Michael Blatz

The Ministry of Transportation and Infrastructure (Ministry) has received and reviewed your referral of May 27, 2019 to permit CAMPGROUND, UNLIMITED TERM on the subject property by amending Section 40 of PRRD Zoning Bylaw No, 1343, 2001. The property does fall within Section 52 of the Transportation Act and will require Ministry formal approval.

The Ministry is in support of the proposal however the following condition must be met prior to formal approval:

1. Applicant to apply online for an 'Access, Commercial' permit to the Ministry of Transportation and Infrastructure. Access permits can be applied for online here:
<http://www.th.gov.bc.ca/permits/Apply.asp>.

Thank you for the opportunity to comment. If you or the applicant has any questions or concerns; I encourage you to contact me at [REDACTED].

Sincerely,

Beth Bahm
District Development Technician



PEACE RIVER REGIONAL DISTRICT

Memorandum

TO: Brad Sperling, Director of Electoral Area C
FROM: Michael Blatz, North Peace Land Use Planner
DATE: June 28, 2019
RE: **Application for a Zoning Bylaw Text Amendment**

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 report are provided for your review.

Please find attached a copy of a zoning bylaw text amendment application (**File # 19-110**) concerning Illiance River Development Corp (Forest Lawn Mobile Home Park).

COMMENTS

Response requested by July 12, 2019

No comment

☐

Director/Municipality

Date

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
☒ Box 1005, 1005 St. John's Ave, Dawson Creek, BC V1J 4N4 Tel: (250) 785-8084 Fax: (250) 785-8085 Email: prrd.fsj@prrd.bc.ca

Michael Blatz

From: Chair Brad Sperling
Sent: Saturday, June 29, 2019 7:58 AM
To: Michael Blatz
Cc: PRRD Internal
Subject: RE: PRRD File 19-110 | Zoning Bylaw Text Amendment

please proceed

From: Michael Blatz
Sent: Friday, June 28, 2019 10:52 AM
To: Chair Brad Sperling
Cc: PRRD Internal
Subject: PRRD File 19-110 | Zoning Bylaw Text Amendment

Good morning Chair Sperling,

Please review the attached report regarding a zoning bylaw text amendment application for a property east of Fort St. John. If you have any comments or questions about the file, please forward them to me by July 12.

Best,

[Michael Blatz | Land Use Planner](#)

PEACE RIVER REGIONAL DISTRICT | Direct: 250-785-8084

michael.blatz@prrd.bc.ca | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



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Peace River Regional District– Schedule A
North Peace Fringe Area Official Community Plan By-law No. 1870, 2009

SECTION 4 RESIDENTIAL AREAS

4.1 Goal

To support a variety of housing types and densities for a diverse population within the NPFA and to accommodate the different needs of individuals and families of varying income levels and age groups.

4.2 Objectives

1. To recognize the varied housing needs and lifestyle preferences within the fringe area, and provide for a wide range of residential locations, types, tenures and densities, that contributes to a rural lifestyle and is suitable for the diverse needs of the residents.
2. Prioritize the study and development of new service areas that would benefit from a community sewer system where feasible.
3. Infill and direct residential subdivision to areas designated HDR, MDR, LDR and Settlement Centres before considering any new areas not identified in this Plan.
4. To support special needs and affordable housing opportunities within the Plan area.
5. To accommodate Home Based Businesses in the HDR, MDR, LDR designations provided that the home business is clearly incidental and subordinate to the principal use of the property and subject to zoning regulations.
6. Spot zoning is not supported by this Plan, therefore, Industrial or commercial scale business will not be allowed in the residential designations and should be directed to appropriate designated areas.

4.3 General Policies

- Policy 1** Development of HDR that encourages infilling and includes subdivision servicing standards compatible to nearby urban serviced areas, are a priority before supporting subdivision that has no community services.
- Policy 2** For residential designated parcels fronting on Charlie Lake the minimum parcel size will not be less than **0.4 ha (1 acre)** and the parcel will have a minimum lake frontage of **55 metres (180 ft)**.
- Policy 2** Large parcels designated High or Medium Density Rural Residential currently being used for agriculture may continue, until these are developed for residential use and are subject to zoning regulations.
- Policy 3** Subdivision and land use proposals will be examined and considered in areas designated 'High, Medium or Low Density Rural Residential' subject to the factors listed below and in addition to those set out in Section 15.5 i) to xv) Subdivision and Development Guidelines:
- a) Proposed subdivision demonstrates orderly sequence of development, being on land adjacent to existing subdivision, which clearly promotes compact development and avoids sprawl, as referenced in Sec. 1.5.2, Policy 9.

Peace River Regional District– Schedule A
North Peace Fringe Area Official Community Plan By-law No. 1870, 2009

4.3.1 High Density Rural Residential (HDR)

- Policy 5** Within the High Density Rural Residential designation the principal use of land will generally be limited to; residential and home based business subject to zoning regulations.
- Policy 6** Within the High Density Rural Residential designation and parcels not on a lakeshore the minimum parcel size will not be less than:
- a) **2000 sq. metres (0.50 acre)** for lands connected to a community sewage system;
 - b) **8 ha (20 acres)** for lands not connected to a community sewage system;
 - c) **0.4 ha (1 acre)** for land described as District Lot 418, except Plan 18222, W6M., which recognizes the existing approvals on this property.
- Policy 7** The purpose of setting a large 8 ha (20 acres) minimum parcel size for lands not connected to a community sewage system, is to re-enforce the priority of first supporting subdivision having a community sewage system that are compatible to nearby rural or urban serviced areas, to promote infilling and compact development.
- Policy 8** High Density Residential subdivision will be directed to those areas having community sewer services to maximize existing sewer capacity or those areas planned to receive sewer service, encouraging compact development, as referenced in Section 11.3.1, Policy No. 10 to 12.

4.3.2 Medium Density Rural Residential (MDR)

- Policy 8** Within the Medium Density Rural Residential designation the principal use of land will generally be limited to; residential and home based business, subject to zoning regulations.
- Policy 9** Within the Medium Density Rural Residential designation the minimum parcel will not be less than:
- a) **0.8 ha (2 acres)** for lands;
 - i) connected to a community sewage system, or;
 - ii) where soil conditions are suitable for on-site sewage disposal and a system authorized by the agency having jurisdiction regarding sewage disposal;
 - b) **1.6 ha (4 acres)** for lands not connected to a community sewage system.
 - c) **0.3 ha (0.74 acre)** for land described as a portion of the Northwest ¼ of Section 1, Township 84, Range 18, W6M, PRD [Bylaw No. 2115, 2014]
- Policy 10** For parcels designated Medium Density Rural Residential lying within Electoral Area 'B' the minimum parcel size will not be less than **1.6 ha (4 acres)** as shown on Schedule B, Map No.'s 1 and 2.

Peace River Regional District– Schedule A
North Peace Fringe Area Official Community Plan By-law No. 1870, 2009

4.3.3 Low Density Rural Residential (LDR)

Policy 11 Within the Low Density Rural Residential designation the principal use of land will generally be limited to; residential, home based business, agriculture, equestrian or kennel facilities, subject to zoning regulations ;

Policy 12 Within the Low Density Rural Residential designation the minimum parcel size will not be less than **4 ha (10 acres)**.



4.3.4 Comprehensive Development (CD)

Policy 13 A Comprehensive Development for the purpose of providing a mix of housing type and densities may be supported by this Plan. Such a proposal shall be developed according to a comprehensive site plan prepared by the proponent and agreed to by the Regional Board, and shall address the following:

- i) the proposal is subject to appropriate zoning;
- ii) preference will be given to proposals in areas having community services, such as water or sewer;
- iii) the overall development will not exceed a maximum gross density of 10 dwelling units per ha (4 dwelling units per acre);
- iv) multiple family dwelling units will not exceed a maximum gross density of 25 dwelling units per hectare (10 dwelling units per acre);
- v) local commercial uses are allowed;
- vi) a minimum of 5% parkland or open space to be dedicated for public use and enjoyment;
- vii) recreational uses, including pedestrian or riding trails are encouraged;
- viii) lands and development not connected to a community sewage system shall have a minimum parcel size of 8 ha (20 acres).

4.3.5 Affordable, Special Needs and Rental Housing

Provisions for affordable, special needs and rental housing are addressed through the following policies:

Policy 14 Existing Manufactured Home Parks are recognized and conform to this Plan.

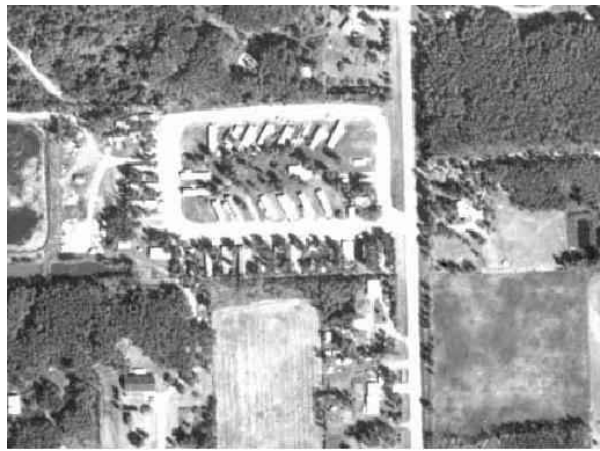
Policy 15 New Manufactured Home Parks will be considered for development within either a High Density Rural Residential designation or a Settlement Centre, subject to a zoning amendment, or if the proposal is located outside these locations, it is subject to an official community plan and zoning amendment.

Policy 16 Manufactured Home Parks must be consistent with the regulations of Peace River Regional District Manufactured Home Park By-law No. 816, 1992.

Peace River Regional District– Schedule A
North Peace Fringe Area Official Community Plan By-law No. 1870, 2009

4.3.5 Affordable, Special Needs and Rental Housing (continued)

- Policy 17** Secondary suites are recognized by this Plan as affordable housing options and are permitted within a single family dwelling, subject to zoning regulations.
- Policy 18** Multiple family dwelling units are permitted within High Density Rural Residential designated areas, Comprehensive Developments or Settlement Centres, subject to zoning regulations. Multiple family dwelling units shall not exceed a density of 25 dwelling units per hectare (10 dwelling units per acre).
- Policy 19** This Plan is supportive of alternative housing options, including affordable, special needs housing, rentals and housing for seniors.
- Policy 20** Generally, housing in the rural area is available for either owner or tenant occupancy, subject to the limitation of residential units per parcel specified within the zoning regulations.



PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

SECTION 40 MHP (Manufactured Home Park Zone - 1.8 ha)

1. Permitted Uses

The following PRINCIPAL USES and no others are permitted in a MHP zone subject to Part IV of this bylaw and subject to Sub-Section 2 of this Section 40;

- (a) MANUFACTURED HOME⁶;
- (b) MANUFACTURED HOME PARK;

The following ACCESSORY uses and no others are permitted in a MHP zone, subject to Part IV of this bylaw and Sub-Section 2 of this Section 40:

- (c) One DWELLING UNIT only used by the operator of the MANUFACTURED HOME PARK;
- (d) ACCESSORY buildings and ACCESSORY structure;
- (e) Recreation facilities, for use by residents of the MANUFACTURED HOME PARK;
- (f) Laundry facilities, for use by residents of the MANUFACTURED HOME PARK;
- (g) HOME BASED BUSINESS;

2. Regulations

Minimum Parcel Size

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

Number and type of DWELLING UNIT(S)

- (b) Gross Density:
The maximum gross density shall be 20 MANUFACTURED HOMES per hectare (8 MANUFACTURED HOMES per acre);

Height

- (c) No building or structure shall exceed 10 metres (32.8 ft.) in HEIGHT.

Accessory Buildings

- (d) Within a manufactured home space the aggregate FLOOR AREA of all ACCESSORY buildings shall not exceed a FLOOR AREA greater than 11 square metres (118 sq. ft.).

⁶ Refer to Peace River Regional District - Manufactured Home Parks Bylaw No. 816, 1992

Bylaw No. 2378, 2019A 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 by-law may be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2378, 2019."
2. "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by adding the following permitted use to Part VI Zones, Section 40 MHP (Manufactured Home Park Zone):

Additional Use

- e) the following additional use is permitted on lands legally described as:
Lot 1, Section 27, Township 83, Range 18 W6M Peace River District, Plan 23478, as shown shaded on Schedule 'A', which is attached to and forms part of this bylaw:
 - (a) CAMPGROUND, UMLIMITED TERM

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

Chair

(Corporate Seal has been affixed to
the original bylaw)

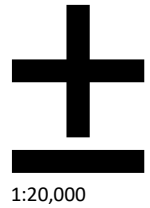
Corporate Officer

I hereby certify this to be a true and correct copy of "PRRD Zoning Amendment Bylaw No. 2378, 2019, as adopted by the Peace River Regional District Board on _____, 20____.

Corporate Officer



Peace River Regional District
Bylaw No. 2378, 2019
SCHEDULE "A"



Text Amendment

