



Peace River Regional District REPORT

B-3a

To: The Board and Chair

Date: January 26, 2016

From: Bailey Chabot, North Peace Land Use Planner

Subject: Zoning Amendment Bylaw No. 2211, 2015 (Northern Vac Services)

RECOMMENDATION(S):

That the Regional Board consider the report dated September 24, 2015 with the additional public information meeting minutes and letters from the public.

BACKGROUND/RATIONALE:

At the November 26, 2015 Regional Board meeting, the Board referred zoning amendment bylaw no. 2211, 2015 (Northern Vac Services) to a public information meeting.

B-3
September 24, 2015

ZONING AMENDMENT BYLAW NO. 2211, 2015 (NORTHERN VAC SERVICES LTD.)

RD/15/11/34 (26)

MOVED Director Sperling, SECONDED Director Goodings,

1. That "Peace River Regional District Zoning Amendment Bylaw No. 2211 (Northern Vac Services Ltd.), 2015" be referred to a public information meeting; and
2. That the holding of the public information meeting be delegated to the Director of Electoral Area 'C'.

CARRIED.

January 6, 2016, a public information meeting was held. Members of the public have submitted additional letters at, and since, this meeting (please see attached). Please see the attached minutes of this meeting.

Additionally, School District #60 has responded to the referral and their comments have been attached.

STRATEGIC PLAN RELEVANCE:

None

FINANCIAL CONSIDERATION(S):

None

COMMUNICATIONS CONSIDERATION(S):

None

OTHER CONSIDERATION(S):

None

Staff Initials:

Dept. Head: *Bruce Simard*

CAO: *Ch. Birk*

Page 1 of 1

February 11, 2016



PEACE RIVER REGIONAL DISTRICT
PUBLIC INFORMATION MEETING – MINUTES

B-3a

Zoning Amendment Bylaws No. 2211, 2015

January 7, 2016, at 8:00 p.m.

Charlie Lake Community Hall

ATTENDANCE:

Peace River Regional District: Brad Sperling, Director of Electoral Area 'C'
Bruce Simard, General Manager of Development Services
Bailey Chabot, North Peace Land Use Planner

Applicant/Owner: Northern Vac Services

Agent: Judy Desfosses (not present)

Public:

Roger Myram	12942 Hilltop Rd
Arla Myram	12942 Hilltop Rd
Charene Christianson	12939 Hilltop Rd
Perry Oftebro	18971 Hilltop Rd
Greg Babuick	13014 Mark Ave
Jody Brown	11712 Fort St John
Allan Mah	13295 Charlie Lake Crescent
Betty Mah	13295 Charlie Lake Crescent
Andy & Karen Falkenberg	13162 Lake Shore Drive
Tamara Russell	13276 Park Frontage Rd
Lorn & Karen Sutherland	13034 Dover Ave
Jerry Mullin	12821 Ben's Rd
Gary Lang	12847 Ben's Rd
Jim Abbott	12932 Hilltop Dr
Janet Abbott	12932 Hilltop Dr
Pauline & Kip Letkeman	Ben Jensen Sub
Troy Dorie	13015 Hilltop Dr
Dylan Kassian	12954 Hilltop Dr
Kelly & Laura Kassian	12954 Hilltop Rd
Les Christianson	12939 Hilltop Td
Amanda Ng	11407 109 th St., FSJ
Anthony Desfosses	11407 109 th St., FSJ
Jim Kosick	12762 Old Hope Rd

1. **CALL TO ORDER**

The Chair called the meeting to order at 8:00 pm

2. **COMMENTS FROM PUBLIC**

- Mr. Desfosses acknowledges concerns over commercial area, assured public that they are interested in businesses that support local community and not industrial businesses
- Mr. Myram concerned that once land is sold, developer no longer controls uses
- General discussion about definition of commercial
- Ms. Chabot read permitted uses of C-2 zone
- General discussion over appropriateness of commercial uses near residential
- Mr. Sutherland concerned that R-1 zoning creates such small lots (0.25 acres) and the traffic that comes with higher density

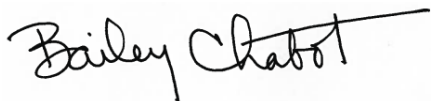
February 11, 2016

- General discussion regarding maximum buildout of lot
- General discussion regarding access, residential access proposed from Mark Ave
- General discussion about lack of development plan for middle of parcel,
 - Concerned that future development will be very high density (high rise apartments, townhouses) or more commercial
 - Concerned that there is no 'master plan' for development
- Ms. Brown explains that development will be in phases and they are waiting to see how successful the current application is prior to planning the development further
- General concern over maximum buildout of R-1 zones at 182 residential parcels
 - Concern that if PRRD zones R-1 based on 23 lot proposal that applicant can simply change their plan and develop at much higher density
 - Concern over traffic impact and lack of appropriate road system for the maximum buildout of R-1 zone
- Mr. Abbott asks if applicant can simply rezone commercial portion without rezoning the residential portion
 - Mr. Simard explains that the applicant must rezone the commercial portion, but are not required to develop it, and that the remainder of the parcel can remain as R-4 zone
- Mr. Kosick
 - Supports commercial rezoning
 - Increases tax base
 - Best use of land
 - Commercial and industrial businesses front both sides of HWY 97N
- General discussion over Charlie Lake School capacity
 - Staff indicates that School District #60 has been sent a referral but no comment has been received
- Mrs. Falkenberg asks where residential will be accessed from
 - Mr. Simard explains that it is up to the Ministry of Transportation and Infrastructure to determine through traffic impact study, proposed access is from Mark Ave
- Mr. Dorie asks why they are applying for commercial
 - Ms. Chabot explains that the Agricultural Land Commission has conditionally excluded land, land is not developable as it will remain in ALR unless the proposed commercial portion is rezoned
- General discussion of uncertainty of proposed development, possibility for significant increase in number of lots, pipeline running across parcel, Charlie Lake School at capacity
 - Mr. Simard explains that a covenant could be used to bind the applicant to the number of lots applied for or to a minimum lot size greater than afforded in R-1 zoning
- Mr. Myram concerned over water access, particularly in light of Fort St. John disinterest in continuing to offer water to PRRD residents
 - Mr. Simard directs public to staff recommendations that are part of the report, specifically recommendation that applicant supply all water to subdivision

- Ms. Ng explains that applicant has already applied for subdivision to MoTI for the proposed 23 lots as shown in map
- General discussion about residential fronting HWY 97N
 - Dir. Sperling comments that it is unlikely that MoTI will approve further residential fronting HWY 97N
- Mr. Falkenberg comments that higher density residential supports better commercial development
- Ms. Brown explains that a building scheme will be part of development to control look
 - Mr. Simard explains nature of building scheme
 - Ms. Chabot explains that PRRD has bylaws that restrict accessory building size and setbacks
- Ms. Chabot explains process of the application moving forward

3. TERMINATION OF PUBLIC HEARING

- The Chair terminated the Public Information Meeting at 9:28 pm



Bailey Chabot, Recorder

Brad Sperling, Meeting Chair

Kerry Harvey and Ken Latreille
12983 Hilltop Rd.
Charlie Lake, BC VOC1H0

January 6, 2016

Chris Cvik
Chief Administrative Officer
Peace River Regional District
1981 Alaska Avenue
Dawson Creek, BC V1G 4H8

Re: Zoning Amendment Bylaw No. 2211 (Northern Vac Services) 2015

To Whom it May Concern:

We are writing as residents of Hilltop Rd. to voice our concerns how this zoning amendment bylaw affects us as property owners.

One of the most significant impacts is the potential increase in traffic. With the pending change to allow for the creation of an additional 23 residential lots, which are assumed to access through Hilltop Rd., there stands to be an obvious increase in traffic which really poses a safety risk to residents of the area. As you are aware, Hilltop Rd. has 2 - 90° corners in its design. There are many drivers that already mis-navigate these corners and with the potential increase in traffic we are putting residents of the area at risk for accidents. Further to this, over the course of the past couple of years (since the road has been paved essentially) residents have seen an increase in the amount of traffic passing through the neighborhood and increased speed as a result of the improved road surface. It is important to reiterate that this road is highly used by residents; people walk, bike and ride horses along this road (and the Old Hope Road onto the highway) for exercise and enjoyment and again, this potential increase in traffic puts people at unnecessary risk of harm. Additionally, this development in all likelihood will result in more noise pollution which is a concern; people have bought in the country for the quality of life that lifestyle brings and an increase in the number of residents to the area can start to erode that experience.

Another impact from our perspective pertains to the protection of water wells. As the owners of a groundwater well that we use for domestic purposes, we also have concerns how these other properties will be serviced (i.e. water/sewage) given the potential risks to existing water wells in terms of their quality and quantity.

Lastly, and equally important as those concerns identified above, is the issue of property values. Many of the properties in the area are older and with the potential increase in the number of newer accommodations/developments occurring as a result of this pending bylaw amendment, it is possible that these older, established properties could become depreciated in value (e.g. supply and demand, newer is better scenario etc.). This potential depreciation of property

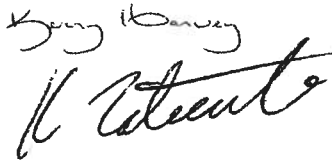
February 11, 2016

Chris Cvik, PRRD
January 6, 2016
Page 2

values, coupled with no increase in community amenities in the Charlie Lake area and the broader issue of the sustainability of continued developments within the ALR is not acceptable to us as residents potentially impacted by this amendment, and as such we voice our opposition to the bylaw change as proposed.

We appreciate the opportunity to have our concerns heard, and if you have any questions about the comments expressed, please do not hesitate to contact the undersigned to discuss further.

Sincerely,

Handwritten signatures of Kerry Harvey and Ken Latreille. The signature of Kerry Harvey is written above the signature of Ken Latreille.

Kerry Harvey and Ken Latreille.
Ph:250-785-0678 res.
Cell: 250-793-1777 or 250-261-1494
Email: latreill@pris.ca

Bailey Chabot

From: prrd dc
Sent: Thursday, January 07, 2016 9:35 AM
To: Bruce Simard; Bailey Chabot
Cc: Claire Negrin; Jacqueline Burton
Subject: FW: FOR PROPOSED ZONING AMENDMENT BYLAW NO. 2211 (Northern Vac Services), 2015

Edda Berthold
Receptionist/Secretary
Direct: 250-784-3200
Reception.dc@prrd.bc.ca

Peace River Regional District
PO Box 810, 1981 Alaska Avenue
Dawson Creek, BC V1G 4H8
Toll-free (24 hour): 1-800-670-7773
Office: 250-784-3200
Fax: 250-784-3201
www.prrd.bc.ca

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.

-----Original Message-----

From: Joseph and Jolene Johnston [mailto:jjohnston17749@gmail.com]
Sent: January-07-16 9:33 AM
To: prrd dc <prrd.dc@prrd.bc.ca>
Subject: FOR PROPOSED ZONING AMENDMENT BYLAW NO. 2211 (Northern Vac Services), 2015

To Whom It may concern:

We would like to voice our opposition to the rezoning of the property of Northern Vac Services Ltd. As a residential property owner in the area, we do not want to see any more commercial activity in this area. Heavy equipment movement, obtrusive yard lighting, noise, and other problems associated with commercial activity is not beneficial to established residential areas. Thankyou and please verify that this opposition has been justly noted.

Thankyou,
Joseph and Jolene Johnston

February¹ 11, 2016



PEACE RIVER REGIONAL DISTRICT

Stay informed. Get Alerts

DEVELOPMENT APPLICATION COMMENT FORM

Your comments or concerns regarding the proposed development are important to us; please include the file number and applicant's name with your submissions.

Please note:

Your name and address is required for your comments to be considered by the Regional Board.

File No. 149/2015 Applicant: Northern Vac Services Ltd.

Comments or Concerns:

In regards to Northern Vac Services Ltd.'s application, we have many concerns and are opposed to all of the re-zoning. Our concerns are as follows:

- 1- Traffic has already increased since Hilltop road was paved in 2012, and cannot handle another potential 384 vehicles on it.
- 2 - Charlie Lake School is already at maximum capacity - with no mention of a new or bigger school in the near future.
- 3 - Any lots smaller than 4.7 acres don't coincide with any of the other acreages in the surrounding area. Most people move out of town so their neighbors aren't sitting on top of them. They also move out of town to build the house of their dreams - not to have some developer tell them what to build, what color it has to be etc. etc.
- 4 - The commercial land doesn't fit in with all the residential properties that surround it. And what is to say they won't try to change the commercial zoning to light Industrial or industrial if they cant find buyers to develop it commercially.
- 5 - The applicants live in town, so they don't mind living in close quarters to their neighbors. And could care less about the residents that already live in the area.
- 6 - Poor planning, there was no lot plan information (visual picture of what they are intending).
- 7 - Only trying to make money, bought the real estate at a premium, and now has to make a high density residential area to be successful. I.E. the empty shell of a house sitting in the field. It's going on three years and still not livable.
- 8 - And lastly, the sewer system - can the Charlie Lake sewer system really handle it. (Not going to mention how many more dogs will be wandering around chasing people's horses.)

Name: Les and Charene Christianson Date: Jan 07, 2016

Address: 12939 Hilltop Drive, Charlie Lake, BC

Email/phone number (optional) lchristianson@live.ca

Submit comments to:

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

Bailey Chabot

From: Jacqueline Burton
Sent: Tuesday, January 19, 2016 11:35 AM
To: Bailey Chabot
Subject: FW: comments in regards to application 149/2015
Attachments: prrd comment form application 149 2015.pdf

-----Original Message-----

From: Roger.Myram@shell.com [mailto:Roger.Myram@shell.com]
Sent: January-19-16 11:05 AM
To: prrd dc <prrd.dc@prrd.bc.ca>; prrd fsj <prrd.fsj@prrd.bc.ca>
Subject: comments in regards to application 149/2015

Hello,

Please find attached my comments in regards to File # 149/2015, applicant: Northern Vac Services Ltd.

I disagree to the rezoning of 56 +/- acres of land from R4 to R1, please see comment form for reasons.

I would agree to the rezoning of the 10 hectares of R4 to C2 subject to conditions, please see comment form.

Sincerely,

Roger Myram.

12942 Hilltop rd.,
Charlie Lake.



PEACE RIVER REGIONAL DISTRICT

DEVELOPMENT APPLICATION COMMENT FORM

Your comments or concerns regarding the proposed development are important to us; please include the file number and applicant's name with your submissions.

Please note:

Your name and address is required for your comments to be considered by the Regional Board.

File No. 149/2015 **Applicant:** Northern Vac Services Ltd.

Comments or Concerns:

In regards to the rezoning of approximately 56 acres from R4 to R1 I wholeheartedly disagree:

- 1) Property is already zoned R4 which is an acceptable lot size and matches existing properties on west and south side of subject property.
- 2) R1 zoning could potentially see an additional 172 properties developed, destroying the existing R4 lifestyle that existing residences enjoy. If we wanted R1 Zoning we would have bought property in town.
- 3) Additional traffic load (up to 384 personal vehicles) on existing infrastructure would create additional maintenance costs, and increased safety hazards due to speed limit of 80km/h on Hilltop RD and Mark avenue.
- 4) Applicants made it very clear in their application that they intend to subdivide the property down to 1/2 acre lots which would result in:
 - a) approximately 100 new homes on the 56 acre parcel
 - b) approximately 220 personal vehicles on the existing Hilltop RD and Mark avenue
 - c) potential of more than 200 children being added to an already full Charlie Lake school.
- 5) Local Fire chief has concerns about increased risk of large structure fires due to increased density of structures
 - a) current R4 zoning would not increase risk compared to the existing residences in area
- 6) Hilltop Rd and Mark avenue have already seen an increase in traffic by residents of adjacent subdivisions after Hilltop was hard surfaced.
- 7) water and sewage requirements for proposed R1 zoning would increase year on year maintenance and operation costs to the district, which would result in an increase of taxes. The community referendums clearly expressed the constituents desire to keep taxes at an affordable level.
- 8) Applicants have already displayed that they have little regard for existing District bylaws:
 - a) Property has already been used as landfill for hundreds of cubic yards of "soil" from developments within FSJ city Limits
 - b) property was farmed before applicant purchased it, since the purchase there has been zero regard to weed control of noxious or invasive plant species
- 9) water supply to the potential of the development is a major concern.
 - a) PRRD does not currently have a way to supply water to current residents
 - b) High density housing requires additional water supply to fight Fires, without a system in place to deliver water sufficient for fire fighting requirements how can the board even consider approving a High density development. Especially after the referendum results for upgrading and implementing a potable water supply system came back as a resounding "No".
 - c) Water wells drilled on the property would have a serious negative impact on existing wells in the area as the aquifer is marginal at best, adding up to 100 homes of draw to the aquifer would not be sustainable.

I believe that the property can and should be developed, subject to the following conditions:

- 1) PRRD refuses zoning amendment bylaw and leaves subject property zoned R4, Minimum Lot size restricted to 4, 5 acres
- 2) Property development subject to installation of new access road built to MOT standards on existing road Right-of-Way along east side of subject property to limit the traffic impact to existing residents on Hilltop RD and Mark Avenue.
- 3) R4 Zoning would not require water or sewer system installations as they could build cisterns and lagoons equivalent to surrounding acreages.
- 4) The entire property be developed and the center section that is not currently included in application be kept at R4 zoning.

In regards to the application to rezone approximately 10 hectares from R4 to C2:

- 1) I believe that Highway access would be an issue and proposed development would require a frontage road to be built current highway access at the Charlie lake fire hall and Bens' Subdivision are hazardous due to speed of intersection and multiple lanes.
- 2) C2 zoning would be acceptable as long as it is not rezoned to Light or heavy industrial in the future.
- 3) Why do the district need more C2 zoning land when there are numerous vacant properties within the FSJ city limits, and more vacant properties on the eastern and southern sides of FSJ within the PRRD. Airport rd, Swanson Lumber Rd, Rona roads in particular.
- 4) Water and sewage infrastructure would also increase year on year maintenance and operations costs for the district.

I am opposed to the rezoning of the R4 land into C2 land as the future uses of the remainder of the property it would be easier to get it changed from R4 to Commercial or even light or heavy industrial use.

I would like to see a restrictive caveat applied to the property that if the C2 rezoning is approved that the remainder of the subject R4 property that is not included in this application can not be rezoned to commercial or industrial zoning in order to maintain an appropriate buffer zone between existing R4 properties in the neighboring areas.

Name: Roger Myram **Date:** Jan 19, 2016

Address: 12942 Hilltop Rd, Charlie Lake B.C.

Email/phone number (optional) 250-793-7838, myram @ telus.net

Submit comments to:

Box 810, Dawson Creek, BC V1G 4H8 Telephone: (250) 784-3200 or (800) 670-7773

Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca

or:

9505 100 Street, Fort St. John, BC V1J 4N4 Telephone: (250) 785-8084 Fax: (250) 785-1125

Email: prrd.fs@prrd.bc.ca



January 17, 2016

Attention: Peace River Regional District

NE 1/4 of Section 18 Township 84 Range 19 W6M PRD Except Plans A938 & 18362 & that part lying to the NE of the northeasterly boundary of Plan A938

As concerned community members of 12954 Hilltop Rd., we are opposed to the proposal to rezone 22.8 hectares of the subject property from R-4 to R-1. The proposed subdivision that will result from the rezoning is simply incompatible with the existing structure of the neighborhood, and will not add value to the existing community. We are respectfully asking the board to reject the zone change proposal, not because we are against growth and development, but because we are strong supporters of the quiet, rural community that led us to choose this area to live. To restate the previous point, we are not opposed to progress, but if the land is to be developed it should conform to the standard set by the community, in this case, 4.5 acre lots. Lots smaller than this size will negatively affect the community in terms of road traffic, population density, and the overall atmosphere of our rural community.

One of the most compelling reasons that the proposed changes to the land zoning should be rejected is stated as the first point in the Community Goals section of the Official Community Plan, which states that the goal of the plan is "to retain the rural character and lifestyle offered within the NPFA". This proposal is not consistent with the surrounding developments, as both residential developments directly bordering the land in question are 4.5 acre or larger lots. Furthermore, all of the surrounding developments, regardless of how they are classified in the community plan, consist of 4.5 acre or larger lots. The only lots within the general area that are smaller than this size are located in the Ben Jensen Subdivision, which has direct Alaska Highway access, and contains a substantial green zone to separate it from the neighboring properties. With reference to the community plan, which was often brought up as justification for the proposal at the first community meeting, the classification of the area in question appears to be misguided, as the High Density Residential (HDR) Area consists only of the subject property, and existing, already subdivided lots. It is obvious that the existing housed properties located in this zone could never be successfully rezoned to High Density Residential, which leaves the only property that could be rezoned to HDR being the subject property. The classification of this area appears to resemble "Spot Zoning", as the only potential property available to be rezoned is classified as being allowed to have significantly higher density lots than the entire surrounding area. It should also be noted that an act that resembles spot zoning is strictly opposed by the regional district in the community plan.

In addition to the issue of the proposed subdivision not conforming to the standards of the surrounding area, we as community members are concerned with the plan for access to the subdivision. The lot plan submitted with the proposal shows that the only access to this subdivision is through Mark Ave, which would result in the majority of the traffic travelling along Hilltop Rd., as this would be the most direct route to the subdivision. Hilltop Rd. is continually very busy with pedestrian activity, whether that be people walking pets, or children playing in the front yards. This additional traffic along the road would have a significant negative impact on the quality of life in the area, and would further increase the risk for injury along the route. If the developer would like to rezone the property to increase the density of people, and in turn vehicles, they should be required to provide direct highway access, and not be allowed to unnecessarily increase the traffic on roads purposely designed for the number of residents currently living in the community.

February 11, 2016

In regards to the proposal itself, there are some obvious, and seemingly purposeful, ambiguities that could be exploited by the developer to change the way the development is created. One of the largest, and potentially detrimental "purposeful gray areas" is on page 2 of the B-3a application for development, where the developer explicitly states that if the land is successfully rezoned, they "may make the lots smaller and create more lots". Should the developer attempt to maximize the number of lots, they could create up to 182 lots, or a 691% increase in the number of lots. This would bring 482 people and 344 vehicles to the subdivision which has no direct highway access. This is a strategic and purposeful statement included by the developer to essentially nullify the proposal, should they successfully rezone the property. This type of vagueness does not instill confidence in the developer, and gives us the impression that they have a certain disregard for the community they are trying to add to. Failure to reject this proposal would create an opportunity for the developer to exploit the ambiguity of the zoning legislation and create an overpopulated subdivision that would devalue the entire area.


The majority of the residents of the subdivisions surrounding the subject property made the move to a rural area like Charlie Lake to receive more privacy, space, and less noise. As residents of this area, we expected the subject property to be eventually developed, but as the zoning of the property is R-4, and all of the surrounding property is R-4, we expected it to be also developed with a R-4 zoning. Directly in the community plan it stated that in the case of new developments the PRRD will consider the surrounding properties and the potential impact of the new development. As the standard of the community is at least R-4 sized lots, we as landowners had a reasonable expectation that expansion in the area within the immediate proximity of our property will follow the community standards.

In regards to the second part of the proposal to rezone the bottom portion of the land to commercial, we have no opposition to this, provided it has direct highway access. The only other concern we have with this development is the possibility that further down the road the developer tries to rezone the undeveloped portion to commercial and uses the rezoning of the highway portion as justification for the rezoning. This is the only portion of the subject property that we do not oppose commercial zoning, anything closer to the residential subdivisions we would oppose on the basis that it should be residential properties.

We hope that the PRRD will take the above concerns, as well as concerns from the other community members, into consideration when making a decision regarding the subject property. As members of the community, we would like to preserve the rural atmosphere of the current neighborhood.

Thank You,


Kelly Kassian


Laura Kassian

12954 Hilltop Rd.

February 11, 2016



BYLAW REFERRAL FORM

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

RESPONSE SUMMARY: Northern Vac Services (18-84-19) **Zoning Bylaw No. 2214, 2015**

<input type="checkbox"/> Approval recommended for reasons outlined below	<input type="checkbox"/> Interests unaffected by Bylaw
<input checked="" type="checkbox"/> Approval recommended subject to conditions below	<input type="checkbox"/> Approval NOT recommended due to reasons outlined below

School District #60 (Peace River North) is concerned regarding the potential increase of enrollment at Charlie Lake Elementary School. The school, at this point, is at capacity. As well, the possibility of increased traffic in the area will impact an existing safety concern.

We would request consideration of mitigation in these two areas of concern be required.

Signed:	Title: Secretary - Treasurer
Date: Jan 18/16	Agency: School District #60 (PRD)

Please email responses to Bailey Chabot (bailey.chabot@prrd.bc.ca) or fax them to 250.785.1125.



PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES
ZONING AMENDMENT REPORT
BYLAW No. 2211, 2015
1st and 2nd Reading

B-3a

OWNER: Northern Vac Services Ltd. **DATE:** September 24, 2015
AGENT: Judy Desfosses
AREA: Electoral Area C
LEGAL: NE 1/4 of Section 18 Township 84 Range 19 W6M PRD Except Plans A938 & 18362 & that part lying to the NE of the northeasterly boundary of Plan A938
LOT SIZE: 59.8 ha (147.8 ac)
LOCATION: West of Charlie Lake, along HWY 97N

PROPOSAL

To rezone an approximately 22.8 ha (56.4 acres) portion of the subject property from R-4 (Residential 4 Zone) to R-1 (Residential 1 Zone) to allow for the subdivision of 23 residential lots varying in size from 0.7 ha to 2.0 ha (1.8 acres to 4.7 acres) and to rezone a 10 ha portion of the subject property from R-4 (Residential 4 Zone) to C-2 (General Commercial Zone) to satisfy the conditions of exclusion set forth by the Agricultural Land Commission.

RECOMMENDATION: OPTION 3

1. THAT the Regional Board read Peace River Regional District Zoning Amendment Bylaw No. 2211, 2015 (Northern Vac Services) for a **First time** and **Second time**.
2. THAT a public hearing be held pursuant to the *Local Government Act*; and
3. THAT the holding of the public hearing be delegated to Director of Electoral Area 'C'.
4. THAT consideration of adoption of Peace River Regional District Zoning Amendment Bylaw No. 2211, 2015 (Northern Vac Services) be conditional to the following:
 - a. A report by a professional engineer providing a sanitary sewer design that will satisfy the full build out needs of the development of the entire subject property as well as a sewer impact analysis at the proposed tie in location to the Charlie Lake sewer system.
 - b. The completion of a Traffic Impact Study to the satisfaction of the Ministry of Transportation and Infrastructure.
 - c. Lot layout with sufficient access for fire apparatus including turn arounds to the satisfaction of the governing authority.
 - d. Two restrictive covenants registered on title, stating:
 - i. A building permit shall not be issued unless an onsite water system, sufficient to serve the proposed buildings, has been approved by the governing authority.
 - ii. A building permit shall not be issued unless an onsite fire suppressant system, sufficient to serve the proposed buildings, has been approved by the governing authority.

OPTIONS

- OPTION 1:
1. THAT the Regional Board read Peace River Regional District Zoning Amendment Bylaw No. 2211, (Northern Vac Services), 2015 for a **First time** and **Second time**.
 2. THAT the holding of a public hearing be waived pursuant to s. 890(4) of the *Local Government Act*, and authorize performance of public notification pursuant to s. 893 of the

Page 1 of 8

Printed on:

27-Oct-15 10:58:16 AM

Report prepared by: Bailey Chabot, North Peace Land Use Planner

Department Head

CAO

February 11, 2016

*Local Government Act.***B-3a**

- OPTION 2:
1. THAT the Regional Board read Peace River Regional District Zoning Amendment Bylaw No. 2211, (Northern Vac Services), 2015 for a **First time** and **Second time**.
 2. THAT a public hearing be held pursuant to the *Local Government Act*; and
 3. THAT the holding of the public hearing be delegated to Director of Electoral Area 'C'.
- OPTION 3:
1. THAT the Regional Board read Peace River Regional District Zoning Amendment Bylaw No. 2211, 2015 (Northern Vac Services) for a **First time** and **Second time**.
 2. THAT a public hearing be held pursuant to the *Local Government Act*; and
 3. THAT the holding of the public hearing be delegated to Director of Electoral Area 'C'.
 4. THAT adoption of Peace River Regional District Zoning Amendment Bylaw No. 2211, 2015 (Northern Vac Services) be conditional to the following:
 - a. A report by a professional engineer providing a sanitary sewer design that will satisfy the full build out needs of the development as well as a sewer impact analysis at the proposed tie in location to the Charlie Lake sewer system.
 - b. The completion of a Traffic Impact Study to the satisfaction of the Ministry of Transportation and Infrastructure.
 - c. Lot layout with sufficient access for fire apparatus including turn arounds to the satisfaction of the governing authority.
 - d. Two restrictive covenants registered on title, stating:
 - i. A building permit shall not be issued unless an onsite water system, sufficient to serve the proposed buildings, has been approved by the governing authority.
 - ii. A building permit shall not be issued unless an onsite fire suppressant system, sufficient to serve the proposed buildings, has been approved by the governing authority.
- OPTION 4: THAT the Regional Board defer the application until such a time as the North Peace Fringe Area OCP is complete.
- OPTION 5: THAT the Regional Board refuse Zoning Amendment Bylaw No. 2211 (Northern Vac Services), 2015.

SITE CONTEXT

The subject property is southwest of Charlie Lake, along HWY 97N. The subject property is surrounded by ALR land to the east, south, and west. According to the applicant, the subject property is surrounded by residential to the east, south, and west, with industrial uses to the north.

SITE FEATURES

- LAND:** According to aerial photos, the property is mostly treed, with cleared areas on the western portion of the subject property that appear to be used for agriculture.
- STRUCTURES:** According to the applicant, there is an 800 ft² shop near HWY 97N and a house under construction on the western portion of the subject property at the end of Mark Avenue.
- ACCESS:** HWY 97N for the area under consideration for commercial, Mark Avenue for the area under consideration for residential
- CLI SOIL** The subject property is rated 5⁶T4⁴X. Class 4 soils have severe limitations that restrict the range

- RATING:** of crops, require special conservation practices, or both. Class 5 soils have very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible. Subclass 't' denotes limitations placed on the parcel by topography. Subclass 'x' denotes soils having a moderate limitation caused by the cumulative effect of two or more adverse characteristics which singly are not serious enough to affect the class rating.
- FIRE:** Within the Charlie Lake Fire Protection Area

COMMENTS AND OBSERVATIONS

- APPLICANT:** The applicants are proposing to rezone an approximately 10 ha portion of the subject property to C-2 (General Commercial Zone) to satisfy the exclusion conditions set forth by the Agricultural Land Commission by ALC Resolution #18/2014 (attached). The applicants are also proposing to rezone an approximately 22.8 ha (56.4 acres) to R-1 (Residential 1 Zone) to permit the subdivision of 23 residential lots along the western portion of the subject property. Lots will vary in size from 0.7 ha to 2.0 ha.
- ALR:** The subject property is within the Agricultural Land Reserve. However, the ALC has granted conditional exclusion approval subject to the rezoning of the approximate 10 ha portion of land to commercial by ALC Resolution #18/2014. Part of this application is to satisfy this condition.
- OCP:** Pursuant to the PRRD NPFA Official Community Plan Bylaw No. 1870, 2009, the approximate 10 ha portion under consideration for a C-2 (General Commercial Zone) is designated Highway Commercial. The remainder of the subject property HDR (High Density Residential). Therefore, no OCP amendment is required.
- ZONING:** Pursuant to PRRD Zoning Bylaw No. 1343, 2001, the subject property is zoned R-4 (Residential 4 Zone). Rezoning the portion designated 'Highway Commercial' by the NPFA OCP to C-2 (General Commercial Zone) was a condition of exclusion set forth by the Agricultural Land Commission. Additionally, the minimum parcel size for R-4 (Residential 4 Zone) is 1.8 ha (4.5 acres). Therefore, a zoning amendment is required.

IMPACT ANALYSIS

- AGRICULTURE:** The proposal will remove agricultural production, however the land is designated for Highway Commercial and High Density Residential. Additionally the subject property is surrounded by residential and industrial uses and is adjacent to HWY 97N, making the land suitable for development.
- CONTEXT:** The adjacent properties to the north and east are designated Highway Commercial, and the proposed residential subdivision is surrounded by rural residences of approximately 5 acres.
- POPULATION & TRAFFIC:** This application has the potential to increase the population. In regards to the 10 ha portion under consideration for C-2 (General Commercial Zone), the current R-4 (Residential 4 Zone) has a minimum lot size of 1.8 ha, allowing for a maximum of 5 parcels over the 10 ha portion. This would increase the population by approximately 14 persons and 10 personal vehicles. The C-2 (General Commercial Zone) has a minimum lot size of 0.4 ha when connected to the Charlie Lake Sewer System and allows dwelling units as an accessory, allowing for a possible increase in population by approximately 70 persons and 50 personal vehicles, a difference of 54 persons. Additionally, a C-2 (General Commercial Zone) would see an increase in traffic along HWY 97N as the business are patronized.
- The 22.8 ha portion under consideration for the R-1 (Residential 1 Zone) would also see an increase in population. The current R-4 (Residential 4 Zone) has a minimum lot size of 1.8 ha. With a 20% road dedication, 10 parcels could be created in this area under the current R-4 zoning. R-1 (Residential 1 Zone) has a minimum lot size of 0.1 ha when connected to a community sewage system, which is the intent of the applicant. With a 20% road dedication, this zoning could see a maximum of 182 residential lots, a difference of 172 parcels, or 481.6 persons and 344 personal vehicles from the current R-4 zone. This increased traffic would be mostly

along Mark Avenue and Hilltop Drive as residents travel from the City of Fort St. John to their homes.

Combined, these two proposed zoning changes have the potential to increase population on the subject property by 535.6 persons and 384 personal vehicles, plus commercial traffic. Although the intent is to only develop 23 residential properties and not 182 as the maximum density would allow, there is the potential for purchasers to further subdivide parcels being purchased.

WATER: The intent is to have residents haul water.

SEWER: The subject property is within the Charlie Lake Community Sewer Service boundary, as per PRRD Bylaw No. 2194, 2015. Density as proposed in this application requires connection to the community sewer system, as per zoning bylaw 1343, 2001, and will be required to connect to the Charlie Lake Community Sewer Service once capacity is realized, or must install an approved system.

COMMENTS RECEIVED FROM MUNICIPALITIES AND PROVINCIAL AGENCIES

CITY OF DAWSON CREEK: Interests unaffected.

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE: Please see attached letter.

DISTRICT OF TAYLOR: Interests unaffected.

AGRICULTURAL LAND COMMISSION: In reviewing the bylaw referral, the Agricultural Land Commission has no objections as it is consistent with the conditions in Resolution #18/2004.

SHANNON ANDERSON, DEPUTY CAO: A report by a professional engineer providing a sanitary sewer design that will satisfy the full build out needs of the development as well as a sewer impact analysis at the proposed tie in location to the Charlie Lake sewer system. The proponent must pay for all costs associated with any sewer main extensions and lot servicing . The PRRD is currently not accepting any new sewer connections until upgrades are completed which is expected by the end of 2015.

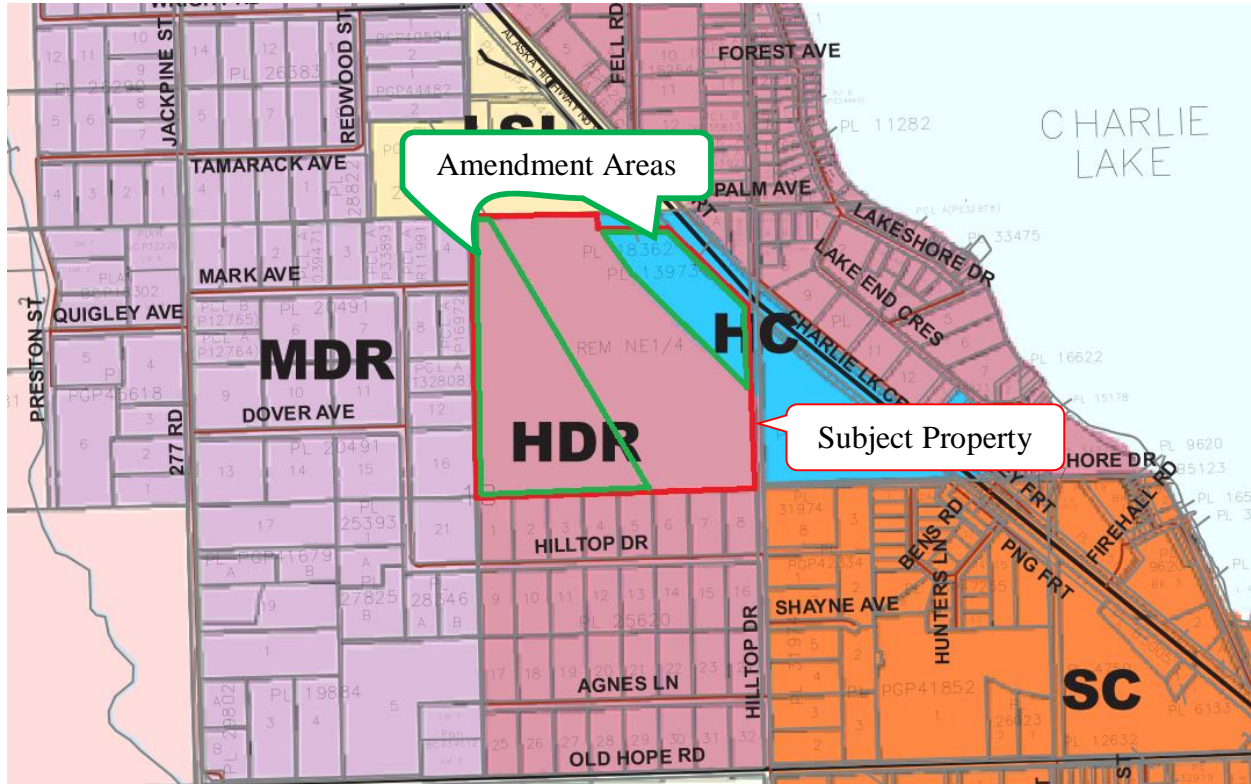
CHARLIE LAKE FIRE DEPARTMENT: Please see attached letter.



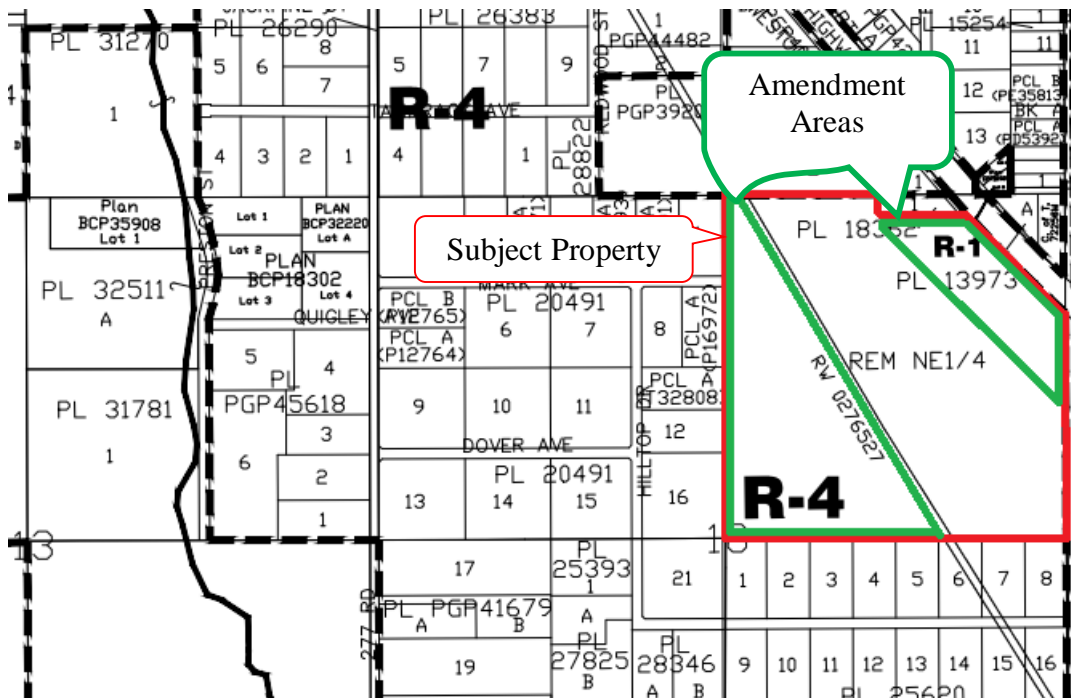
ZONING AMENDMENT
MAPS
FILE NO. 149/2015

B-3a

NPFA Official Community Plan Bylaw No. 1870, 2009 (Schedule B Map 3)



Zoning By-Law 1343, 2001 (Schedule A, Map 5)





ZONING AMENDMENT
MAPS
FILE NO. 149/2015

File No. 149/2015
B-3a

CLI Soil Classification



Agricultural Land Reserve

Subject property has been conditionally approved by ALC Resolution #18/2014. Conditions have not yet been met therefore the subject property is still within the ALR.





ZONING AMENDMENT

MAPS

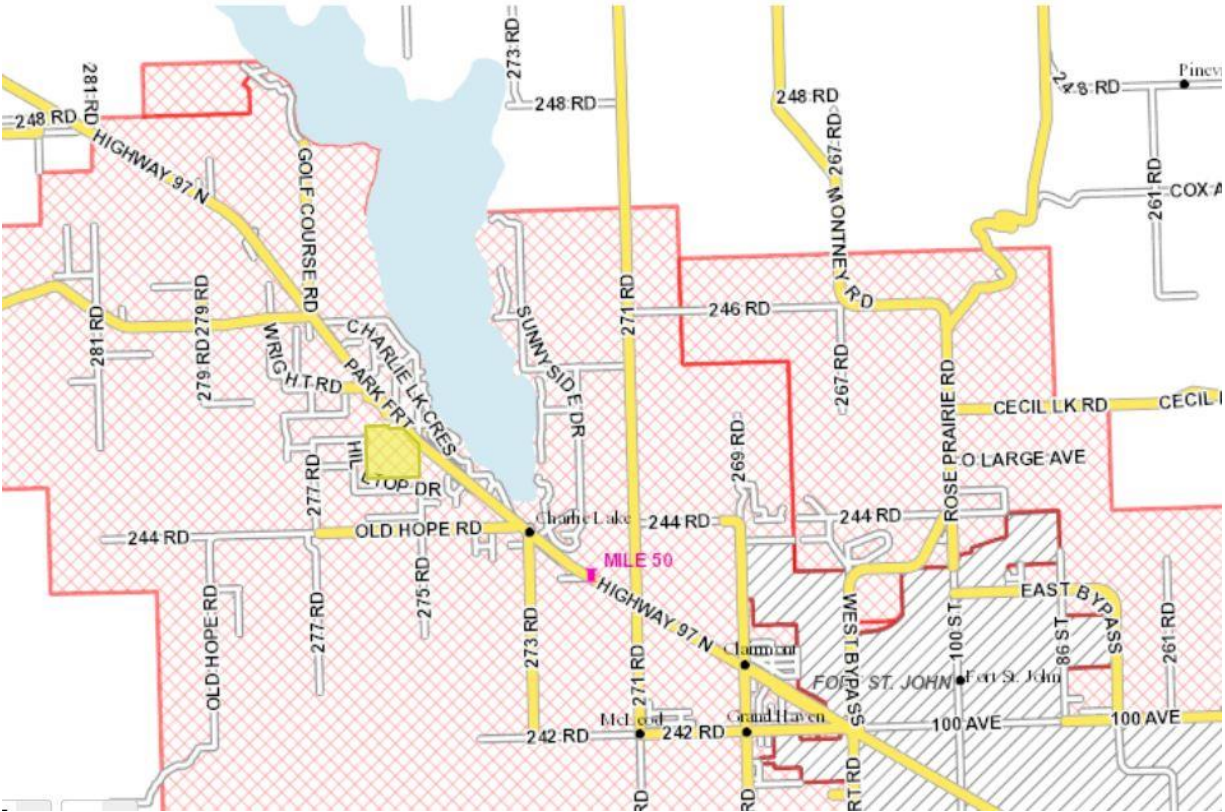
FILE NO. 149/2015

Air Photo





ZONING AMENDMENT
MAPS
FILE NO. 149/2015





Ministry of
Transportation
and Infrastructure

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

Attn: Bailey Chabot

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your bylaw referral of August 21, 2015 to rezone an approximately 22.8 ha portion of the subject property from R-4 (Residential 4 Zone) to R-1 (Residential 1 Zone) to allow for the subdivision of 23 residential lots (MoTI file no. 2014-02470) varying in size from 0.7 ha to 2.0 ha and to rezone a 10 ha portion of the subject property from R-4 (Residential 4 Zone) to C-2 (General Commercial Zone) to satisfy the conditions of exclusion set forth by the Agricultural Land Commission.

The property falls within Section 52 of the Transportation Act and will require Ministry of Transportation and Infrastructure formal bylaw approval.

The Ministry of Transportation and Infrastructure has no objections to the rezoning of the approximate 22.8 ha portion of the subject property from R-4 (Residential 4 Zone) to R-1 (Residential 1 Zone).

As a condition of the rezoning approval of the proposed General Commercial Zone the Ministry of Transportation and Infrastructure requires that the proposed commercial portion of the NE ¼ of Sec 18 Twp 84 Rge 19 W6M Peace River Except Plan A938 and 18362 and that Part Lying to the North East of the North Easterly Boundary of Plan A938 requires a Traffic Impact Study (TIS) be completed to the satisfaction of the Ministry of Transportation and infrastructure.

Prior to consideration of rezoning approval, the Ministry must review and approve the TIS and outline any of the offsite improvements that are deemed necessary (ie. intersection improvements to the Alaska Highway).

As the traffic generation relates to a private, site specific development, it is the responsibility of the developer to obtain a traffic engineer to do the study. The Ministry requires a Scope Development meeting with the developer's engineer(s) to determine a terms of reference for the TIS. The cost of the engineering, study, and any potential upgrades to the highway infrastructure is to be borne by the developer.

An example of costs pertaining to upgrades include but are not limited to: engineering, geotechnical works and design, property dedication, survey, drainage work, road construction, turning lanes, and

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

February 11, 2016



Ministry of Transportation and Infrastructure

intersection improvements (including luminaries, traffic signals etc.) at any impacted intersections, both new and existing.

Please upload the bylaw to eDAS after the 3rd reading for signature.

Thank you for the opportunity to comment. If you have any questions, please call me at 250-787-3335 or by email at Cailey.Brown@gov.bc.ca.

A handwritten signature in blue ink that reads "Cailey Brown".

Cailey Brown, District Development Technician



PEACE RIVER REGIONAL DISTRICT



Office of: Charlie Lake Fire Department

Date: October 05, 2015

To: PRRD Planning

RE: Bylaw Referral – Zoning Amendment (Northern Vac)

Attention: Bailey Chabot

Dear Bailey,

In reply to your request for input regarding the Northern Vac development at 8742 Alaska Highway for commercial development and 12993 Mark Avenue for residential development, and after reading the documentation that you have provided, the Charlie Lake Fire Department has some concerns and questions regarding the development.

My concern with the commercial development of the property at 8742 Alaska Highway is what type of commercial business will be allowed to operate? With the prevailing winds blowing across the highway into the high end residential areas across from it, I could see issues if certain types of business were able to operate out of that location.

If the construction developed is listed in the allowable development of a C2 Zoning area, and that developers follow BC Building Code, and BC Fire Code as well as regulated safety procedures (i.e. recycling center), and any large structures being built at that location supply a dedicated water supply for fire suppression relevant to the size of the structure being built, then the Charlie Lake Fire Department would support such development.

PLEASE REPLY TO:

BOX 810, DAWSON CREEK, BC V1G 4H8 TELEPHONE: (250) 784-3200 or (800) 670-7773 FAX: (250) 784-3201 EMAIL: prrd.dc@prrd.bc.ca

9505 100 STREET, FORT ST. JOHN, BC V1J 4N4 TELEPHONE: (250) 785-8084 Fax: (250) 785-1125 EMAIL: prrd.fsj@prrd.bc.ca

February 11, 2016

In reference to the residential development at 12993 Mark Road, I would like to ensure that there is adequate access for fire apparatus including turn arounds, as well as dedicated water supply for fire suppression for the area. With smaller lots being proposed, the chances of exposure fires increase as the density of the development increases.

In conclusion with the information provided, I would like more information and site plans for the proposed development. The Charlie Lake Fire Department is more than willing to work with both the PRRD and the developer to ensure any and all safety concerns are addressed for this project to continue forward.

If you require any further information, please contact me at your earliest convenience by either telephone or email.

Respectfully yours,

Terry Truchan
Peace River Regional District
Fire Chief- Charlie Lake Fire Department
Phone (250) 785-1424 Cell (250) 264-7090
Email: Terry.Truchan@prrd.bc.ca

February 11, 2016



PEACE RIVER REGIONAL DISTRICT



B-3a
149/15

Box 810, 1981 Alaska Avenue, Dawson Creek, BC V1G 4H8 Telephone: (250) 784.3200 Fax: (250) 784.3201	9505 - 100 th Street, Fort St. John, BC V1J 4N4 Telephone: (250) 785.8084 Fax: (250) 785.1125
Toll Free: 1.800.670.7773	

Receipt #: _____

Application for Development

1.

	FEES
<input type="checkbox"/> Official Community Plan Amendment	\$1,000.00
<input checked="" type="checkbox"/> Zoning Amendment	\$ 650.00
<input type="checkbox"/> Official Community Plan and Zoning Amendment combined	\$1,050.00
<input type="checkbox"/> Temporary Use Permit	\$ 350.00
<input type="checkbox"/> Development Permit	\$ 165.00
<input type="checkbox"/> Development Variance Permit	\$ 165.00
<input type="checkbox"/> Sign requirement [Amended by By-law No. 1898, 2010]	\$ 150.00

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

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

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

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

2. Please print

Property Owner's Name <i>Northern Vac Services Ltd</i>	Authorized Agent of Owner (if applicable): <i>Judy Desfosses</i>
Address of Owner <i>Box 6868</i>	Address of Agent <i>Box 6868</i>
City / Town / Village <i>Fort St. John</i>	City / Town / Village <i>Fort St. John</i>
Postal Code <i>V1J4J3</i>	Postal Code <i>V1J4J3</i>
Telephone Number: <i>250 785 5435</i> Fax Number: <i>250 785 3381</i>	Telephone Number: <i>250 793 2323</i> Fax Number: <i>250 785 3381</i>
e-mail address: <i>nvac@northernvac.com</i>	e-mail address: <i>judy.desfosses@northernvac.com</i>

3. Full legal description of each property under application	Area of each lot
Part NE 1/4, Sec 18, Twp 84, Rg 19,	ha./ acres
W6M, ex pl A 938-18362	ha. / acres
PID 004-363-485	ha./ acres
	Total area 150 ha./ acres

4. Civic address or location of property: 8742 Alaska Hwy.

5. Particulars of proposed amendment
Please "check" the box(es) that apply(ies) to your proposal.

- Official Community Plan (OCP) amendment:
Existing OCP designation: _____
Proposed OCP designation _____
Text amendment: _____
- For a Zoning amendment:
Existing zone: _____
Proposed zone Highway Commercial C-2
Text amendment: _____
- Development Variance Permit: - describe proposed variance request:

- Temporary Use Permit (describe proposed use):

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

6. Describe the existing use and buildings on the subject property:
There is currently an unused shop near the entrance from the highway.

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

- a) North Industrial & Residential
- b) East Forest & residential
- c) South Residential & Commercial
- d) West Residential.

8. Describe the proposed development of the subject property, attach a separate sheet if necessary:
At the ALC's request we propose to rezone this area to highway commercial.

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

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

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

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

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

Signature of Owner/s: [Handwritten Signature]
Signature of Owner/s:
Date: July 7, 2015

Agent's Authorization

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

I / We Northern Vac Services Ltd. hereby authorize
(name) Judy DesPesses to act on my/our behalf in respect of this application.
Address of agent: Box 6868 7t. St. John
Telephone: 793 2323 Fax: 250 785 3381 Email: judy.despesses@northernvac.com

Signature of Owner/s: [Handwritten Signature]

Date: July 7, 2015

Signature of Owner/s:

Date:

Search...

Sign in

Search Navigation Tasks Analysis



Search by PID



Search by legal description



Search by address



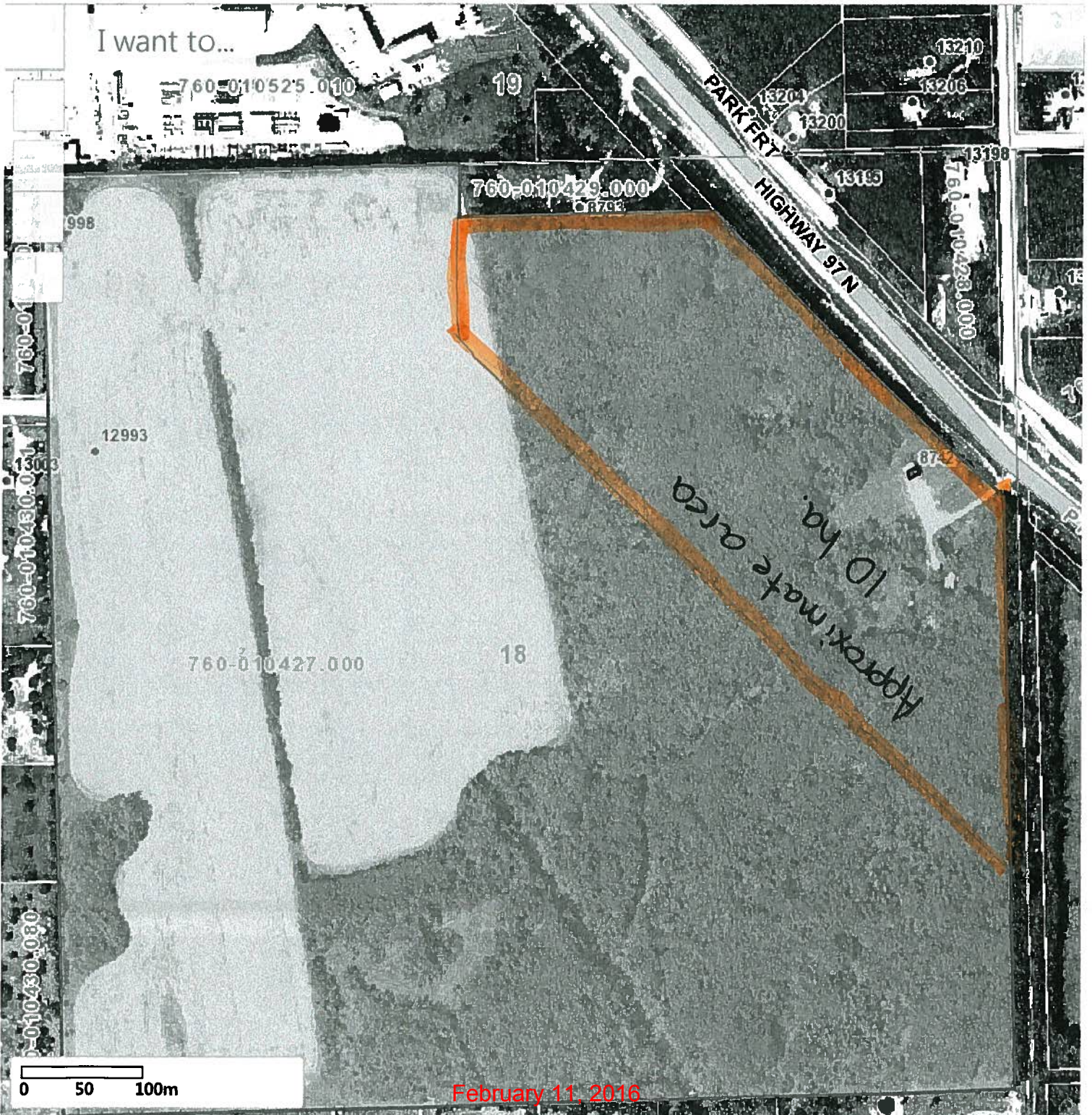
Search by roll number



What's here?

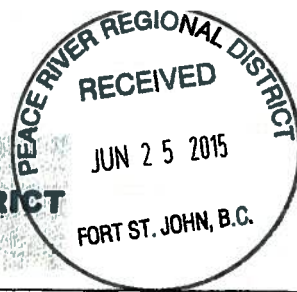
Search

I want to...





PEACE RIVER REGIONAL DISTRICT



B-3a

149/15 Continued

Box 810, 1981 Alaska Avenue, Dawson Creek, BC V1G 4H8 Telephone: (250) 784.3200 Fax: (250) 784.3201	9505 - 100 th Street, Fort St. John, BC V1J 4N4 Telephone: (250) 785.8084 Fax: (250) 785.1125
Toll Free: 1.800.670.7773	

Receipt #: _____

Application for Development

1.

	FEES
<input type="checkbox"/> Official Community Plan Amendment	\$1,000.00
<input checked="" type="checkbox"/> Zoning Amendment	\$ 650.00
<input type="checkbox"/> Official Community Plan and Zoning Amendment combined	\$1,050.00
<input type="checkbox"/> Temporary Use Permit	\$ 350.00
<input type="checkbox"/> Development Permit	\$ 165.00
<input type="checkbox"/> Development Variance Permit	\$ 165.00
<input checked="" type="checkbox"/> Sign requirement [Amended by By-law No. 1898, 2010]	\$ 150.00

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

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

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

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

2. Please print

Property Owner's Name <i>Northern Vac Services Ltd.</i>	Authorized Agent of Owner (if applicable): <i>Judy DesFosses</i>
Address of Owner <i>7224-100 Ave</i>	Address of Agent <i>Box 6868</i>
City / Town / Village <i>Fort St. John</i>	City / Town / Village <i>Fort St John</i>
Postal Code <i>BC V1J5T7</i>	Postal Code <i>V1J4J3</i>
Telephone Number: <i>250 785 5435</i> Fax Number: <i>250-785-3381</i>	Telephone Number: <i>250 793 2323</i> Fax Number: <i>250 785 3381</i>
e-mail address: <i>nvac@northernvac.com</i>	e-mail address: <i>judy.desfosses@northernvac.com</i>

3. Full legal description of each property under application	Area of each lot
PID 004-363-485 NE 1/4 SEC 18 TP 84	150 ha./ <u>acres</u>
Rg 19 WGM PRD Exc Plans A938+	ha. / acres
18362+ that part lying NE of A938	ha. / acres
	Total area 150 ha./ <u>acres</u>

4. Civic address or location of property: 12993 Mark Avenue

5. **Particulars of proposed amendment**
Please "check" the box(es) that apply(ies) to your proposal.

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

For a Zoning amendment:
Existing zone: _____
Proposed zone RI
Text amendment: _____

Development Variance Permit: - describe proposed variance request:

Temporary Use Permit (describe proposed use):

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

6. Describe the existing use and buildings on the subject property:
The property has been used as a farm until recently. There is a shop (300 ft²) near the highway and a new house under construction at the end of Mark Avenue.

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

- a) North Spectra - Industrial.
- b) East residential
- c) South residential
- d) West residential

8. Describe the proposed development of the subject property, attach a separate sheet if necessary:
We propose to take the west portion of the property and develop it into 1/2 - 4 acre lots. Single family residential. The plan we have is for 23 lots. We may make the lots smaller and create more lots. None would be smaller than 1/2 acre.


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

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

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

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

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

Signature of Owner/s:	
Signature of Owner/s:	
Date:	June 23, 2015

Agent's Authorization

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

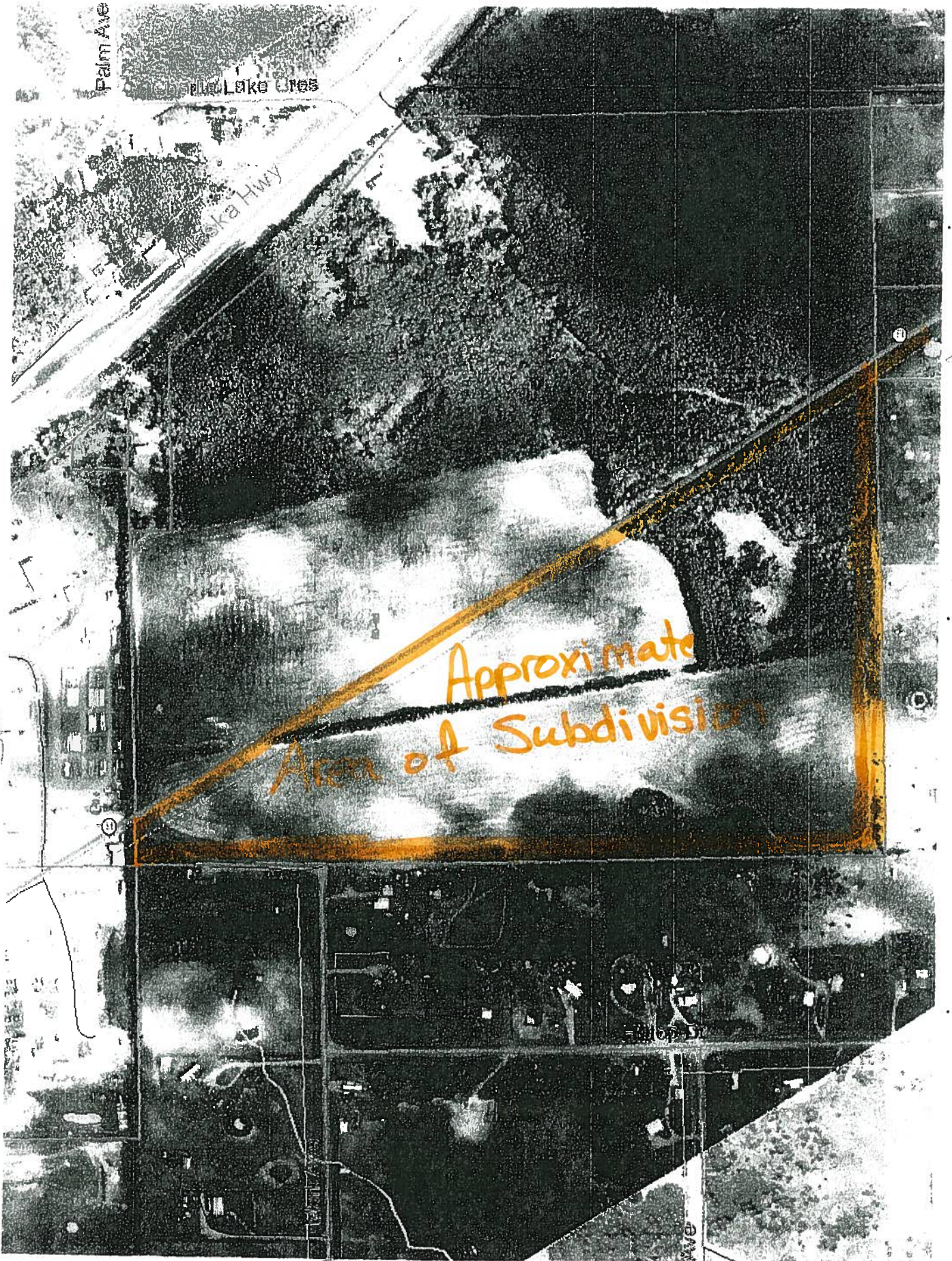
I / We <u>Northern Vac Services Ltd.</u> and _____ hereby authorize
(name) <u>Judy DesPosse</u> to act on my/our behalf in respect of this application.
Address of agent: <u>Box 6268 Fort St. John</u>
Telephone: <u>250 793 2323</u> Fax: <u>250 785 3381</u> Email: <u>judy.desposse@northernvac.com</u>


Signature of Owner/s:

June 23, 2015
Date

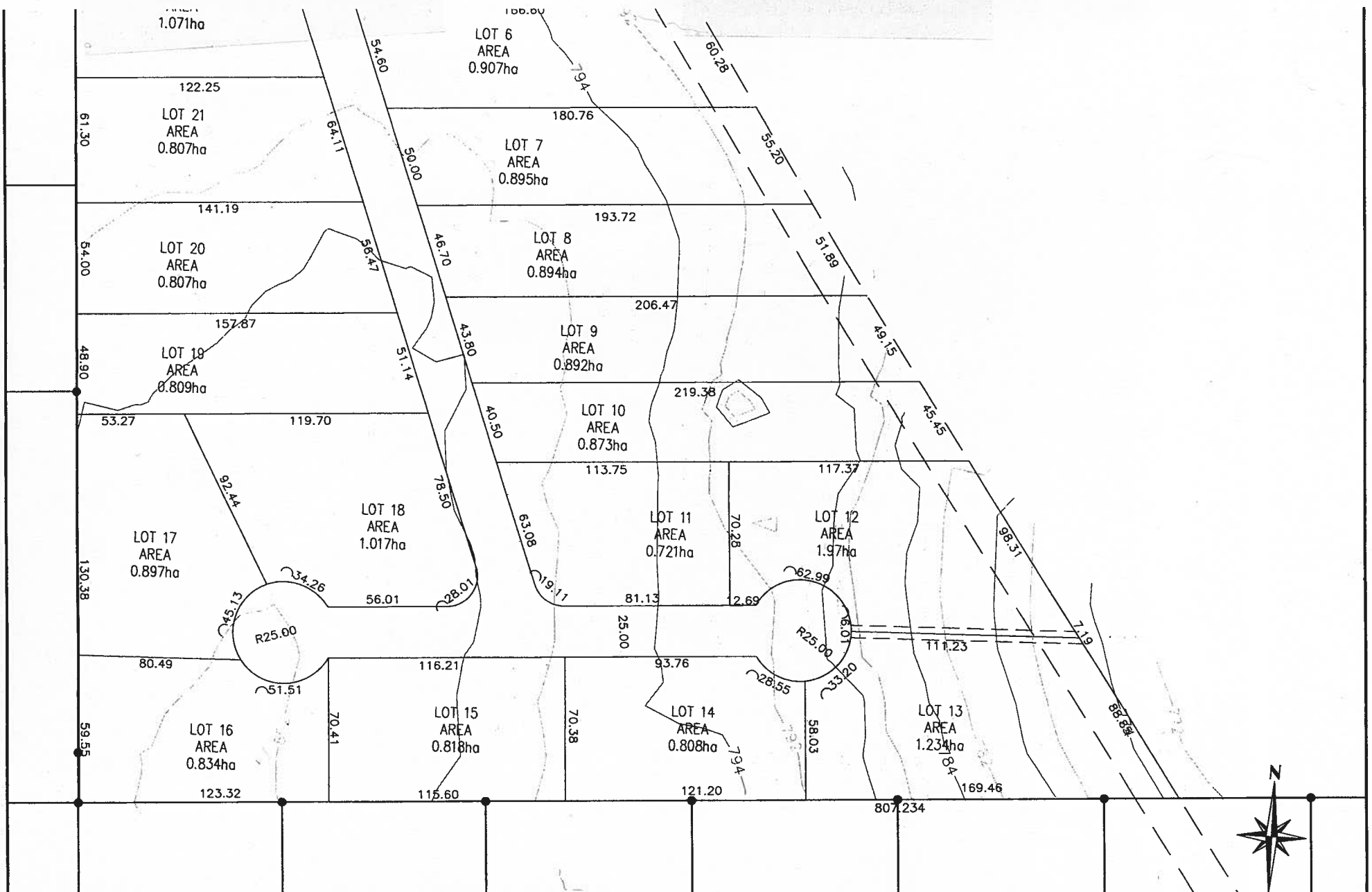
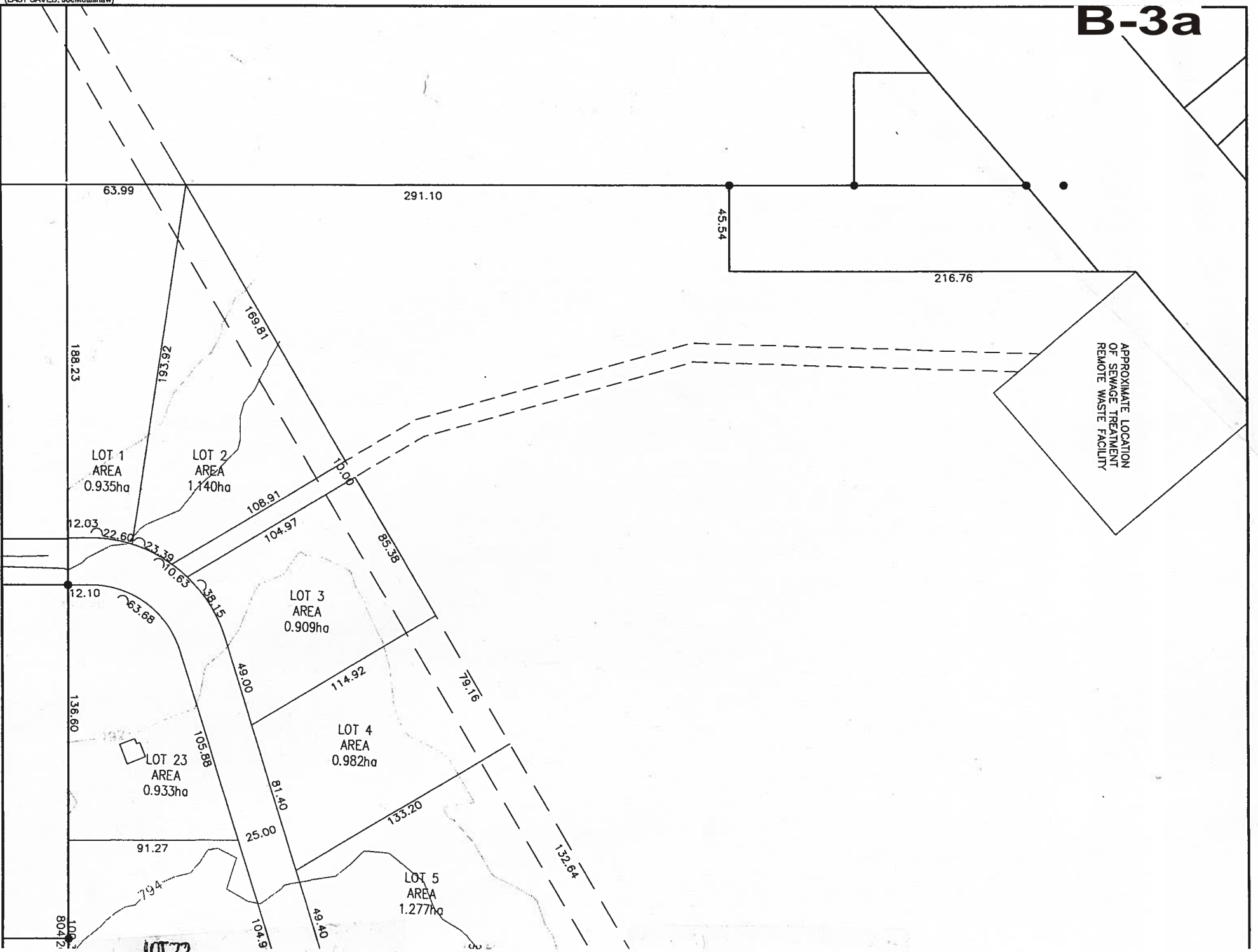
Signature of Owner/s:

Date



February 11, 2016

B-3a



NORTHERN VAC SERVICES
 Box 688 STN MAIN
 FORT ST JOHN B.C. V1J 4J3
 Phone: 250-785-5598
 Fax: 250-785-6618



TRYON ENGINEERING INC.
 10201 - 17 Street
 Dawson Creek B.C. V1G 4C3
 Phone: 250-782-3868
 Fax: 250-782-4079

ENGINEER OF RECORD
 THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS IT IS COUNTERSIGNED BY THE ENGINEER.
 REV. DATE DESCRIPTION
 1. 2015/02/20 ISSUED FOR REVIEW

© COPYRIGHT RESERVED
 THIS DRAWING AND DESIGN IS THE PROPERTY OF TRYON ENGINEERING INC. AND SHALL NOT BE REPRODUCED OR PRODUCED WITHOUT THE CONSENT OF TRYON ENGINEERING INC. TRYON ENGINEERING INC. WILL NOT BE HELD RESPONSIBLE FOR THE USE OF THIS DRAWING AND DESIGN.

PROJECT: 14-0555
 Proposed Subdivision
 NE 1/2 S 18,
 TP 84, R 19
 Peace River District
 EX Plan 0936 & 18362
 CHARLIE LAKE, B.C.
 DRAWING TITLE:

LOT LAYOUT
 DESIGNED BY: J. MOTT 2015/02/20
 QUANTITY CONTROL: D. GAO 2015/02/20
 QUALITY ASSURANCE: A. HALL 2015/02/20
 DRAWN BY: J. MOTT 2015/02/20
 DRAWING NO.:



A 1

Sheet #: 1 of 1

February 11, 2016

**PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2211, 2015**

B-3b

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 by-law may be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2211 (Northern Vac Services), 2015."
2. Schedule B - Map 5 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning:
 - i) a 10 ha. (24.7 acres) portion of the Northeast ¼ of Section 18, Township 84, Range 19, W6M, PRD except Plans A938 and 18362 and that part lying to the northeast of the northeasterly boundary of Plan A938 from R-4 "Residential 4 Zone" to C-2 "General Commercial Zone"; and
 - ii) a 22.8 ha (56.4 acres) portion of the Northeast ¼ of Section 18, Township 84, Range 19, W6M, PRD except Plans A938 and 18362, lying westerly from the pipeline right-of-way, from R-4 "Residential 4 Zone" to R-1 "Residential 1 Zone", as shown on Schedule "A" which is attached to and forms part of this bylaw.

READ a FIRST TIME this ____ day of _____, 2015.

READ a SECOND TIME this ____ day of _____, 2015.

Public Hearing held on _____, 2015 and notification mailed on the ____ day of _____, 2015.

READ a THIRD TIME this ____ day of _____, 2015.

APPROVED by the Ministry of Transportation this ____ day of _____ 2015.

(pursuant to Section 52(3)(a) of the Transportation Act)

District Highways Manager

ADOPTED this ____ day of _____, 2015.

Lori Ackerman, Chair

Jo-Anne Frank, Corporate Officer

I hereby certify this to be a true and correct copy of "PRRD Zoning Amendment Bylaw No. 2211 (Northern Vac Services), 2015", as adopted by the Peace River Regional District Board on _____, 2015.

Corporate Officer

February 11, 2016

Peace River Regional District
 By-law No. 2211, 2015
SCHEDULE "A"



Map. No. 5 - Schedule A of "Peace River Regional District Zoning By-law No. 1343, 2001" is hereby amended by rezoning i) a 10 ha (24.7 acres) portion of the Northeast $\frac{1}{4}$ of Section 18, Township 84, Range 19, W6M, PRD except Plans A938 & 18362 and that part lying to the northeast of the northeasterly boundary of Plan A938 **from R-4 "Residential 4 Zone" to C-2 "General Commercial Zone"** and ii) a 22.8 ha (56.4 acres) portion of the Northeast $\frac{1}{4}$ of Section 18, Township 84, Range 19, W6M, PRD except Plans A938 & 18362, lying westerly from the pipeline right of way, **from R-4 "Residential 4 Zone" to R-1 "Residential 1 Zone"** as shown shaded on the drawing below:

