



PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES
ZONING AMENDMENT REPORT
BYLAW No. 2335, 2018
1st and 2nd Reading

OWNER: Pilgrim Bros. Ventures Ltd.

DATE: October 10, 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 Unweighted]

THAT that Zoning Amendment Bylaw No. 2335, 2018 be given first and second readings; further, that the holding of a public hearing be waived pursuant to *Local Government Act* Section 464(2) and public notification be authorized to proceed pursuant to *Local Government Act* Section 467.

ALTERNATIVE OPTIONS:

OPTION 1: THAT Zoning Amendment Bylaw No. 2335, 2018 be given first and second readings; further, that a public hearing be held and that the holding of the public hearing be delegated to the Electoral Area B Director as permitted under *Local Government Act* Section 469 and public notification be issued pursuant to *Local Government Act* Section 466.

OPTION 2: THAT the Regional Board refuse the application as submitted.

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 5c. 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

- DISTRICT OF CHETWYND:** *No response received*
- CITY OF DAWSON CREEK:** Interests unaffected
- CITY OF FORT ST. JOHN:** Interests unaffected
- DISTRICT OF HUDSON'S HOPE:** *No response received*

VILLAGE OF POUCE COUPE: *No response received*

DISTRICT OF TAYLOR: *No response received*

DISTRICT OF TUMBLER *No response received*

RIDGE:

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.

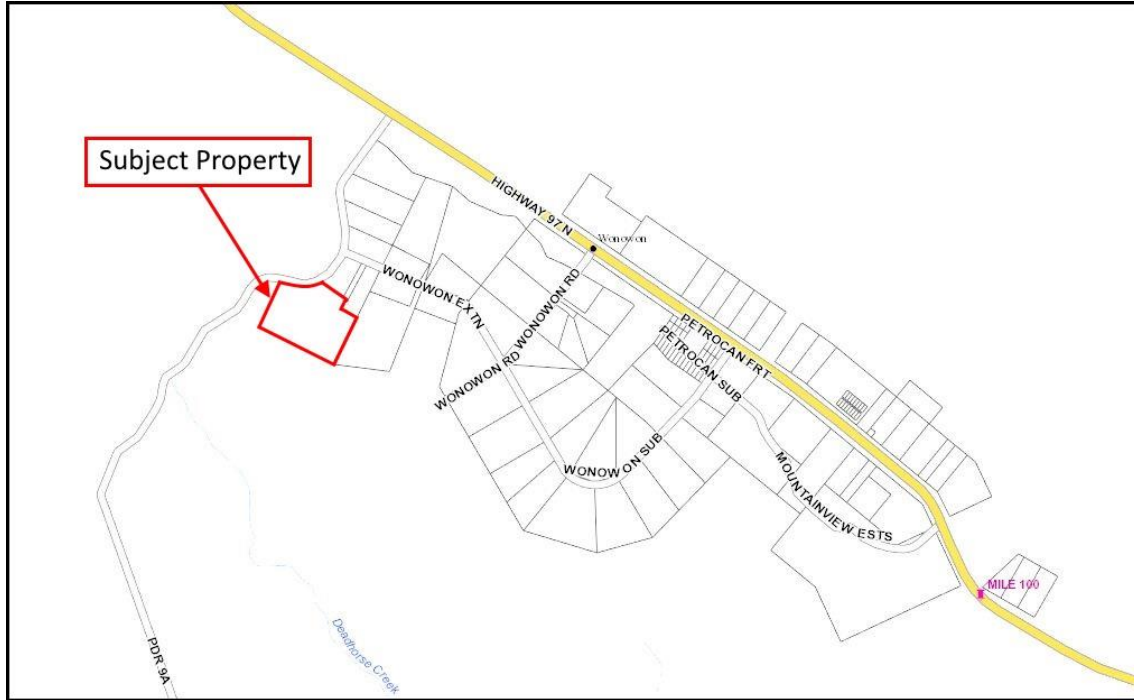
COMMENTS RECEIVED FROM THE PUBLIC

No comments had been received from the public at the time this report was written for submission to the agenda. Any comments received from the public will be reported verbally.

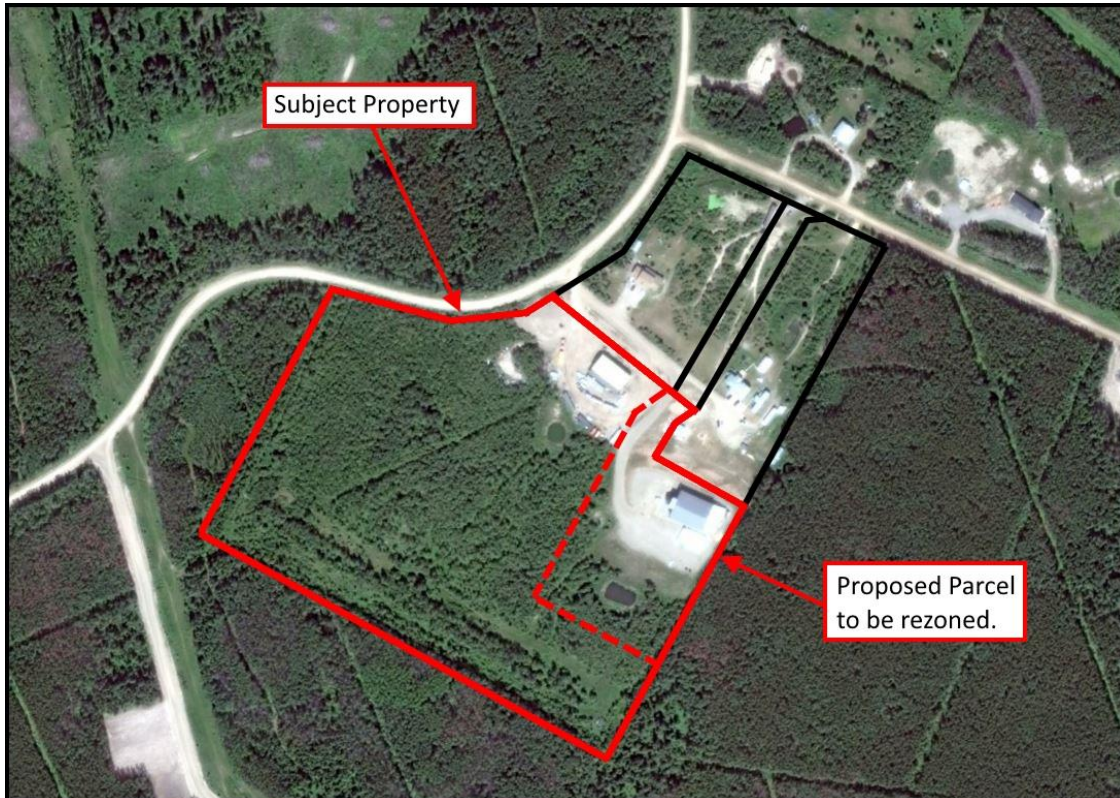


ZONING AMENDMENT REPORT
MAPS
FILE NO. 18-088

Location



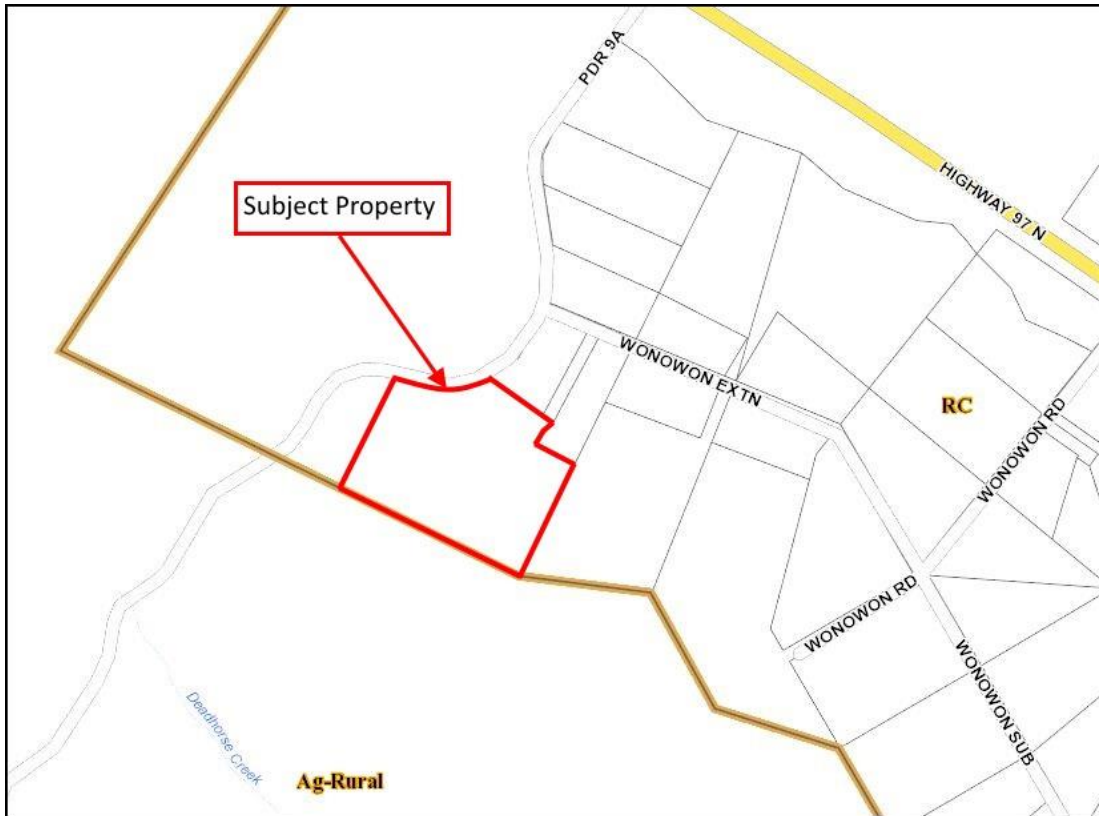
Aerial Photo



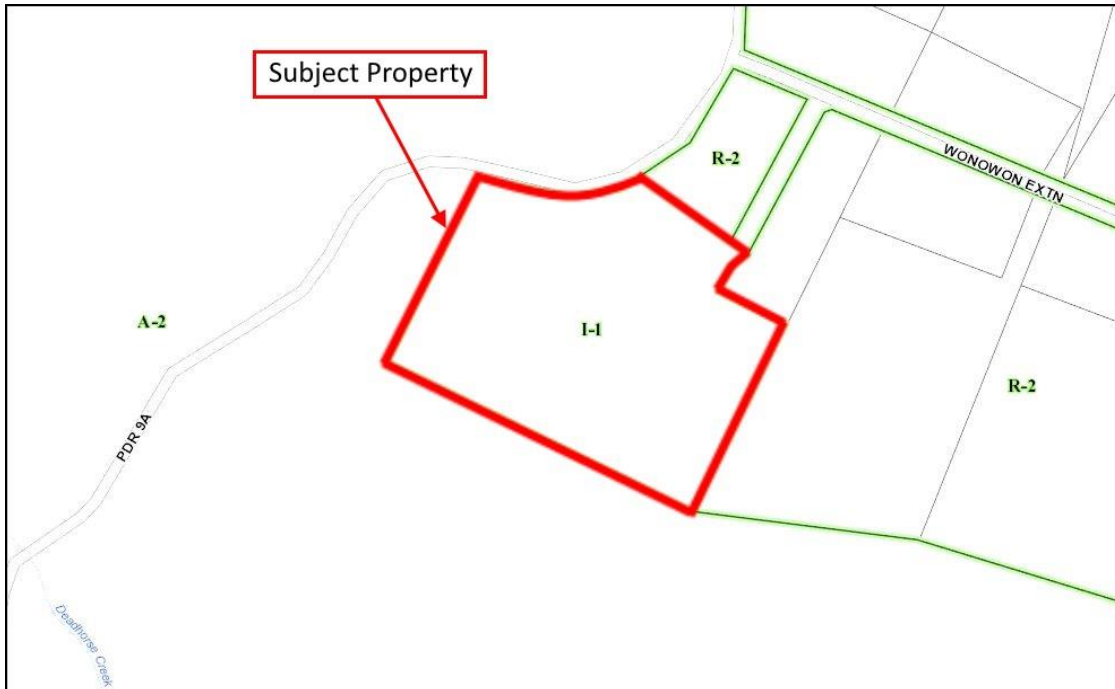


ZONING AMENDMENT REPORT
MAPS
FILE NO. 18-088

PRRD Rural OCP Bylaw No. 1940, 2011



PRRD Zoning Bylaw No. 1000, 2001





ZONING AMENDMENT REPORT
MAPS
FILE NO. 18-088

Soil Classification





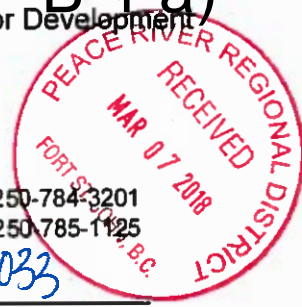
ZONING AMENDMENT REPORT
ATTACHMENTS
FILE NO. 18-088

- ATTACHMENTS:**
1. Application
 2. Referral responses from agencies
 3. Draft Bylaw

1958



PEACE RIVER REGIONAL DISTRICT



DAWSON CREEK 1981 Alaska Avenue (Box 810), Dawson Creek, BC
FORT ST. JOHN 9505 100TH 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

| | FEE |
|--|-------------|
| <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 <i>250 261-0924</i> | 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 |
| | TOTAL AREA | 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

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

existing water well

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.

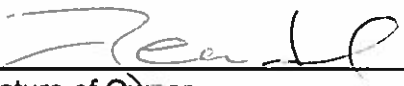
If it is necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a British Columbia Land Surveyor may be required.

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

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.

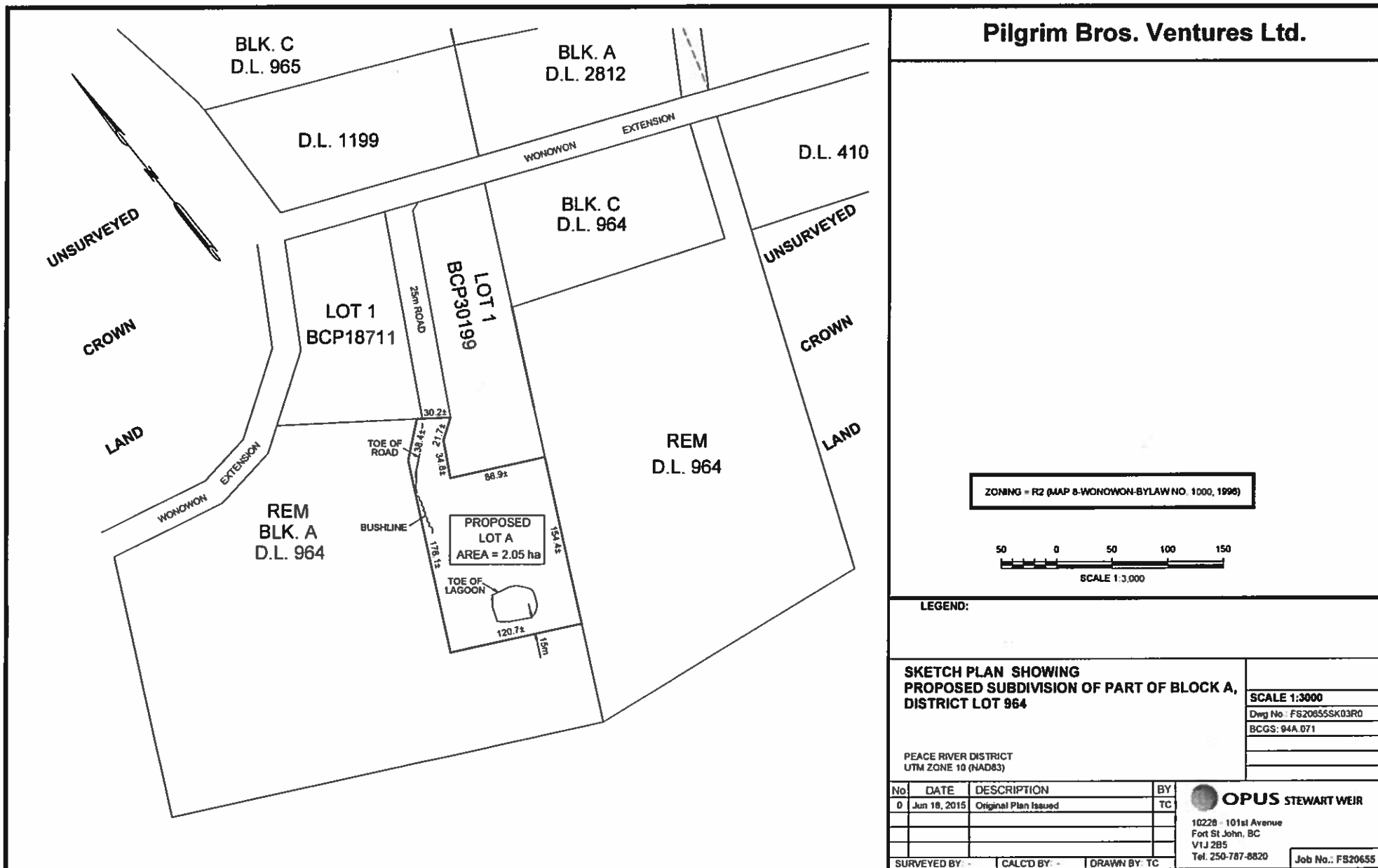
C.c. Karen Goodings, Director of Electoral Area 'B'
 Erin Price, Bylaw Enforcement Officer, PRRD

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

October 25, 2018



Pilgrim Bros. Ventures Ltd.

ZONING = R2 (MAP 8-WONOWON-BYLAWN NO. 1000, 1998)



LEGEND:

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

SCALE 1:3000
Dwg No: FS20655SK03R0
BCGS: 94A.071

PEACE RIVER DISTRICT
UTM ZONE 10 (NAD83)

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

OPUS STEWART WEIR
10228 - 101st Avenue
Fort St John, BC
V1J 2B5
Tel. 250-787-8820
Job No.: FS20655

SURVEYED BY: CALCD BY: DRAWN BY: TC

Michael Blatz

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
Like us on [facebook](#)

Please ~ only print this email if necessary!

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.

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

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

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 | 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.

[Report as Spam](#)
[Report as Phish/Fraud](#)
[Report as Not Spam](#)
[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 (October 8, 2018). If no response is received within that time, it will be assumed that your agency's interests are unaffected.</p> | | |
| <p>PURPOSE OF AMENDMENT: 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>GENERAL LOCATION: Wonowon</p> | | |
| <p>LEGAL DESCRIPTION: Block A, District Lot 964</p> | | |
| <p>AREA OF PROPERTY 11.11 ha (27.46 acres)</p> | <p>ALR STATUS: Outside</p> | <p>OCP DESIGNATION: 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"> <input type="checkbox"/> Northern Health Authority <input type="checkbox"/> Ministry of Transportation & Infrastructure via eDAS <input type="checkbox"/> Oil & Gas Commission <input type="checkbox"/> Ministry of Forests, Lands, Natural Resources Operations and Rural Development | | |
| <p>Other:</p> <ul style="list-style-type: none"> <li style="width: 33%;"><input type="checkbox"/> District of Chetwynd <li style="width: 33%;"><input type="checkbox"/> District of Hudson's Hope <li style="width: 33%;"><input type="checkbox"/> District of Taylor <li style="width: 33%;"><input type="checkbox"/> City of Dawson Creek <li style="width: 33%;"><input type="checkbox"/> Village of Pouce Coupe <li style="width: 33%;"><input type="checkbox"/> District of Tumbler Ridge <li style="width: 33%;"><input type="checkbox"/> City of Fort St. John | | |
| <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

| | | | |
|---|--|---|------------------------|
| | | RESPONSE SUMMARY | 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
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 (October 8, 2018). If no response is received within that time, it will be assumed that your agency's interests are unaffected.</p> | | | | | | | | | | | |
| <p>PURPOSE OF AMENDMENT: 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>GENERAL LOCATION: Wonowon</p> | | | | | | | | | | | |
| <p>LEGAL DESCRIPTION: Block A, District Lot 964</p> | | | | | | | | | | | |
| <p>AREA OF PROPERTY 11.11 ha (27.46 acres)</p> | <p>ALR STATUS: Outside</p> | <p>OCP DESIGNATION: 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:100%;"/> <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"> <input type="checkbox"/> Northern Health Authority <input type="checkbox"/> Ministry of Transportation & Infrastructure via eDAS <input type="checkbox"/> Oil & Gas Commission <input type="checkbox"/> Ministry of Forests, Lands, Natural Resources Operations and Rural Development | | | | | | | | | | | |
| <p>Other:</p> <table style="width:100%; border: none;"> <tr> <td style="width:33%;"><input type="checkbox"/> District of Chetwynd</td> <td style="width:33%;"><input type="checkbox"/> District of Hudson's Hope</td> <td style="width:33%;"><input type="checkbox"/> District of Taylor</td> </tr> <tr> <td><input type="checkbox"/> City of Dawson Creek</td> <td><input type="checkbox"/> Village of Pouce Coupe</td> <td><input type="checkbox"/> District of Tumbler Ridge</td> </tr> <tr> <td><input type="checkbox"/> City of Fort St. John</td> <td></td> <td></td> </tr> </table> | | | <input type="checkbox"/> District of Chetwynd | <input type="checkbox"/> District of Hudson's Hope | <input type="checkbox"/> District of Taylor | <input type="checkbox"/> City of Dawson Creek | <input type="checkbox"/> Village of Pouce Coupe | <input type="checkbox"/> District of Tumbler Ridge | <input type="checkbox"/> City of Fort St. John | | |
| <input type="checkbox"/> District of Chetwynd | <input type="checkbox"/> District of Hudson's Hope | <input type="checkbox"/> District of Taylor | | | | | | | | | |
| <input type="checkbox"/> City of Dawson Creek | <input type="checkbox"/> Village of Pouce Coupe | <input type="checkbox"/> District of Tumbler Ridge | | | | | | | | | |
| <input type="checkbox"/> City of Fort St. John | | | | | | | | | | | |
| <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

| | | |
|---|---|------------------------|
| RESPONSE SUMMARY | | 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 |



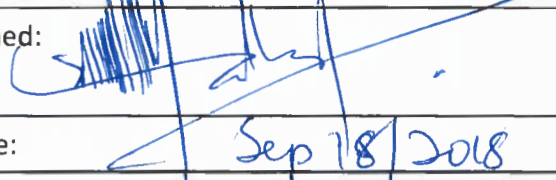
BYLAW AMENDMENT
REFERRAL FORM

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

| | | |
|--|---|------------------------|
| RESPONSE SUMMARY | | 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 ^{Protection} Regulation. Must not cause any health hazards.

~~mm/~~ ~~11/18/18~~ ~~mm/~~

| | |
|---|-------------------------------------|
| Signed:  | Title: ENVIRONMENTAL HEALTH OFFICER |
| Date: Sep 18 / 2018 | Agency: Northern Health Authority |

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 _____ day of _____, 2018.
 READ A SECOND TIME THIS _____ day of _____, 2018.
 Public notification published on _____ day of _____, 2018.
 Notification mailed on the _____ day of _____, 2018.
 READ A THIRD TIME THIS _____ day of _____, 2018.
 ADOPTED THIS _____ day of _____, 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

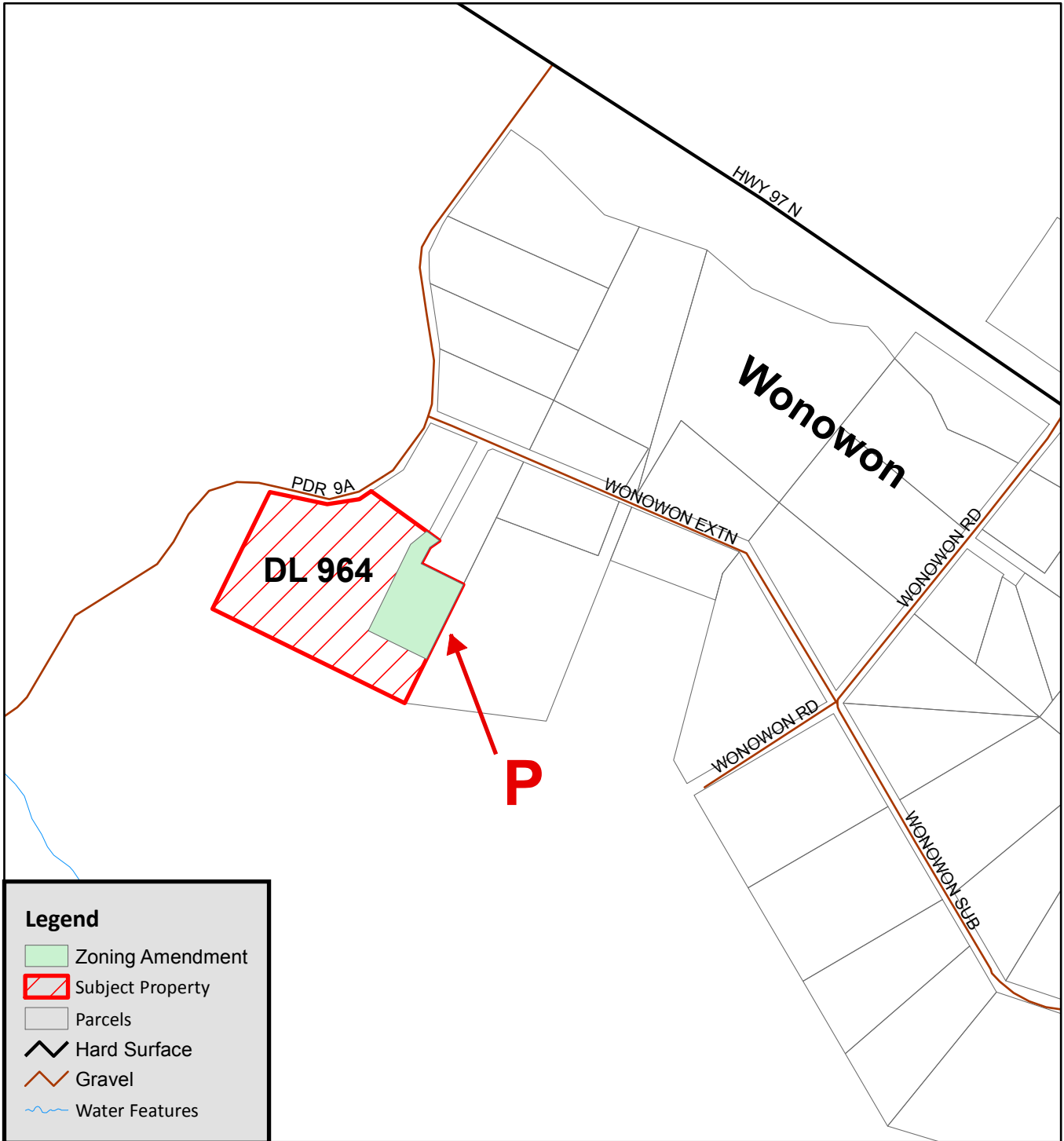
October 25, 2018



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:



Legend

- Zoning Amendment
- Subject Property
- Parcels
- Hard Surface
- Gravel
- Water Features