



**PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES
ZONING AMENDMENT REPORT
BYLAW NO. 2294 (KRONHARDT), 2017
1st & 2nd Reading**

OWNER: Paul & Ludmila Kronhardt
AREA: Electoral Area B
LEGAL: District Lot 2167, PRD
LOT SIZE: 2 ha (5 ac)
LOCATION: Wonowon

DATE: September 13, 2017

PROPOSAL:

To rezone a portion 0.2 ha (0.5 ac) of the subject property from R-2 (Residential 2 Zone) to HC (Highway Commercial Zone) to permit the operation of a campground.

RECOMMENDATION: OPTION 1:

1. THAT the Regional Board read Zoning Amendment Bylaw No.2294 (Kronhardt), 2017 for a First and Second time.
2. THAT a Public Hearing be held pursuant to the Local Government Act;
3. THAT the holding of the Public Hearing be delegated to the Director of Electoral Area "B"

OPTIONS

- OPTION 1:**
1. THAT the Regional Board read Zoning Amendment Bylaw No.2294 (Kronhardt), 2017 for a First and Second time.
 2. THAT a Public Hearing be held pursuant to the Local Government Act;
 3. THAT the holding of the Public Hearing be delegated to the Director of Electoral Area "B"

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

SITE CONTEXT

The subject property is located within the rural community of Wonowon along the Alaska Highway (97 N). The area is predominantly comprised of Crown Land, oil & gas use, and some rural residential parcels. Land features include some cultivated land, forested and low lying riparian areas.

SITE FEATURES

LAND: The subject property is currently cleared for rural residential and R.V, and camping use.

STRUCTURES: There is one residence on the subject property.

ACCESS: The proposal is accessed from Alaska Highway (97N).

CLI SOIL RATING: Class 5_c soils. Class 5 soils have very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible. Subclass c denotes adverse climate.

Bruce Simard

Department Head

CAO

FIRE: Outside all Rural Fire Protection Areas.

COMMENTS AND OBSERVATIONS

APPLICANT: The applicant would like to zone a portion of the subject property for a seasonal (3-4 months) Campground for R.V. use.

ALR: The subject property is outside the ALR.

OCP: **Peace River Regional District Rural Official Community Plan Bylaw No. 1940, 2011**
The subject property is designated 'Rural Community' within the PRRD Rural OCP Bylaw No. 1940, 2011. The minimum parcel size for lands within a Rural Community is 1.6 hectares (4 acres).

Within this designation, the principle use of the land is a mix of other designations including the 'Commercial' designation which this proposal would fall under.

Section 6: Rural Community

Policy 4:

Subdivision or land use proposals will be examined and considered in areas designated Commercial, subject to the factors as set out in Section 20.4.

Section 20.4: Subdivision and Development Guidelines

Where a proposed subdivision, rezoning or temporary use permit may be permitted by this OCP, the Regional Board, in reviewing the subdivision application referred to the Regional District by the Approving Officer or a rezoning or temporary use permit application submitted to the Regional District by the applicant, may consider factors including but not limited to the following:

- (a) physical characteristics of the subject property, including topography and vegetation;*
- (b) the agricultural capability of the land, including the Canada Land Inventory soil rating and history of production;*
- (c) the subject property's access to infrastructure and utilities;*
- (d) the projected impact on the transportation network;*
- (e) impacts of the development on neighbouring properties, which may include direct and indirect impacts;*
- (f) the extent to which the proposal would create or contribute to encroaching land uses that may interfere with agriculture and/or other nearby established land uses;*
- (g) public opinion as received through any applicable public consultation process;*
- (h) other issues that may be relevant to the subject property or specific proposal.*

Policy 8:

If any land designated Rural Community is under application for a re-zoning to an industrial or commercial zone, public consultation must take place within the Rural Community. The Regional Board may direct the proponent to provide to the Regional District a site plan illustrating applicable features such as proposed access, parking areas, outdoor storage areas, and buildings or structures.

Section 9: Commercial

Policy 3:

Within the Commercial designation the principal use of land will generally be for commercial uses such as businesses that cater to the local area residents; businesses that cater to the travelling public or tourists; convenience stores; retail sales; gas stations; automotive service and repair; restaurants; craft sales; personal service establishments; business offices; campgrounds; tourist accommodations; commercial recreation facilities; animal hospitals; kennels.

Policy 4:

New commercial developments are directed to Rural Communities, the municipalities, or commercial designated land within the Fringe Areas.

Policy 6:

Proposed commercial development should demonstrate the following:

(a) siting, orientation, and layout of proposed structures minimizes or eliminates potential conflicts with agriculture;

(b) plans for vehicle parking and circulation on the property;

(c) layout of proposed development and activities.

ZONING:

Peace River Regional District Zoning Bylaw No. 1000, 1996

The subject property is zoned R-2 (Residential 2 Zone) within the Peace River Regional District Zoning Bylaw No. 1000, 1996.

A Public Recreation Facility is not a permitted use within this zone. Therefore, this proposal will require a zoning amendment.

WATER & SEWER

A water well services both the residence and RV sites. Sewage from both the RV sites and the residence is serviced by the lagoon at the back of the property.

IMPACT ANALYSIS

AGRICULTURE: The proposed use would have no impact on agriculture as the property is currently zoned for residential use.

CONTEXT: In the immediate proximity of the subject property there is one lot for rural residential use and one lot that is developed for highway commercial use and unsurveyed crown lands. There are no other developments in the immediate area.

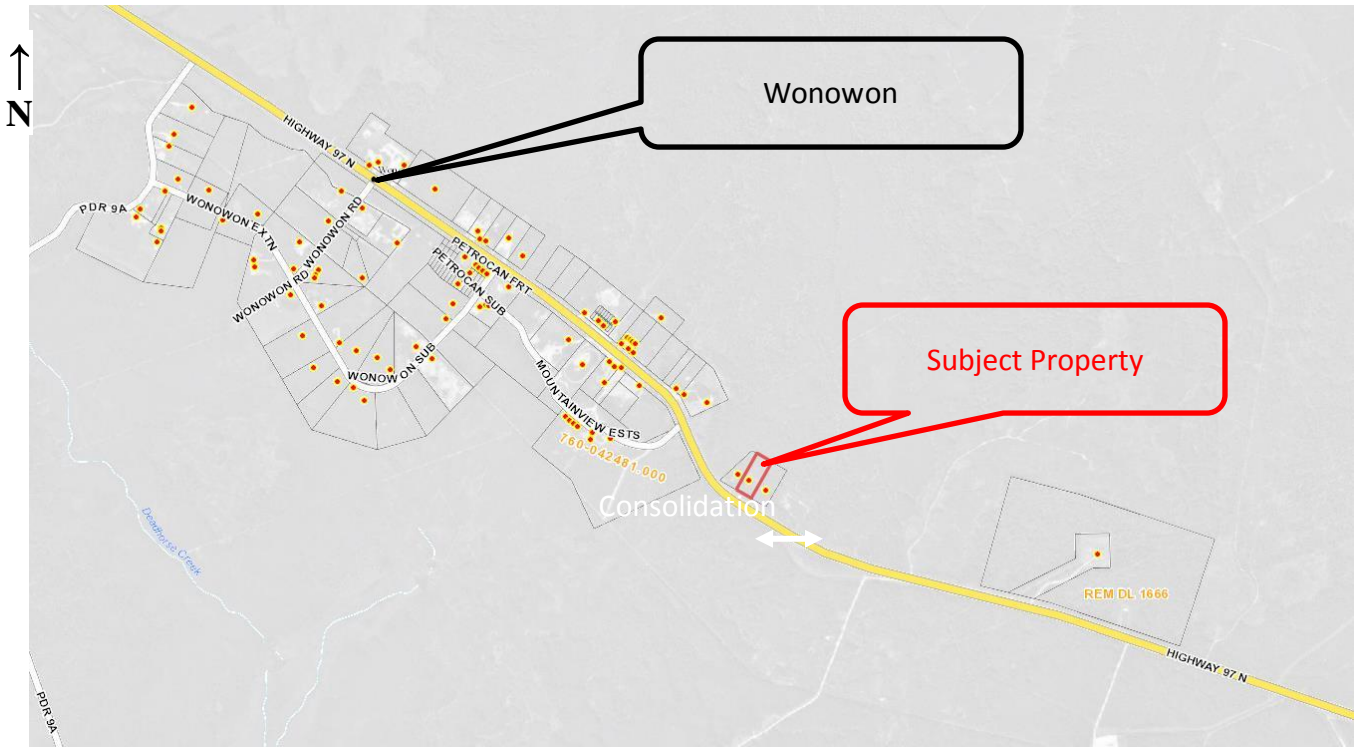
POPULATION & TRAFFIC The proposed rezoning will increase the population in correlation with the number of RV's using the site. Much of this population will be transient. Traffic will increase consistent with the types of business likely to locate here and may be sporadic depending on the season. To note, Zoning Bylaw 2294, (Kronhardt) 2017 cannot be approved without signatory approval from the Ministry of Transportation.

COMMENTS RECEIVED FROM MUNICIPALITIES AND PROVINCIAL AGENCIES

- CITY OF DAWSON CREEK** Interests unaffected by Bylaw
- DISTRICT OF TAYLOR:** Interests unaffected by Bylaw
- CITY OF FORT ST. JOHN** Interests unaffected by Bylaw
- OIL & GAS COMMISSION** While there are oil & gas activity within 1 km of the subject property, it is not in conflict. The oil & gas activity is a freshwater storage area with associated road, it is across the highway and approximately 800 metres away.
- MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE** The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral dated August 03, 2017 to amend the zoning from R-2 (Residential 2 Zone) to HC (Highway Commercial Zone) to permit the operation of a campground within DL 2167 PEACE RIVER. The proposal falls within Section 52 of the Transportation Act and will require formal Ministry approval and signature. The Ministry is in support of the proposal; however, we have the following conditions that must be satisfied prior to final approval and signature by the Ministry.
- If the land use is to change from the proposed campground within the proposed zoning, we will require intersection improvements. To ensure this, we will require a suitably worded restrictive covenant prior to zoning approval, which restricts land use within the proposed zone strictly to the proposed campground. The covenant is to be registered with priority over any financial charges. If the landowner does not want to enter into a restrictive covenant on the property, the Ministry will require a scope development meeting to discuss potential Traffic Impact Study (TIS) to address access issues to the Alaska Highway. The Ministry recommends that the land owner contact our department for samples of the covenant we are requesting prior to contacting a lawyer or notary.
- We will require the applicant to apply for an “Access to a Controlled Access Highway” Permit. Below is a link to ensure that you are complying with the Ministry permitting requirements and apply online for the appropriate permit: <http://www.th.gov.bc.ca/permits/index.asp>
- The Ministry reserves the right to refuse or require changes to any proposals at the time of the application process.
- Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at (250) 787-3336 or by email at Kristy.prothman@gov.bc.ca.



Context Photo

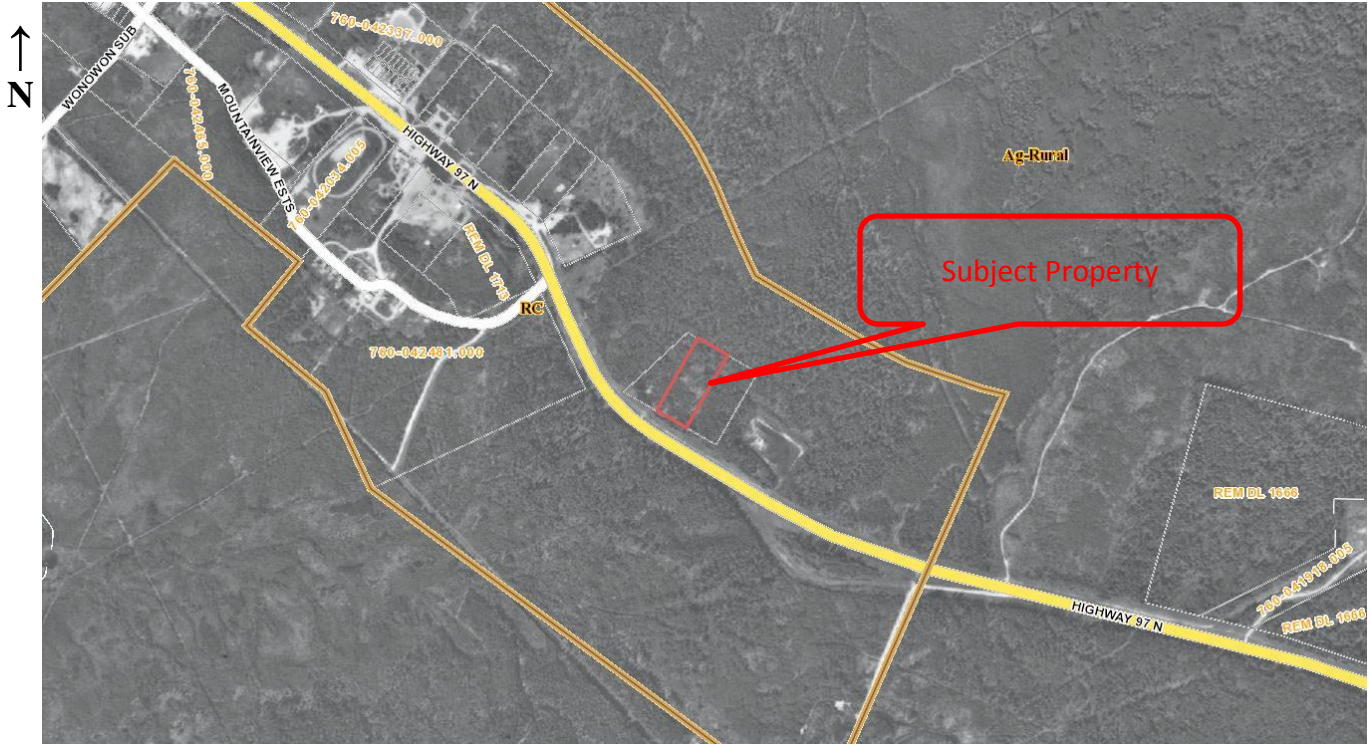


Air Photo

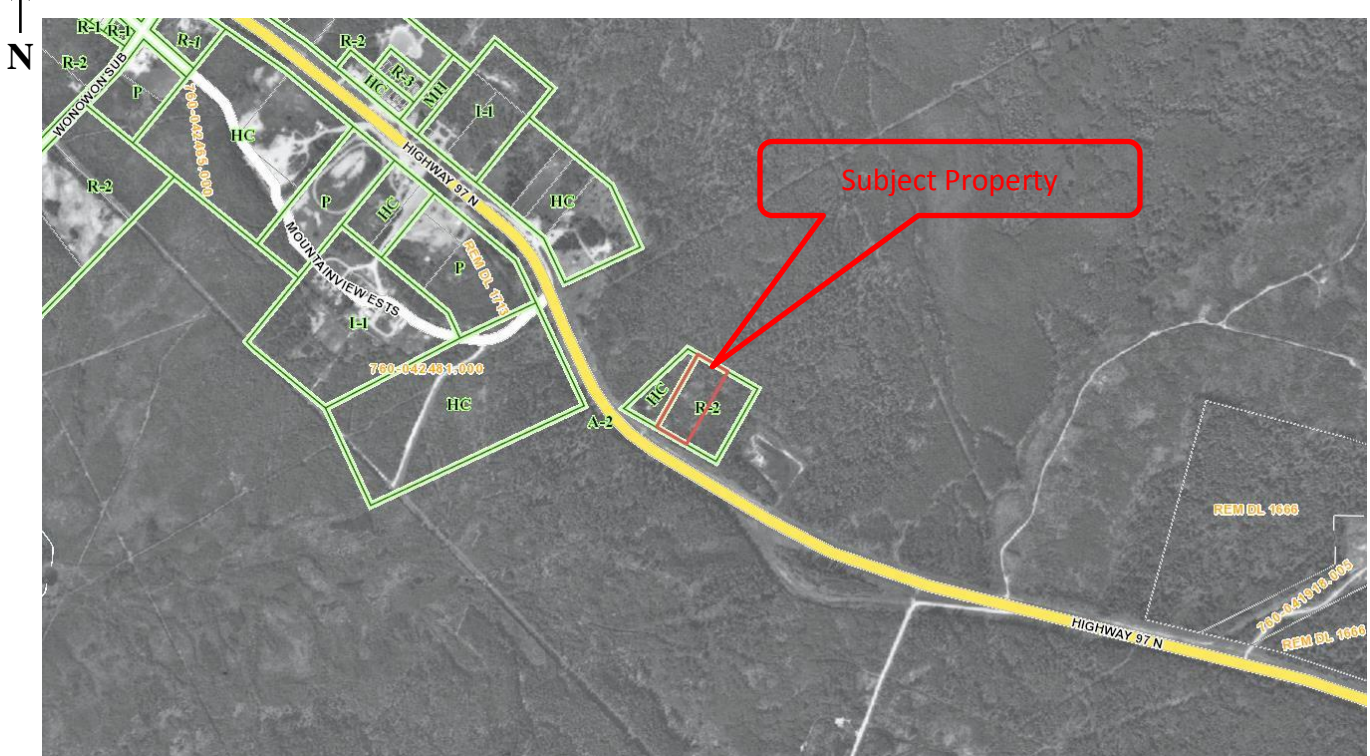




PRRD Rural OCP Bylaw No. 1940, 2011 (Schedule B Map 15)



PRRD Zoning Bylaw No. 1343, 2001 (Schedule A Map 8)





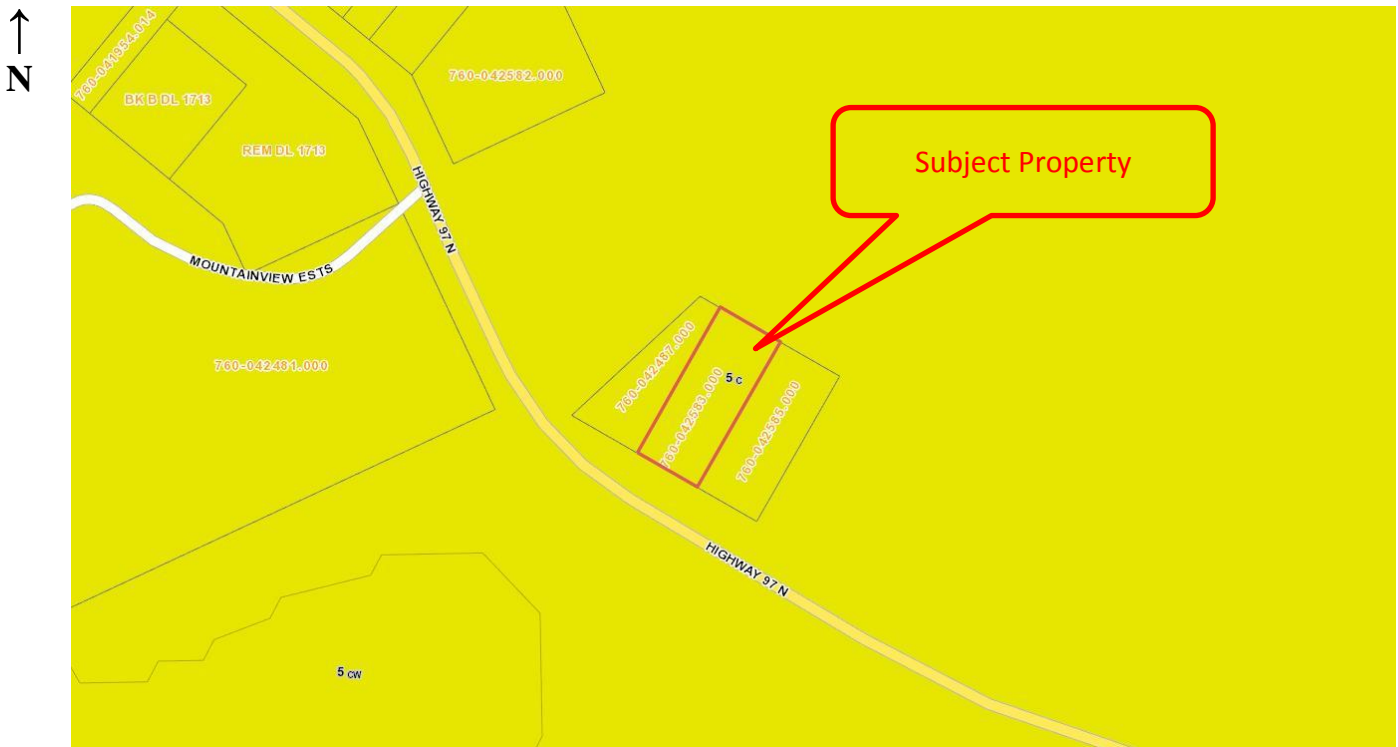
MAPS

FILE No. 186/2015 (Kronhardt)

Agricultural Land Reserve (094A.071)



Soil Classification (Map 09A/12)





MAPS

FILE No. 186/2015 (Kronhardt)

Photo



Fig#1: 9 Campsites and Dwelling Unit, looking north



Fig#2: Area of Proposed expansion of Campsites, looking northeast



Fig#3: Highway sign



Fig#4: Lagoon, looking north



Fig#5: area for proposed Laundry and Shower Unit ,looking northwest



Fig#6: Expansion area looking east

B-2 a)
186/2015



PEACE RIVER REGIONAL DISTRICT



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 #: 5970

Application for Development

1.		FEES
<input type="checkbox"/>	Official Community Plan Amendment	\$1,000.00
<input checked="" type="checkbox"/>	Zoning Amendment	<u>\$ 650.00</u>
<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]	<u>\$ 150.00</u>

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>Paul Kronhardt</i>	Authorized Agent of Owner (if applicable):
Address of Owner <i>16849 Hwy 97N</i>	Address of Agent
City / Town / Village <i>WONOWON BC</i>	City / Town / Village
Postal Code <i>V0C 2N0</i>	Postal Code
Telephone Number: <i>250 264 7820</i> Fax Number:	Telephone Number: Fax Number:
e-mail address: <i>pkronhardt@yahoo.com</i>	e-mail address:

pkronhardt@gmail.com

3. Full legal description of each property under application	Area of each lot
P.I.D 026-929-988	5 acres ha./ acres
DL 2167	ha. / acres
	ha./ acres
	Total area ha./ acres

4. Civic address or location of property: 16849 Hwy 97 N Wauwaton BC V0C2N0

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: Residential
Proposed zone Nwy commercial
Text amendment: _____

Development Variance Permit: - describe proposed variance request:
Long Term RV Park 3-4 Month stays.

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:
Residence

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

a) North _____
b) East _____
c) South _____
d) West _____

8. Describe the proposed development of the subject property, attach a separate sheet if necessary:
Long term RV Park 3-4 month stays

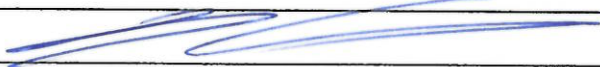

9. Reasons and comments in support of the application, attach a separate sheet if necessary:

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: <i>Aug 24/15</i>	

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	and	hereby authorize
(name)	to act on my/our behalf in respect of this application.	
Address of agent:		
Telephone:	Fax:	Email:


Signature of Owner/s:

Aug 24/15
Date


Signature of Owner/s:

Aug 24/15
Date

B-2 a)

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WONOVON ↓

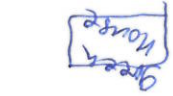
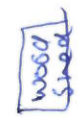
16849 Hwy 97N

Drive way to Hwy 97N Alaska Hwy

Bush



Sarcos



RV Lots Subject



64m

well
0

32m

Description on back

**PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2294, 2017**

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. 2294 (Kronhardt), 2017."
2. Schedule A – Map 8: Wonowon of "Peace River Regional District Zoning Bylaw No. 1000, 1996" is hereby amended by District Lot 2167, PRD from R-2 "Residential 2 Zone" to HC "Highway Commercial Zone", as shown on Schedule "A" which is attached to and forms part of this by-law.

READ a FIRST TIME this ____ day of _____, 2017.

READ a SECOND TIME this ____ day of _____, 2017.

Public Notification published on _____, 2017 and mailed on the __ day of _____, 2017.

READ a THIRD TIME this ____ day of _____, 2017.

APPROVED by the Ministry of Transportation this ____ day of _____ 2017.

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

District Highways Manager

ADOPTED this ____ day of _____, 2017.

(Corporate Seal has been affixed to the original bylaw)

(_____
 (Chair
 (
 (
 (_____
 (Corporate Officer

I hereby certify this to be a true and correct copy of "PRRD Zoning Amendment Bylaw No. 2294 (Kronhardt), 2017", as adopted by the Peace River Regional District Board on _____, 2017.

Corporate Officer

Peace River Regional District
By-law No. 2294, 2017
SCHEDULE "A"



Schedule A - Map. No. 8: Wonowon of "Peace River Regional District Zoning Bylaw No. 1000, 1996" is hereby amended by rezoning District Lot 2167, PRD **from** R-2 "Residential 2 Zone" **to** HC "Highway Commercial Zone" as shown shaded on the drawing below:

