



PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – AGENDA

Proposed OCP & Zoning Amendment Bylaw No. 2244 & 2245, (Gayse) 2015

July 12th, 2016 @ 7:00 p.m.

Chetwynd and District Rec. Centre

1. CALL TO ORDER

2. CHAIRMAN READS THE STATEMENT OF PUBLIC HEARING

3. INTRODUCTION TO PROPOSAL

LANDOWNER: **Diane & Patrick Gayse**

LEGAL DESC: **District Lot 4227 PRD, as shown on Plan EPP19152**

PROPOSAL: To re-designate 7.1 ha (17.6 acres) portion of the parcel from “Residential” to “Settlement” and rezone a 6.1 ha (15 ac) the parcel from A-2 (Large Agricultural Holdings Zone), to C-2 (Highway Commercial Zone) for the construction and operation of a truck stop gas bar, convenience store, restaurant, laundry facility, liquor store office space and;
To rezone a 1 ha (2.6 ac) portion to M-1 (Service Industrial Zone) for a heavy equipment rental and sales facility.

4. SUMMARY OF APPLICATION PROCEDURE

Oct 23, 2015	→ PRRD receives application
March 8, 2016	→ Application and proposed bylaw referred to municipalities and provincial agencies
May 12, 2016	→ PRRD Board gives zoning amendment bylaw 1st Reading and authorizes a public hearing be held,
June 21, 2016	→ Public hearing notification mailed to landowners
June 30 & July 7, 2016	→ Public notification advertised in <i>The Mirror</i>
July 1, 2016	→ Public notification advertised in <i>Northern Horizon</i>
July 8, 2016	→ Public notification advertised in <i>Coffee Talk Express</i>
July 8, 2016	→ Public notification advertised in <i>Energetic City</i>
July 12, 2016	→ Public hearing takes place at the Chetwynd and District Rec. Centre

5. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

City of Dawson Creek Interests Unaffected

Agricultural Land commission This is to advise that the ALC has no objection to the proposed bylaw amendments are its interests are unaffected. The ALC will also undertake a map amendment to delete the small area of adjacent ALR which underlines the road right of way.

District of Taylor Interests unaffected by Bylaw

**District of
Chetwynd**

MOVED/SECONDED/CARRIED

THAT the report dated March 16, 2016 re; Peace River Regional District Rezoning and Official Community Plan (OCP) Re-designation – Gayse prepared by the Engineering and Public works Department, be received; and

THAT Council support the application made to the Peace River Regional District for rezoning and OCP re-designation of District Lot 4227 PRD, as shown on Plan EPP19152 based on the commitment proposed by Patty Gayse in his letter to the District of Chetwynd which was received March 16, 2016 included as Attachement “B” to the report dated March 16, 2016 prepared by the Engineering and Public Works Department). (*See attached Resolution Report and letter*)

Also see below a discussion between District of Chetwynd and the PRRD

PRRD:

Hello Doug and Paul

Further to the conversation between the PRRD and the District of Chetwynd,

Can you provide the PRRD with information regarding The District of Chetwynds requirements and initial agreement with the proponent (Gayse) request and commitment for water and sewer services for District Lot 4227 from the District of Chetwynd.

Thank you,

District of Chetwynd:

Thanks Kole:

In response to your question: In order for the District to consider extending water and sewer services outside of our municipal boundaries, we would require any land Owner to petition us for boundary inclusion prior to us agreeing to do so (our practice is not to extend services beyond our corporate boundary). In the case of Mr. Patty Gayse, he has provided a letter indicating that he requires our services for his proposed Truck Stop, and that he will comply with our requirements, which include the following;

- The Owner would have to agree to pay the established rates for both utilities and to pay, by way of a grant in lieu of taxes, an amount equal to the value of taxation that the property would otherwise pay to the municipality had it been already in the municipality;
- The owner would also pay the full costs for connecting services to his/her property and any road rehabilitation costs incurred if his/her access point were from a paved Street.

In order to assure that all of these commitments are achieved, we would require that the District and the Owner enter into a “binding agreement”, which we would develop and provide to the Owner at our cost, and require the Owner execution.

Upon an Agreement being signed, we would petition the Ministry to commence a boundary extension for the subject lands, and naturally seek the Regional District’s support.

**City of Fort. St.
John:**

Interests unaffected by Bylaw

Northern Health

This letter is in regards to the Bylaw Amendment Application located at the above noted location in Chetwynd. The intent of the application is to:

- Re-designate a 7.1 ha (17.6 acre) portion of District Lot 4227, PRD, Plan EPP19152 from “Residential” and “Resource Agriculture” to “Settlement” and;
- Rezone a 6.1 ha (15 acre) portion of District Lot 4227, PRD, Plan EPP19152 from A-2 (Large Agricultural Holdings Zone), to C-2 (Highway Commercial Zone) for the construction and operation of a truck stop gas bar, convenience store, restaurant, laundry facility, liquor store office space and;
- To rezone a 1 ha (2.6) portion of District Lot 4227, PRD, Plan EPP19152 from A-2 (Large Agricultural Holdings Zone), to i-1 (Light Industrial Zone) for a heavy equipment rental and sales facility.

Based on the intended use of the Application, **Approval is recommended** subjected to the District of Chetwynd extending services for sewer and water to the subject property. If this condition is unable to be met, Northern Health would want to see a revised application that incorporates a plan on how the applicant tends to address water and sewer issues for the intended uses of the subject property.

Please be advised that during construction and operation of services on the subject property, the operator must adhere to the following conditions below:

- As per the BC Public Health Act, the operator must not create a health hazard.
- As per the BC Public Health Act, If the operator is required by regulation to have a license or permit to engage in a regulated activity, such as the installation of a sewerage system, holding tank, drinking water system or construction/operation of a food establishment, the operator must obtain such licence or permit by submitting the appropriate application to the health officer prior to construction or operation of the regulated activity.
- As per the BC Public Health Act, an operator who engages in a regulated activity must comply with any requirement or duty set out in a regulation respecting the regulated activity. In addition, the operator must ensure that employees are adequately trained and sufficiently equipped to recognize, prevent and respond to health hazards that may arise when engaging in a regulated activity.
- As per the Drinking Water Protection Act, the operator must ensure that any wetlands, stream or drinking water wells that may be located in the area are protected from all possible sources of contamination during construction and operation.

If you have any additional questions regarding this matter please contact me at 250-719-6500.

**Ministry of
Transportation**

The Ministry of Transportation and Infrastructure has received and reviewed your referral of March 10, 2016 for the rezoning and official community plan (OCP) amendment to re-designate a 7.1 ha (17.6 acre) portion of District Lot 4227, PRD Plan EPP19152 from “residential” and “resource agriculture” to “settlement”, rezone a 6.1 ha (15 acre) portion of District Lot 4227, PRD, Plan EPP 19151 from A-2 (Large Agricultural Holdings Zone) to C-2 (Highway Commercial Zone) for the construction and operation of a truck stop and rezone a 1 ha (2.6 acre) portion of District Lot 4227, PRD, Plan EPP19152 from A-2 (Large Agricultural Holdings Zone) to I-1 (Light Industrial Zone) for heavy equipment rental and sales facility. The proposal falls within Section 52 of the Transportation Act and will require formal bylaw approval from the Ministry of Transportation and Infrastructure. The Ministry recommends approval however the following conditions must be met prior to approval by the Ministry of Transportation and Infrastructure.

The Ministry is requiring that a Traffic Impact Study (TIS) be conducted prior to development to assess and identify any localized improvements needed. The developer is to contact the Ministry Development Approval group to set up a scope development meeting to determine the scope of the TIS prior to development and construction.

The Ministry will not support or approve a direct access to the John Hart Highway-Rte 97 from any of the proposed developments; all accesses must be from secondary road network.

Permitting and approvals from the Ministry is required for this proposal which can include but is not limited to permanent access to 53rd Ave and/ or Old Hart Wabi Road No. 91 with the installation and construction of a paved apron and throat for the permanent accesses. Additional permitting and approval from the Ministry may be required for any construction and/ or road upgrades within Ministry right of way and road allowances for further permitting and approval information and to submit the application online, please refer to the Ministry’s [website: http://www.th.gov.bc.ca/permits/index.asp](http://www.th.gov.bc.ca/permits/index.asp)

Thank you for the opportunity to comment. If you have any questions or concerns please contact me at (250) 787-3237 or by email at Melissa.Nitz@gov.bc.ca.

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



PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT SERVICES
OCP & ZONING AMENDMENT REPORT
BYLAW No. 2244 & 2245, 2015
1st & 2nd Reading

OWNER: Diane & Patrick Gayse

DATE: April 21st, 2016

AREA: Electoral Area E

LEGAL: District Lot 4227 PRD, as shown on Plan EPP19152

LOT SIZE: 10.2 ha (25.3 acres)

LOCATION: Chetwynd

PROPOSAL

To re-designate 7.1 ha (17.6 acres) portion of the parcel from “Residential” to “Settlement” and rezone a 6.1 ha (15 ac) the parcel from A-2 (Large Agricultural Holdings Zone), to C-2 (Highway Commercial Zone) for the construction and operation of a truck stop gas bar, convenience store, restaurant, laundry facility, liquor store office space and;

To rezone a 1 ha (2.6 ac) portion to M-1 (Service Industrial Zone) for a heavy equipment rental and sales facility.

RECOMMENDATION: OPTION 1:

1. THAT the Regional Board has considered the requirements of s. 475 of the Local Government Act, and has provided opportunity for early and ongoing consultation with those persons, organizations and authorities the Board considers will be affected as summarized in the Development Services report dated April 21st, 2016.
2. THAT the Regional Board read OCP Amendment Bylaw No.2244 (Gayse), 2016 for a First and Second time.
3. THAT the Regional Board read Zoning Amendment Bylaw No.2245 (Gayse), 2016 for a First and Second time.
4. THAT a public hearing be held pursuant to the Local Government Act;
5. THAT the holding of the public hearing be delegated to the Director of Electoral Area “E”

OPTIONS

- OPTION 1:
1. THAT the Regional Board has considered the requirements of s. 475 of the Local Government Act, and has provided opportunity for early and ongoing consultation with those persons, organizations and authorities the Board considers will be affected as summarized in the Development Services report dated April 21st, 2016.
 2. THAT the Regional Board read OCP Amendment Bylaw No.2244 (Gayse), 2016 for a First and Second time.
 3. THAT the Regional Board read Zoning Amendment Bylaw No.2245 (Gayse), 2016 for a First and Second time.

Bruce Simard

Department Head

Ch. Birk

CAO

- 4. THAT a public hearing be held pursuant to the Local Government Act;
- 5. THAT the holding of the public hearing be delegated to the Director of Electoral Area “E”

- OPTION 2:
- 1. THAT the Regional Board has considered the requirements of s. 475 of the Local Government Act, and has provided opportunity for early and ongoing consultation with those persons, organizations and authorities the Board considers will be affected as summarized in the Development Services report dated April 21st, 2016.
 - 2. THAT the Regional Board read OCP Amendment Bylaw No.2244 (Gayse), 2016 for a First and Second time.
 - 3. THAT the Regional Board read Zoning Amendment Bylaw No.2245 (Gayse), 2016 for a First and Second time.
 - 4. THAT a public hearing be held pursuant to the Local Government Act
 - 5. THAT the public hearing be scheduled after the applicant conducts and completes a Traffic Impact Study and approved by the Ministry of Transportation and Infrastructure; and
 - 6. THAT the holding of the public hearing be delegated to the Director of Electoral Area “E”

- OPTION 3:
- 1. THAT the Regional Board has considered the requirements of s. 475 of the Local Government Act, and has provided opportunity for early and ongoing consultation with those persons, organizations and authorities the Board considers will be affected as summarized in the Development Services report dated April 21st, 2016.
 - 2. THAT the Regional Board read OCP Amendment Bylaw No.2244 (Gayse), 2016 for a First time.
 - 3. THAT the Regional Board read Zoning Amendment Bylaw No.2245 (Gayse), 2016 for a First time.
 - 4. THAT a public Information Meeting be held and;
 - 5. THAT the holding of the public Information meeting be delegated to the Director of Electoral Area “E”

OPTION 4: 1. THAT the Regional Board defer the application until the completion of the West Peace Fringe Area OCP.

OPTION 5: THAT the Regional Board refuse the application as submitted as it is inconsistent with the Official Community Plan.

SITE CONTEXT

The subject property is located directly East of the District of Chetwynd, directly across from the junction of Highway 97S and 29S.

SITE FEATURES

- LAND:** The subject property has been recently cleared of all brush. The Old Hart Wabi Road transects the property separating the property into three sections.
- STRUCTURES:** Currently no structures on the subject property.
- ACCESS:** Highway 97S.
- CLI SOIL RATING:** Class 5_{cw} & class 4⁶_{tp}5⁴_{tp} soils. Class 4 soils have severe limitations that restrict the range of crops or require special conservation practices. 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. Subclass t denotes topography. Subclass p denotes stoniness. Subclass w denotes excess water.

FIRE: Within the Chetwynd Rural Fire Protection Area.

COMMENTS AND OBSERVATIONS

APPLICANT: It is the intent of the applicant to redesignate and rezone the property for the allowance of a truck stop and associated parts. The applicants expressed a need for a truck stop on the East side of Chetwynd and a machinery rental sales yard as it would aid the growth of business east of town. The District of Chetwynd and the Ministry of transportation and Infrastructure has also indicated this as an area of interest for a truck stop.

ALR: The subject property is outside the ALR.

OCP: The subject property is designated 'Residential' within the West Peace OCP Bylaw No. 1086, 1997. The policies within this designation states that the predominant land use is for residential use.

Therefore this application will require an Official Community Plan amendment.

ZONING: The subject property is zoned A-2 (Large Agricultural Holdings Zone) within the PRRD Zoning Bylaw No. 1343, 2001. A truck stop, bulk fuel sales and liquor store, office spaces and heavy equipment rental and sales facility is not a permitted use within this bylaw.

Therefore this application will require a zoning amendment.

WATER & SEWER The applicants has requested to the District of Chetwynd that the proposed lots be developed to access municipal water and sewer services.
The District of Chetwynd is in favour of the Application to amend the PRRD OCP and Zoning Bylaws, with conditions as shown in the *Comments Received from Municipalities and Provincial Agencies heading below.*

CONSULTATION DURING OCP DEVELOPMENT, LGA s. 475

For the purposes of s. 475 of the *Local Government Act*, the following table summarizes recommended consultation:

	Description	Affected	Consultation		
			Type	Timing	Frequency
Persons	Local residents	N	NA		
Orgs.	None identified	N	NA		
Authorities	Participant Municipalities	Y	Referral	Before 1 st reading	1
	First Nations	N			
	School District #59	N			
	Northern Health Authority	Y	Referral	Before 1 st reading	1
	Min. of Transportation	Y	Referral	Before 1 st reading	1
	Min. of Environment	N			
	Min. of Agriculture	N			
	Min. of Forests & Lands	N			
	Min. of Energy	N			
	OGC	N			
	ALC	Y	Referral	Before 1 st reading	1
Federal government	N				

IMPACT ANALYSIS

- AGRICULTURE:** The proposal is located near some agricultural use to the west and Northeast of the subject property, therefore it could have some potential for conflict with agriculture in the area.
- CONTEXT:** The applicants state that the proposed Truck stop would be like any flying J's, however they would like to make it like the shell station in valley view however smaller. Future discussion on Chetwynds possible boundary expansion to include these lots will have be discussed between the applicant, the District of Chetwynd, PRRD and the Province.
- POPULATION & TRAFFIC** The proposal is not foreseen to permanently increase the local population as no residences are proposed; however local temporary population numbers may fluctuate depending on the scale of the proposed construction and operation of the proposed. Traffic will significantly increase as the proposal is associated with transportation use.

COMMENTS RECEIVED FROM MUNICIPALITIES AND PROVINCIAL AGENCIES

City of Dawson Creek Interests Unaffected

Agricultural Land commission This is to advise that the ALC has no objection to the proposed bylaw amendments as its interests are unaffected. The ALC will also undertake a map amendment to delete the small area of adjacent ALR which underlines the road right of way.

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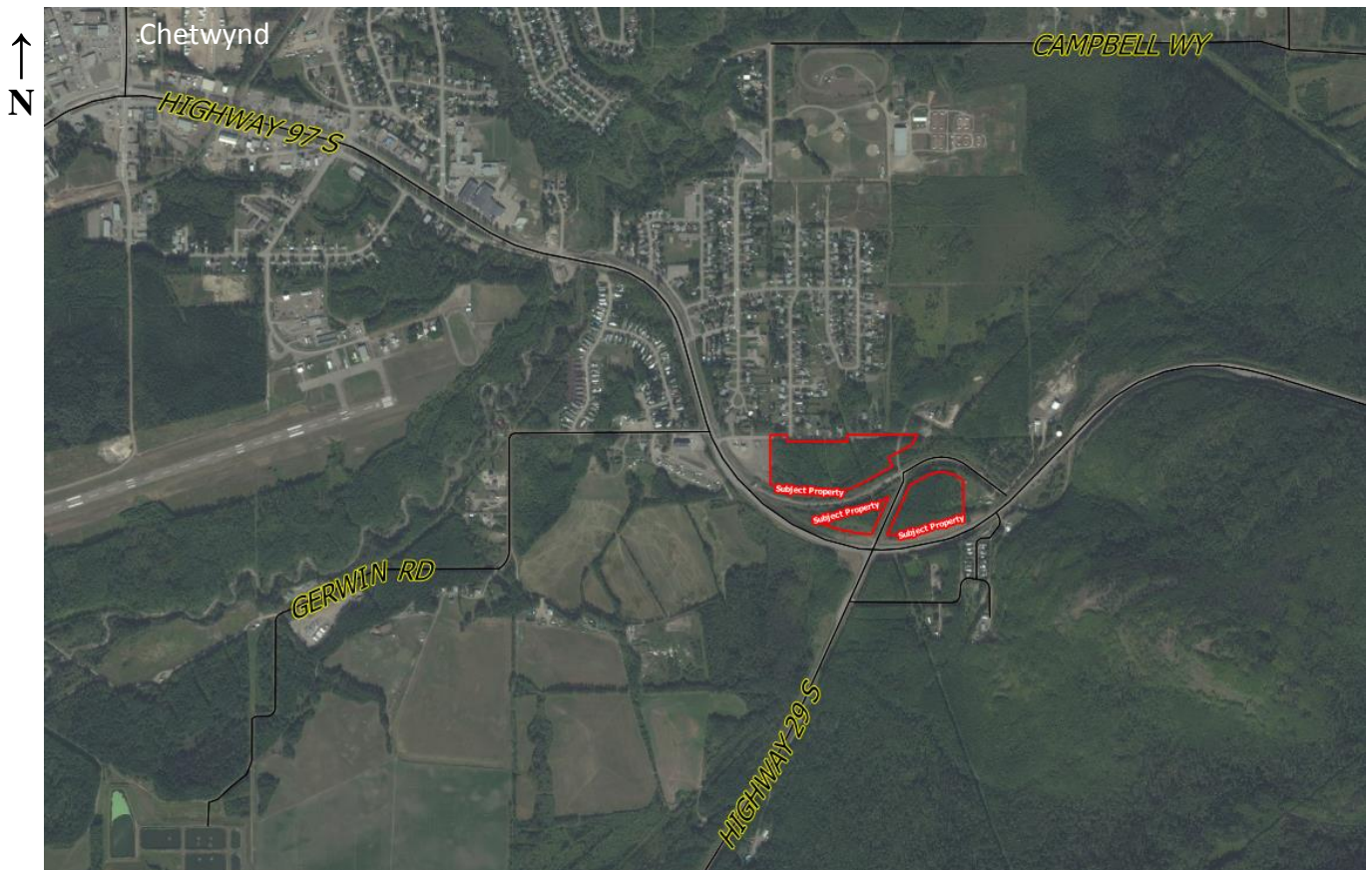
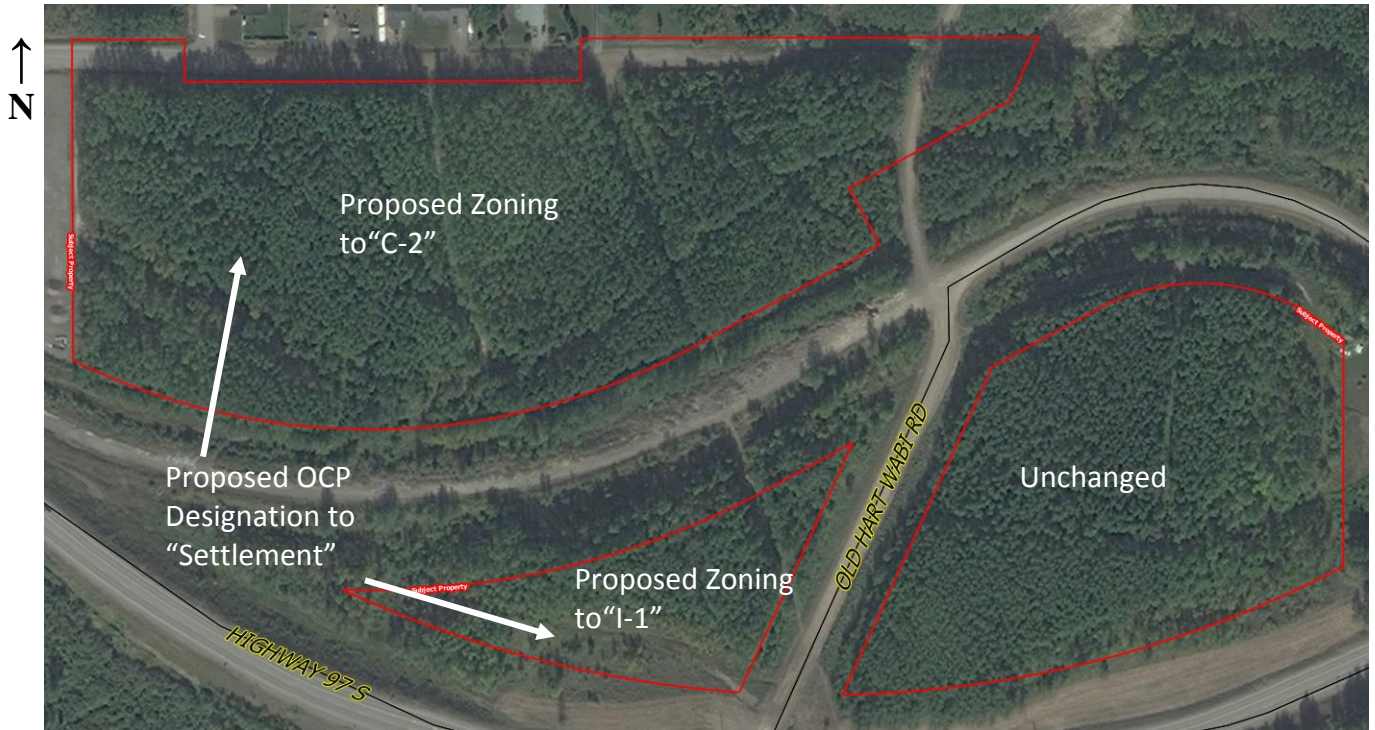
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Thank you for the opportunity to comment. If you have any questions or concerns please contact me at (250) 787-3237 or by email at Melissa.Nitz@gov.bc.ca.

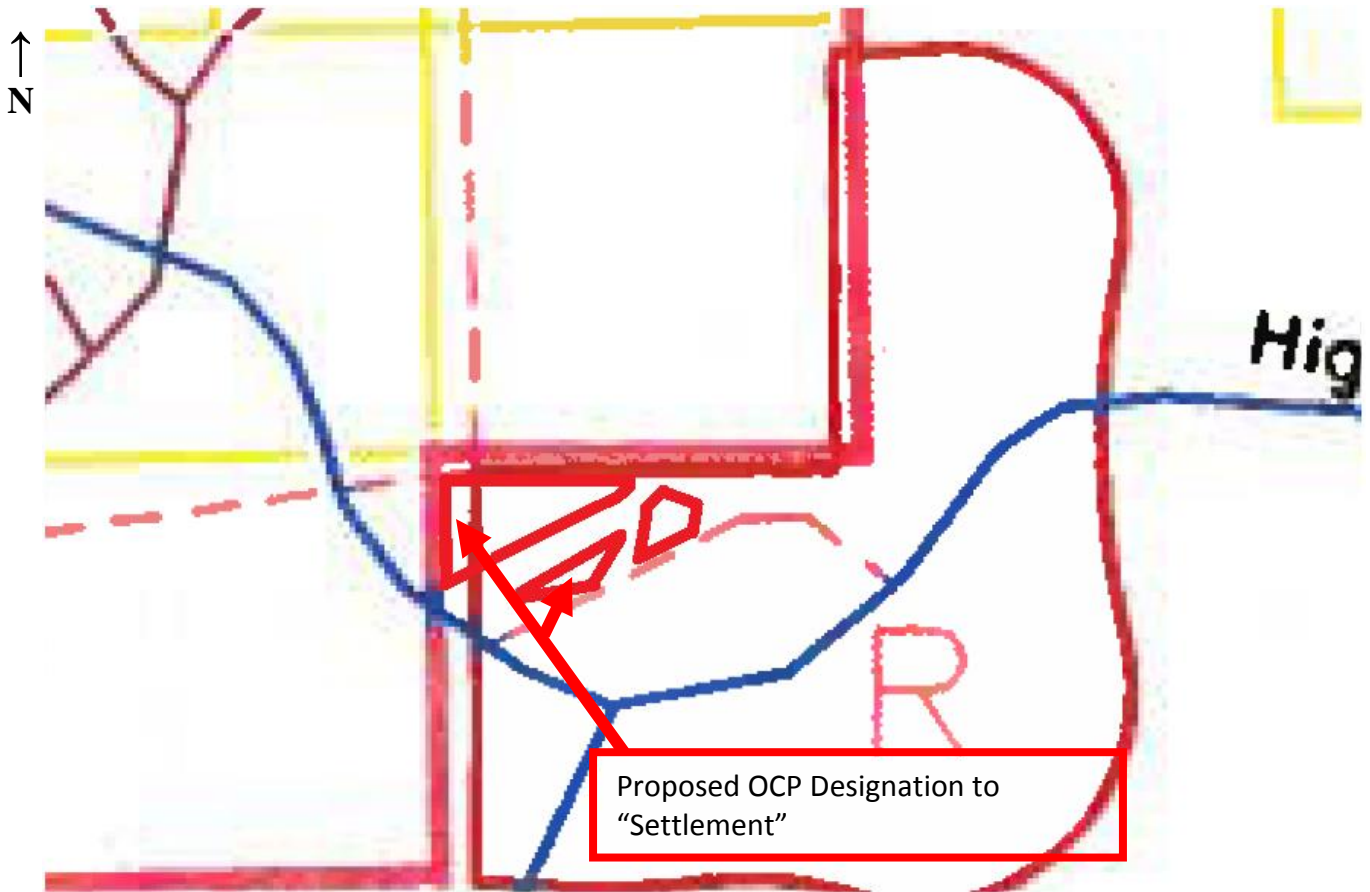


Air Photo

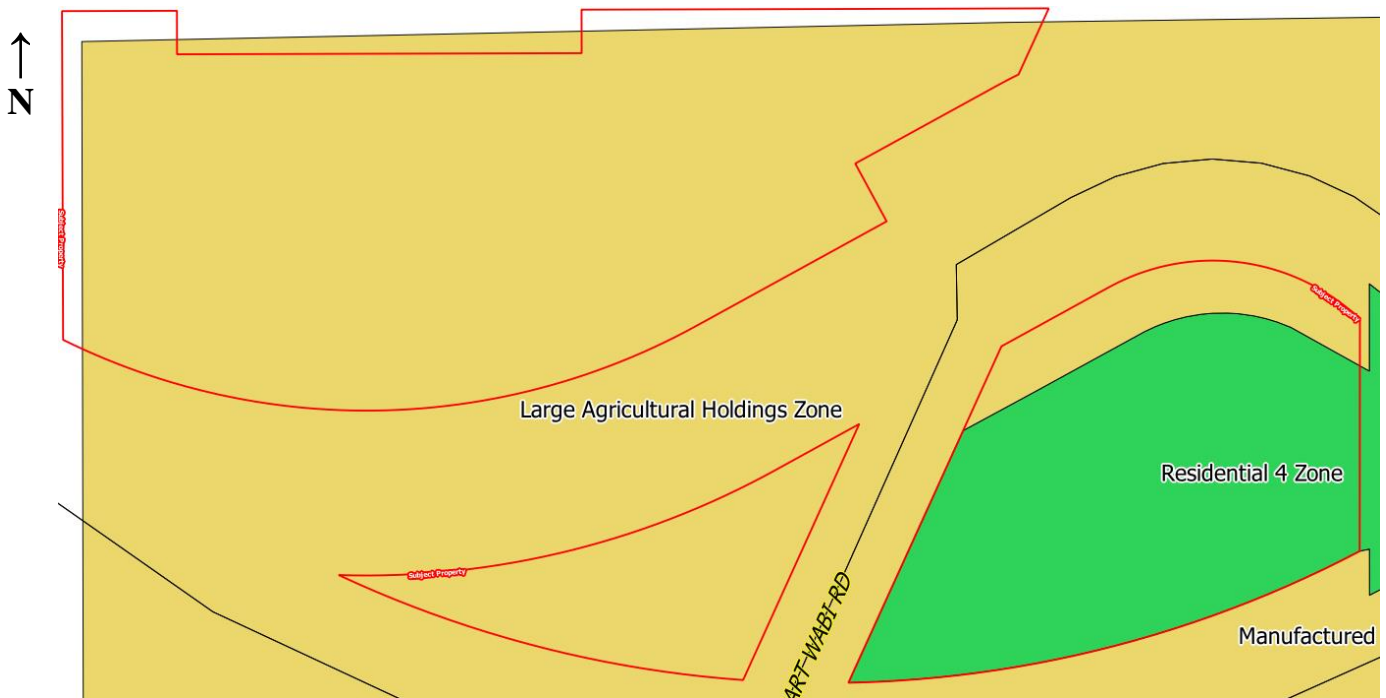




West Peace OCP Bylaw No.1086, 1997 (Map 7)

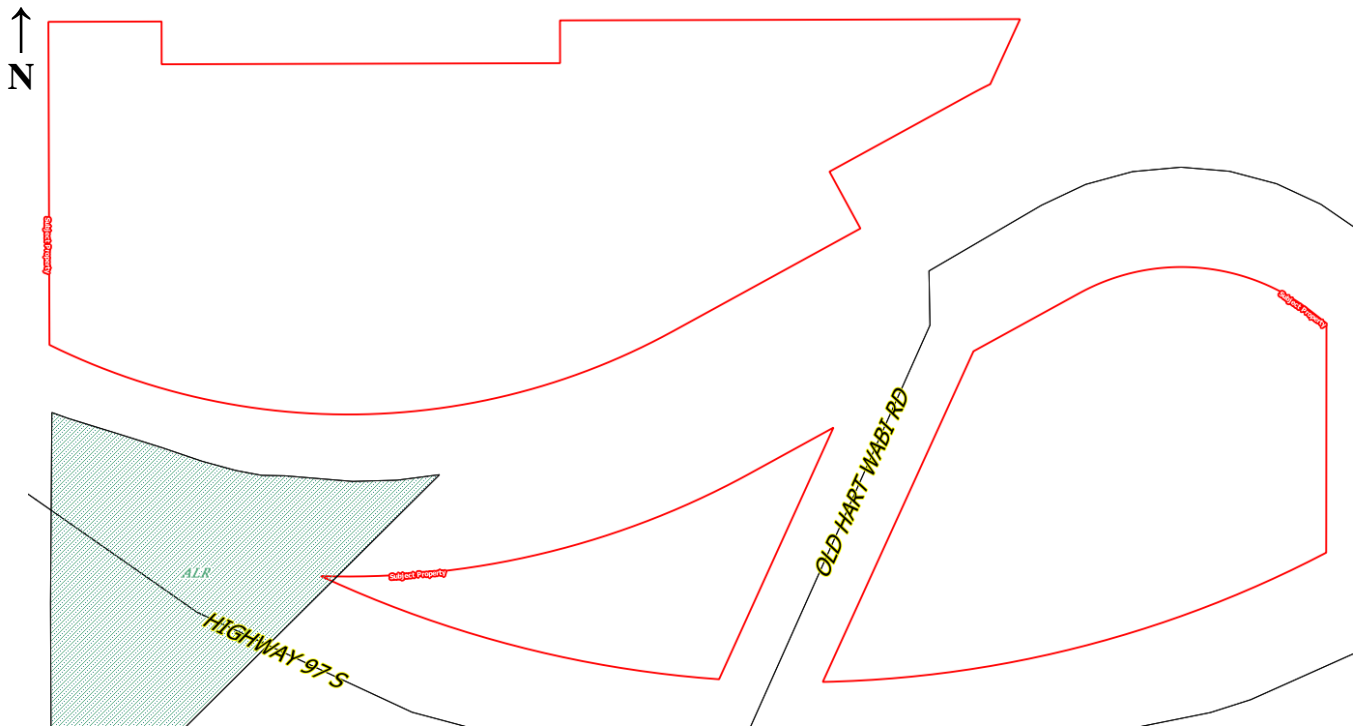


PRRD Zoning bylaw No. 1343, 2001 (Schedule C Map 7)

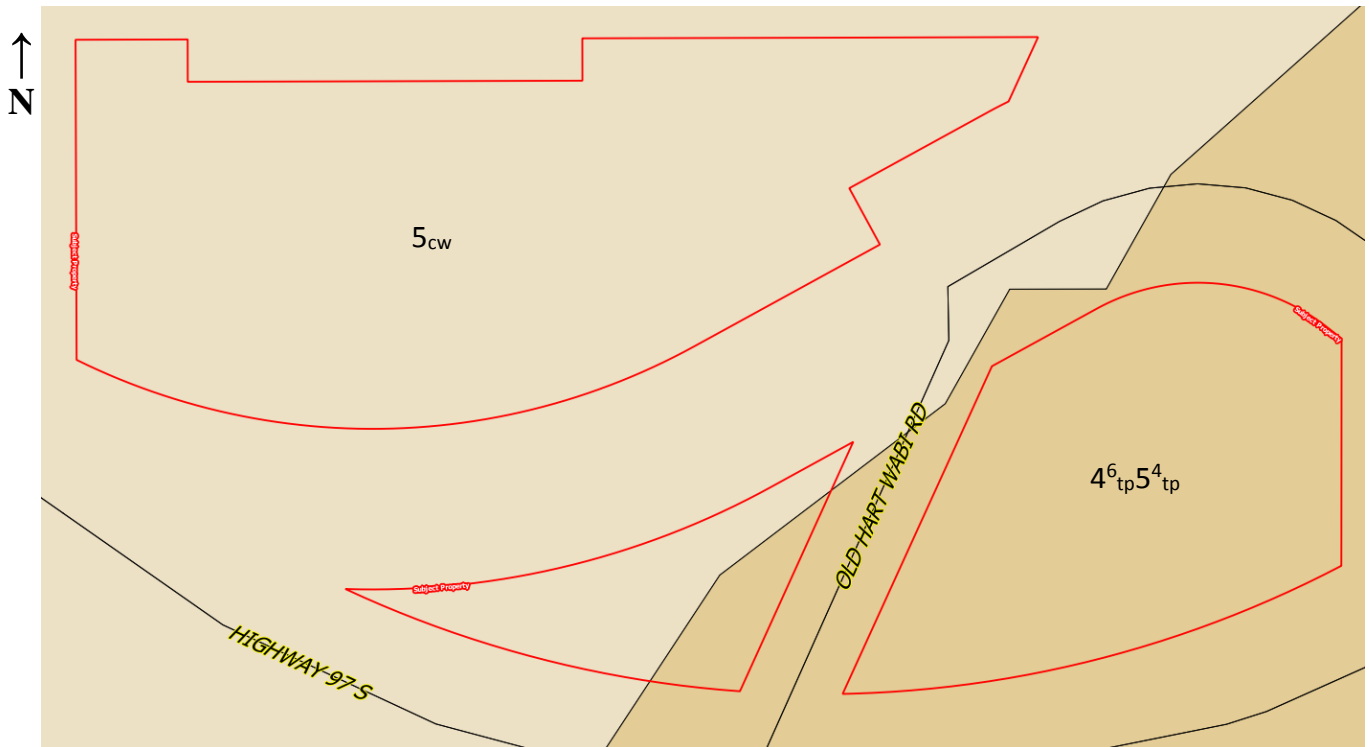




Agricultural Land Reserve (Map 093P.063)



Soil Classification (Map 093P/12)



**Peace River Regional District
Memorandum**

To: Dan Rose, Director of Electoral Area 'E'
From: Kole A. Casey, SP Planner
Date: April 25th, 2016
RE: OCP & Zoning Amendment Bylaw No. 2244 & 2245, 2016

Pursuant to the following resolution:

RD/15/04/26 (23)

That a two-week period be added to the development application review process to allow time for the appropriate Electoral Area Director to review applications prior to them going to the Regional Board for consideration.

The attached application and report are provided for your review.

Please return this form with your comments by or before May 16th.

Please contact me if you have any questions.

Thank you.

COMMENTS:

circle if
No Comment

I have no comments about this OCP and Zoning Amendment good work
Kole It looks like all the bases are covered. thanks, Dan

Date: _____

Initial: _____

May 12, 2016



PEACE RIVER REGIONAL DISTRICT

236/2015

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

FEES

- | | | | |
|-------------------------------------|--|------------|---------|
| <input type="checkbox"/> | Official Community Plan Amendment | \$1,000.00 | 1200.00 |
| <input type="checkbox"/> | Zoning Amendment | \$ 650.00 | |
| <input checked="" 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 Diane GAYSE : Patrick GAYSE	Authorized Agent of Owner (if applicable):
Address of Owner Box 1645	Address of Agent
City / Town / Village CHETWYND BC	City / Town / Village
Postal Code V0C 1S0	Postal Code
Telephone Number: Fax Number: 250 788 6852	Telephone Number: Fax Number:
e-mail address: dgayse@hotmail.com	e-mail address:

3. Full legal description of each property under application	Area of each lot
District Lot 4227 PRD as show on Plan Epp19152	25.3 ha./ acres
	ha. / acres
	ha./ acres
Total area	ha./ acres

4. Civic address or location of property: _____

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: A2
 Proposed zone I-1 light industrial zone
 Text amendment: _____

Development Variance Permit: - describe proposed variance request:

Temporary Use Permit (describe proposed use):

For a Development Permit: By-law No. _____ Section: _____

6. a) describe the existing use and buildings on the subject property: N/A

b) describe the existing and proposed water service: N/A

c) describe the existing and proposed sewer service/facility: _____

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

- a) North Residential
- b) East Residential (Commercial. PAY Less welding)
- c) South Vacant - crown. Veterinarian
- d) West CAR WASH TRUCK wash Lube RU PARK Hotel

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

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:	<i>Diane Hays</i>
Signature of Owner/s:	<i>[Signature]</i> Oct 23 2015
Date:	Oct 3 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	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:

Date

Signature of Owner/s:

Date

District Lot # 4227

Application for Development #8 & 9

The proposed development on the subject property District Lot 4227 is as followed; A truck stop that would consist of a convenience store, a deli or coffee shop, showers and a laundry facility; Fuel pumps, cardlock and bulk sales; and an attached liquor store with office spaces on the second floor. On the southeast section of the property we would like the propose a heavy equipment rental and sales facility.

The reasons to support our application are, due to a recent survey (Highway 97 & Highway 29 Transportation Study, Chetwynd, B.C) conducted by the Ministry of Transportation and Infrastructure, they have expressed the need for an alternate truck stop location to minimize the conflict in the recreational part of town. The district has also identified a truck stop and fuel station as a potential development for Chetwynd (See attached documents). As well as the truck stop, we think a heavy equipment rental/ sales component would be beneficial. We believe that this would be the ideal location for such a facility, as it could aid in the growth of business east of town.

We would like to start construction in the spring of 2016, this will enable us to complete the paving and landscaping of the existing businesses on 53rd Avenue. We would like to landscape these properties to facilitate the future businesses proposed on subject property District Lot 4227.

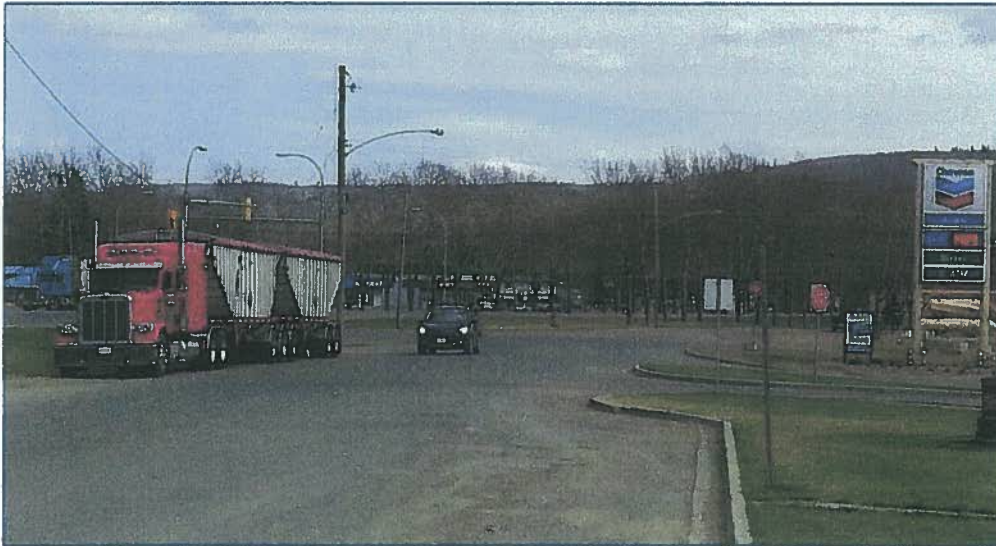
Thank you for the consideration of our application,
Patrick & Diane Gayse.

May 12, 2016

2. Lack of Truck Stop

Large commercial trucks currently park along the south access road, between the CN Rail crossing and 48 Street / Nicolson Road, as shown in *Photo 5*. Furthermore, large trucks to / from Tim Hortons appear to have vehicle tracking issues due to limited bulb-out at the frontage road. Shoulder widening of the frontage roads will facilitate truck turnings and an alternate truck stop location will potentially minimize conflicts.

Photo 5 Highway 97 / 29 Northeast Quadrant – Lack of Truck Stop



Due to potential for commercial development in the vicinity of the Highway 97 and Highway 29 South intersection, there is a potential for converting the intersection to a proper 4 legged intersection with right turn deceleration lanes along the Highway 97 approaches. The intersection could also be a good location for a truck stop and fuel station. A frontage road with connections to the businesses will also be a MoTI requirement for safe traffic movements, connectivity, and highway mobility.

3. CN Rail Crossing

There is currently an at-grade CN Rail crossing on Highway 97, approximately 300m east of Highway 29N, shown in *Photo 6*. Flashing red warning lights are activated during train crossings. This warning system is consistent with the current Transport Canada Grade Crossing Standards, dated February 2014. According to the guideline, a warning system is required when the cross-product (AADT times average annual daily railway movements) is 2,000 or more. In addition, a warning system with gates is required when the cross-product is 50,000 or more.

5. Continue to monitor the CN Rail Crossing for requirement of a gated warning system (*Figure 13*);
6. Realign 48 Street to improve south frontage road bulb-out; improve truck turning paths (*Figure 13*);
7. Consider closing Highway 97 access east of 46 Street and consolidate at 46 Street (*Figure 13*);
8. Extend north access road from recreation centre to 45 Street is a possibility only if it does not impact Highway 97 mobility (*Figure 13*). MoTI and Chetwynd will need to work closely together to resolve this operational and internal circulation issues at the recreation centre;
9. Consolidate or remove redundant accesses along Highway 29 to reduce access density (*Figure 13*); consider two-way-left-turn-lane (TWLTL) between 47 Avenue and 50 Avenue;
10. As part of the potential development north of Highway 97 near Westgate Road, between Tuscoola Mountain Cemetery and Hillview Access Road, there is an opportunity to upgrade the existing gravel road to a proper frontage road (*Figure 14, Inset A*);
11. Reopen Highway 97 / 48 Street intersection and realign 48 Street to reduce grade if necessary and connect to Highway 97 closer to 90 degrees (*Figure 14, Inset B*);
12. Widen Highway 97 to accommodate new NB right turn and SB left turn lanes at 46 Street intersection, when warranted. (*Figure 14, Inset B*);
13. As part of the potential development around Highway 97/29 South Intersection and near Highway 97/53 Avenue, there is an opportunity to realign 53 Avenue to eliminate the staggered intersection. *C.M. WNSH*
Also, the existing gravel road can be upgraded to a north frontage road and tie into 53 Avenue NE, and construct a south frontage road to align with Weiland Road to facilitate future development (*Figure 14, Inset C*); and
14. Continue to monitor traffic volumes in Segment 1 in the westbound direction in the future to reassess the need of a westbound passing lane

8. Future Development

The District has identified a number of potential developments at the following locations:

- Highway 97 / Highway 29 South: potential for developing a truck stop and fuel station with a new 4-legged intersection.
- Highway 97 / Westgate Road: potential for development north of Highway 97 near Westgate Road, between Tuscoola Mountain Cemetery and Hillview Access Road.
- South of Highway 97 / Highway 29 North / 50 Street intersection: potential residential development and manufactured home park.
- Highway 97 / 53 Avenue: potential commercial development in the southwest corner of the intersection.

With the increase in development, an increase in traffic impacts can be expected. To mitigate this, MoTI would require frontage road connections with proper bulb-outs to connect the new developments to Highway 97 and limit access points. Right in / out and left in may be considered at the intersections, but not left-out due to intersection spacing limitations. Proper frontage road design connections will facilitate access to businesses or residential developments and enhance safe traffic operation.

All future development should be consistent with the current District of Chetwynd Official Community Plan (OCP), land use plan, and major street network plan. The guidelines included in MoTI "Planning and Designing Access to Developments" must be adhered to for future development that may impact the highway road system. The manual can be found at the following web link:

http://www.th.gov.bc.ca/permits/SiteImpact/locked/PDAD_Manual_May13.pdf

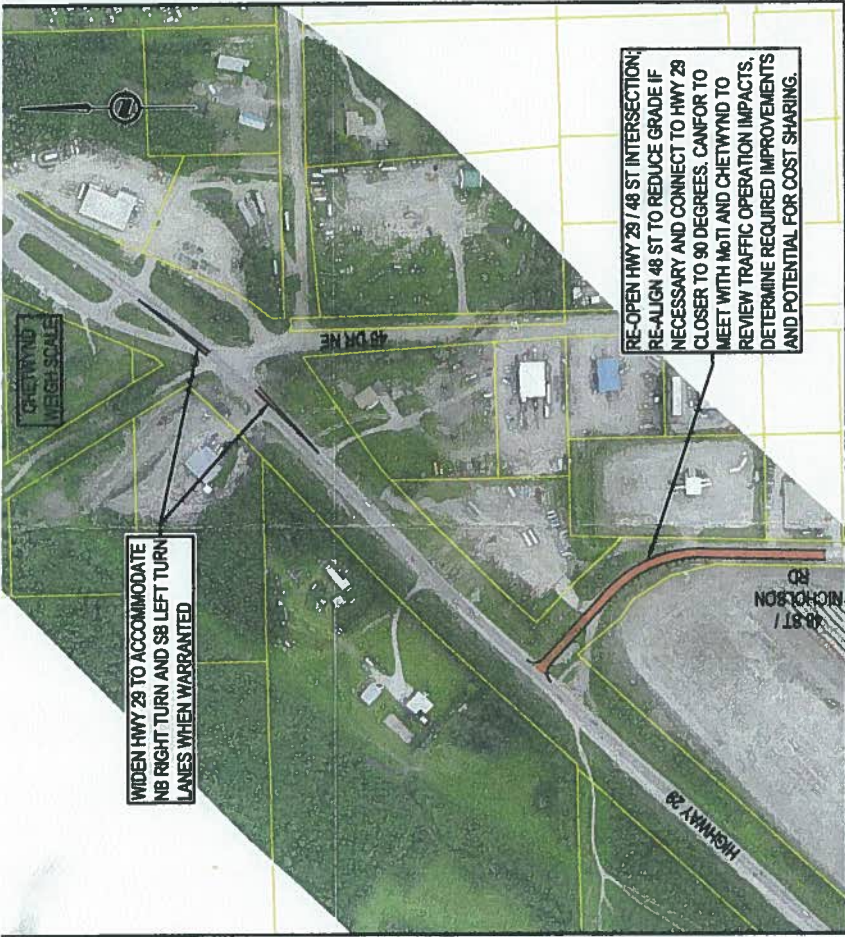
9. General Signing and Pavement Markings

In general, the signing and pavement markings along Highway 97 appear to be adequate. Other road safety features such as shoulder rumble strips are installed to alert drivers when they drift from their lane. In addition, centreline rumble strips are installed at some of the double solid line locations where no passing is allowed in either direction of travel.

It is recommended that possible improvements to signing and pavement markings be reviewed, particularly at curved sections of the roadway and for night and winter driving conditions. It is also recommended that MoTI review the need to increase the use of post-mounted delineations and shoulder rumble strips at curved sections. Advance intersection warning signs coupled with street names should be reviewed for consistency with MoTI standards.

On 46 Street, there are two marked school crosswalks without any signing. It is recommended that school crosswalk signs (PS-005) be installed at these marked school crosswalks to enhance pedestrian safety and comply with current TAC standards.

Due to heavy snow plowing and sanding over the winter seasons, paint lines and stop bars are faded. At Highway 97 / 48 Street / Nicolson Street, it has been reported to the District that drivers could not see the stop bars and occasionally run the red light. It is recommended that MoTI review their pavement marking program. A possible solution is to install "Stop Line" signs (R-025-R), which are particularly useful when snow gets built-up over the roadway / stop bar area.




INSET B

SCALE: 0 1:3000 100



INSET C

SCALE: 0 1:5000 250

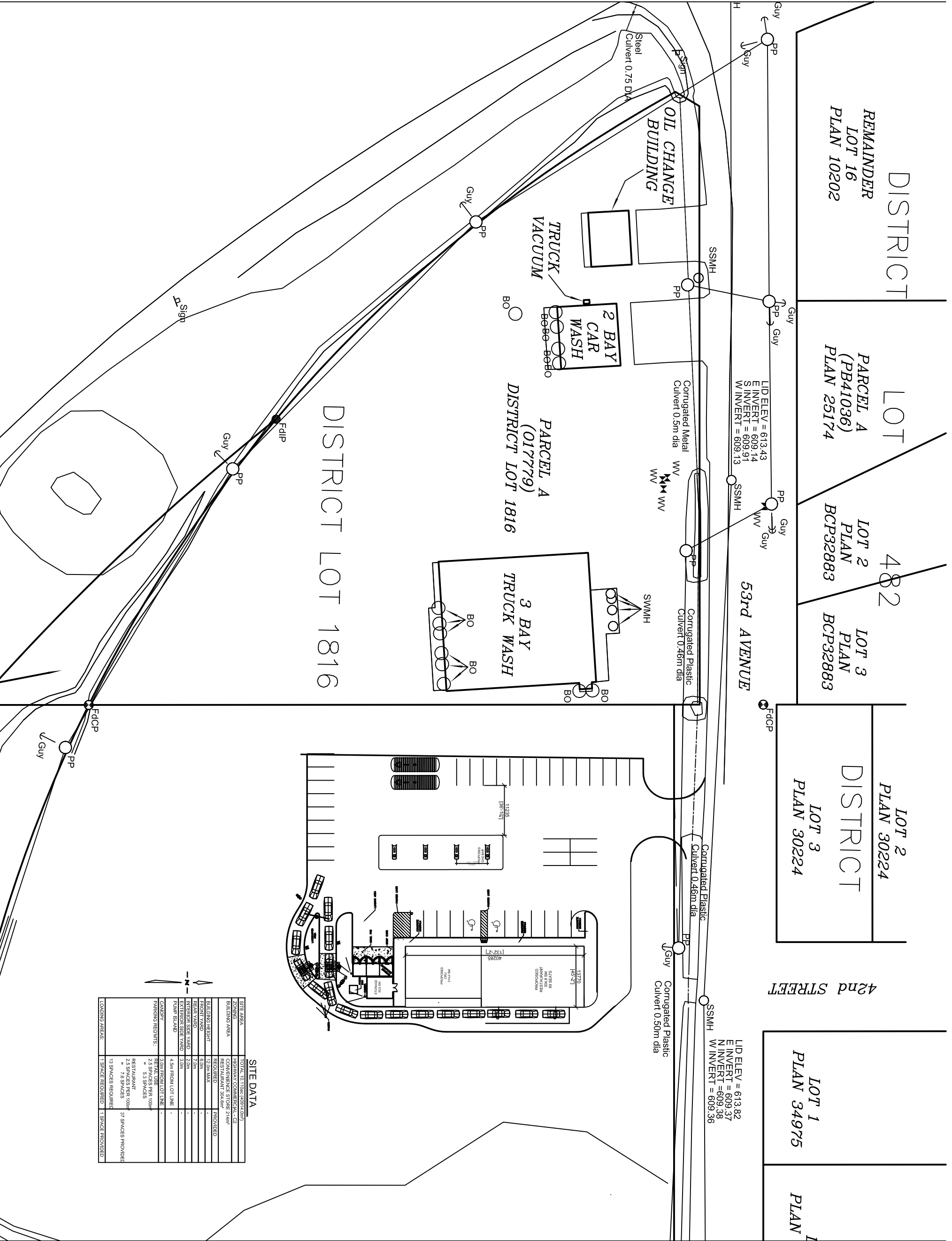

BRITISH COLUMBIA
 MINISTRY OF TRANSPORT AND INFRASTRUCTURE

HIGHWAY 97 / 29 TRANSPORTATION
 CHETWYND
 ROAD NETWORK IMPROVEMENT PROJECT

SCALE AS SHOWN FIGURE


McElhanney
 McElhanney Consulting Services Ltd.

May 12, 2016



SITE DATA

SITE AREA	TOTAL 1010m ² (46874100)
ZONING	HIGHWAY COMMERCIAL C2
BUILDING AREA	CONVENIENCE STORE 214m ²
	RESTAURANT 204 m ²
BUILDING HEIGHT	REQUIRED
	12.20M MAX
REAR YARD	7.5M
INTERIOR SIDE YARD	2.5M
EXTENSION SIDE YARD	3.0M
PUMP ISLAND	4.5m FROM LOT LINE
CONCRETE	30% FROM LOT LINE
PARKING REQ. VTS.	RETAIL USE
	2.5 SPACES PER 100m ²
	5.3 SPACES
RESTAURANT	2.5 SPACES PER 100m ²
	7.8 SPACES
LOADING AREAS:	19 SPACES REQUIRED
	1 SPACE PROVIDED

CONSTRUCTION NORTH	TRUE NORTH				
<p>GENERAL NOTES</p> <ol style="list-style-type: none"> VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS. USE ONLY LATEST REVISED DRAWINGS. REPORT ALL ERRORS OR OMISSIONS TO THE DESIGNER OR DESIGN ENGINEER AS APPLICABLE. THE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND ANY UNAUTHORIZED USE IS PROHIBITED. 					
<p>May 12, 2016</p>					
<p>COMPANY NAME AND LOGO:</p> <p style="font-size: 2em; font-weight: bold; text-align: center;">PetroMaxx</p> <p style="text-align: center;">Your Complete Petroleum Contractor</p> <p style="text-align: center;">#2-5510 AMBLER DRIVE MISSISSAUGA, ON L4W 2V1 T: (905) 206-0040 F: (905) 206-0697</p>					
<p>PROJECT: CHETWYND</p> <p>LOCATION: 4201 53rd AVENUE CHETWYND, BC</p> <p>PROJECT NO.: PROPOSED SITE PLAN</p>					
<p>SCALE: 1:400</p>		<p>DATE: 2015/09/07</p>			
<p>DRAWN BY: MARCEL SETIADI</p>		<p>DRAWING NO.: SP-1</p>			
<p>CHECKED BY:</p>		<p>APPROVED BY:</p>			
<p>GOOD FILE NAME:</p>		<p>DATE:</p>			



COUNCIL AGENDA REPORT

DATE:	March 16, 2016	COUNCIL MEETING DATE:	March 21, 2016
DEPARTMENT:	Engineering and Public Works		
SUBJECT:	Peace River Regional District Rezoning and OCP Re-designation – Gayse		

PURPOSE:

To support the application made to the Peace River Regional District for rezoning and OCP re-designation of District Lot 4227 PRD, as shown on Plan EPP19152.

SUMMARY/BACKGROUND:

Attached for Council’s consideration is the Peace River Regional District rezoning and OCP re-designation application received from Diane Gayse and Patrick Gayse.

Diane Gayse and Patrick Gayse have made application to the Peace River Regional District to:

Re-designate a 7.1 ha (17.6 acre) portion of District Lot 4227, PRD, Plan EPP19152, from “Residential” and “Resource Agriculture” to “Settlement”, and;

Rezone a 6.1 ha (15 ac) portion of District Lot 4227, PRD, Plan EPP19152 from A-2 (Large Agricultural Holdings Zone), to C-2 (Highway Commercial Zone) for the construction and operation of a truck stop gas bar, convenience store, restaurant, laundry facility, liquor store, office space and;

To rezone a 1 ha (2.6 ac) portion of District Lot 4227, PRD, Plan EPP19152 from A-2 (Large Agricultural Holdings Zone), to I-1 (Light Industrial Zone) for a heavy equipment rental and sales facility.

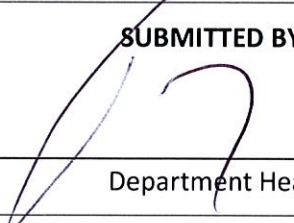

PAST PRACTICE/PREVIOUS ACTION TAKEN:

Nil

RECOMMENDATION(S):

THAT Council receive the report for information; or

THAT Council support the application made to the Peace River Regional District for rezoning and OCP re-designation of District Lot 4227 PRD, as shown on Plan EPP19152 based on the commitment proposed by Patty Gayse in his letter to the District of Chetwynd which was received March 16, 2016 (Attachment B).

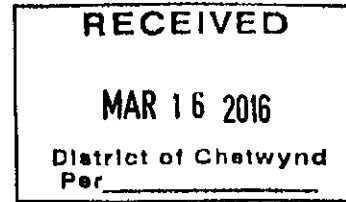
<p>SUBMITTED BY:</p>  <hr/> <p>Department Head</p>	<p>REVIEWED AND APPROVED FOR SUBMISSION TO COUNCIL BY:</p>  <hr/> <p>Chief Administrative Officer</p>
--	--

Attachments:

Attachment A – Peace River Regional District Bylaw Referral for rezoning and OCP re-designation of District Lot 4227 PRD, as shown on Plan EPP19152

Attachment B – Letter received from Patty Gayse on March 16, 2016

May 12, 2016



District of Chetwynd
P.O Box 357
Chetwynd, B.C.
VOC 1J0

Dear Mayor and Council:

Re: Proposed Land Development

In support of my application to the Peace River Regional District for Rezoning and an OCP re-designation for my properties located at the Highway 97 and Highway 29 south junction, I wish to request the District of Chetwynd for access to municipal water and sewer services.

I understand that this request will require my consent for inclusion of these properties within municipal boundaries at the earliest opportunity, and I am prepared to pay an equivalent amount to taxes, in lieu of direct taxation, until such a time as the boundary expansion has been completed.

I also understand that I will be required to bring adequately sized services, in accordance with District of Chetwynd engineering standards, to the property at my own expense.

Please contact me directly if you require further information.

Yours truly

A handwritten signature in black ink, appearing to read "Patty Gayse", written over a circular stamp or seal.

Patty Gayse
Owner/Representative



B-1 a)
District of Chetwynd

Box 357
Chetwynd, BC
Canada V0C 1J0

tel: (250) 401-4100
fax: (250) 401-4101
email: d-chet@gochetwynd.com

DISTRICT OF CHETWYND
CERTIFIED COPY OF A RESOLUTION

MOVED/SECONDED/CARRIED

THAT the report dated March 16, 2016 re: Peace River Regional District Rezoning and Official Community Plan (OCP) Re-designation – Gayse prepared by the Engineering and Public Works Department, be received; and

THAT Council support the application made to the Peace River Regional District for rezoning and OCP re-designation of District Lot 4227 PRD, as shown on Plan EPP19152 based on the commitment proposed by Patty Gayse in his letter to the District of Chetwynd which was received March 16, 2016 (included as Attachment “B” to the report dated March 16, 2016 prepared by the Engineering and Public Works Department).

CERTIFIED a true and correct copy of a resolution as adopted by the Council of the District of Chetwynd at its Regular Council Meeting held on March 21, 2016.

Carol Newsom
Director of Corporate Administration

**PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2244, 2016**

A bylaw to amend the "West Peace Official
Community Plan Bylaw No. 1086, 1997."

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt the "West Peace Official Community Plan Bylaw No. 1086, 1997;

AND WHEREAS, an application has been made to amend "West Peace Official Community Plan No. 1086, 1997" to facilitate an associated rezoning affecting a portion of District Lot 4227, PRD, Plan EPP19152;

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 "West Peace Community Plan Amendment Bylaw No. 2244 (Gayse), 2016."
2. Map 7 of "West Peace Official Community Plan Bylaw No. 1086, 1997" is hereby amended by redesignating a 7.1 ha (17.6 acre) portion of District Lot 4227, PRD, Plan EPP19152, from "Residential" and "Resource Agriculture" to "Settlement", as shown shaded on Schedule 'A' which is attached to and forms part of this bylaw.

READ a FIRST TIME this 12th day of May, 2016.

READ a SECOND TIME this 12th day of May, 2016.

Public Hearing held on the 12th day of July, 2016 and notification mailed on the 21st day of June, 2016.

READ A THIRD TIME this ____ day of _____, 2016.

ADOPTED this ____ day of _____, 2016.

(Corporate Seal has been
affixed to the original bylaw)

(_____
(Don McPherson, Chair
(_____
(_____
(_____
(Jo-Anne Frank, Corporate Officer

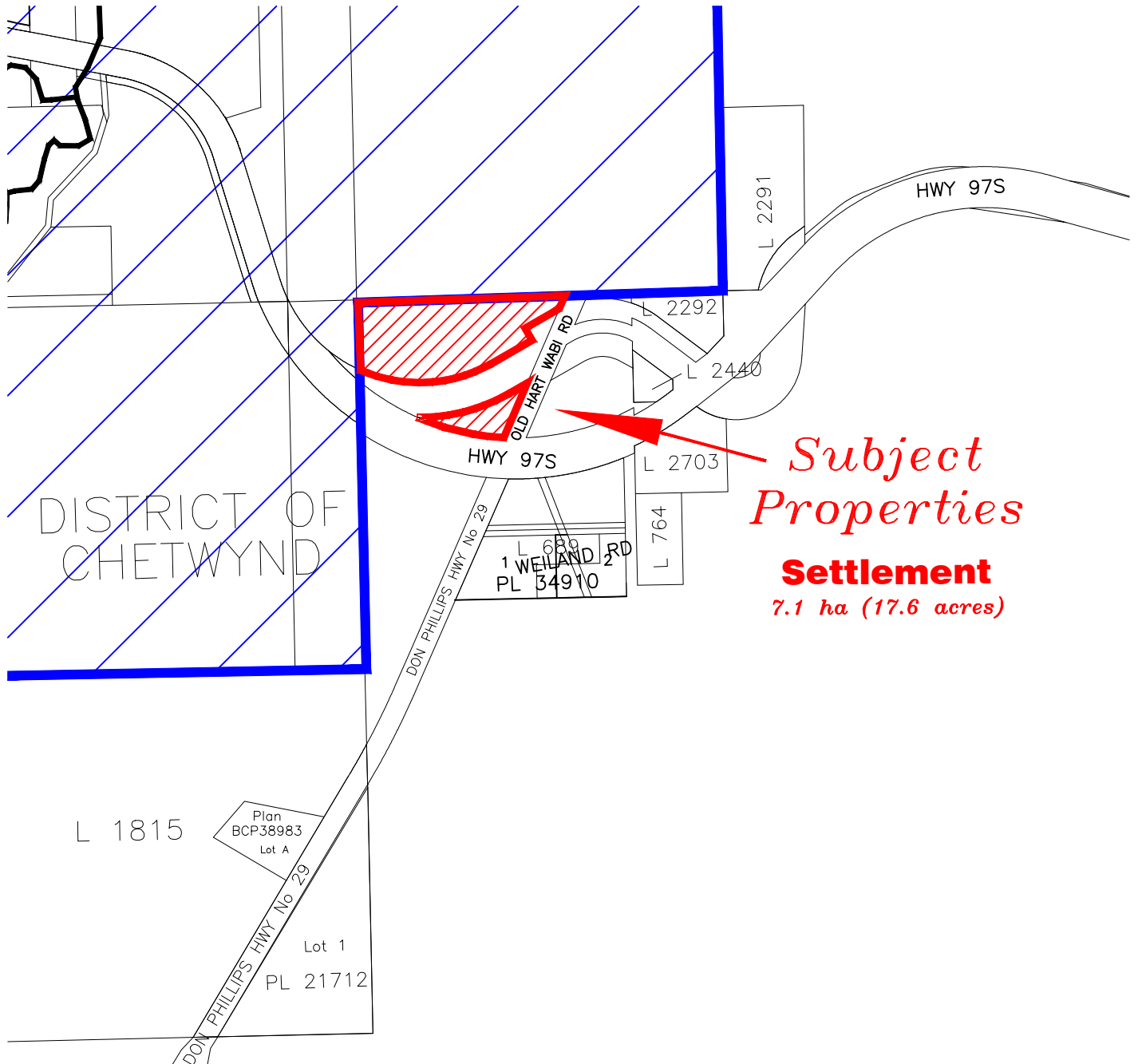
I hereby certify this to be a true and correct copy of
Bylaw No. 2244 (Gayse), 2016", as adopted by the
Peace River Regional District Board
on _____, 2016.

Corporate Officer

Peace River Regional District
By-law No. 2244, 2016
SCHEDULE "A"



Map. No. 7 - "West Peace Official Community Plan By-law No. 1086, 1997" is hereby amended by redesignating a 7.1 ha (17.6 acres) portion of District Lot 4227, PRD, Plan EPP19152, **from** "Residential" and "Resource Agriculture" **to** "Settlement" as shown shaded on the drawing below:



**PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2245, 2016**

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. 2245 (Gayse), 2016."
2. Schedule C – Map 7 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning a 6.1 ha. (15 acre) from A-2 "Large Agricultural Holdings Zone" to C-2 "Highway Commercial" and a 1 ha. (2.6 acre) from A-2 "Large Agricultural Holdings Zone" to I-1 "Light Industrial Zone" portions of District Lot 4227, PRD, Plan EPP19152, as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ a FIRST TIME this 12th day of May, 2016.

READ a SECOND TIME this 12th day of May, 2016.

Public Hearing held on the 12th day of July, 2016 and notification mailed on the 21st day of June, 2016.

READ A THIRD TIME this _____ day of _____, 2016.

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 _____, 2016.

(Corporate Seal has been
affixed to the original bylaw)

(_____
 (Don McPherson, Chair
 (
 (
 (_____
 (Jo-Anne Frank, Corporate Officer

I hereby certify this to be a true and correct copy of "PRRD Zoning Amendment Bylaw No. 2245 (Gayse), 2016, as adopted by the Peace River Regional District Board on _____, 2016.

Corporate Officer

Peace River Regional District
By-law No. 2245, 2016
SCHEDULE "A"



Map. No. 7 - Schedule C of "Peace River Regional District Zoning By-law No. 1343, 2001" is hereby amended by rezoning a 6.1 ha (15 acres) **from** A-2 "Large Agricultural Holdings Zone" **to** C-2 "Highway Commercial" and a 1 ha (2.6 acres) **from** A-2 "Large Agricultural Holdings Zone" **to** I-1 "Light Industrial Zone" portions of District Lot 4227, PRRD, Plan EPP19152, as shown shaded on the drawing below:

