



**PEACE RIVER REGIONAL DISTRICT**  
**DEVELOPMENT SERVICES**  
**OCP & ZONING AMENDMENT REPORT**  
**BYLAW No. 2318 & 2319 (BORTON), 2018**  
**1<sup>st</sup> & 2<sup>nd</sup> Reading**

<b>OWNER:</b>	Pat & Sheri Borton	<b>DATE:</b>	March 26, 2018
<b>AREA:</b>	Electoral Area E	<b>FILE No.:</b>	17-180
<b>CIVIC ADDRESS:</b>	4049 Norris Road		
<b>LEGAL:</b>	Lot 1 District Lot 2097 PRD, Plan PGP43510		
<b>LOT SIZE:</b>	1.7 ha (4.2 ac)		
<b>LOCATION:</b>	East of the District of Chetwynd		

**PROPOSAL:**

To re-designate the subject property from 'Residential' to 'Industrial', and to rezone from R-3 (Residential 3 Zone) to I-1 (Light Industrial Zone) for the development and operation of a recreational vehicle and boat storage facility.

**RECOMMENDATION: [ALL DIRECTORS – CORPORATE UNWEIGHTED]**

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 February 26, 2018; and, THAT the Regional Board read OCP Amendment Bylaw No.2318 (Borton), 2018 for a First and Second time.
2. THAT the Regional Board read Zoning Amendment Bylaw No.2319 (Borton), 2018 for a First and Second time.
3. THAT a Public Hearing for Bylaws 2318 and 2319 be held pursuant to the *Local Government Act*; and, THAT the holding of the Public Hearing be delegated to the Director of Electoral Area "E"

**ALTERNATIVE OPTIONS**

OPTION 1: THAT the Regional Board refuse the application as submitted.

**SITE CONTEXT**

The subject property is located west of the District of Chetwynd between Highway 29 and Jackfish Lake Road. The general area is a mix of residential developed land, developed industrial and commercial lots, and an agricultural parcel lower in the valley.

**SITE FEATURES**

**LAND:** The subject parcel is developed for residential use with a small forested portion.  
**STRUCTURES:** One existing house and shop.  
**ACCESS:** Site access is from Norris Road.

**CLI SOIL RATING:** Class 5<sub>t</sub> & 7<sub>tr</sub> soils. Class 5 soils have very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible. Class 7 soils have no capacity for arable culture or permanent pasture. Subclass T denotes topography. Subclass R denotes consolidated bedrock.

**FIRE:** The subject property is within the Chetwynd Rural Fire Protection Zone.

**COMMENTS AND OBSERVATIONS**

**APPLICANT:** It is the intent of applicant to use the property for a recreational vehicle and boat storage facility. The applicant would like to install fencing and security for the parcel for this use. The applicant is also planning on constructing a 12.2m by 18.3m= 223.6m<sup>2</sup> covered storage for 6 R.V's in the coming years.

*{All accessory buildings sizes are regulated within all PRRD Zoning Bylaws. This proposed shop will have to conform to the regulated accessory building size or be required to submit a Development Variance Permit application.}*

**ALR:** The subject property is outside the Agricultural Land Reserve.

**BLDG INSPECTION:** Within the Mandatory Building Permit area.

**OCP:** **West Peace Official Community Plan Bylaw No. 1086, 1997.**

Pursuant to the West Peace Official Community Plan Bylaw No. 1086, 1997, the subject property is designated 'Residential', which is intended for low density clustered growth.

**Section 5.2 Objectives of this Plan**

- B. To promote a settlement and land use pattern that is compatible with physical and the man-made environment
- C. To conserve the various unique and sensitive parts of the environment and to safeguard development from natural and man-made hazards.
- D. The preferred development pattern is clustered growth which is to take place on non-agricultural land reserve dedicated areas.

**Residential Area Preamble:**

The Residential designation signifies that the predominant land use is for residential purposes. Home occupations or home industries may be considered as a venue for additional economic development for the individuals situated in an area with a residential designation.

**Section 6.2.1 Residential Policies:**

This proposal does not fit with any of the Residential policies laid out within this OCP

**Section 6.4 Industrial Policies**

**Industrial Preamble**

Land designated for industrial purposes is intended for industrial or manufacturing purposes. This includes, but it's not limited to the following;

- a. agri-business
- b. manufacturing and storage
- c. natural resources extraction processing activities

**Industrial Development Policies:**

- 1) Good access to a primary or secondary highway is essential OR access to a railway system is required.
- 2) adequate on-site parking is required
- 3) adequate on-site loading and unloading space is required
- 4) The development should be on land with grades in the 0° to 5° range.
- 5) The site must be able to carry heavy loads and in areas that are well drained. The preferred soil type is well graded, well compacted clayey-sands or gravel.

*Comment:*

- *This area is adjacent to Highway 29*
- *This area is a mix residential, industrial and commercial use.*

Therefore this proposal will require an OCP amendment.

**ZONING: Peace River Regional District Zoning Bylaw No. 1343, 2001**

The Peace River Regional District Zoning Bylaw No. 1343, 2001 the subject property is zoned R-3 (Residential 3 Zone).

A recreational vehicle and boat storage facility is not considered a home based business and is not a permitted use within the R-3 zone.

Therefore this proposal requires a re-zoning amendment.

**WATER & SEWER** The subject property currently has an existing septic field and sewage holding tank for the office, with pump and haul services. There is an existing cistern for the office.

**IMPACT ANALYSIS**

**AGRICULTURE:** The proposed recreational vehicle and boat storage facility should not impact the limited agricultural use in the surrounding area.

**CONTEXT:** This area is predominantly residential, with some industrial and commercial uses nearby. This proposal does meet the requirements for considering temporary uses within the West Peace OCP. A building permit would be required for any new construction on the subject property and may be limited by the maximum accessory building floor area as stipulated with the PRRD Zoning Bylaw No. 1343, 2001. If the proposal is approved and the applicant wishes to continue the storage of recreational vehicle and boats as a long term business use after three years, it would be recommended that the applicant apply for a zoning amendment.

**POPULATION & TRAFFIC** The proposal would not increase the local population as no residences are proposed. Traffic to and from the site would be expected to increase seasonally when users would pick up and drop off their items.

**COMMENTS RECEIVED FROM MUNICIPALITIES AND PROVINCIAL AGENCIES**

**CHETWYND FIRE DEPARTMENT:** Please ensure that the owner is in compliance with the BC Fire Act – also they have to be aware that they will not have access to hydrants.

**DAWSON CREEK:** Interests unaffected by bylaw.

**FORT. ST. JOHN:** Interests unaffected by bylaw.

**OIL & GAS COMMISSION:** This footprint is identical to the previous Borton TUP (17-180); the Commission continues to have no issues with this proposed land use change.

**TAYLOR:** Interests unaffected by bylaw.

**NORTHERN HEALTH:** All activities on this lot must be done in accordance with the provisions of:

1. Public Health act [SBC 2008] Ch. 28 and all regulations made under it including but not limited to:
  - Sewerage system Regulations B.C Reg. 209/2010;
2. Drinking Water protection Act [SBC 2001] Ch. 9, and
3. Drinking water Protection regulations B.C Reg 200/2003

**MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE:** The Ministry of Transportation and Infrastructure has received and reviewed your referral dated March 1, 2018 to re-designate and rezone the subject property from Residential to Industrial, and R-3 (Residential 3 Zone) to I-1 (Light Industrial Zone), for development and operation of a recreational vehicle and boat storage facility for subject property L 1 DL 2097 PEACE RIVER PL PGP43510 (4049 Norris Road). The proposal falls within Section 52 of the Transportation Act and will require formal Ministry approval. The Ministry is in support of the proposal however we have the following conditions that must be satisfied prior to final approval by the Ministry.

No direct access to Highway 29N is supported. All access is to be via the side road network (Norris Road).

Provision of a suitably worded covenant on the lot is required to restrict the land use of the property to recreational vehicle and boat storage only, registerable under Section 219 of the Land Title Act in favour of Her Majesty The Queen in right of the Province of British Columbia as represented by the Minister of Transportation and Infrastructure, Parliament Buildings, Victoria, BC, V8V 1X4, Canada. Covenant to be registered with priority over any financial charges (Sample attached).

If the landowner does not want to enter into a restrictive covenant on the property, the Ministry requires a Traffic Impact Study (TIS) to address access issues to and from the site at the intersection of Norris Road and Highway 29N for the proposed I-1 (Light Industrial Zone). The developer is encouraged to contact MoTI to set up a Scope Development Meeting to determine the Terms of Reference for the TIS at their earliest convenience.

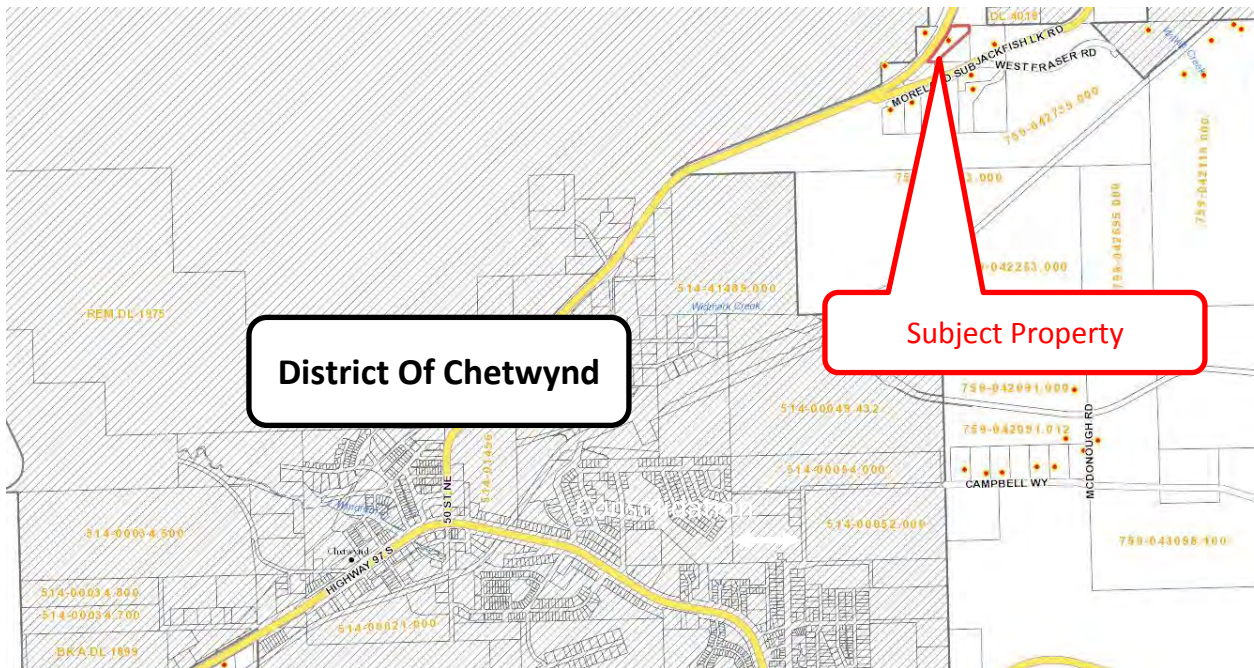
An industrial access permit is required for the connection to Norris Road. The developer is to apply online for an Access, Resource and Industrial permit to the Ministry of Transportation and Infrastructure prior to final zoning approval. Application and information can be found at: <http://www.th.gov.bc.ca/permits/Highway%20Access%20Permits.asp>

Thank you for the opportunity to comment. If you or the developer has any questions, please contact me at (250) 787-3237.

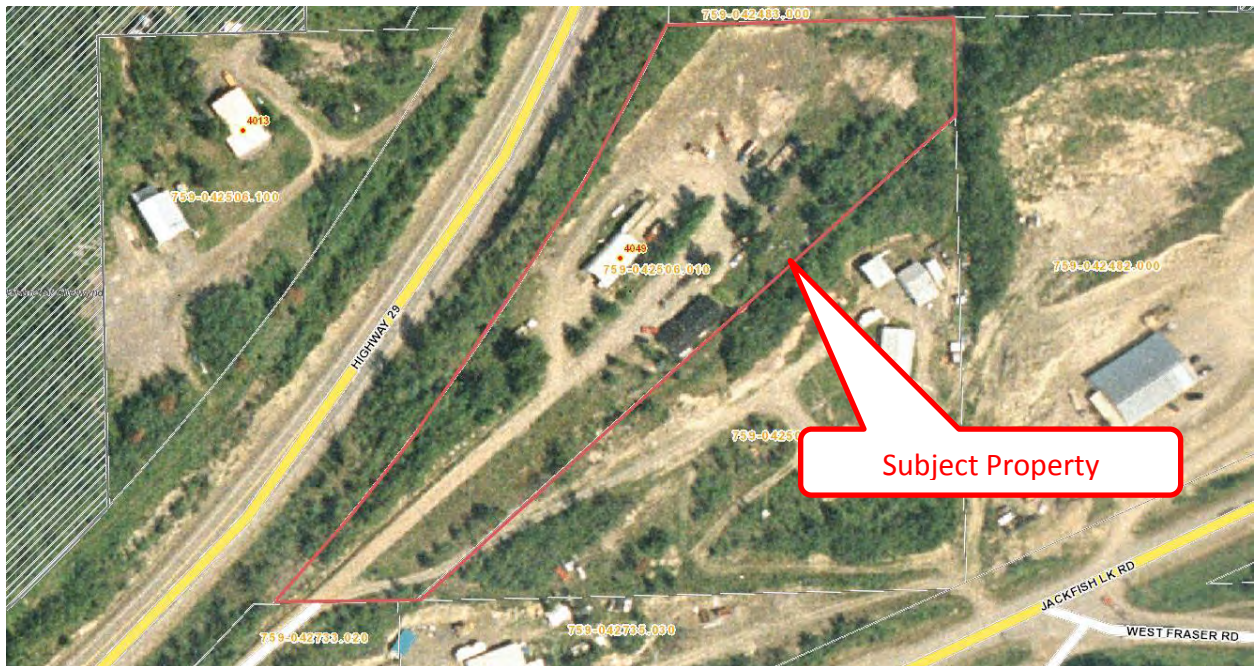


OCP & REZONING REPORT  
**MAPS**  
FILE NO. 17-180 (BORTON)

Context Photo

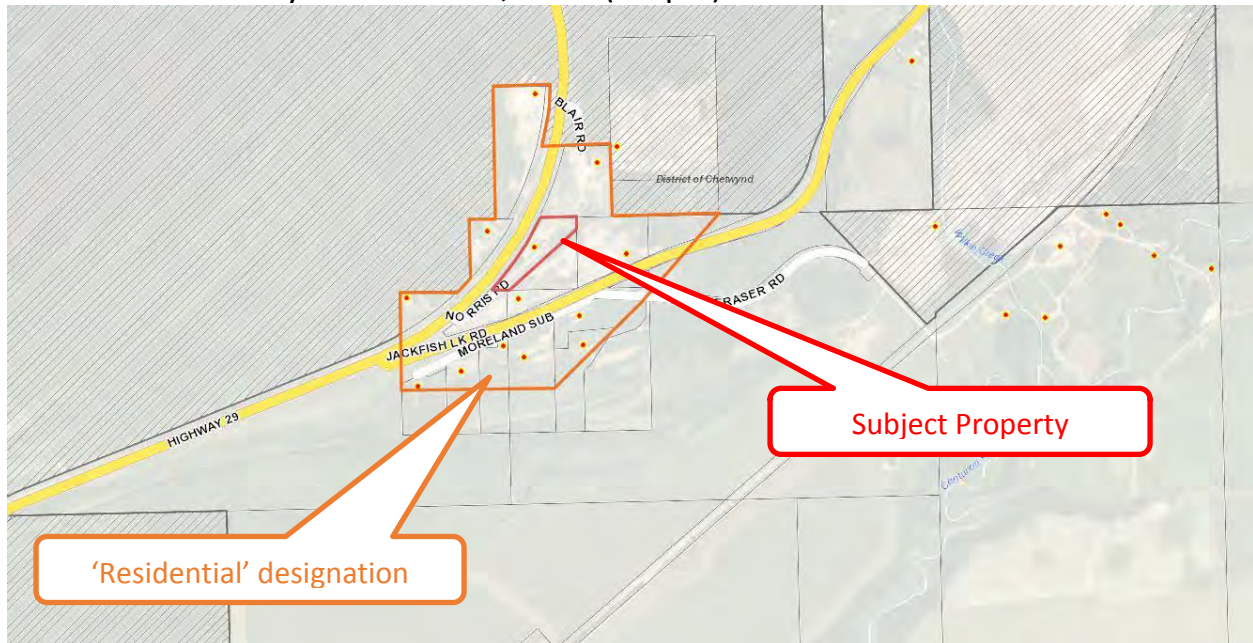


Air Photo

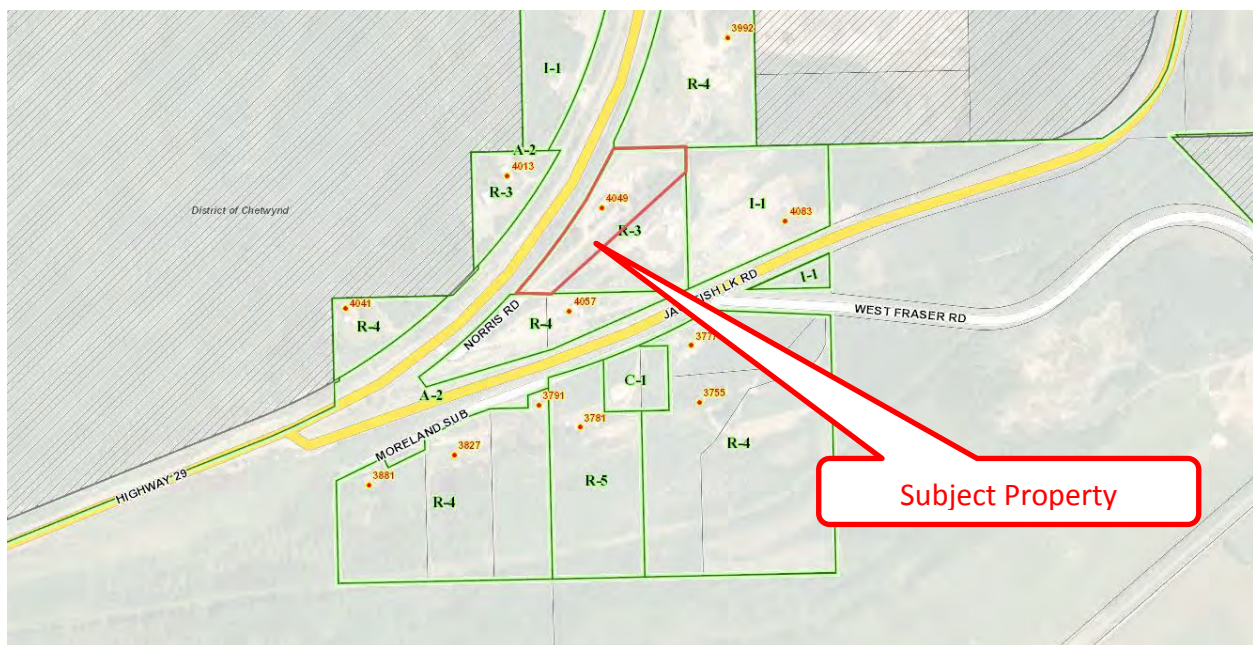




West Peace OCP Bylaw No. 1086, 1997 (Map 7)



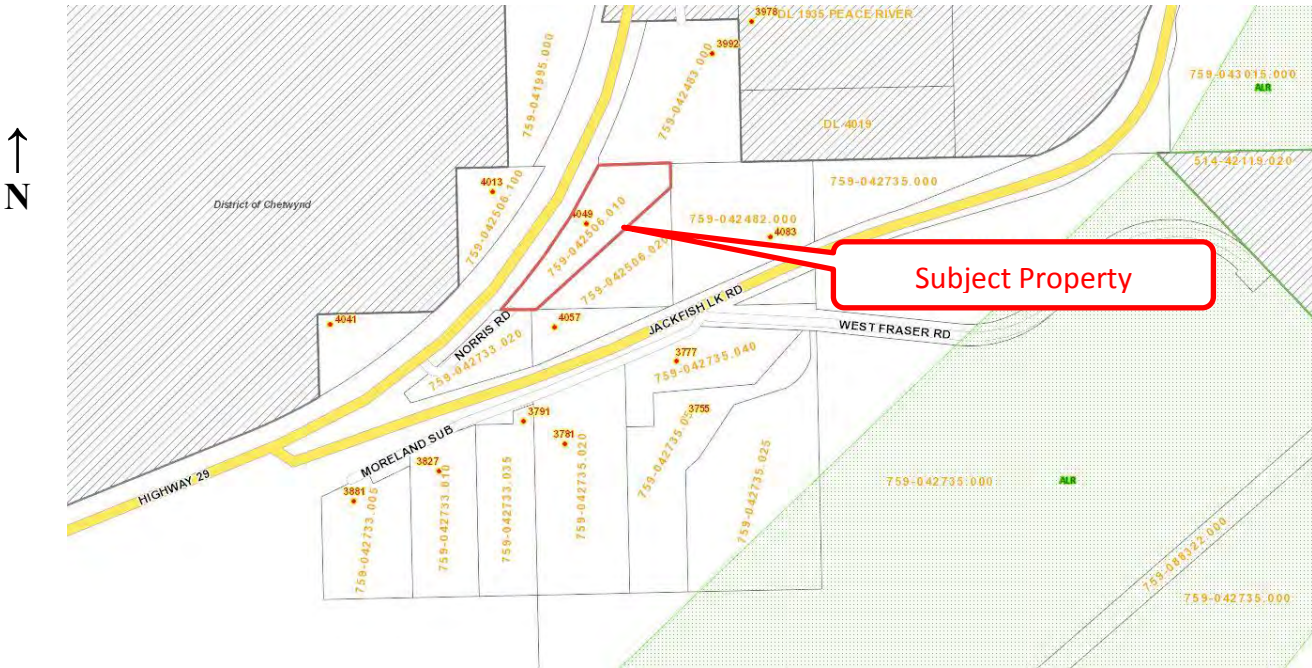
PRRD Zoning Bylaw No. 1343, 2001 (Schedule C Map 5)



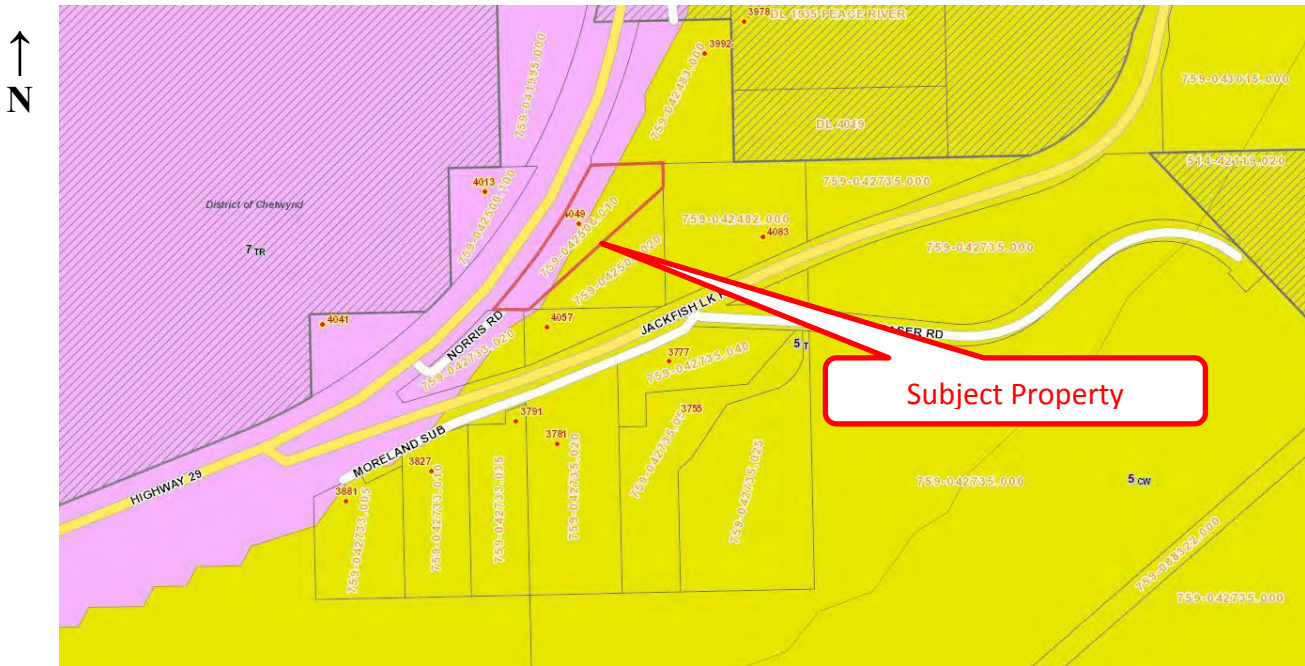


MAPS

Agricultural Land Reserve (093P.073)



Soil Classification (Map 093P/12)



**Peace River Regional District  
Memorandum**

To: Dan Rose, Director of Electoral Area 'E'  
From: Kole Casey, South Peace Land Use Planner  
Date: April 10, 2018  
RE: OCP & ZONING AMENDMENT REPORT BYLAW NO. 2318 & 2319 (BORTON), 2018

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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 April 24, 2018.

Please contact me if you have any questions.

Thank you.

COMMENTS:

circle if  
No Comment

I have no issues with proposed rezone.

Date: April 10, 2018

Initial: DR

April 26, 2018





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 100<sup>TH</sup> Street, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125  
 [Toll Free: 1-800-670-7773]

Receipt # \_\_\_\_\_

Application for Development

1. TYPE OF APPLICATION	FEE
<input type="checkbox"/> Official Community Plan Bylaw Amendment	\$ 1,000.00
<input type="checkbox"/> Zoning Bylaw Amendment	650.00
<input checked="" type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined	1,050.00
<input type="checkbox"/> Temporary Use Permit	350.00
<input type="checkbox"/> Development Permit	165.00
<input type="checkbox"/> Development Variance Permit	165.00
<input type="checkbox"/> Sign requirement	150.00

In regard to applications for:

- i) an official community plan and/or zoning bylaw amendment;
- ii) temporary use permit;

Sign provided by the PRRD and sign posted pursuant to Section 8 of Bylaw No. 2165, 2016, **attached**.

2. PLEASE PRINT

Property Owner's Name <b>PAT &amp; Sheri BORTON</b>	Authorized Agent of Owner (if applicable)
Address of Owner <b>5401 Hillside Ave</b>	Address of Agent
City/Town/Village <b>Chetwynd B.C.</b>	City/Town/Village
Postal Code <b>V0C-1S0</b>	Postal Code
Telephone Number: <b>250 788 5976</b>	Telephone Number:
Fax Number:	Fax Number:
E-mail: <b>pa.borton@outlook.com</b>	E-mail:

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
<b>L1-DL 2097 Peace River PL P6P 43570</b>	<b>1.72</b> ha./acres
<b>P10 024-589-543</b>	ha./acres
<b>Roll 759-042506.010</b>	ha./acres
<b>4049 Norris Road</b>	TOTAL AREA ha./acres

**Notice of collection of personal information:**

Personal information on this form is collected for the purpose of processing this application. The personal information is collected under the authority of the *Local Government Act* and the bylaws of the PRRD. Documentation/Information submitted in support of this application can be made available for public inspection pursuant to the *Freedom of Information and Protection of Privacy Act*.

4. Civic Address or location of property: 4049 Norris Road

5. PARTICULARS OF PROPOSED AMENDMENT

Please check the box(es) that apply to your proposal:

Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: R-3 (residential 3 zone)

Proposed OCP designation: I-1 (light Industrial zone)

Text amendment: \_\_\_\_\_

Zoning Bylaw amendment:

Existing zone: R-3 (residential 3 zone)

Proposed zone: I-1 (light Industrial zone)

Text amendment: \_\_\_\_\_

Development Variance Permit – describe proposed variance request:

\_\_\_\_\_

Temporary Use Permit – describe proposed use:

\_\_\_\_\_

Development Permit: Bylaw No. \_\_\_\_\_ Section No. \_\_\_\_\_

6. Describe the existing use and buildings on the subject property:

Rental of House & Shop

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

(a) North Residents R4 Mobile house & junkyard

(b) East Residents R3 House with several out building, I1 Residents & Mechanical Shop

(c) South Residents R4 House with several out building, Vacant lot

(d) West Highway 29 & other side of Highway is Residents R3 & I1 Logging repair Shop

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

Development of RV/Boat Storage & Mini Storage

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

See attach

8. Describe the proposed development of the subject property.

2017 is cleanup of property and apply for zone change from R3 to I1

2018 install fencing and gate the property, install security and in the fall, open for business. 40x60 Covered  
lean-to storage

2019 build 40 x 60 covered storage for 6 RVs

9. Reason and comments in Support of the application.

The area is a mixture of R3 and I1 property and is one lot away from the Chetwynd and Regional District land fill and is close to West Fraser Saw Mill

The property is border to west by Highway 29 for easy access and to the east is R3 and I1 then the Jackfish LK road. To the north is one R4 property and then Chetwynd and District Regional District Landfill, to the souths is two R4 properties and then the junction of Highway 29 and the Jackfish Lake Road

The proposed development has a minimal impact to the resident with very low volume of traffic to drop off and pickup of RV and boats.

10. Describe the means of sewage disposal for the development:

Existing (not required) for development septic field  
Office has holding tank for sewage, pumped &  
hauled offsite

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

Existing Cistern for Office

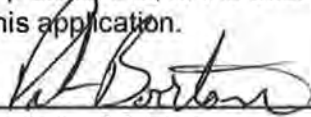
**THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY YOUR APPLICATION.**

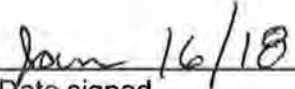
- 12. Proof of ownership of the subject property or properties. (For example: Certificate of State of Title, BC Land Title Office Property Title Search or recent Property Tax Notice.)
- 13. A Sketch Plan of the subject property or properties, showing:
  - (a) the legal boundaries and dimensions of the 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.

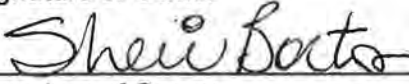
**ADDITIONAL OR MORE DETAILED INFORMATION MAY BE REQUESTED BY THE PEACE RIVER REGIONAL DISTRICT FOLLOWING REVIEW OF YOUR APPLICATION.**

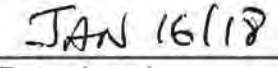
If it is necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a British Columbia Land Surveyor may be required.

- 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.

  
 \_\_\_\_\_  
 Signature of Owner

  
 \_\_\_\_\_  
 Date signed

  
 \_\_\_\_\_  
 Signature of Owner

  
 \_\_\_\_\_  
 Date signed

16. **AGENT'S AUTHORIZATION**

If you have an agent act on your behalf in submission of this application, the following authorization **MUST** be signed by **ALL** property owners.

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



# Peace River Regional District

40 x 60 covered storage



### Legend

- Highway Mile Marker
- Rural Community
- 911 Civic Address Sections
- Main Roads (> 1:10000)
- Minor Roads (> 1:10000)
- Water Course
- Parcels
- Regional District Boundary
- Municipal Boundaries

1: 1,250



63.5 0 31.75 63.5 Meters

NAD\_1983\_UTM\_Zone\_10N  
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Notes

April 26, 2018



# Peace River Regional District

2-Oct-2017

**Owner 1:** BORTON, PATRICK A  
**Owner 2:** BORTON, SHERI L  
**Mailing Address:**

**PID:** 024-589-543

**Roll Number:**

**Legal Description:** L 1 DL 2097  
PEACE RIVER PL  
PGP43510

**911 Civic Address:** 4049 NORRIS RD

Parcel Size

1.72 Hectares

4.24 Acres



This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Peace River Regional District should be contacted for information regarding other conditions such as easements, rights-of-way or covenants.

PEACE RIVER REGIONAL DISTRICT  
Bylaw No. 2318, 2018

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 Lot 1, District 2097, Plan PGP43510, PRD;

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. 2318, 2018."
2. Map 7 of "West Peace Official Community Plan Bylaw No. 1086, 1997" is hereby amended by redesignating Lot 1, District Lot 2097, Plan PGP43510, PRD, from R "Residential" to I "Industrial", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS	_____	day of	_____	2018.
READ A SECOND TIME THIS	_____	day of	_____	2018.
Public Hearing held on the	_____	day of	_____	2018.
Notification mailed on the	_____	day of	_____	2018.
READ A THIRD TIME THIS	_____	day of	_____	2018.
ADOPTED THIS	_____	day of	_____	2018

\_\_\_\_\_  
Chair

(Corporate Seal has been  
affixed to the original  
bylaw)

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

I hereby certify this to be a true and correct copy of Bylaw No. 2318, 2018", as adopted by the Peace River Regional District Board on \_\_\_\_\_, 20\_\_\_\_.

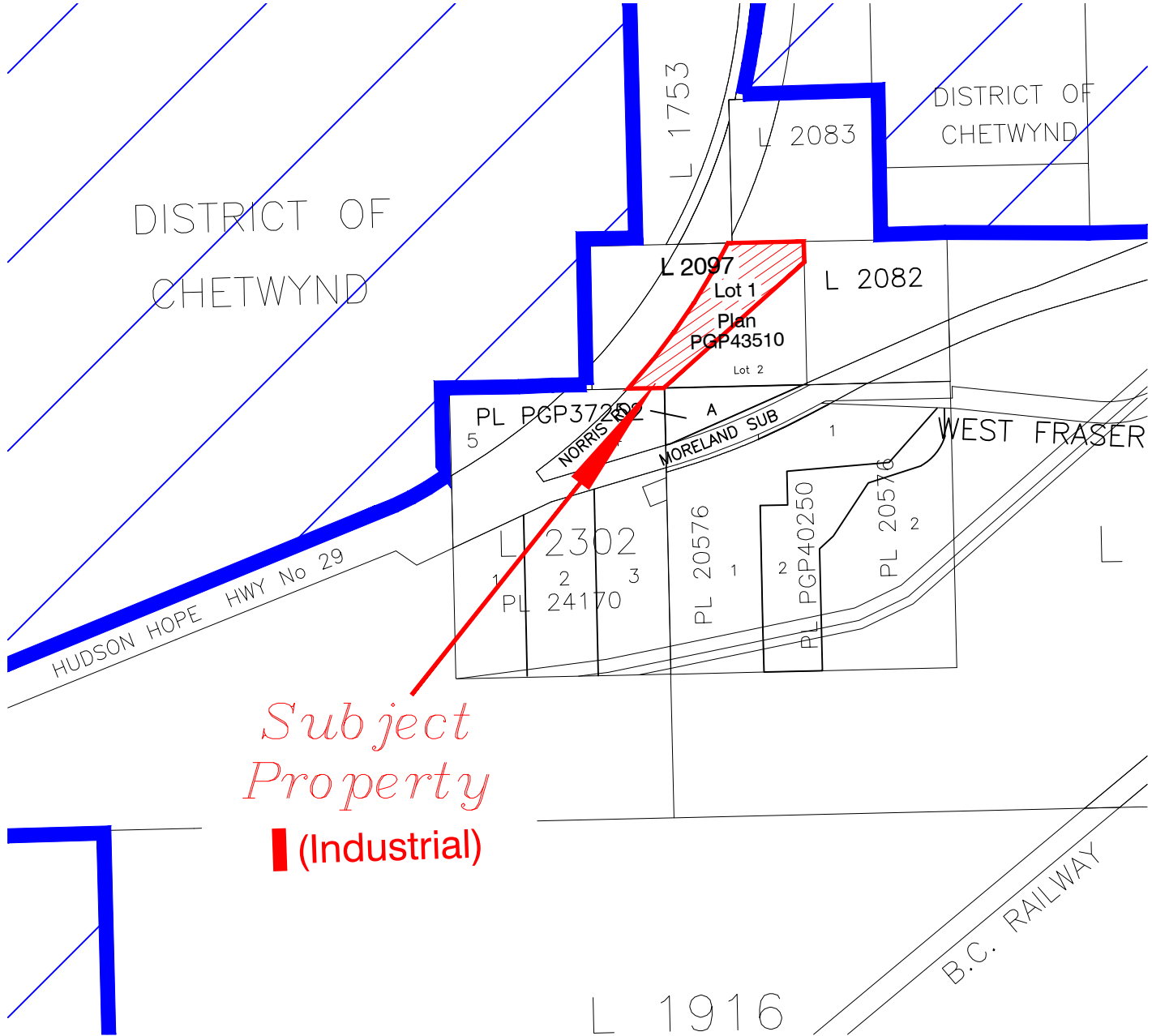
\_\_\_\_\_  
Corporate Officer



Peace River Regional District  
By-law No. 2318, 2018  
**SCHEDULE "A"**



Map. No. 7 - Schedule A of "West Peace Official Community Plan Bylaw No. 1086, 1997" is hereby amended by redesignating Lot 1, Plan PGP43510, District Lot 2097 **from R "Residential" to I "Industrial"** as shown shaded on the drawing below:



**PEACE RIVER REGIONAL DISTRICT  
Bylaw No. 2319, 2018**

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. 2319, 2018."
2. Schedule C – Map 5 "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 1, District Lot 2097, Plan PGP43510, from R-3 "Residential Zone" to I-1 "Light Industrial Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS \_\_\_\_\_ day of \_\_\_\_\_, 2018.  
 READ A SECOND TIME THIS \_\_\_\_\_ day of \_\_\_\_\_, 2018.  
 Public Hearing held on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.  
 Ministry of Transportation Approval received this \_\_\_\_\_ day of \_\_\_\_\_, 2018.  
 READ A THIRD TIME THIS \_\_\_\_\_ day of \_\_\_\_\_, 2018.  
 ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Chair

(Corporate Seal has been affixed to the original bylaw)

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

I hereby certify this to be a true and correct copy of "PRRD Zoning Amendment Bylaw No. 2319, 2018, as adopted by the Peace River Regional District Board on \_\_\_\_\_, 20\_\_.

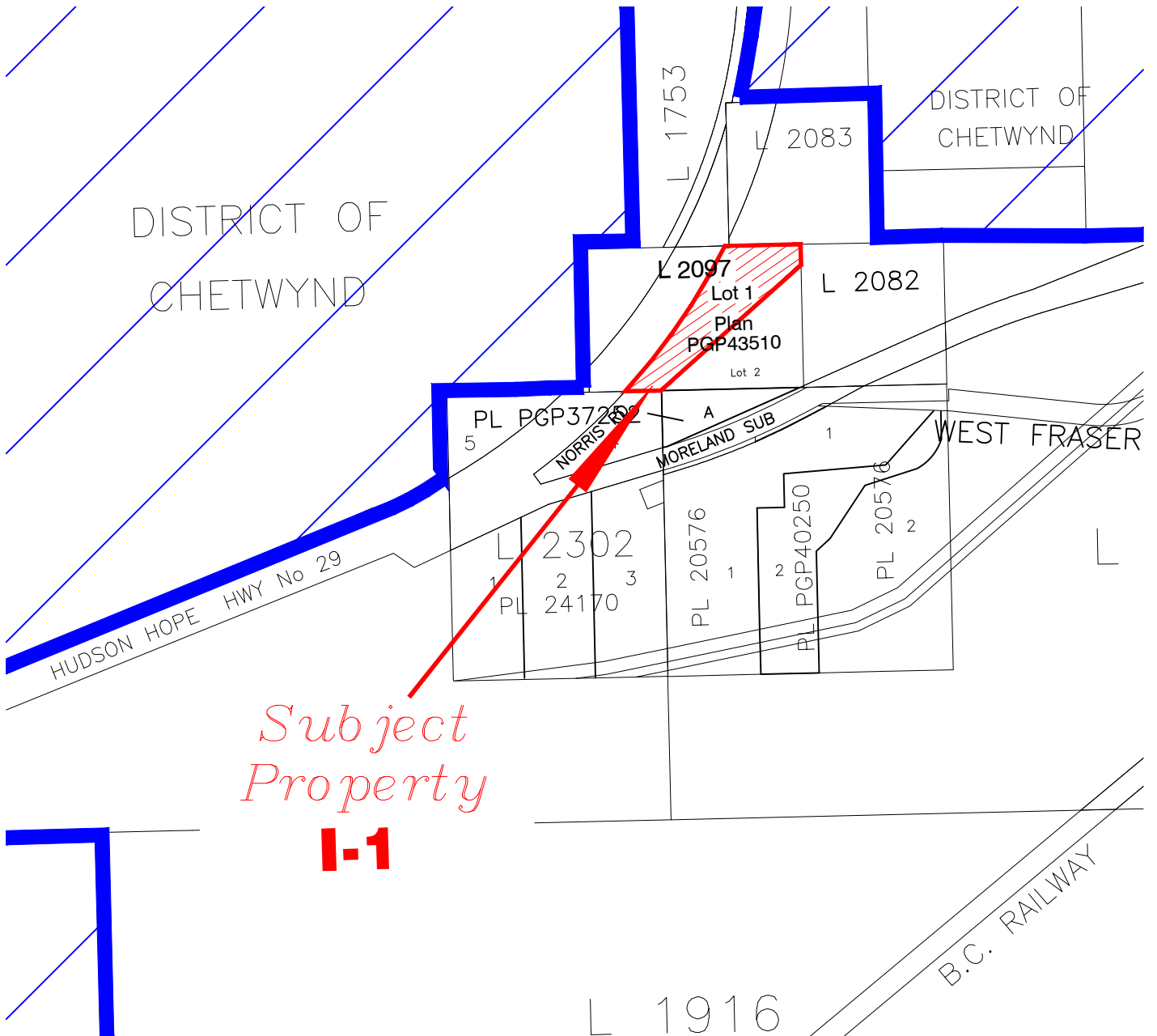
\_\_\_\_\_  
Corporate Officer

April 26, 2018

Peace River Regional District  
By-law No. 2319, 2018  
**SCHEDULE "A"**



Map. No. 5 - Schedule C of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 1, Plan PGP43510, District Lot 2097 **from** R-3 "Residential Zone" **to** I-1 "Light Industrial Zone" as shown shaded on the drawing below:



*Subject Property*

**I-1**