



REPORT

To: Chair and Directors

Date: March 28, 2019

From: Michael Blatz, North Peace Land Use Planner

Subject: Development Variance Permit Report, PRRD File No. 17-105

RECOMMENDATION: All Directors – Corporate Unweighted

That the Regional Board approve issuance of Development Variance Permit 17-105, to reduce the required setback for the 86.97m long parcel line of PID 014-769-417 from 3 metres to not less than 1.2 metres at the closest point, as shown on Schedule B to the permit.

BACKGROUND/RATIONALE:

Proposal

To reduce the required setback on PID 014-769-417 from the 86.97m long parcel line on the north side of the church building¹, as shown on the legal survey attached to the permit as Schedule B, from 3 metres to not less than 1.2 meters at the closest point, according to the measurements shown on the survey, to bring the existing structure into compliance with *PRRD Zoning Bylaw No. 1000, 1996*.

File Details

File No.: 17-105
 Owners: Pilgrim Bros. Ventures Ltd.
 Area: Electoral Area B
 Location: Wonowon, BC
 Legal: Block A, Excluding Firstly Part Subdivided by PL BCP18711, Secondly Part Subdivided by PL BCP30199, DL 964, Peace River
 Civic Address: 19257 PDR 9A, Wonowon BC
 PID: 014-769-417
 Lot Size: 11.11 ha (27.46 acres)

Site Context

The subject property is in Wonowon, near the intersection of Wonowon Extension and PDR 9A. The subject property is split-zoned for industrial and public uses, though the proposal only relates to the public use portion. Adjacent land uses to the north and east are residential. There is forested Crown land to the south and west.

¹ The application form refers to a proposed addition, which has since been built, so this report simply refers to it as part of the existing building

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 a church. 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 Protection

The subject property is outside all fire protection areas.

Comments & Observations

Applicant

The applicants are applying to reduce the required setback on the north side of the church to bring the building into compliance. In 2018, they applied to rezone a 2.05 ha (5.07 acre) portion of the property surrounding the church to P (Public Use Zone), which was granted by the PRRD Board on December 14, 2018² with the adoption of PRRD Zoning Amendment Bylaw No. 2335, 2018. The applicants also intend to subdivide the aforementioned portion from the rest of the parcel.

Agricultural Land Reserve (ALR)

The subject property is not within the ALR. The closest ALR land is approximately 9.5 km from the subject property.

Official Community Plan (OCP)

The subject property is designated as RC (Rural Community) within *PRRD Rural OCP Bylaw No. 1940, 2011*. The OCP does not address setback regulations.

² The DVP application was submitted in 2017, but PRRD staff asked the applicants to complete a rezoning before processing their DVP. Now that the rezoning is complete, staff are bringing the DVP forward.

Land Use Zoning

The subject property is zoned I-1 (Light Industrial Zone) and P (Public Use Zone) pursuant to *PRRD Zoning Bylaw No. 1000, 1996*, however the proposed variance is wholly within the Public Use Zone. Section 50 of the zoning bylaw states the required setback from an interior side parcel line is 3 metres (10 feet).

According to a legal survey completed in 2019, the existing church building is as close as 1.20 metres from the property line, so a Development Variance Permit is required.

Permit Areas

The subject property is outside the PRRD's Mandatory Building Permit Area, Development Permit Areas and Development Cost Charge Areas.

Impact AnalysisContext

If approved, the reduced setback is anticipated to have the most impact on the residential property that shares the 86.97m long parcel line on the north side of the building. No written comments have been received as of the date of this report.

Population & Traffic

The proposed setback is for an existing building, so no population or traffic changes are anticipated.

Sewage

No changes to sewage are proposed or anticipated.

Comments Received from Municipalities & Provincial Agencies

Chetwynd, Hudson's Hope, Pouce Coupe, Taylor, Tumbler Ridge, MoFLNRORD & SD 60

No response received.

Dawson Creek & Fort St. John

Interests unaffected.

Northern Health

See attached response.

MoTI

No objections.

Public Notification and Comments

Pursuant to Section 499 of the *Local Government Act*, and *PRRD Development Application Procedures and Fees Bylaw No. 2165*, notification was mailed to nearby landowners on March 25, 2019. No written comments have been received as of the date of this report. Any comments received in the interim will be reported verbally.

ALTERNATIVE OPTIONS:

1. That the Regional Board refuse Development Variance Permit 17-105, to reduce the required setback for the 86.97m long parcel line of PID 014-769-417 from 3 metres to not less than 1.2 metres at the closest point, as shown on Schedule B (legal survey plan) attached as Schedule B to the permit.
2. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

FINANCIAL CONSIDERATION(S):

COMMUNICATIONS CONSIDERATION(S):

OTHER CONSIDERATION(S):

Attachments:

1. Maps
2. Application
3. Referral responses from agencies
4. Director comments
5. Draft Development Variance Permit No. 17-105

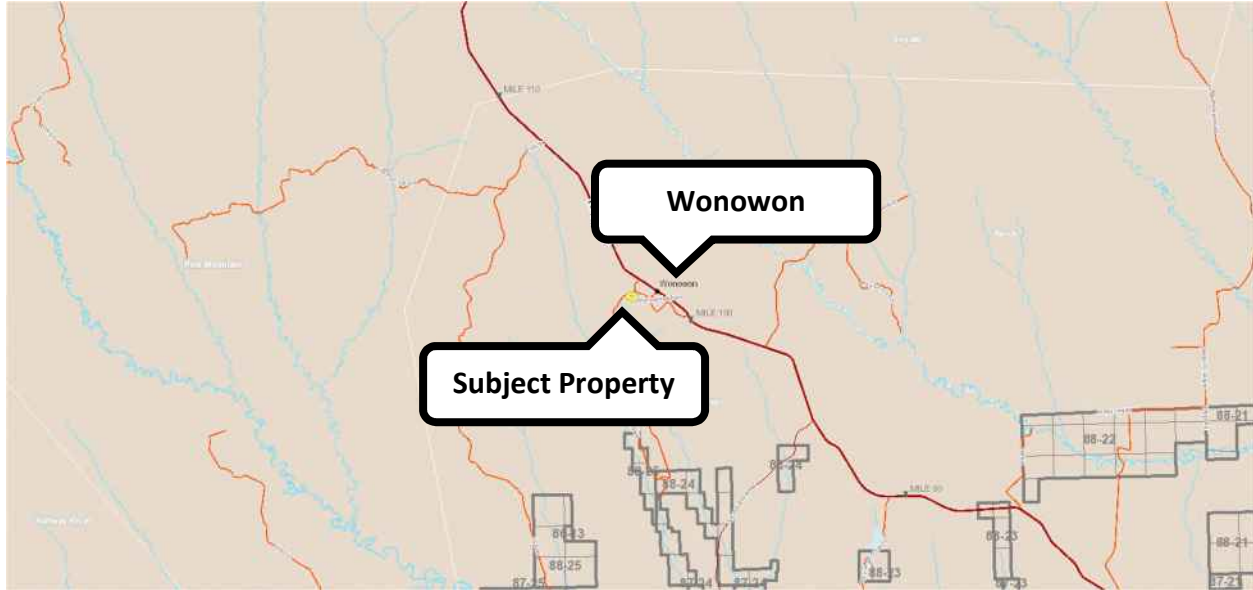


DEVELOPMENT VARIANCE PERMIT REPORT

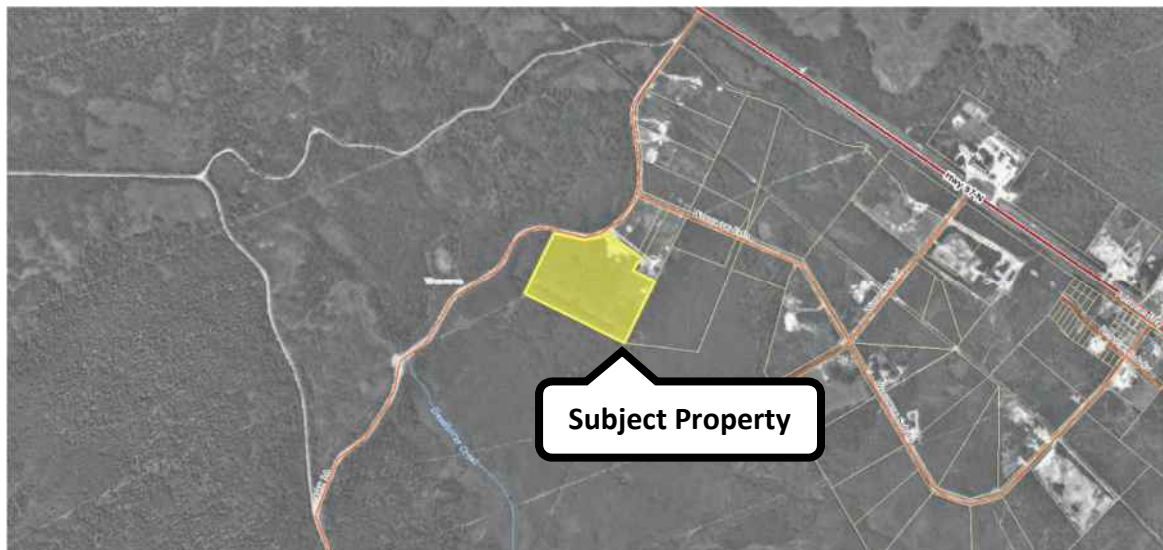
MAPS

FILE NO. 17-105

Context: Wonowon, BC



Aerial Imagery: Wonowon, BC





DEVELOPMENT VARIANCE PERMIT REPORT

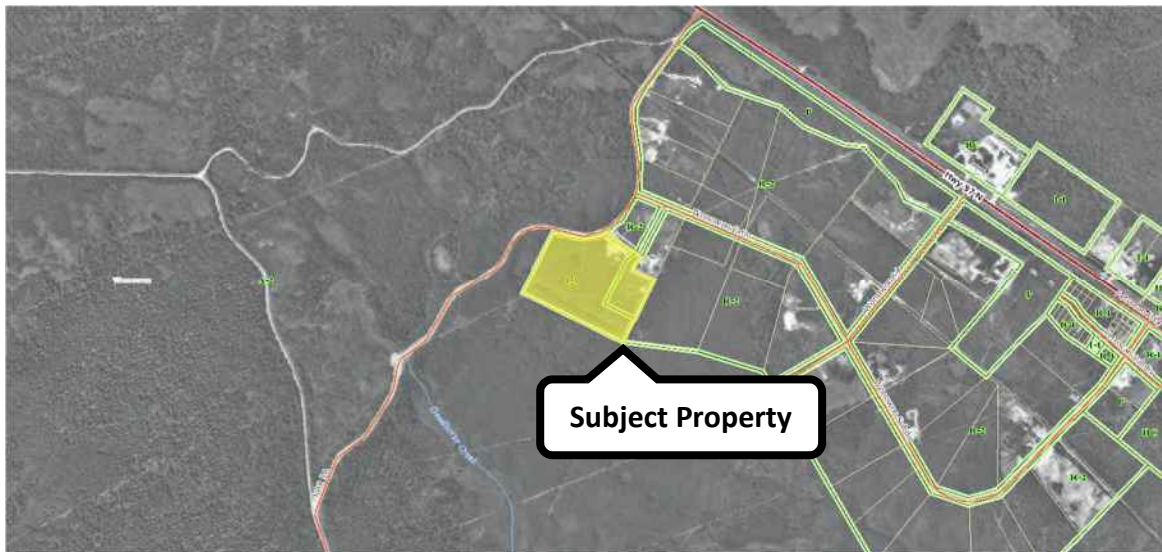
MAPS

FILE NO. 17-105

Official Community Plan: PRRD Rural OCP Bylaw No. 1940, 2011: Rural Community



Zoning: PRRD Zoning Bylaw No. 1000, 1996: Public Use Zone & Light Industrial Zone





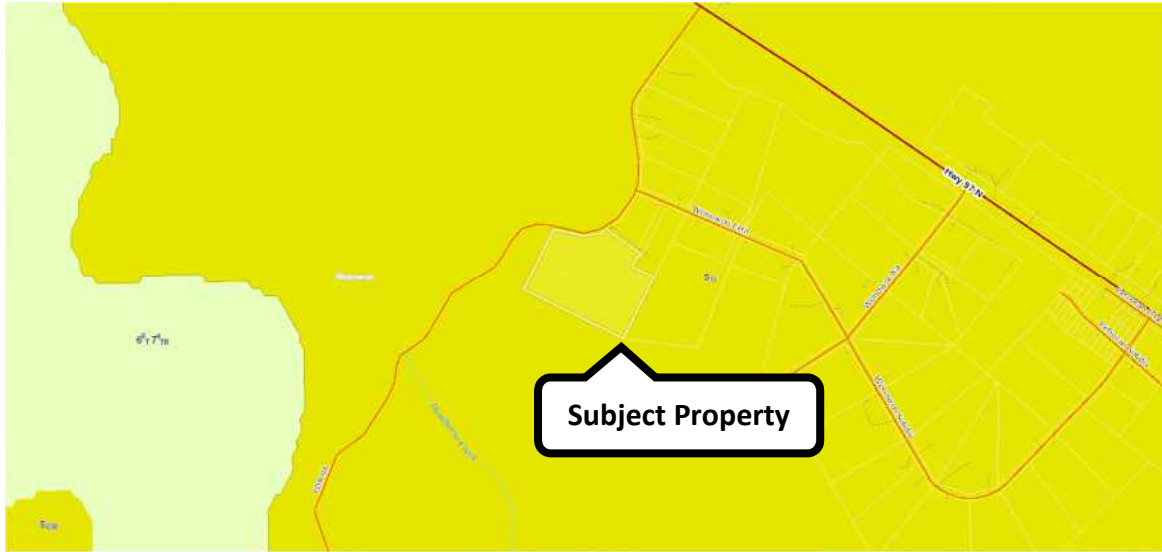
DEVELOPMENT VARIANCE PERMIT REPORT

MAPS

FILE NO. 17-105

Agricultural Land Reserve: Outside

CLI Soil Classification: 5c





PEACE RIVER REGIONAL DISTRICT



DAWSON CREEK 1981 Alaska Avenue (Box 810) Dawson Creek, BC (T) 250-784-3200 (F) 250-784-3201
FORT ST. JOHN 9505 100TH Street, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125
[Toll Free: 1-800-670-7773]

Receipt # 6706

Application for Development

1. TYPE OF APPLICATION

- [] Official Community Plan Bylaw Amendment \$ 1,000.00
[] Zoning Bylaw Amendment 650.00
[] Official Community Plan / Zoning Bylaw Amendment combined 1,050.00
[] Temporary Use Permit 350.00
[] Development Permit 165.00
[X] Development Variance Permit 165.00
[] 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

Table with 2 columns: Property Owner's Name, Authorized Agent of Owner (if applicable). Rows include Address of Agent, City/Town/Village, Postal Code, Telephone Number, Fax Number, E-mail.

3. PROPERTY DESCRIPTION

Table with 2 columns: Full legal description of each property under application, Area of each lot. Includes row for Bolck A, District Lot 964 PRD and a TOTAL AREA row.

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: _____

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: _____

Proposed 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.

- 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.



May 27 2017
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 authorize	and	hereby
(name) application.	to act on my/our behalf regarding this	
Agent address:		
Telephone:	Fax:	Email:
Signature of Owner:	Date:	
Signature of Owner:	Date:	

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.

Michael Blatz

From: Aaron Thompson <athompson@dawsoncreek.ca>
Sent: Tuesday, February 12, 2019 8:42 AM
To: Michael Blatz
Subject: RE: PRRD File 17-105 | Development Variance Permit | Please comment by March 4 2019

Michael,

The City of Dawson Creek’s 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!

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From: Michael Blatz [mailto:Michael.Blatz@prrd.bc.ca]
Sent: February-11-19 1:13 PM
To: PRRD_Internal
Subject: PRRD File 17-105 | Development Variance Permit | Please comment by March 4 2019

Good afternoon,

Please find the attached referral package for PRRD File 17-105. Note that the application form, originally submitted in 2017, refers to a future addition - this addition has since been built and is now considered an existing structure.

Please forward any comments you have about the proposal’s impact to your organization by **Monday March 4 2019**.

Best,
Michael Blatz | Land Use Planner
PEACE RIVER REGIONAL DISTRICT | Direct: 250-785-8084
michael.blatz@prrd.bc.ca | www.prrd.bc.ca





DEVELOPMENT VARIANCE PERMIT 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		Development Variance Permit 17-105
<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: <i>Planning Manager</i>
Date: <i>Feb. 19, 2019.</i>	Agency: <i>City of Fort St. John</i>

NH comments for By-Law Referral from PRRD dated February 11th 2019

Re: Development Variance Permit 17-105

February 21st 2019

Must follow Public Health Act, Drinking Water Act and its applicable regulations, Sewerage System Regulations as applicable.

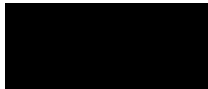
Must not cause a health hazard.

Must have appropriate sewerage system installed and all the requirements met as applicable.

Should satisfy the set back distance guidelines on the BC Sewerage System Standard Practice Manual Version 3 <https://www2.gov.bc.ca/assets/gov/environment/waste-management/sewage/spmv3-24september2014.pdf>

or as recommended by an "Authorized Person" (AP) – i.e an Engineer, or a Registered Onsite Waste Water Practitioner (ROWP)

Thanks,



Madhu Nair. CPHI (C), B. Tech, DFT, DHRM
Environmental Public Health Officer

Health Protection and Disease Prevention
Northern Health

10115-110th Avenue, Fort St. John, BC V1J 6M9

Tel: (250) 263-6000

Fax: (250) 263-6086

April 11, 2019



Ministry of Transportation and Infrastructure

Peace River Regional District
1981 Alaska Avenue
PO Box 810
Dawson Creek, BC
V1G 4H8

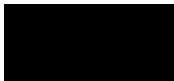
Attn: Michael Blatz, North Peace Land Use Planner

The Ministry of Transportation and Infrastructure (the Ministry) has received and reviewed your referral of February 11, 2019 for a Development Variance Permit to reduce the required setback within PID: 014-769-417 BK A EXC FIRSTLY PT SUBDIVIDED BY PL BCP18711 SECONDLY PT SUBDIVIDED BY PL BCP30199 DL 964 PEACE RIVER.

The Ministry has no objections to the Development Variance Permit.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact Beth Bahm at (250) 787-3445.

Sincerely,



Beth Bahm
District Development Technician

Michael Blatz

From: Michael Blatz
Sent: Friday, March 29, 2019 8:37 AM
To: 'kgooding'
Subject: RE: PRRD File 17-105 | Please comment by March 27

Thanks for the quick responses.

From: kgooding <kgooding@pris.bc.ca>
Sent: Friday, March 29, 2019 8:36 AM
To: Michael Blatz <Michael.Blatz@prrd.bc.ca>
Subject: RE: PRRD File 17-105 | Please comment by March 27

I will support

Sent from my Samsung device

----- Original message -----

From: Michael Blatz <Michael.Blatz@prrd.bc.ca>
Date: 03-29-2019 8:26 AM (GMT-07:00)
To: Karen Goodings <Kgooding@pris.bc.ca>
Subject: RE: PRRD File 17-105 | Please comment by March 27

None yet. Any comments we receive will either be added to my report or reported verbally at the Board meeting (if submitted after my report is finalized).

MB

From: kgooding <kgooding@pris.bc.ca>
Sent: Thursday, March 28, 2019 4:32 PM
To: Michael Blatz <Michael.Blatz@prrd.bc.ca>
Subject: RE: PRRD File 17-105 | Please comment by March 27

Thanks. Have you had any queries about this?

Sent from my Samsung device

----- Original message -----

From: Michael Blatz <Michael.Blatz@prrd.bc.ca>
Date: 03-28-2019 3:57 PM (GMT-07:00)
To: Karen Goodings <Kgooding@pris.bc.ca>
Subject: RE: PRRD File 17-105 | Please comment by March 27

Hi Director Goodings,

I notice I made an error in my previous response. We mail out postcards to landowners within 100 metres (not 1.5km) of the property for Development Variance Permits, per Section 7 of [PRRD Development Application Procedures and Fees Bylaw No. 2165, 2016](#). The 1.5km radius is used for bylaw amendments. Apologies for any confusion.

The postcards were mailed on March 25 using the proper 100 metre radius. Given this new information, do you wish to make any further comments?

MB

From: kgooding <kgooding@pris.bc.ca>
Sent: Thursday, March 14, 2019 9:25 AM
To: Michael Blatz <Michael.Blatz@prrd.bc.ca>
Subject: RE: PRRD File 17-105 | Please comment by March 27

Thanks

Sent from my Samsung device

----- Original message -----

From: Michael Blatz <Michael.Blatz@prrd.bc.ca>
Date: 03-14-2019 8:34 AM (GMT-07:00)
To: Karen Goodings <Kgooding@pris.bc.ca>
Subject: RE: PRRD File 17-105 | Please comment by March 27

Good morning,

The public notification requirements for DVPs is similar to those for public hearings, so we'll be mailing out postcards to everyone within 1.5km of the property before it goes to the Board.

MB

From: Karen Goodings <kgooding@pris.bc.ca>
Sent: Wednesday, March 13, 2019 9:26 PM
To: Michael Blatz <Michael.Blatz@prrd.bc.ca>
Subject: RE: PRRD File 17-105 | Please comment by March 27

Good evening Michael, Can you contact the adjoining land owner to see if there is any objection? Or forward the information to me and I will contact them? If there is no objection, I would move approval.

From: Michael Blatz [<mailto:Michael.Blatz@prrd.bc.ca>]
Sent: March-13-19 2:52 PM
To: Director Karen Goodings; Karen Goodings
Cc: PRRD_Internal
Subject: PRRD File 17-105 | Please comment by March 27

Good afternoon Director Goodings,

Please review the attached draft report for a Development Variance Permit in Wonowon. Please forward any questions or comments you have about the application to me by **Wednesday, March 27**.

Best,

Michael Blatz | Land Use Planner



**PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT VARIANCE PERMIT NO. (17-105 DVP)**

ISSUED TO: Pilgrim Bros. Ventures Ltd.
Name

Address: Box 138
Wonowon, BC
V0C 2N0

BK A EXC FIRSTLY PT SUBDIVIDED BY PL BCP18711
SECONDLY PT SUBDIVIDED BY PL BCP30199 DL 964

1. Property affected: PEACE RIVER PID: 014-769-417
(legal description)

2. Official Community Plan: PRRD Rural OCP Bylaw No. 1940, 2011: Rural Community
(name plus note designation)

3. Zoning Bylaw: PRRD Zoning Bylaw No. 1000, 1996: Public Use Zone & Light Industrial Zone
(name plus note zone)

4. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Regional District applicable thereto, except as specifically varied or supplemented by this Permit. The provisions of this Development Variance Permit shall prevail over any other provisions of the bylaws in the event of a conflict.

5. This Development Variance Permit allows for **(specifically state)**
To reduce the required setback on PID 014-769-417 from the 86.97m long parcel line on the north side of the building shown within Detail B in the attached legal survey, a church, from 3 metres to not less than 1.2 metres at the closest point, as shown on Schedule B (legal survey plan), to bring the existing structure into compliance with PRRD Zoning Bylaw No. 1000, 1996.

6. The land described herein, shall be developed strictly in accordance with the terms, conditions and provisions of this permit and any plans and specifications attached to this Permit which shall form a part thereof.

7. This Permit is **NOT** a building permit.

ISSUED THIS _____ day of _____, 20____.

This permit is authorized by Peace River Regional District Board Resolution No. _____
passed on the _____ day of _____, 20____.

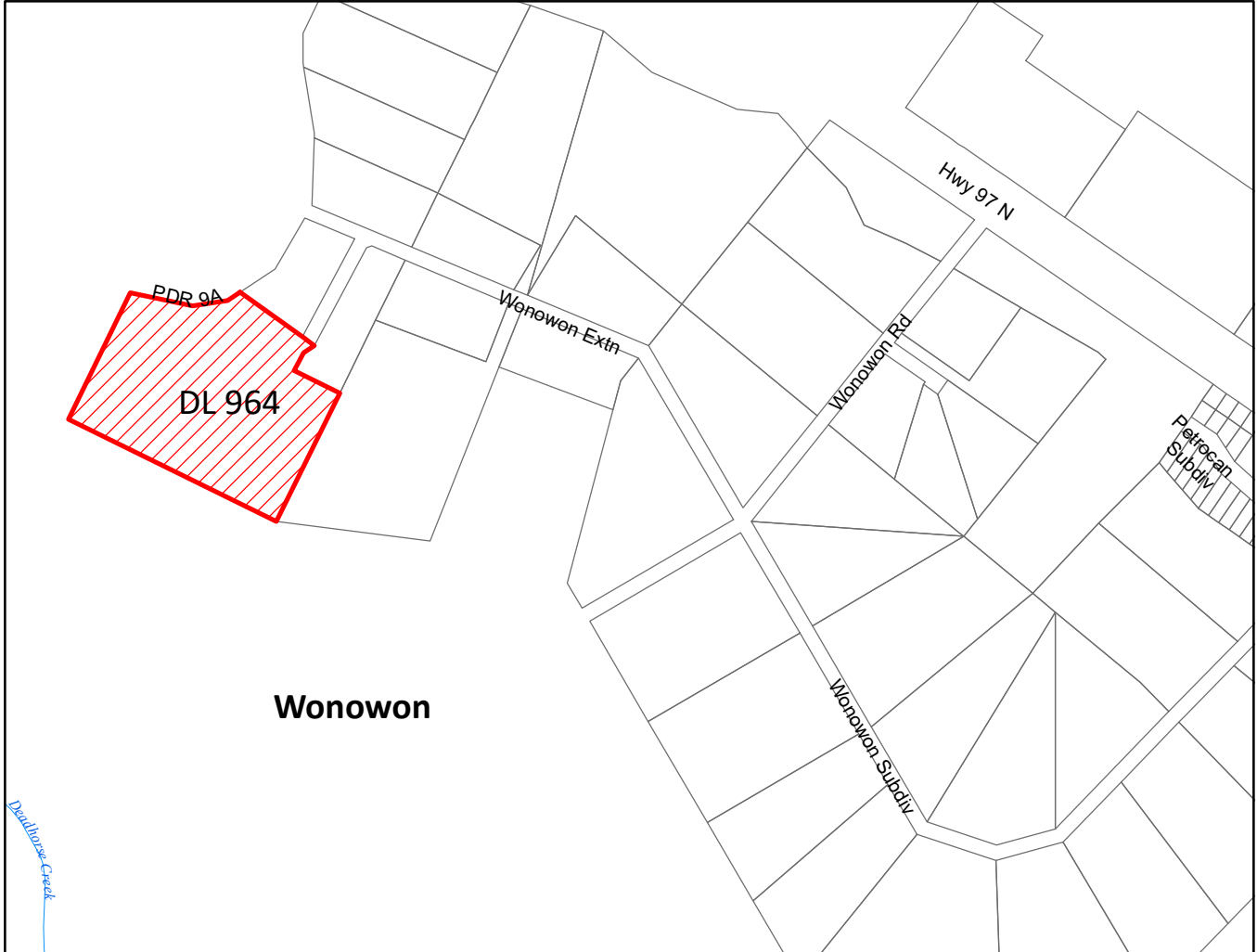
Authorized Signatory

Schedules "A" & "B" are attached to and form part of PRRD Development Variance Permit No. 17-105.

April 11, 2019



Peace River Regional District
SCHEDULE "A"
Development Variance Permit
No. 17-105

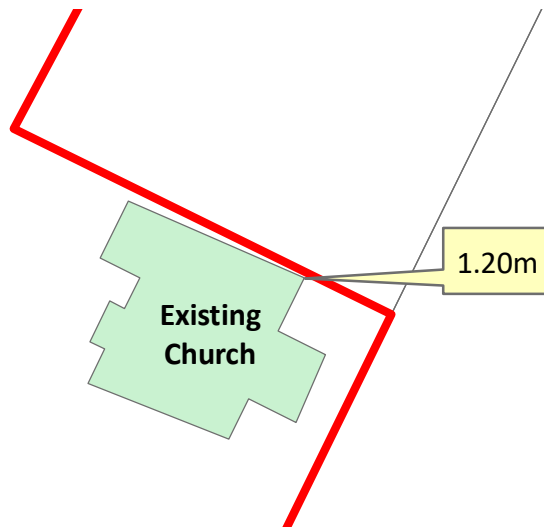


Detail Map

Legend

- Existing Church
- Subject Property
- Parcels
- Water Features

DL 964





Peace River Regional District
SCHEDULE "B"
 Development Variance Permit
 No: 17-105

