



PEACE RIVER REGIONAL DISTRICT
PUBLIC INFORMATION MEETING – AGENDA

Proposed Zoning Amendment Bylaw No. 2211, 2015

January 6, 2016 @ 8:00 p.m.

Charlie Lake Community Hall, Charlie Lake, BC

1. CALL TO ORDER
2. CHAIRMAN READS THE STATEMENT OF PUBLIC INFORMATION MEETING
3. INTRODUCTION TO PROPOSAL
 - LANDOWNER: **Northern Vac Services**
 - AGENT: **Judy Desfosses**
 - LEGAL DESC: **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**
 - 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.
4. SUMMARY OF APPLICATION PROCEDURE
 - June 25, 2015 -PRRD received application
 - August 12, 2015 -Application and proposed bylaw referred to municipalities and provincial agencies.
 - November 26, 2015 -PRRD Board, by resolution RD/15/11/05 (26), authorized a public information meeting
 - December 22, 2015 -Public notification mailed to landowners
 - December 30 & 31, 2015 -Public notification advertised in *Alaska Highway News*
 - January 6, 2015 -Public information meeting takes place at Charlie Lake Community Hall
5. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED
 - MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE:** Please see attached letter.
 - CHARLIE LAKE FIRE DEPARTMENT:** Please see attached letter.
 - CITY OF DAWSON CREEK:** Interests unaffected.
 - 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.

6. WRITTEN COMMENTS RECEIVED FROM PUBLIC
Please see attached letters.
7. COMMENTS FROM APPLICANT
8. COMMENTS FROM PUBLIC
9. FINAL COMMENTS FROM APPLICANT
10. TERMINATION OF PUBLIC HEARING



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



Ministry of
Transportation
and Infrastructure

Our file: 2015-04205 REVISION 1
Your file: 149/15 Northern Vac Services
Date: September 21, 2015

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.

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.fs@prrd.bc.ca

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

January 3, 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

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 put forth by the Agricultural Land Commission from R-4 (Residential 4 Zone) to C-2 (General Commercial Zone) to satisfy the conditions of exclusion set.

Being that the surrounding area is residential we are not opposed to the rezoning to R1 zone for the purpose of subdivision of 23 residential lots.

We are strongly opposed of rezoning the 10 ha (24.7 acres) portion of the subject property put forth by the Agricultural Land Commission from R-4 (Residential 4 Zone) to C-2 (General Commercial Zone).

Here we are again opposing rezoning properties which has been already developed in this area as residential homes and dwellings. Rezoning will affect the Charlie Lake community with a negative impact. Again, our Charlie Lake community is attracting commercial and industrial businesses for the sole purpose of taking advantage of lower taxes in Charlie Lake. This is a prime example of commercial trying to come in between residential properties. How does this make sense and how confusing is this? When is all this mixed zoning going to stop?

One more time, this area is made up of RESIDENTS ALREADY ESTABLISHED we all moved to the Charlie Lake area to get away from city, commercial and industrial influence. Living in the Charlie Lake community is a way of life which is made up of residential acreages. Why do we need to have to put up with unnecessary changes that will affect our quality of life, such as, bright lights, increased noise level day and night, traffic, and commercial and industrial view?

Sadly, we as residents are faced with devaluation of our homes. This will no longer be a desired place to live. The commercial and industrial business are not putting the residential community in their best interest, it is all about money. How does this benefit the established residential community? It doesn't.

Let's keep our Charlie Lake community a desirable place to live, and have the quality of life we all work so hard for. Let's begin 2016 by halting further commercial and industrial rezoning in our already established community of Charlie Lake.

Kip & Pauline Letkeman
Ben Jensen Subdivision
Charlie Lake, BC

In reply to the recent application for a zoning amendment by Northern Vac Services from Residential 4 Zone to C-2 (General Commercial).

First, there appears to be a continuous number of applications in this general area for a commercial rezoning. First, Florian and Kim Schwartz applied, and after numerous meetings and studies, was denied. There was recently an application by Dave Kosick, and now another one by Northern Vac Services.

Right from Old Hope rd. To the intersection with highway 29 is predominately a residential corridor with the occasional scattering of commercial enterprises. If this area would have been intended for mixed use development, it would/should have been zoned as such from the beginning. It's not that commercial and residential are mutually exclusive, rather, the broad ranging inclusiveness of commercial zoning allows for numerous enterprises which are incompatible with residential areas. Excessive noise, aesthetically unappealing, environmental pollution, increased traffic on an already strained road system to name but a few. There is also the safety issues associated with the products handled by commercial enterprises and the residual toxins which will invariably find their way onto adjoining residential properties.

More than once the proponents of rezoning espouse the need for additional development in advance of the impending development associated with LNG. That is wishful thinking. Of the 20 or so proposed projects, perhaps 3 or 4 may get off the ground, and in light of the current global economic downturn, it will probably be later than sooner. While Fort Saint John will invariably grow, it will be modest, and chance are never become a major destination due to its proximity to Grande Prairie. Furthermore, there is ample land available in Fort Saint John which already has the appropriate zoning classification and doesn't conflict with residential land use patterns.

The conclusion I've come to is a few individuals who appear reminiscent of "carpetbaggers and profiteers" following the American Civil War are intent of squeezing every nickel possible out of property regardless of the consequences for surrounding property or infrastructure.

By now it's probably obvious I'm opposed to this rezoning application proceeding, but I do have one final thought. Of the 23 residential lots being proposed, where would the highway access be?

Miles Hogaboam

12835 Ben's Rd.



Reception DC

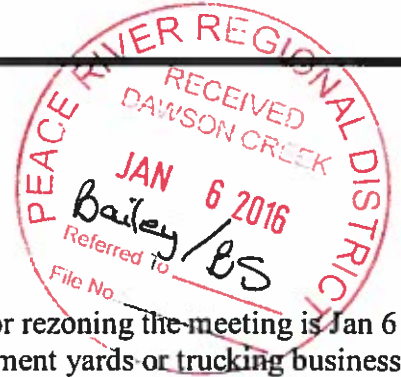
From: Darin & Lisa Kantz <lisadar3@gmail.com>
Sent: January-06-16 1:51 PM
To: prrd dc
Subject: Concerned Charlie Lake residents



We are sending this letter to let you so you know we do not agree, to the rezoning out here for the commercial and light industrial use's for trucking and or heavy equipment type of business's this is becoming a trend, and already there is homes across the hwy or behind or beside from these places that want to rezone for this ...these are very noisy business's, and dont add to the value of our homes . We live above already existing business's like this and its very noisy . And we are not beside or across we are on top of the hill out here , with all the off loading and snow removal they do late at nights. and pressure washing on weekends all dayIts not nice living beside or near these business's .. Our future for this community is not Charlie Lake Industrial. It doesnt just take these types of business's to build a community. We would be open to other idea's coffee shops etcstore's in these areas on the frontage of the hwy.....no noise

Reception DC

From: Darin & Lisa Kantz <lisadar3@gmail.com>
Sent: January-06-16 1:54 PM
To: prrd dc
Subject: I just sent the email and forgot to give our names



..Lisa and Darin Kantz Charlie lake residents do not agree with the latest proposal for rezoning the meeting is Jan 6 th tonightat 8.00 pm Our community does not have to be made up of heavy equipment yards or trucking businesses on the hwy frontages only , way to noisy we live on top of this already and its very loud and this doesnt add to our value of our homes out here. We want a nice Village type community not Charlie Lake Industrial. Our future matters



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

November 26, 2015

*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.

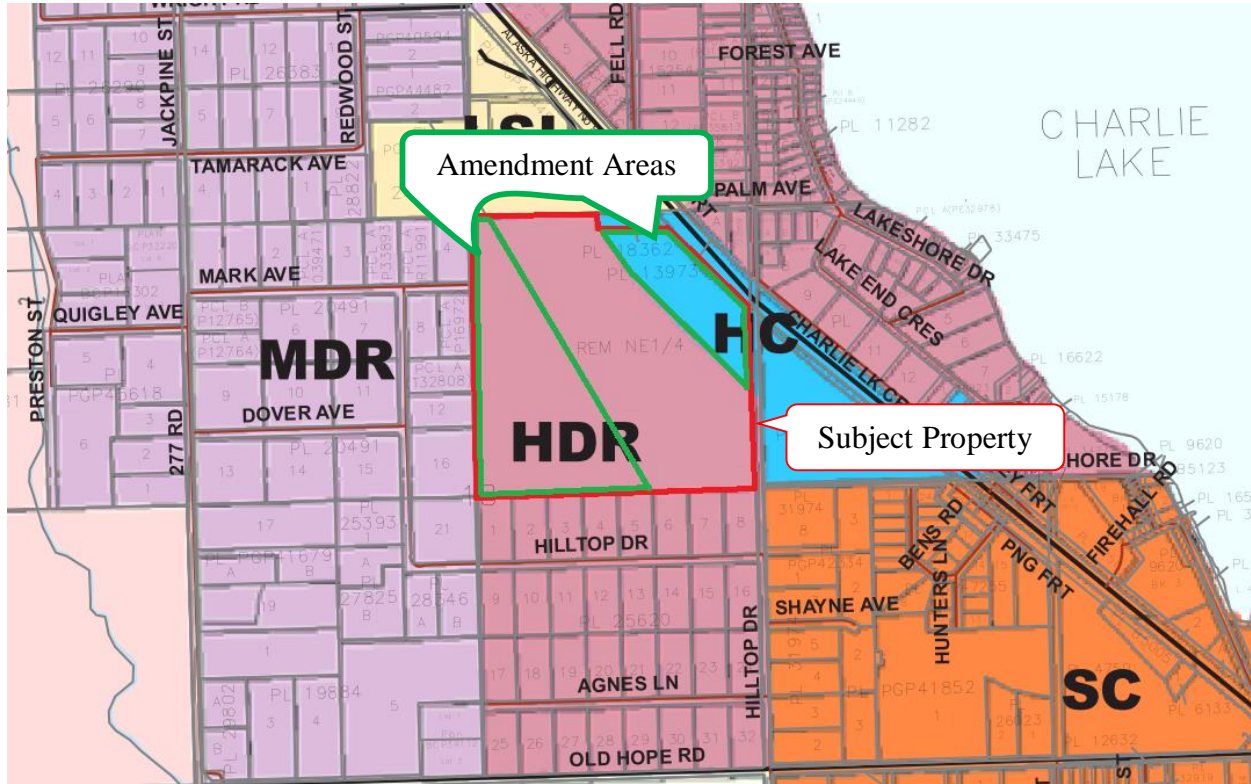
CHARLIE LAKE FIRE DEPARTMENT: Please see attached letter.



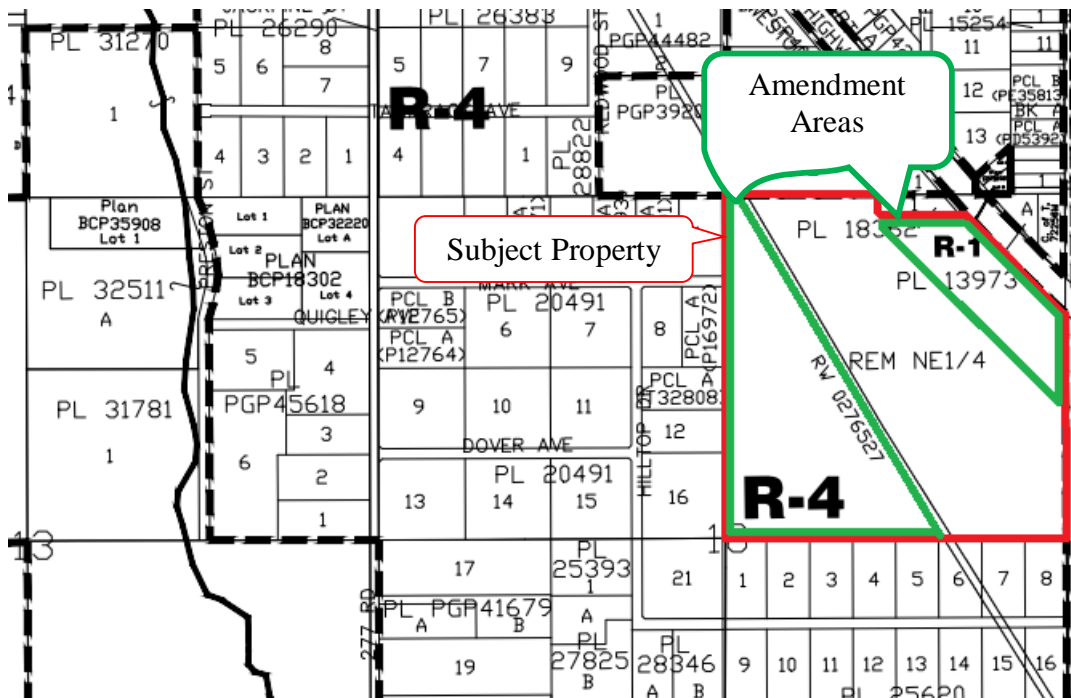
ZONING AMENDMENT
MAPS
FILE NO. 149/2015

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

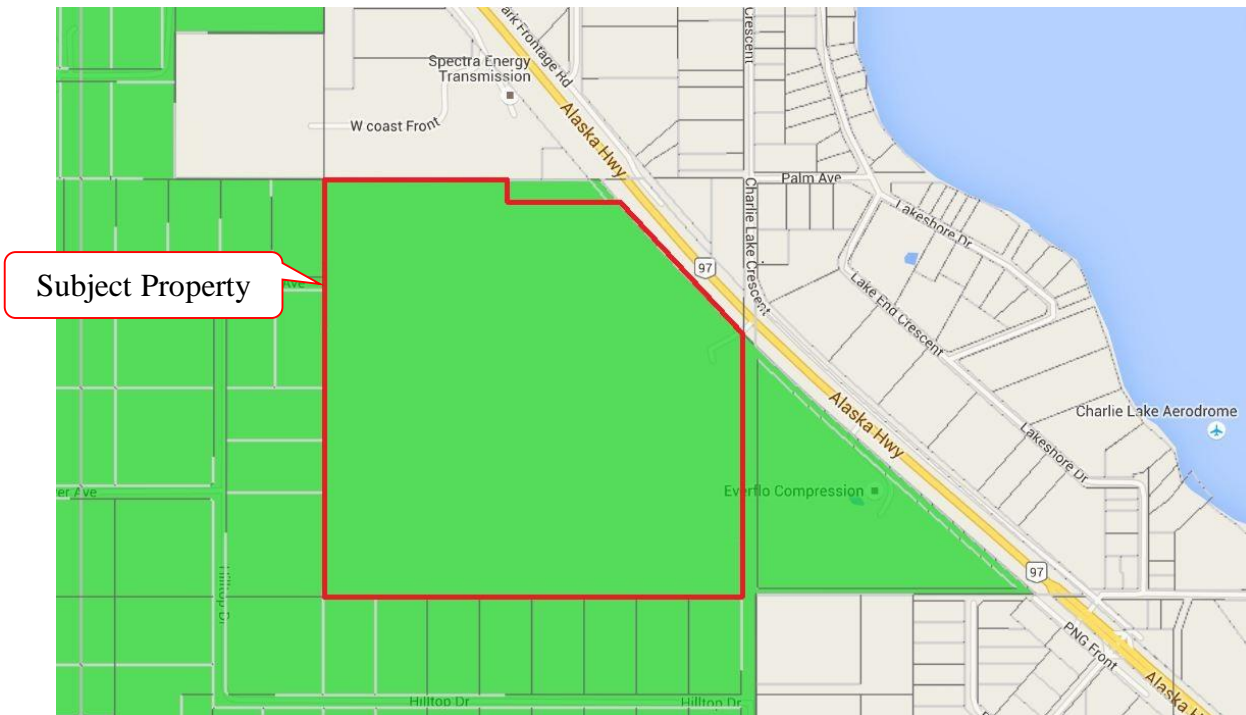
File No. 149/2015
B-3a

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

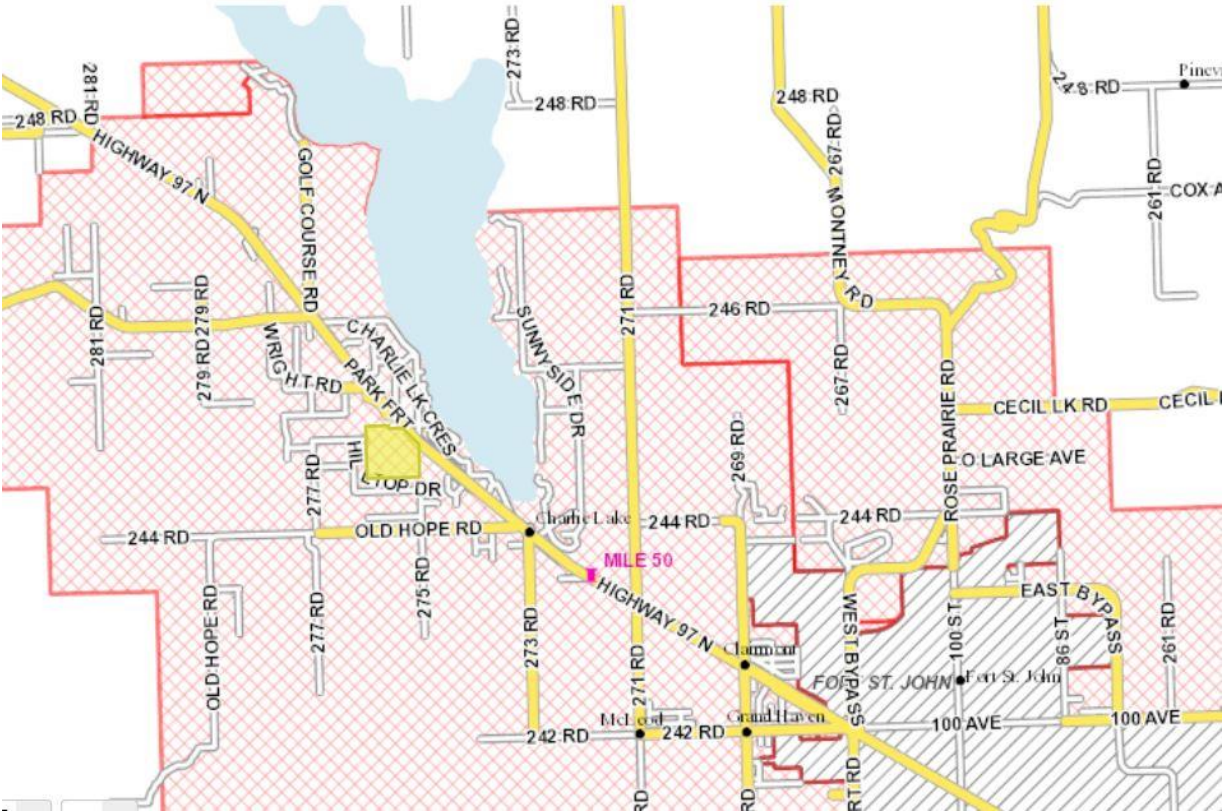
FILE NO. 149/2015

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

November 26, 2015



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.

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

November 26, 2015

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

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

November 26, 2015



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 Ft. 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



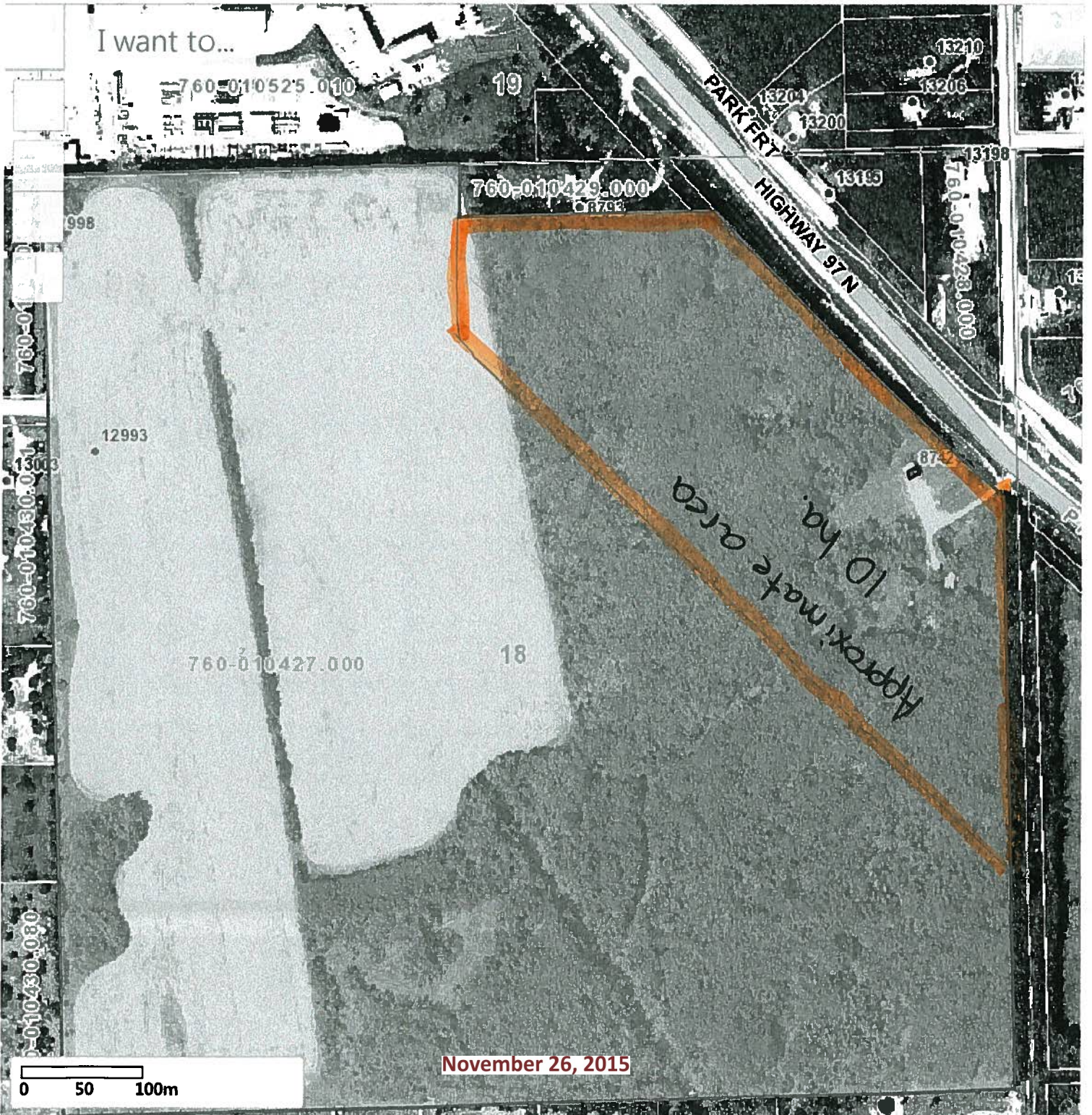
Search by roll number



What's here?

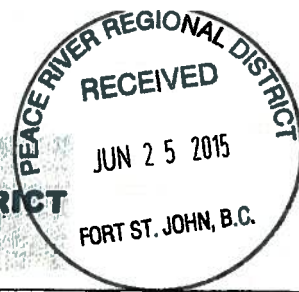
Search

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**.

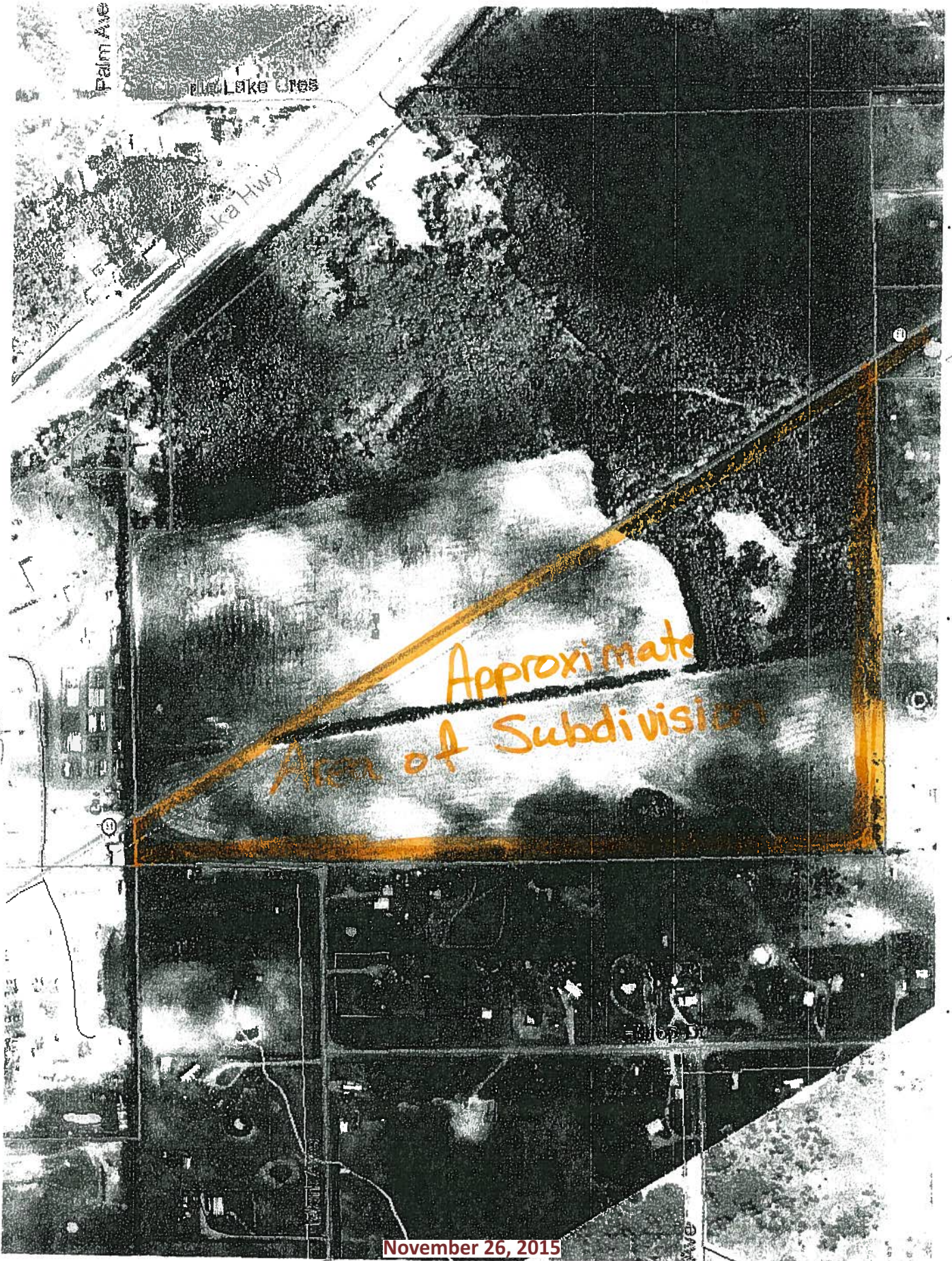
I / We <u>Northern Vac Services Ltd.</u> and _____ hereby authorize
(name) <u>Judy DesPosse</u> to act on my/our behalf in respect of this application.
Address of agent: <u>Box 6268 Fort St. John</u>
Telephone: <u>250 793 2323</u> Fax: <u>250 785 3381</u> Email: <u>judy.desposse@northernvac.com</u>


Signature of Owner/s:

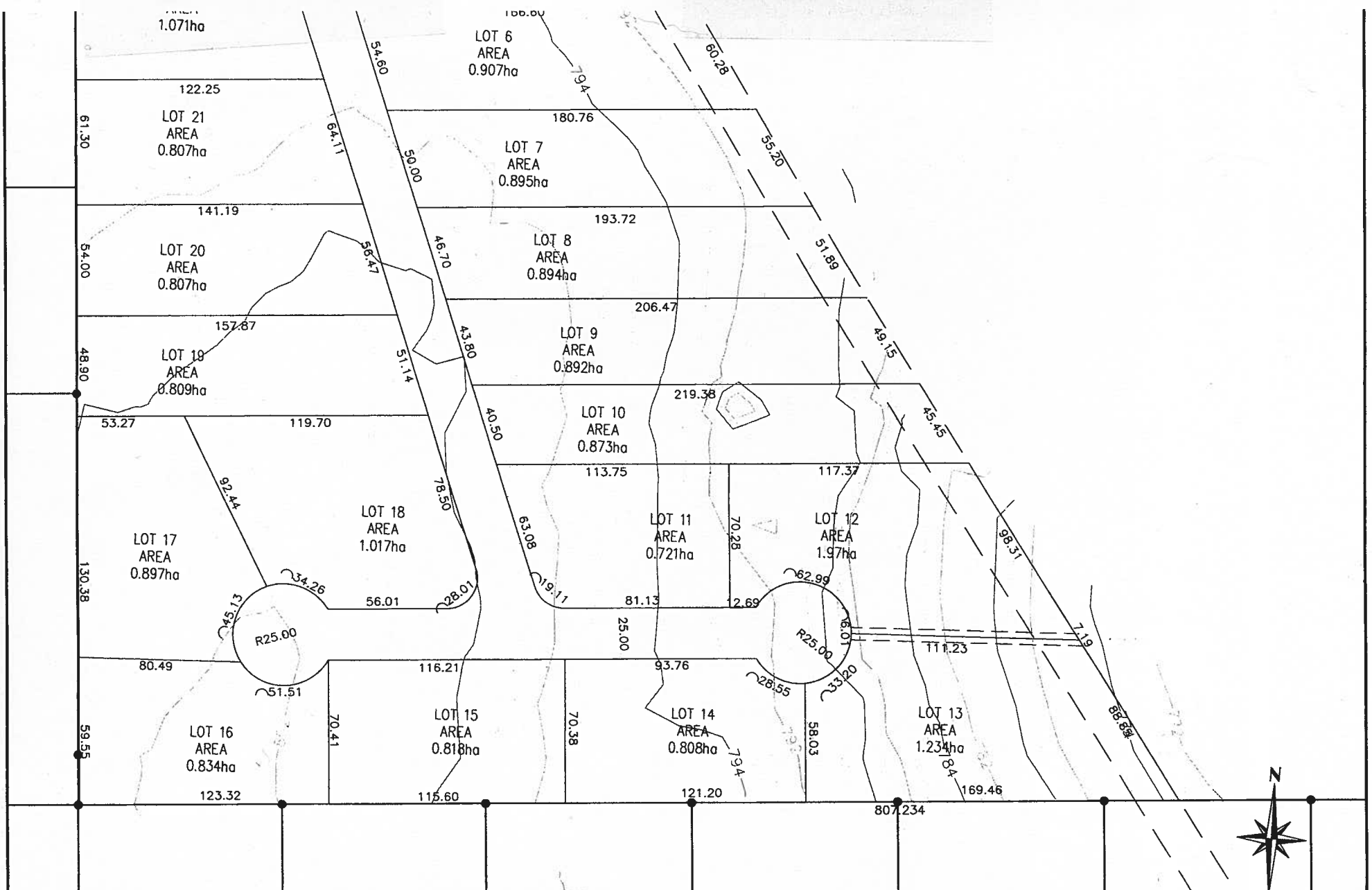
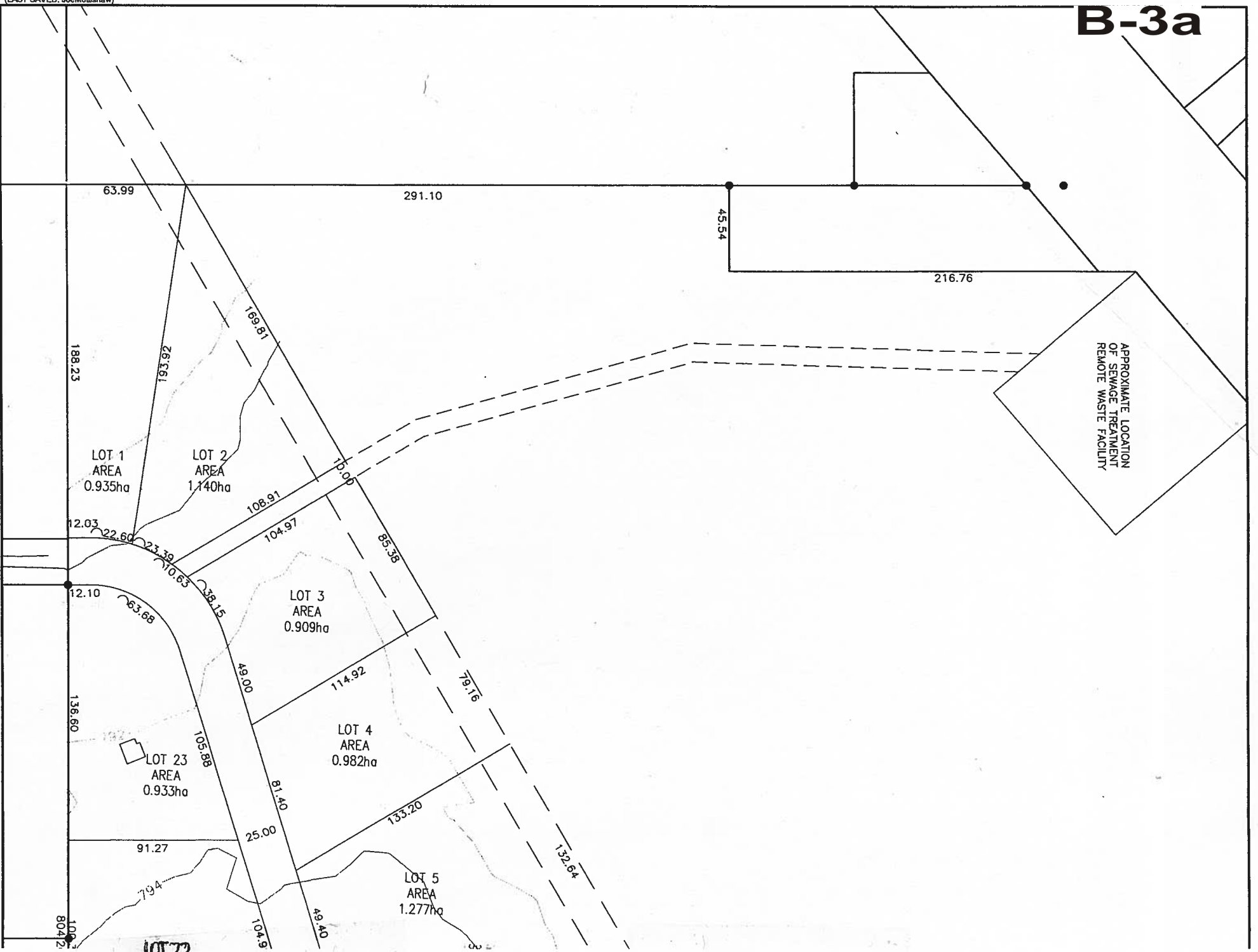
June 23, 2015
Date

Signature of Owner/s:

Date



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
 PROFESSIONAL
 GROUP

TRYON ENGINEERING INC.
 10201 - 17 Street
 Dawson Creek B.C. V1G 4C3
 Phone: 250-782-3868
 Fax: 250-782-4029

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
 IMPROPER OR UNAUTHORIZED
 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

**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

November 26, 2015

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:

