



**PEACE RIVER REGIONAL DISTRICT  
DEVELOPMENT SERVICES  
ZONING AMENDMENT REPORT  
BYLAW No. 2335, 2018  
3rd Reading & Adoption**

**OWNER:** Pilgrim Bros. Ventures Ltd.

**DATE:** November 28, 2018

**FILE NUMBER:** 18-088

**AREA:** Electoral Area B

**LEGAL:** Block A, District Lot 964

**LOT SIZE:** 11.11 ha (27.46 acres)

**LOCATION:** 19257 PDR 9A, south of intersection with Wonowon Extension

**PROPOSAL:**  
To amend the zoning from I-1 (Light Industrial Zone) to P (Public Use Zone) for a 2.05 ha (5.07 acre) portion of the subject property. The applicant intends to subdivide the 2.05 ha portion in the future to bring the existing church and hall located on the parcel into compliance.

**RECOMMENDATION:** [All Directors - Corporate Weighted]

1. THAT Zoning Amendment Bylaw No. 2335, 2018 be read a third time.
2. THAT Zoning Amendment Bylaw No. 2335, 2018 be adopted.

**ALTERNATIVE OPTIONS:**

**OPTION 1:** THAT Zoning Amendment Bylaw No. 2335, 2018 be refused

**SUMMARY OF APPLICATION PROCEDURE**

Application received.	March 7, 2018
Application and draft bylaws circulated to municipalities and provincial agencies.	September 17, 2018
PRRD Board gave bylaws 1 <sup>st</sup> & 2 <sup>nd</sup> Readings and waived Public Hearing.	October 25, 2018
Public Notification published as follows: <ul style="list-style-type: none"> <li>• Mailed to landowners within notification area (November 26, 2018)</li> <li>• Advertised in the Alaska Highway News newspaper (November 29, 2018 &amp; December 6, 2018)</li> <li>• Advertised in the Northern Horizon newspaper (December 7, 2018)</li> <li>• Advertised on Energetic City website (November 29, 2018 – December 14, 2018)</li> </ul>	November - December 2018

Department Head

CAO

**SITE CONTEXT**

The subject property is in Wonowon, near the intersection of Wonowon Extension and PDR 9A. The subject property is an industrial parcel with residential zoned land to the north and agricultural zoned, undeveloped crown land to the east, south and west. The majority of the surrounding land is forested.

**SITE FEATURES**

- LAND:** The property slopes down towards the south east. The property is mainly treed, with a cleared area which contains a transport company and the church on the land proposed for rezoning and subdivision. The area of the development on the property has been levelled off to accommodate the development.
- STRUCTURES:** There are a number of structures located on the subject property. The two main structures on the site are the office building of the transportation company and the church building. Aerial imagery shows what seems to be a number of smaller storage building on site as well.
- ACCESS:** The existing parcel has access to PDR 9A. The proposed parcel will have access to Wonowon Extension to the north through an undeveloped road allowance.
- CLI SOIL RATING:** The subject property has a soil rating of 5<sub>c</sub>. Class 5 soils have very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible. Subclass 'c' denotes a significant adverse climate for crop production.
- FIRE:** This area is not covered by any fire protection area.

**COMMENTS AND OBSERVATIONS**

- APPLICANT:** It is the intent of the applicant to amend the zoning of the subject property in order to subdivide a 2.05 ha (5.07 acre) parcel to be used as the site of an existing church and hall.
- ALR:** The subject property is not within the ALR. The closest ALR land is approximately 9.5 km from the subject property.
- OCP:** The subject property is designated as RC (Rural Community) within PRRD Rural OCP Bylaw No. 1940, 2011. The proposed use would be allowed within the RC designation. An OCP amendment will not be required.
- ZONING:** The subject property is zoned I-1 (Industrial 1 Zone) pursuant to PRRD Zoning Bylaw No. 1000, 1996. The I-1 zone does not permit the proposed use, therefore a zoning amendment to P (Public Use Zone) is required. The minimum parcel size in the Public Use Zone is 1.8 ha (4.5 acres). The proposed subdivision would need to be approved for the proposed rezoning to meet the site size requirement.

**IMPACT ANALYSIS**

- CONTEXT:** The proposal is to rezone and create a new parcel for an existing church. This use would be compatible with the adjacent residential land uses. Although the proposed site is being subdivided from an existing industrial site, PRRD administration is working with the applicant to ensure that a buffer will be provided between the industrial use and the church site.

**POPULATION & TRAFFIC:** The proposed rezoning is to accommodate an existing of this parcel, therefore, no impact on traffic levels is anticipated.

**SEWAGE:** The subject property has an existing lagoon in place.

**COMMENTS RECEIVED FROM MUNICIPALITIES AND PROVINCIAL AGENCIES**

**CHETWYND:** No response received

**DAWSON CREEK:** Interests unaffected

**FORT ST. JOHN:** Interests unaffected

**HUDSON'S HOPE:** No response received

**POUCE COUPE:** No response received

**TAYLOR:** No response received

**TUMBLER RIDGE:** No response received

**MOTI:** No response received

**OIL & GAS COMMISSION:** Oil and gas permit holders in the vicinity of the subject area have been contacted by the Oil & Gas Commission to advise of potential Emergency Response Plan updates.

**NHA:** Follow the Public Health Act and any applicable regulations under it such as Sewerage System Regulation, Food Premises Regulation as applicable as well as Drinking Water Act and Drinking Water Protection Regulation. Must not cause any health hazards.

**COMMENTS RECEIVED FROM THE PUBLIC**

No comments from the public were received by the time this report was submitted. Any comments received from the public will be reported verbally.

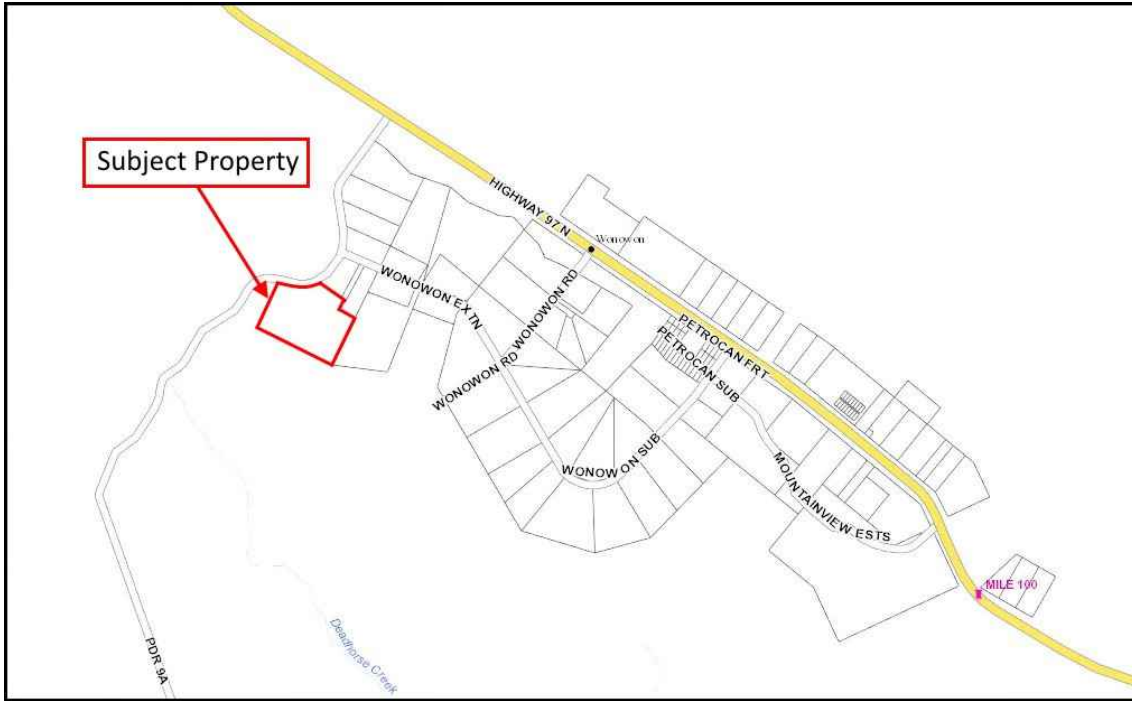
Attachments:

1. Application
2. Referral responses from agencies
3. Public Notice
4. Section 50 of PRRD Zoning Bylaw No. 1000, 1996
5. Bylaw

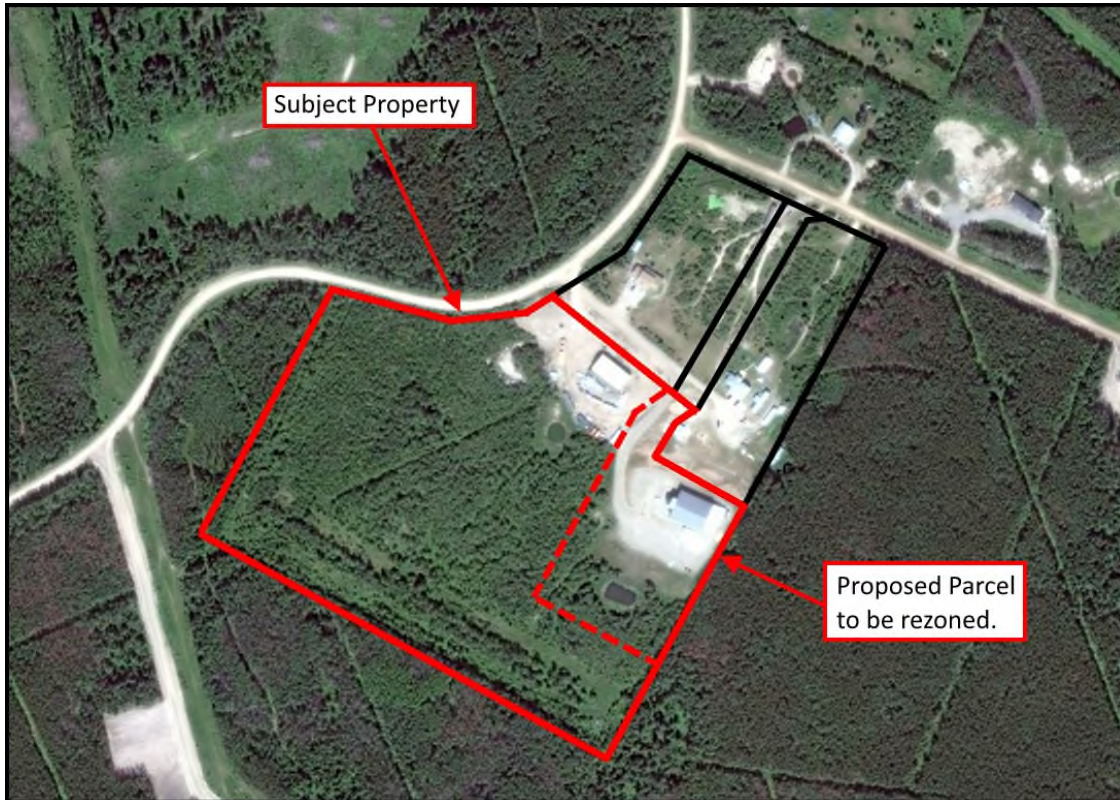


ZONING AMENDMENT REPORT  
**MAPS**  
FILE NO. 18-088

Location: Wonowon



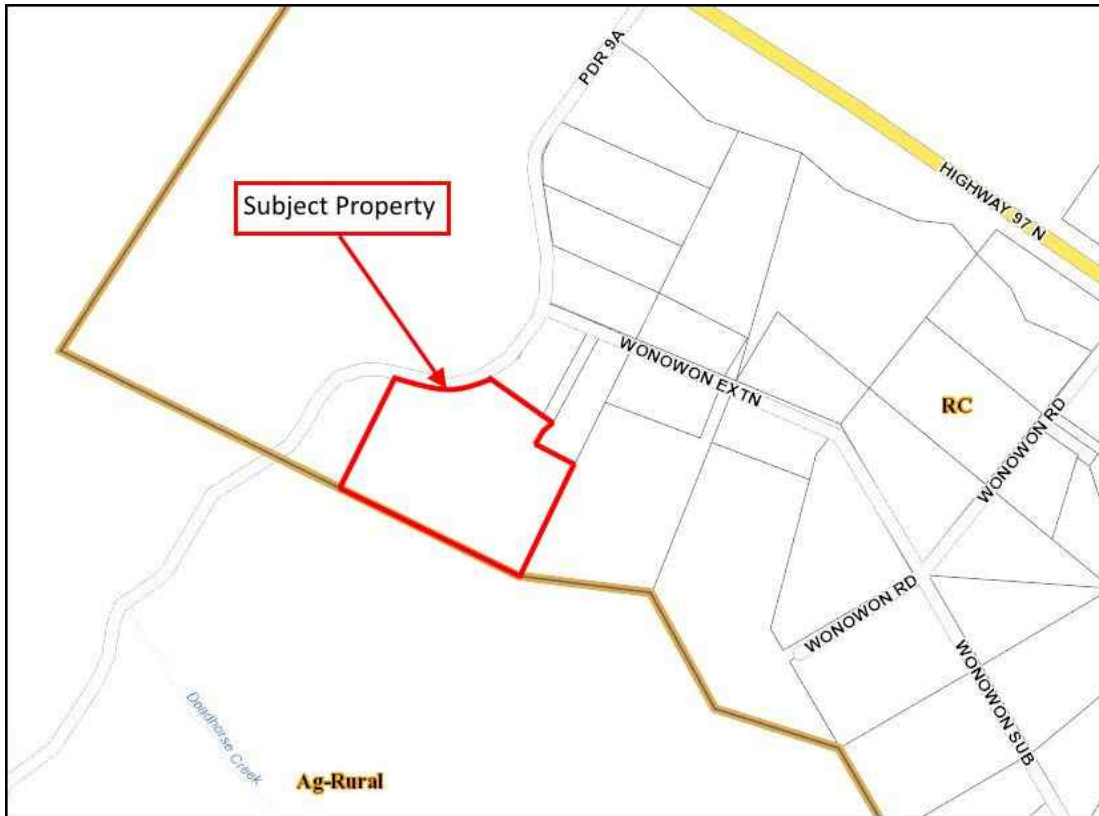
Aerial Photo: Wonowon



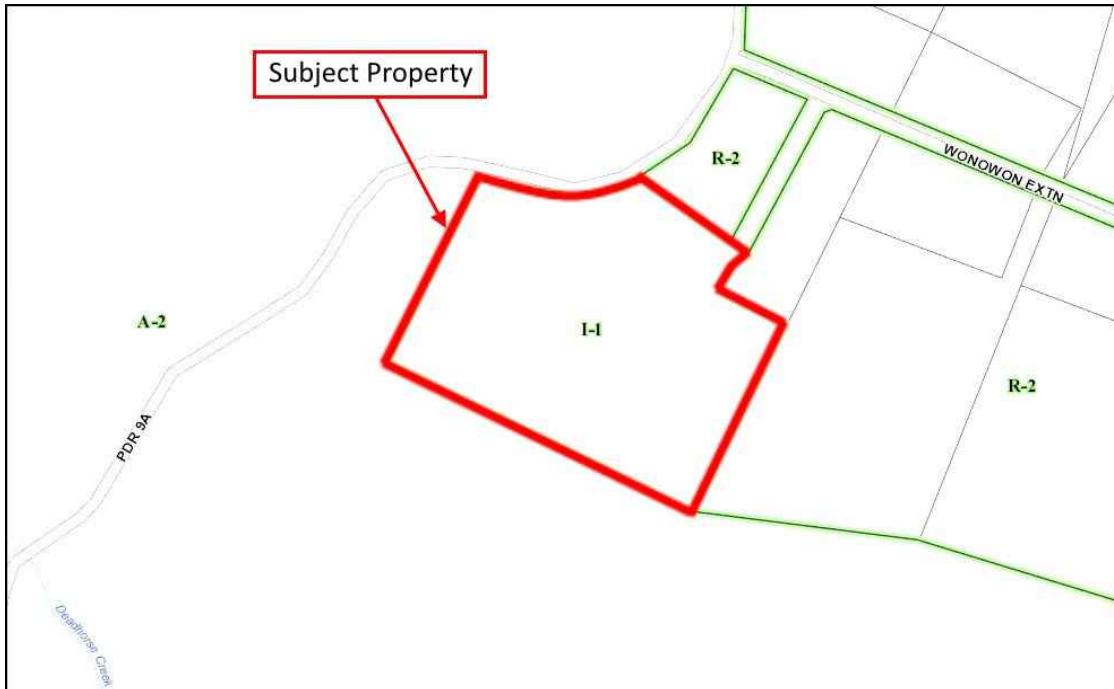


ZONING AMENDMENT REPORT  
MAPS  
FILE NO. 18-088

PRRD Rural OCP Bylaw No. 1940, 2011: RC - Rural Community



PRRD Zoning Bylaw No. 1000, 2001: I-1 – Light Industrial Zone





ZONING AMENDMENT REPORT  
MAPS  
FILE NO. 18-088

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Soil Classification: 5c



1958



# PEACE RIVER REGIONAL DISTRICT



DAWSON CREEK 1981 Alaska Avenue (Box 810), Dawson Creek, BC  
FORT ST. JOHN 9505 100<sup>TH</sup> Street, Fort St. John, BC V1J 4N4  
[Toll Free: 1-800-670-7773]

(T) 250-784-3200..(F) 250-784-3201  
(T) 250-785-8084 (F) 250-785-1125

Receipt # 7033

## Application for Development

### 1. TYPE OF APPLICATION

	<b>FEE</b>
<input type="checkbox"/> Official Community Plan Bylaw Amendment	\$ 1,000.00
<input checked="" type="checkbox"/> Zoning Bylaw Amendment	650.00
<input type="checkbox"/> Official Community Plan / Zoning Bylaw 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	150.00

In regard to applications for:

- i) an official community plan and/or zoning bylaw amendment;
- ii) temporary use permit;

Sign provided by the PRRD and sign posted pursuant to Section 8 of Bylaw No. 2165, 2016, **attached**.

### 2. PLEASE PRINT

Property Owner's Name Pilgrim Bros. Ventures Ltd.	Authorized Agent of Owner (if applicable)
Address of Owner Box 138	Address of Agent
City/Town/Village Wonowon, BC	City/Town/Village
Postal Code V0C 2N0	Postal Code
Telephone Number: 250 772-3082	Telephone Number:
Fax Number: 250 772-3083 250 261-0924	Fax Number:
E-mail: pilgrim@northwestel.net	E-mail:

### 3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
Bolck A, District Lot 964 PRD	35 acres ha./acres
	ha./acres
	ha./acres
	<b>TOTAL AREA</b> 35 acres ha./acres

**Notice of collection of personal information:**  
 Personal information on this form is collected for the purpose of processing this application. The personal information is collected under the authority of the *Local Government Act* and the bylaws of the PRRD. Documentation/Information submitted in support of this application can be made available for public inspection pursuant to the *Freedom of Information and Protection of Privacy Act*.

4. Civic Address or location of property: 19257 PDR 9A Road, Wonowon BC

**5. PARTICULARS OF PROPOSED AMENDMENT**

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

Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: \_\_\_\_\_

Proposed OCP designation: \_\_\_\_\_

Text amendment: \_\_\_\_\_

Zoning Bylaw amendment:

Existing zone: I-1 Light Industrial Zone

Proposed zone: P Public Use Zone

Text amendment: \_\_\_\_\_

Development Variance Permit – describe proposed variance request:

propose addition to the church building will overlap building setbacks

Temporary Use Permit – describe proposed use:

\_\_\_\_\_

Development Permit: Bylaw No. \_\_\_\_\_ Section No. \_\_\_\_\_

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

Building used by Northern Lights Charitable Association as a church building

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

(a) North Residential

(b) East undeveloped crown land

(c) South undeveloped crown land

(d) West undeveloped crown land

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

to add additional hall to accommodate expanding congregation hall to be used for additional dining room and youth group activities

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

church building is used for weddings and youth conferences. These events require to accomodate large group of people. our youth group is in the need of space for them to come together for social activities, meetings and sport activities during long winter



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

existing lagoon

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

existing water well

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

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

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

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

For Reference - excerpt from "Development Application Procedures and Fees Bylaw No. 2165, 2016."

#### 8. Public Notice Sign Requirements

- (a) On those parcel(s) that are subject to an amendment to:
  - (i) an official community plan and / or zoning bylaw; or
  - (ii) temporary use permit;the applicant shall post a development application sign on the subject property, which shall be provided by the Peace River Regional District.
- (b) The sign shall be a minimum of 1.2 metres x 1.2 metres (4 feet x 4 feet) in dimension;
- (c) The sign shall be constructed of recyclable material;
- (d) The sign shall have a white background with black block lettering that is not less than 6 centimeters in height;
- (e) The sign shall contain the following wording;  
*'This site is subject to an application to change land use or density. For further information please contact the Peace River Regional District at 1-800-670-7773';*
- (f) The sign must be placed at the driveway entrance or midpoint of the property fronting the main service road, providing the most effective legibility and visibility for passersby from the road;
- (g) The sign shall be erected on the property at a minimum of fourteen (14) days prior to the Regional Board considering the application, and the applicant must submit to the Regional District a photograph clearly showing the sign posted on the property;
- (h) The sign shall be placed in a manner that does not interfere with pedestrian or vehicle traffic flow, or create a potential hazard by obstructing visibility from a highway, road or lane;
- (i) The sign shall be installed in a safe, sturdy manner, capable of withstanding typical wind and other weather conditions;
- (j) The sign shall remain in place continuously until the conclusion of the Public Hearing or issuing of the permit, as the case may be, and shall be removed within fourteen (14) days after the decision(s) of the Regional Board on the said application. Applicants are encouraged to dispose of the signs by recycling them.
- (k) Failure to post and keep the sign in accordance with this bylaw may result in a delay or postponement of the Public Hearing and / or Board decision process;
- (l) Any additional notification costs incurred by the Regional District as a result of the applicant failing to post the required sign shall be payable by the applicant prior to advertising of the Public Hearing or delivering public notification.
- (m) Where a sign required by this bylaw is removed, destroyed or altered due to vandalism or the actions of unknown persons, the validity of any bylaw that is the subject of the relevant application and Public Hearing shall not be impacted;
- (n) If a land owner receives any written comments regarding the land use application, those comments must be delivered to the Peace River Regional District office as soon as they are received so that this information may be considered with the subject application.
- (o) A non-refundable fee in the amount of \$150.00 shall be levied for the sign.

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

  
 \_\_\_\_\_  
 Signature of Owner

March 7 2018  
 \_\_\_\_\_  
 Date signed

\_\_\_\_\_  
 Signature of Owner

\_\_\_\_\_  
 Date signed

16. **AGENT'S AUTHORIZATION**

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

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



## PEACE RIVER REGIONAL DISTRICT

June 22, 2017

PRRD File #105/2017

Pilgrim Bros. Ventures Ltd.  
 Box 138  
 Wonowon, BC V0C 2N0  
[pilgrim@northwestel.net](mailto:pilgrim@northwestel.net)

**Re: Development Variance Permit Application for: Block A, District Lot 964 PRD**

In response to this proposal, please note the following:

- 1) Pursuant to the Ministry of Transportation and Infrastructure's letter dated September 19, 2016, the proposed subdivision was not given preliminary approval as it requires successful Zoning Bylaw amendments.
- 2) Pursuant to the Peace River Regional District Official Community Plan (OCP) Bylaw No. 1940, 2011, the subject property is designated "Rural Community". Within this designation Civic, Assembly and Institutional are permitted uses, therefore this proposal is consistent with the OCP.
- 3) Pursuant to the Peace River Regional District Zoning Bylaw No. 1000, 1996, the subject property is zoned I-1 "Light Industrial Zone". A church is not a permitted use within this zone, therefore a **Zoning amendment is required.**

A Zoning amendment must be completed prior to receiving a Development Variance, in order to bring the existing use into compliance. I have attached a Zoning amendment application for you to complete and return at your earliest convenience.

I trust this information is of assistance to you. Please contact me at the Fort St. John office at 785-8084 should you require further assistance.

Yours truly,

Ashley Murphey, BPI  
 North Peace Land Use Planner

Encl.

C.c. Karen Goodings, Director of Electoral Area 'B'  
 Erin Price, Bylaw Enforcement Officer, PRRD

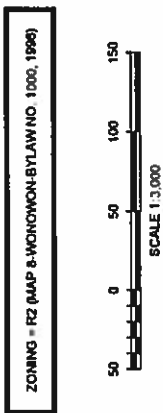
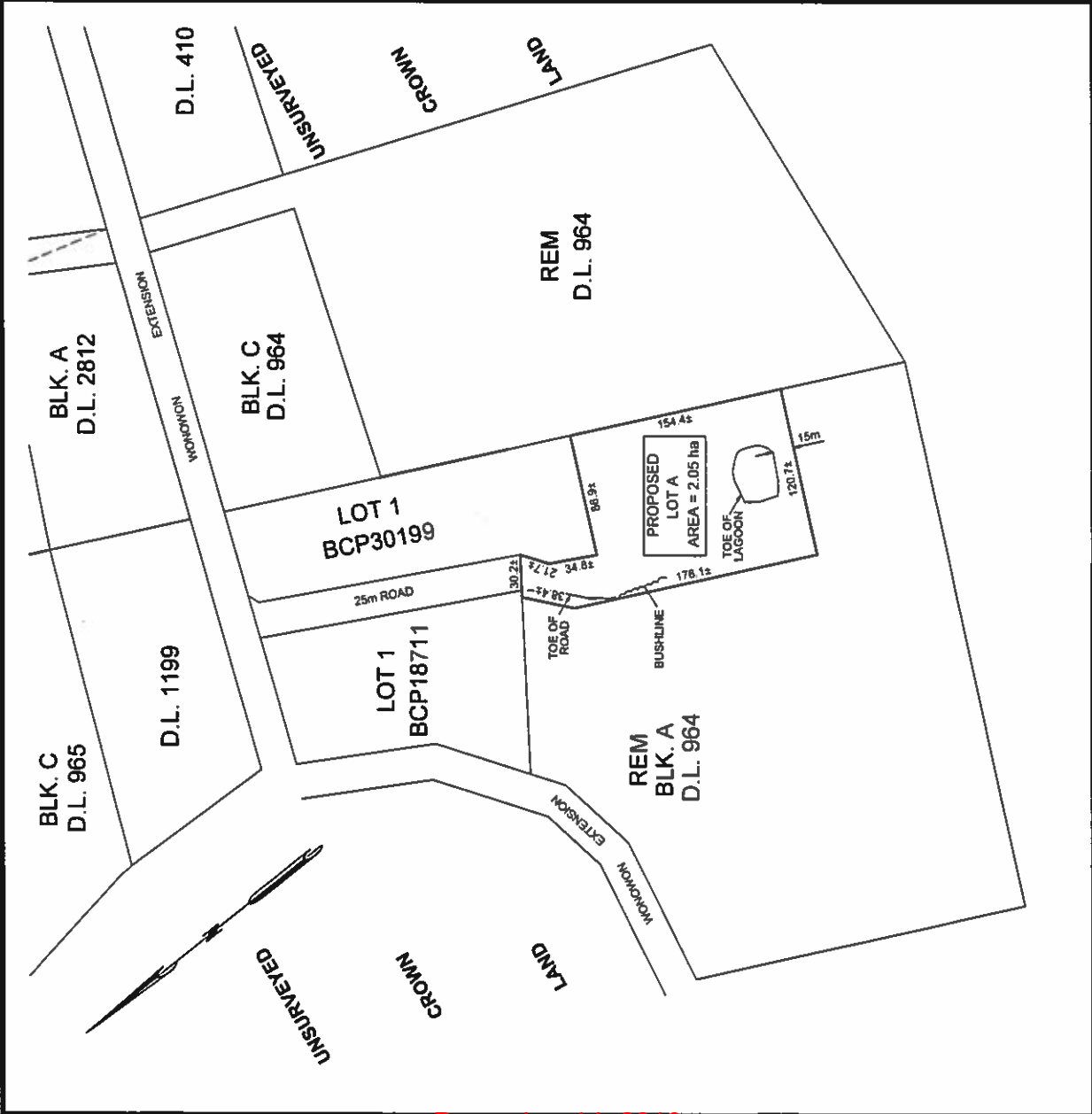
diverse. vast. abundant.

## PLEASE REPLY TO:

Box 810, 1981 Alaska Ave, Dawson Creek, BC V1G 4H8 Tel: (250) 784-3200 or (800) 670-7773 Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca  
 9505 100 St, Fort St. John, BC V1J 4N4 Tel: (250) 785-8084 Fax: (250) 785-1125 Email: prrd.fsj@prrd.bc.ca

December 14, 2018

Pilgrim Bros. Ventures Ltd.



LEGEND:

SKETCH PLAN SHOWING  
PROPOSED SUBDIVISION OF PART OF BLOCK A,  
DISTRICT LOT 964

PEACE RIVER DISTRICT  
UTM ZONE 10 (NAD83)

No.	DATE	DESCRIPTION	BY
0	Jun 18, 2015	Original Plan Issued	TC

SURVEYED BY: ... CALC'D BY: ... DRAWN BY: TC

SCALE 1:3000  
Dist No. FS20055SK03R0  
BCGS: 944.071

**OPUS STEWART WEIR**  
10228 - 101st Avenue  
Fort St. John, BC  
V1J 2B5  
Tel. 250-787-9820  
Job No.: FS20655

B-3 (a)

**Michael Blatz**

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**From:** Aaron Thompson <athompson@dawsoncreek.ca>  
**Sent:** Thursday, September 20, 2018 9:12 AM  
**To:** Michael Blatz  
**Subject:** RE: PRRD File # 18-088 | Zoning Amendment | Please comment by October 8 2018

Michael,

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



**Aaron Thompson, BPI**

City Planner  
City of Dawson Creek  
P - 250.784.3601  
[www.dawsoncreek.ca](http://www.dawsoncreek.ca)  
Like us on [facebook](#)

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**From:** Admin Account  
**Sent:** September-19-18 4:03 PM  
**To:** Aaron Thompson  
**Subject:** FW: PRRD File # 18-088 | Zoning Amendment | Please comment by October 8 2018

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**From:** Michael Blatz [mailto:Michael.Blatz@prrd.bc.ca]  
**Sent:** September-19-18 1:56 PM  
**Subject:** FW: PRRD File # 18-088 | Zoning Amendment | Please comment by October 8 2018

Good afternoon,

Looks like I missed sending this referral to you when I sent it out yesterday. Please see below and attached.

Best,  
Michael Blatz

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**From:** Michael Blatz  
**Sent:** Monday, September 17, 2018 4:26 PM

To: PRRD\_Internal <prrd.internal@prrd.bc.ca>

Subject: PRRD File # 18-088 | Zoning Amendment | Please comment by October 8 2018

Good afternoon,

The PRRD has received an application to amend the zoning from I-1 (Light Industrial Zone) to P (Public Use Zone) for a 2.05 ha (5.07 acre) portion of Block A District Lot 964. The applicant intends to subdivide the 2.05 ha portion in the future to allow for a church and hall.

Please review the attached application and respond with any comments by **October 8, 2018**.

If you have any questions, don't hesitate to get in touch.

Best,

[Michael Blatz](#) | Land Use Planner

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

[michael.blatz@prrd.bc.ca](mailto:michael.blatz@prrd.bc.ca) | [www.prrd.bc.ca](http://www.prrd.bc.ca)




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  - [Forget previous vote](#)



BYLAW AMENDMENT  
REFERRAL FORM

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

Peace River Regional District	Zoning B/L# 2335, 2018	Date: September 17, 2018
<p>You are requested to comment on the attached zoning bylaw amendment for potential effect on your agency's interests. We would appreciate your response within 21 days (<b>October 8, 2018</b>). If no response is received within that time, it will be assumed that your agency's interests are unaffected.</p>		
<p><b>PURPOSE OF AMENDMENT:</b> To amend the zoning from I-1 (Light Industrial Zone) to P (Public Use Zone) and subdivide a 2.05 hectare (5.07 acre) parcel to allow for the use of the proposed parcel for a church and hall.</p>		
<p><b>GENERAL LOCATION:</b> Wonowon</p>		
<p><b>LEGAL DESCRIPTION:</b> Block A, District Lot 964</p>		
<p><b>AREA OF PROPERTY</b> 11.11 ha (27.46 acres)</p>	<p><b>ALR STATUS:</b> Outside</p>	<p><b>OCP DESIGNATION:</b> Rural Community</p>
<p>Land Owner: Pilgrim Bros. Ventures, Ltd.</p>		
<p>Please fill out the Response Summary on the back of this Form. If your agency's interests are unaffected, no further information is required. In all other cases, we would appreciate receiving additional information to substantiate your position and, if applicable, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.</p>		
 <hr style="width: 30%; margin: 0 auto;"/> <p>Michael Blatz</p>		<p>Title: <u>North Peace Land Use Planner</u></p>
<p>This referral has also been forwarded to the following agencies:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Northern Health Authority</li> <li><input type="checkbox"/> Ministry of Transportation &amp; Infrastructure via eDAS</li> <li><input type="checkbox"/> Oil &amp; Gas Commission</li> <li><input type="checkbox"/> Ministry of Forests, Lands, Natural Resources Operations and Rural Development</li> </ul>		
<p>Other:</p> <ul style="list-style-type: none"> <li style="width: 33%;"><input type="checkbox"/> District of Chetwynd</li> <li style="width: 33%;"><input type="checkbox"/> District of Hudson's Hope</li> <li style="width: 33%;"><input type="checkbox"/> District of Taylor</li> <li style="width: 33%;"><input type="checkbox"/> City of Dawson Creek</li> <li style="width: 33%;"><input type="checkbox"/> Village of Pouce Coupe</li> <li style="width: 33%;"><input type="checkbox"/> District of Tumbler Ridge</li> <li style="width: 33%;"><input type="checkbox"/> City of Fort St. John</li> </ul>		
<p><i>(As per the Management of Development Function)</i></p>		





BYLAW AMENDMENT  
REFERRAL FORM

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

		<b>RESPONSE SUMMARY</b>	Zoning B/L# 2335, 2018
<input type="checkbox"/> Approval recommended for reasons outlined below	<input checked="" type="checkbox"/> Interests unaffected by bylaw		
<input type="checkbox"/> Approval recommended subject to conditions below	<input type="checkbox"/> Approval NOT recommended due to reasons outlined below		


None

Signed: 	Title: Planning Manager
Date: September 19, 2018.	Agency: City of Fort St John



BYLAW AMENDMENT  
REFERRAL FORM

Peace River Regional District  
Box 810, 1981 Alaska Avenue,  
Dawson Creek, B.C. V1G 4H8  
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<p><i>(As per the Management of Development Function)</i></p>											




BYLAW AMENDMENT  
REFERRAL FORM

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

<b>RESPONSE SUMMARY</b>		Zoning B/L# 2335, 2018
<input type="checkbox"/> Approval recommended for reasons outlined below	<input checked="" type="checkbox"/> Interests unaffected by bylaw	
<input type="checkbox"/> Approval recommended subject to conditions below	<input type="checkbox"/> Approval NOT recommended due to reasons outlined below	

Oil and gas permit holders in the vicinity of the subject area have been contacted by the Oil and Gas Commission to advise of potential Emergency Response Plan updates.

Signed:  Allisen Mackay	Title: Environmental Specialist
Date: Sept. 26/18	Agency: OGC



BYLAW AMENDMENT  
REFERRAL FORM

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

<b>RESPONSE SUMMARY</b>		Zoning B/L# 2335, 2018
<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	

follow Public Health Act and any applicable regulations under it such as Sewerage System Regulation, food Premises Regulation as applicable, as well as Drinking water Act and Drinking Water<sup>Protection</sup> Regulation. Must not cause any health hazards.

~~mm~~ ~~mm~~ ~~mm~~

Signature:	Title: ENVIRONMENTAL HEALTH OFFICER
Date: Sep 18 / 2018	Agency: Northern Health Authority



PEACE RIVER REGIONAL DISTRICT

# Notice of Intent to Consider

ZONING AMENDMENT BYLAW NO. 2335

## When:

Friday December 14, 2018  
10:00 am

## Where:

Peace River Regional  
District Head Office,  
Boardroom

1981 Alaska Avenue,  
Dawson Creek, BC

## For More Information:

### Contact:

Development Services

Tel: 250-784-3200

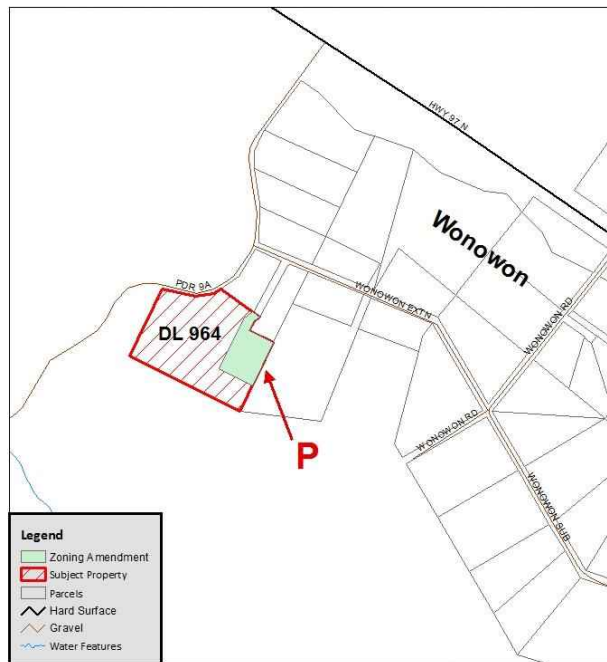
Toll Free: 1-800-670-7773

Email: prrd.dc@prrd.bc.ca

## Wonowon

**BK A EXC FIRSTLY PT SUBDIVIDED BY PL BCP18711 SECONDLY PT  
SUBDIVIDED BY PL BCP30199, DL 964, Peace River**

**Proposal:** To amend the zoning from I-1 (Light Industrial Zone) to P (Public Use Zone) for a 2.05 ha (5.07 acre) portion of the subject property. The applicant intends to subdivide the 2.05 ha portion in the future to bring the existing church and hall located on the parcel into compliance.



This notice is in general form only. Relevant background documents may be inspected from Monday through Friday, excluding holidays, between the hours of 8:30am – 4:30pm at the PRRD Dawson Creek office (1981 Alaska Avenue, Dawson Creek, BC) or 8:30am – Noon and 1:00pm – 4:30pm at the PRRD Fort St. John office (9505-100<sup>th</sup> Street, Fort St. John, BC). Written comments or concerns accepted.

Shawn Dahlen, Acting Chief Administrative Officer



prrd.bc.ca |

diverse. vast. abundant.

December 14, 2018

SECTION 50 P (Public Use Zone)

Permitted Uses

1. Subject to Section 26 of this bylaw, the following uses and no others are permitted in a P zone:
  - (a) library;
  - (b) museum;
  - (c) cemetery;
  - (d) fire hall;
  - (e) hospital, including medical clinic, dental clinic, ambulance station, rest home or private hospital;
  - (f) police station;
  - (g) post office;
  - (h) religious centre;
  - (i) communications equipment and installations;
  - (j) community centre or community halls;
  - (k) institutional camp;
  - (l) recreation facilities;
  - (m) public uses;
  - (n) open space passive recreational areas;
  - (o) open green spaces;
  - (p) municipal or local government buildings;
  - (q) educational facilities;
  - (r) senior citizen complexes;
  - (s) liquor licensed premises;
  - (t) model forests;Permitted accessory uses and buildings on any parcel includes the following:
  - (u) accessory buildings for any of the above.

Regulations

1. On a parcel located in a P zone:

Minimum Parcel Size

- (a) The minimum parcel size is 1.8 hectares (4.5 acres) where there is no community sewage system;
- (b) The minimum parcel size is 1000 sq. metres (0.25 acre) when the parcel or parcels are connected to a community sewage system.

Height

- (c) No building or structure shall exceed twenty (20) metres in height, except firehalls.

SECTION 50 P (Public Use Zone) Continued

Setbacks

- (d) Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:
- (i) 7 metres (23 ft.) of a front parcel line;
  - (ii) 3 metres (10 ft.) of an interior side parcel line;
  - (iii) 5 metres (17 ft.) of an exterior side parcel line; or
  - (iv) 7 metres (23 ft.) of a rear parcel line.

Additional requirements

See Sections 13 - 32 of this bylaw.

PEACE RIVER REGIONAL DISTRICT  
Bylaw No. 2335, 2018

A bylaw to amend the "Peace River Regional  
District Zoning Bylaw No. 1000, 1996."

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt the "Peace River Regional District Zoning Bylaw No. 1000, 1996";

NOW THEREFORE the Regional Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

1. This by-law may be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2335, 2018."
2. Schedule A – Map 8 "Wonowon" of "Peace River Regional District Zoning Bylaw No. 1000, 1996" is hereby amended by rezoning a 2.05 ha (5.07 acre) portion of Block A, District Lot 964, W6M, PRD from I-1 "Light Industrial Zone" to P "Public Use Zone", as shown on Schedule "A" which is attached to and forms part of this by-law.

READ A FIRST TIME THIS	<u>25<sup>th</sup></u>	day of	<u>October</u>	, 2018.
READ A SECOND TIME THIS	<u>25<sup>th</sup></u>	day of	<u>October</u>	, 2018.
Public notification published on	<u>29<sup>th</sup></u>	day of	<u>November</u>	, 2018
	& <u>6<sup>th</sup></u>	day of	<u>December</u>	, 2018.
Notification mailed on the	<u>26<sup>th</sup></u>	day of	<u>November</u>	, 2018.
READ A THIRD TIME THIS	<u>          </u>	day of	<u>          </u>	, 2018.
ADOPTED THIS	<u>          </u>	day of	<u>          </u>	, 2018.

\_\_\_\_\_  
Chair

(Corporate Seal has been affixed  
to the original bylaw)

\_\_\_\_\_  
Corporate Officer

I hereby certify this to be a true and correct copy of  
"PRRD Zoning Amendment Bylaw No. 2335, 2018,  
as adopted by the Peace River Regional  
District Board on \_\_\_\_\_, 2018.

\_\_\_\_\_  
Corporate Officer

December 14, 2018





Peace River Regional District  
Bylaw No. 2335, 2018  
**SCHEDULE "A"**



Map No. 8 "Wonowon" - Schedule A of "Peace River Regional District Zoning Bylaw No. 1000, 1996" is hereby amended by rezoning a 2.05 ha (5.07 acres) portion of Block A, District Lot 964, W6M, PRD from I-1 "Light Industrial Zone" to P "Public Use Zone" as shown shaded on the drawing below:

