



# REPORT

To: Chair and Directors

Report Number: DS-BRD-131

From: Kathy Suggitt, General Manager of Development Services

Date: March 25, 2021

**Subject: Zoning Amendment Bylaw No. 2427, 2021, PRRD File No. 20-017 ZN**

## **RECOMMENDATION #1: [Corporate Unweighted]**

That the Regional Board give Zoning Amendment Bylaw No. 2427, 2021, to provide a site-specific text amendment in the A-2 zone of Zoning Bylaw No. 1000, 1996 that would allow a 500 person work camp and card lock fuel sales on a 10.7 hectare (26.4 acre) portion of the subject property identified as PID 014-746-701, third reading.

## **RECOMMENDATION #2: [Corporate Unweighted – 2/3 Majority]**

That the Regional Board adopt Zoning Amendment Bylaw No. 2427, 2021.

## **BACKGROUND/RATIONALE:**

### **Proposal**

The applicant is proposing a work camp and card lock fuel sales on a 10.7 ha (26.4 ac) portion of the subject property. The 500 person worker camp and card lock fuel sales have been operating on the property since July 2013, authorized by PRRD issued TUP 86/2013 and then TUP 224/2016, which expires on December 13, 2021. The applicant would like to continue the use on the property for the long term and hence, is applying for a zoning amendment.

### **File Details**

Owner: Wildfire Land & Cattle Co. Ltd.  
 Agent: Blackbird Environmental Ltd.  
 Area: Electoral Area B  
 Location: Wonowon  
 Legal: North East ¼ of District Lot 41 Peace River District  
 PID: 014-746-701  
 Site size: 63.86 ha (157.8 ac)

### **Site Context**

The subject property is approximately 13 km west of Wonowon. The area is comprised of agricultural holdings, undeveloped freehold parcels and crown lands.

### **Summary of Procedure**

Zoning Amendment Bylaw No. 2427, 2021 was read for a first and second time on February 25, 2021. The following activities have occurred since then:

March 10, 2021	Public notification mailed to landowners within notification area
March 11 & 18, 2021	Notice of intent to consider advertised in the Alaska Highway news

**Comments Received from the Public**

The requirement for a public hearing was waived as the proposal is compliant with the Official Community Plan. However, public notification was issued in accordance with the *Local Government Act*. At the time of preparing this report, two (2) comments from the public had been received, which are summarized below and attached to this report. Should any additional comments be submitted prior to the March 25, 2021 Board meeting, they will be reported verbally and attached as late items to the report as an addendum to the Agenda.

- A comment dated March 10, 2021 from Bailie Copeland generally supports.
- A comment dated March 10, 2021 from Tanner Moore generally opposes.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board refuse to give Zoning Amendment Bylaw No. 2427, 2021, to provide a site-specific text amendment in the A-2 zone of Zoning Bylaw No. 1000, 1996 that would allow a 500 person work camp and card lock fuel sales on a 10.7 ha (26.4 ac) portion of the subject property identified as PID 014-746-701, third reading.
2. That the Regional Board refuse to adopt Zoning Amendment Bylaw No. 2427, 2021.
3. That the Regional Board provide further direction.

**STRATEGIC PLAN RELEVANCE:**

- Not Applicable to Strategic Plan.

**FINANCIAL CONSIDERATION(S):**

None at this time.

**COMMUNICATIONS CONSIDERATION(S):**

The Regional Board's decision will be communicated to the agent.

**OTHER CONSIDERATION(S):**

None at this time.

**Attachments:**

1. Public Notification for Zoning Bylaw No. 2427, 2021
2. Comments Received from the Public
3. Zoning Amendment Bylaw No. 2427, 2021

**External Links:**

1. [Report – Zoning Amendment Bylaw No. 2427, 2021, PRRD File No. 20-017 ZN – February 25, 2021](#)



Industry

Residential

Farm Use

# Notice of Intent to Consider

ZONING AMENDMENT BYLAW NO. 2427, 2021

FILE NO. 20-017 ZN

## Wonowon Area

**Property Location:** North East ¼ of District Lot 41 Peace River District

Approximately 13 km west of Wonowon

**Proposal:** To provide a site-specific text amendment in the A-2 zone of Zoning Bylaw No. 1000, 1996 to allow a 500 person work camp and card lock fuel sales on a 10.7 ha (26.4 ac) portion of the subject property.

## How to Participate

### 1 Get More Information

Contact the Peace River Regional District to get more information about the proposal. Bylaws can be viewed online anytime.

#### In Person (During Office Hours)/ Mail

**Dawson Creek Office**  
1981 Alaska Avenue/Box 810  
Dawson Creek, BC V1G 4H8

**Fort St. John Office**  
9505-100<sup>th</sup> Street  
Fort St. John, BC V1J 4N4

#### By Email

[planning@prrd.bc.ca](mailto:planning@prrd.bc.ca)

#### By Phone

250-784-3200  
Toll Free 1-800-670-7773  
Fax 250-784-3201

#### Online

View Development Applications at  
[prrd.bc.ca/services/planning](http://prrd.bc.ca/services/planning)

### 2 Send in a Written Comment

Through the planning webpage, e-mail, fax, mail, or in person. Written comments will be accepted until 4:00 pm on March 24, 2021.

### 3 Watch the Board Meeting

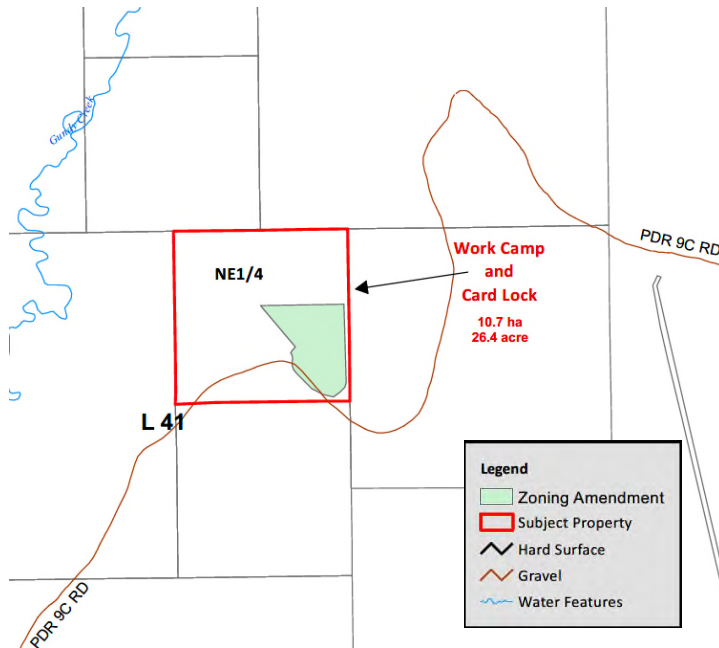
Public attendance at meetings is not permitted due to COVID-19. Watch the meeting livestream via the Peace River Regional District 'Official Page' on Facebook.

#### When:

Thursday, March 25, 2021 at 10:00 am

#### Where:

Peace River Regional District 'Official Page' on Facebook



# Active Development Permit Applications - Submit a Comment

**File No. / Applicant:**

20-017 Zn Blackbird Environmental Ltd. as agent for Wildfire Land

**Comments or Concerns:**

Great news! Build away the area needs the work! So excited to hear about this.

**Name:**

Bailie Copeland

**Date:**

03/10/2021

**Address:**

[REDACTED]  
[REDACTED]

**Email (optional):**

**Phone Number (optional):**

# Active Development Permit Applications - Submit a Comment

**File No. / Applicant:**

20-017 Zn Blackbird Environmental Ltd. as agent for Wildfire Land

**Comments or Concerns:**

It would be really nice to see some of the camps that are not being used anymore cleaned up. Instead of bringing more in. There are tons around the peace that just turn into environmental hazards. And for that reason I'm against it.

**Name:**

Tanner Moore

**Date:**

03/10/2021

**Address:**

[REDACTED]

**Email (optional):**

[REDACTED]

**Phone Number (optional):**

[REDACTED]

**PEACE RIVER REGIONAL DISTRICT**

**Bylaw No. 2427, 2021**

A bylaw to amend 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 “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 bylaw may be cited for all purposes as “Peace River Regional District Zoning Amendment Bylaw No. 2427, 2021.”
- 2. Index Map – Map 1 of “Peace River Regional District Zoning Bylaw No. 1000, 1996” is hereby amended in the following manner:
  - a) By adding the following permitted use to Part VI Zones, Section 36 A-2 (Large Agricultural Holdings Zone), 2. Regulations – Additional Uses:
    - (e) the following additional use is permitted on land legally described as:
      - Northeast ¼ of District Lot 41, Peace River District
      - (i) 500 person work camp and card lock fuel sales on a 10.7 ha (26.4 acre) portion of the subject property

READ A FIRST TIME THIS	<u>25<sup>th</sup></u>	day of	<u>February</u>	, 2021.
READ A SECOND TIME THIS	<u>25<sup>th</sup></u>	day of	<u>February</u>	, 2021.
Notification mailed on the	<u>10<sup>th</sup></u>	day of	<u>March</u>	, 2021.
Notification published on the	<u>11<sup>th</sup> and 18<sup>th</sup></u>	day of	<u>March</u>	, 2021.
READ A THIRD TIME THIS	<u>                    </u>	day of	<u>                    </u>	, 2021.
ADOPTED THIS	<u>                    </u>	day of	<u>                    </u>	, 2021.

(Corporate Seal has been affixed to the original bylaw)

\_\_\_\_\_  
Chair

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

I hereby certify this a true and correct copy of “PRRD Zoning Amendment Bylaw No. 2427, 2021, as adopted by the Peace River Regional District Board on \_\_\_\_\_, 20\_\_.

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



Peace River Regional District  
 Bylaw No. 2427, 2021  
**SCHEDULE "A"**



Schedule A - Index Map - Map 1 of "Peace River Regional District Zoning Bylaw No. 1000, 1996" is hereby amended in the following manner:

a) by adding the following permitted use to Part VI Zones, Section 36 A-2 (Large Agricultural Holdings Zone), 2. Regulations - Additional Uses

(e) the following additional use is permitted on lands legally described as:

Northeast 1/4 of District Lot 41, Peace River District.

i) 500 person work camp and card lock fuel sales on a 10.7 ha (26.4 acre) portion of the subject property.

