



PEACE RIVER REGIONAL DISTRICT  
ELECTORAL AREA DIRECTORS COMMITTEE MEETING

A G E N D A

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Thursday, August 17, 2017  
in the Regional District Office Boardroom, 1981 Alaska Avenue, Dawson Creek, BC  
Commencing at 10 a.m.

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1. CALL TO ORDER: Director Goodings to Chair meeting
2. DIRECTOR'S NOTICE OF NEW BUSINESS:
3. ADOPTION OF AGENDA:
4. ADOPTION OF MINUTES:  
M-1 Electoral Area Directors' Committee Minutes of July 20, 2017
5. BUSINESS ARISING FROM THE MINUTES:
6. DELEGATIONS
7. CORRESPONDENCE:  
C-1 August 9, 2017 Email - Chris Cvik, Chief Administrative Officer - Primer on Regional Districts  
C-2 August 9, 2017 - Andy Ackerman, Grant Writer, North Peace Economic Development Commission - August 2017 Grant Writer Newsletter
8. REPORTS:  
R-1 August 10, 2017 - Claire Negrin, Assistant Manager of Development Services - Zoning Bylaw Consolidation, Sample Process  
R-2 August 10, 2017 - Claire Negrin, Assistant Manager of Development Services - Update - West Peace Fringe Area Official Community Plan  
R-3 August 10, 2017 - Bruce Simard, General Manager of Development Services - Cost Sharing for Part 14 Services (referred from the August 10, 2017 Regional Board Meeting)  
R-4 August 10, 2017 - Crystal Brown, Electoral Area Manager - Recommendations from the Agricultural Advisory Committee (referred from the August 10, 2017 Regional Board Meeting)
9. NEW BUSINESS:  
NB-1 Discussion - The 2-hour Rule in the Electoral Area Manager's Contract  
NB-2 Discussion - North Peace Fringe Area Official Community Plan  
NB-3 Discussion - Meeting at the Union of British Columbia Municipalities Convention
10. COMMUNICATIONS:
11. DIARY:
12. ADJOURNMENT:



**PEACE RIVER REGIONAL DISTRICT  
ELECTORAL AREA DIRECTORS' COMMITTEE  
MEETING MINUTES**

DATE: July 20, 2017  
PLACE: Regional District Office Boardroom, Dawson Creek, BC  
PRESENT:

DIRECTORS: Karen Goodings, Electoral Area 'B' and Meeting Chair  
Brad Sperling, Electoral Area 'C'  
Leonard Hiebert, Electoral Area 'D'  
Dan Rose, Electoral Area 'E'

STAFF: Chris Cvik, Chief Administrative Officer  
Shawn Dahlen, Deputy Chief Administrative Officer  
Tyra Henderson, Corporate Officer  
Aden Fulford, GIS Coordinator  
Erin Price, Bylaw Enforcement Officer  
Bruce Simard, General Manager of Development Services  
Paulo Eichelberger, General Manager of Environmental Services  
Barb Coburn, Recording Secretary

CALL TO ORDER Chair Goodings called the meeting to order at 10 a.m.

DIRECTOR'S NOTICE OF NEW BUSINESS:

Director Rose Public Hearings  
ALC Visit to Dawson Creek

ADOPTION OF AGENDA:

July 20, 2017 Agenda MOVED by Director Rose, SECONDED by Director Sperling,  
That the Electoral Area Directors' Committee agenda for the July 20, 2017 meeting be adopted,  
including items of new business:  
CALL TO ORDER: Director Goodings to Chair meeting  
DIRECTOR'S NOTICE OF NEW BUSINESS:  
ADOPTION OF AGENDA:  
ADOPTION OF MINUTES:  
M-1 Electoral Area Directors' Committee Minutes of June 15, 2017  
BUSINESS ARISING FROM THE MINUTES:  
DELEGATIONS:  
CORRESPONDENCE:  
REPORTS:  
R-1 June 2, 2017 - Deborah Jones-Middleton, Protective Services Manager and Aden Fulford, GIS  
Coordinator - Locality Boundaries - Digital Road Atlas of BC  
R-2 June 30, 2017 - Erin Price, Bylaw Enforcement Officer - Enforcement File Quarterly Update with  
Recommendations to Close 2 Files  
R-3 July 13, 2017 - Paulo Eichelberger, General Manager of Environmental Services - North Pine TV  
Tower  
NEW BUSINESS:  
NB-1 Public Hearings  
NB-2 ALC Visits to Dawson Creek  
COMMUNICATIONS:  
DIARY:  
ADJOURNMENT:

CARRIED.

**August 17, 2017**

ADOPTION OF MINUTES:

M-1  
EADC meeting minutes of  
June 15, 2017

MOVED by Director Hiebert, SECONDED by Director Sperling,  
That the Electoral Area Directors' Committee Meeting minutes of June 15, 2017 be adopted.  
CARRIED.

BUSINESS ARISING FROM MINUTES:

BA-1  
Wartenbe Group in Rolla  
area

MOVED by Director Rose, SECONDED by Director Hiebert,  
That the Electoral Area Directors' Committee recommends to the Regional Board that the  
Wartenbe Wind Project Limited be invited to a future Regional Board meeting to update the Board  
on projects that are operational and those that may be proposed in the Regional District.  
CARRIED.

REPORTS:

R-2  
Close Lundquist  
Enforcement Files

MOVED by Director Sperling, SECONDED by Director Rose,  
That the Electoral Area Directors' Committee recommends to the Regional Board that staff be  
directed to close the bylaw enforcement file (Lundquist) on land legally described as Lot 1,  
Section 24, Township 83, Range 18, W6M, PR, PL 9697.  
CARRIED.

Close Akulenko  
Enforcement File

MOVED by Director Sperling, SECONDED by Director Hiebert,  
That the Electoral Area Directors' Committee recommends to the Regional Board that staff be  
directed to close the bylaw enforcement file (Akulenko) on land legally described as SE ¼,  
Section 4, Township 87, Range 19, W6M, PR.  
CARRIED.

R-3  
North Pine TV Tower

MOVED by Director Sperling, SECONDED by Director Hiebert,  
That the Electoral Area Directors' Committee recommends to the Regional Board

- a) that the provision of TV services within the North Pine TV function be discontinued and allow the function to go dormant (i.e. no further taxation);
- b) that staff notify the Federal Department of Innovation, Science, and Economic Development Canada (ISED) of the decision to discontinue the function and withdraw the Regional District's broadcast re-certification for broadcast of TV Channels 26 and 27; and
- c) that area residents be notified of the discontinuation of the North Pine TV service as it is no longer utilized.

CARRIED.

NEW BUSINESS:

NB-1  
Public Hearings

MOVED by Director Rose, SECONDED by Director Hiebert,  
That the Electoral Area Directors' Committee recommends to the Regional Board that staff be  
requested to research the option of having Regional District public hearings recorded and  
transcribed and report back to a future Electoral Area Directors' Committee meeting.  
CARRIED.

NEW BUSINESS (continued):

NB-2  
ALC visits to the Region

MOVED by Director Rose, SECONDED by Director Hiebert,  
That the Electoral Area Directors' Committee recommends to the Regional Board that a letter be forwarded to the Agricultural Land Commission to thank them for the recent visit to the City of Dawson Creek and to request that the Regional District be informed of any future dates when commission staff plan to be in the District in order to provide the Electoral Area directors an opportunity to arrange a meeting with commission staff to discuss current rural issues.

CARRIED.

ADJOURNMENT:                      The Chair adjourned the meeting at 11:16 p.m.

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Karen Goodings, Chair

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Barb Coburn, Recording Secretary

**August 17, 2017**



From: Chris Cvik  
Sent: Wednesday, August 09, 2017 10:40 AM  
To: Crystal Brown <[Crystal.Brown@prrd.bc.ca](mailto:Crystal.Brown@prrd.bc.ca)>  
Subject: FW: Update on Primer on Regional Districts in British Columbia

Crystal, here is the link to the Primer:  
[https://www.regionaldistrict.com/media/28095/Primer\\_on\\_Regional\\_Districts\\_in\\_BC.pdf](https://www.regionaldistrict.com/media/28095/Primer_on_Regional_Districts_in_BC.pdf)

The language that created the issues is:

The federal character is the most important principle for understanding the unique character of regional districts. The region is a federation of municipalities and rural areas. Each constituent unit is in effect a shareholder and has a seat on the board of directors. As a consequence, regional districts are part of the municipal system not separate from it. The regional district does not sit over the municipalities with the municipal units serving the region. Rather it is the reverse: the regional district exists to further the interests of its municipal members.

Chris Cvik  
Direct: 250-784-3208  
Cell: 250-784-4603  
[chris.cvik@prrd.bc.ca](mailto:chris.cvik@prrd.bc.ca)

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From: Crystal Brown  
Sent: Wednesday, August 09, 2017 10:09 AM  
To: Chris Cvik <[Chris.Cvik@prrd.bc.ca](mailto:Chris.Cvik@prrd.bc.ca)>  
Subject: Update on Primer on Regional Districts in British Columbia

Chris,

I was wondering if you could give me an update that I can share with the Directors regarding any further conversations/updates you may have had regarding the Primer. Director Goodings is looking to see where the province is with this.

Crystal

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From: Karen Goodings  
Sent: Monday, August 07, 2017 3:32 PM  
To: Director Leonard Hiebert; Chair Brad Sperling; Director Dan Rose; Crystal Brown; Trish Morgan; Chris Cvik  
Subject: FW: 152433: Primer on Regional Districts in British Columbia

This is the same primer that Director Hiebert referred to and it has been a long time discussion point. Chris had asked to be included in any further discussions but it might not be a bad idea to check again on where it has evolved to. This email string is part of my concerns that were expressed.

**August 17, 2017**

From: Deputy Minister, CSCD CSCD:EX [<mailto:CSCD.deputyminister@gov.bc.ca>]  
Sent: April-29-13 8:46 AM  
To: 'kgooding@pris.bc.ca'  
Cc: Minister, CSCD CSCD:EX  
Subject: 152433: Primer on Regional Districts in British Columbia

Ref: 152433

Ms. Karen Goodings [Email: [KGooding@pris.bc.ca](mailto:KGooding@pris.bc.ca)]  
Chair  
Peace River Regional District  
PO Box 810  
Dawson Creek, BC V1G 4H8  
cc: [CSCD.Minister@gov.bc.ca](mailto:CSCD.Minister@gov.bc.ca)

Dear Chair Goodings:

Thank you for your email of January 19, 2013, addressed to Honourable Bill Bennett, Minister of Community, Sport and Cultural Development, regarding the Primer on Regional Districts in British Columbia. As Deputy Minister, I am pleased to respond on behalf of Minister Bennett.

As you may be aware, Ministry of Community, Sport and Cultural Development staff are currently in the process of reviewing this document in anticipation of revision. To date, this review has involved preliminary discussions with some regional district Chief Administrative Officers to determine how regional districts currently use this document. Based on the outcome of those discussions, Ministry staff are working on the purpose and content of a revised Primer.

As you point out in your email, the language and messages in the document need updating; as such, I have forwarded your specific concerns for staff consideration as part of this work. I understand from Ministry staff that there will be further opportunity for input in the coming months when the concept and content of a revised Primer is more fully developed.

Thank you again for your interest and comments on this issue.

Regards,

Don Fast  
Deputy Minister  
Ministry of Community, Sport and Cultural Development  
Telephone: 250-387-4104; Cell: 604-341-4694

**August 17, 2017**

From: Karen Goodings [<mailto:kgooding@pris.bc.ca>]  
Sent: January-19-13 5:59 PM  
To: Bennett.MLA, Bill  
Cc: 'Art Kaehn'  
Subject: FW: Review of content and presentation format of the Primer on Regional Districts in British Columbia

Good evening, Happy New Year and hope this finds you in good health. Bill, as an electoral area director for many years I am having some problems accepting some of what this paper is saying. I do not believe that "regional districts exist to further the interests of the municipalities" (found on page 9, first para, last sentence). My concern is if the residents of the rural areas do not speak out, this type of thinking becomes the norm. I thought you might want to talk to Michelle Dann who has had the responsibility of the review before the meeting so that you could be informed. Thanks for taking the time and I wish I could be at the workshop/conference for the discussion, however, I am involved with the Site C EA process at that time. Hope to see you soon.

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From: Fred Banham [<mailto:Fred.Banham@prrd.bc.ca>]  
Sent: Tuesday, June 26, 2012 6:00 PM  
To: Karen Goodings  
Subject: FW: Review of content and presentation format of the Primer on Regional Districts in British Columbia

This is the piece that the Province had the RD CAO's call in to discuss on Monday morning. Like I said it looks like they are going to cut the large document up into sections like history, RD services provision, RD mandate. etc. Not sure if it is going to meet their goal or not.

It is going to be difficult to create a piece that explains RDs in simple terms because every RD in BC is unique and they are all a little different, I guess that is why no one completely understands the thing we call Regional District. We just are!

Thanks

Fred Banham  
Tel: 250-784-3208  
Cell: 250-784-4603  
[Fred.Banham@prrd.bc.ca](mailto:Fred.Banham@prrd.bc.ca)

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From: Dann, Michelle CSCD:EX [<mailto:Michelle.Dann@gov.bc.ca>]  
Sent: Thursday, June 07, 2012 4:34 PM  
To: 'lcrane@rdek.bc.ca'; 'jbell@cariboord.bc.ca'; 'Mason, Carol'; 'jgustafson@rdck.bc.ca'; 'djoakman@comoxvalleyrd.ca'; 'gmurray@fvrd.bc.ca'; 'kdaniels@crd.bc.ca'; Fred Banham; 'chamilton@csrd.bc.ca'; 'sgill@tnrd.bc.ca'  
Cc: Meyer, Melissa CSCD:EX; Russo, Stephen CSCD:EX; Paget, Gary CSCD:EX  
Subject: RE: Review of content and presentation format of the Primer on Regional Districts in British Columbia

Hello all,

**August 17, 2017**

The Local Government Division is in the process of reviewing the content and presentation format of the *Primer on Regional Districts in British Columbia* (please see attachment), and we would like to invite you to join us for a one hour teleconference session to discuss what and how information about the regional district system is communicated to residents, newly elected officials and new local government staff. More information, three proposed times and an agenda are included below.

## Meeting Background:

The Primer document was created in the late 90s, and last updated in 2006. We are hoping to get a better sense of whether the key messages about the Regional District (RD) system (e.g. federation of municipalities; framework to facilitate collaboration and partnerships; soft boundaries/flexibility; fiscal equivalence; etc.) and its benefits and successes are reaching the BC public, and are interested in hearing your thoughts and experiences in terms of how to best communicate this information.

## During the conference call, we are hoping to cover the following questions:

- What is your sense of residents' perceptions and opinions about the RD system?
  - o What key messages about the system would you identify as important to communicate to residents, newly elected officials and new local government staff?
  - o Do you think residents have a sense of the benefits of the system?
- What have you found to be the most effective way of communicating key messages to residents?
- Are there any demographic (or other) factors that you think affect residents' level of awareness or opinions about the RD system and its benefits?
  - o How does this impact communicating the key messages?

## Agenda:

1. Introduction to discussion (5 minutes)
2. Feedback on existing Primer and how it is currently being used by RDs (10 minutes) (Group)
3. General discussion on questions noted above (40 minutes) (Group)
4. Concluding remarks (5 minutes)

Please send your availability on the following time slots by June 13<sup>th</sup> to [Samar Akouri](#)

- June 25, 10:00 a.m. – 11:00 a.m.
- June 26, 11:00 a.m. – 12:00 p.m.
- June 26, 2:00 p.m. – 3:00 p.m.

If we have missed any of your colleagues that may be interested - please feel free to forward this invitation. Details to confirm date and time will follow.

Thanks in advance for your participation and interest.

Michelle Dann

Policy Project Manager/Ministry of Community, Sport and Cultural Development

250.387.4059(ph) 250. 387.6212(f)

[michelle.dann@gov.bc.ca](mailto:michelle.dann@gov.bc.ca)

**August 17, 2017**



## August 2017 Grant Writer Newsletter

Some tips and highlights for this month are:

**Gaming Grants-** A reminder that the following intake dates and deadlines are in place for these grants:

- Arts and Culture- Feb. 1- May 31
- Sports for Youth and People with a Disability- Feb. 1- May 31
- Public Safety - July 1- August 31
- Environment- July 1-Aug. 31
- Human and Social Services- August 1-Nov. 30
- Please remember that in order to apply for a gaming grant, you will need proof via a scanned copy of a void cheque that your organization has a gaming account. You will also have to produce annual audited statements (or a review) for the fiscal year just ending and budgets for the last year, this year and next year.
- A reminder that before you can apply for a gaming grant and if you have received a previous gaming grant, you need to complete the form found on the BC Gaming Grant website reporting on how you spent the previous grant funds.
- You are also entitled to having 7% of your previous grant in your bank account when applying for a new grant.
- And be tenacious. If you are declined for an application, take a good look at the letter you receive and you can appeal the decision within 30 days. Often the folks at Gaming do not have a clear understanding of how your finances are organized (e.g. dedicated funds) so it is up to you to answer those questions. This often works in getting to a successful conclusion for you. This also includes refusal based on information they claim you did not send when in fact you did. You should read that letter of decline very closely.
- Designated funds. Once of thing things that the Gaming Branch looks at are designated funds. These have to be for a specific project and cannot be used for operations. Designated funds are different from contingency funds that are put in place in case of a major emergency and these can be used for opera6tons if needed. These have to be differentiated in you financial reporting or Gaming may refuse your application based on what you have in your financial reports.

### Grant Status

- A reminder to please let me know if you have been successful or not with grants. It helps myself and everyone else to know how funders are responding to grant applications. There are lots of grants coming in right now so please let me know.

**ConocoPhillips**

- They have activated their grant giving program again so I have written a number of grants to them. They do not provide funding to those organizations that are not a society or have CRA charitable status.

**NDI's Fabulous Festivals and Events Grant**

- A reminder about this grant . There is no deadline for this grant. If you need help with it, please contact me.
- The maximum for this grant is \$2500

**BC Hydro Go Fund**

This fund provides up to \$10,000 and focuses on

- Providing support to **vulnerable** populations specifically children, families and seniors
- Healthy food options (food bank support, nutrition, education)
- Child development programming (daytime: infant, toddler, pre-school and after-school, tweens and teens)
- Family care (support and education around violence, addiction and healthy relationships)
- Affordable transportation to improve access to services and programs
- Affordable access to technology

The applicants only require one letter outlining support for the Funding requests from either: a municipality, a regional district, or a community organization.

If the applicant is providing a letter of support from a community organization, then they must notify the local or regional government by sharing a notification letter of their intent to apply.

More information can be found at:

<http://www.northerndevelopment.bc.ca/funding-programs/capacity-building/bc-hydro-go-fund/>

- If you were not successful the first time, please ask why and re-send the application after you get clarification on how to get to "yes".

**NDIT Programs**

- Please don't forget about these programs. There are a couple of significance is you need to upgrade your current community and recreation facilities. One is for \$30,000 and another for \$250,000. The maximum depends on your needs and if you can meet the funding and employment thresholds set by NDIT.
- Some great news on the NDIT Community Halls and Recreation Facilities Grant- the maximum limit has now been raised to \$50,000 as a trial for the next year. This grant can be used for improvements to your halls including new roofs, etc.
- If you need help, please ask, as NDIT has been a continuing supporter of our region for many years. We have left funds on the table almost every year so let's challenge ourselves in 2017 to not let that happen.
- Congratulations to the Tse'Kw'a Society for receiving a grant to help with their improvements to their site a Charlie Lake.

**SUCCESS!**

- Some of the companies that had put grants on hold are now opening up again.
- The really great news is that we are now at \$7.835 million in successful grants since the program started. That is just over \$1 million per year. This is a great milestone for this program.

As always, if you ever need assistance, please call or contact me.

Andy Ackerman  
Grant Writer  
North Peace Economic Development Commission  
11720-89A Street  
Fort St John BC V1J 6R6  
(250) 787-8457  
250) 793-7797 (cell)  
(250) 787-8450 (fax)  
Skype: andrewa21  
[www.myriadconsulting.ca](http://www.myriadconsulting.ca)



# Peace River Regional District REPORT

## R-1

To: Electoral Area Directors Committee

Date: August 10, 2017

From: Claire Negrin, Planning Services Manager

**Subject: Zoning Bylaw Consolidation, Sample Process**

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### RECOMMENDATION(S):

That Staff be directed to commence the Zoning Bylaw update and consolidation process, with the Electoral Area Directors Committee acting as the Steering Committee for the project.

### BACKGROUND/RATIONALE:

At their meeting on February 16, 2017, EADC reviewed a report from Staff regarding the proposed Regional Zoning Bylaw update and consolidation options. At that meeting, EADC passed the following:

R-1 Zoning Bylaw Update Options

MOVED by Director Sperling, SECONDED by Director Rose,

That the Electoral Area Directors' Committee recommends to the Regional Board that staff be directed to prepare a draft work plan and a draft communications / engagement plan for an integrated Regional Zoning Bylaw for review and recommendation by EADC.

CARRIED.

Following that meeting, at their meeting on March 9, 2017, the Regional Board passed the following:  
RD/17/03/25

MOVED Director Bumstead, SECONDED Director McPherson,

That staff be directed to prepare a draft work plan and a draft communications / engagement plan for an integrated Regional Zoning Bylaw for review and recommendation by the Electoral Area Directors' Committee.

CARRIED.

### OPTIONS:

#### OPTION 1

That Staff be directed to commence the Zoning Bylaw update and consolidation process, with the Electoral Area Directors Committee acting as the Steering Committee for the project.

#### OPTION 2

That Staff be directed to

- a. commence an overall update to Zoning Bylaws 1343, 1000, 479, and 506, to provide clarity and consistency within each Bylaw; and,
- b. to rescind Zoning Bylaw 85 and replace it with Zoning Bylaw 506 within that area,

And that the Electoral Area Directors Committee acting as the Steering Committee for the project.

**August 17, 2017**

Staff Initials:

A handwritten signature in black ink, appearing to be "CN", representing Claire Negrin.

Dept. Head:

A handwritten signature in black ink, appearing to be "Bruce Simard", representing the Department Head.

CAO:

A handwritten signature in black ink, appearing to be "CN", representing the CAO.

Page 1 of 2



### **STRATEGIC PLAN RELEVANCE:**

The completion of a regional zoning bylaw was previously included in the Strategic Plan. During the last update which occurred in April, 2017, this specific issue was not identified. However, continuing issues remain within the current zoning bylaws.

### **FINANCIAL CONSIDERATION(S):**

There is currently no specific project budget associated with this project for the 2017 year; however, a temporary Planning Student was hired for an 8-month term in order to assist with this and other long range planning projects, including the North Peace Fringe Area Official Community Plan update, and the West Peace Fringe Area Official Community Plan update.

### **COMMUNICATIONS CONSIDERATION(S):**

### **OTHER CONSIDERATION(S):**

Attachments:

PRRD Zoning Bylaw Consolidation 2017 – Process  
PRRD Zoning Bylaw Consolidation 2017 – Timeline  
PRRD Zoning Bylaw Consolidation 2017 – Example (A-2 Zone)

**August 17, 2017**



PEACE RIVER REGIONAL DISTRICT

# PRRD Zoning Bylaw Consolidation 2017 Process

diverse. vast. abundant.

August 17, 2017



## Table of Contents

Introduction .....	2
Phase I: Zoning Bylaws Consolidation Procedure .....	4
Phase II: Regional Zoning Bylaw Review and Update Procedure .....	5
Consultation Strategy .....	9
Approval Process.....	10



## Introduction

The Peace River Regional District (PRRD) currently has five active Zoning Bylaws which apply to different areas within the region. The active Zoning Bylaws within the PRRD are as follows:

- 1343, 2001 (Fringe);
- 1000, 1996 (Rural);
- 479, 1986 (Dawson Creek Rural);
- 506, 1986 (Chetwynd Rural);
- 85, 1979 (Chetwynd Rural).

Having five different active Zoning Bylaws within the PRRD causes confusion for the public, staff, administration, and elected officials. It also creates inconsistencies between areas which is confusing and inequitable.

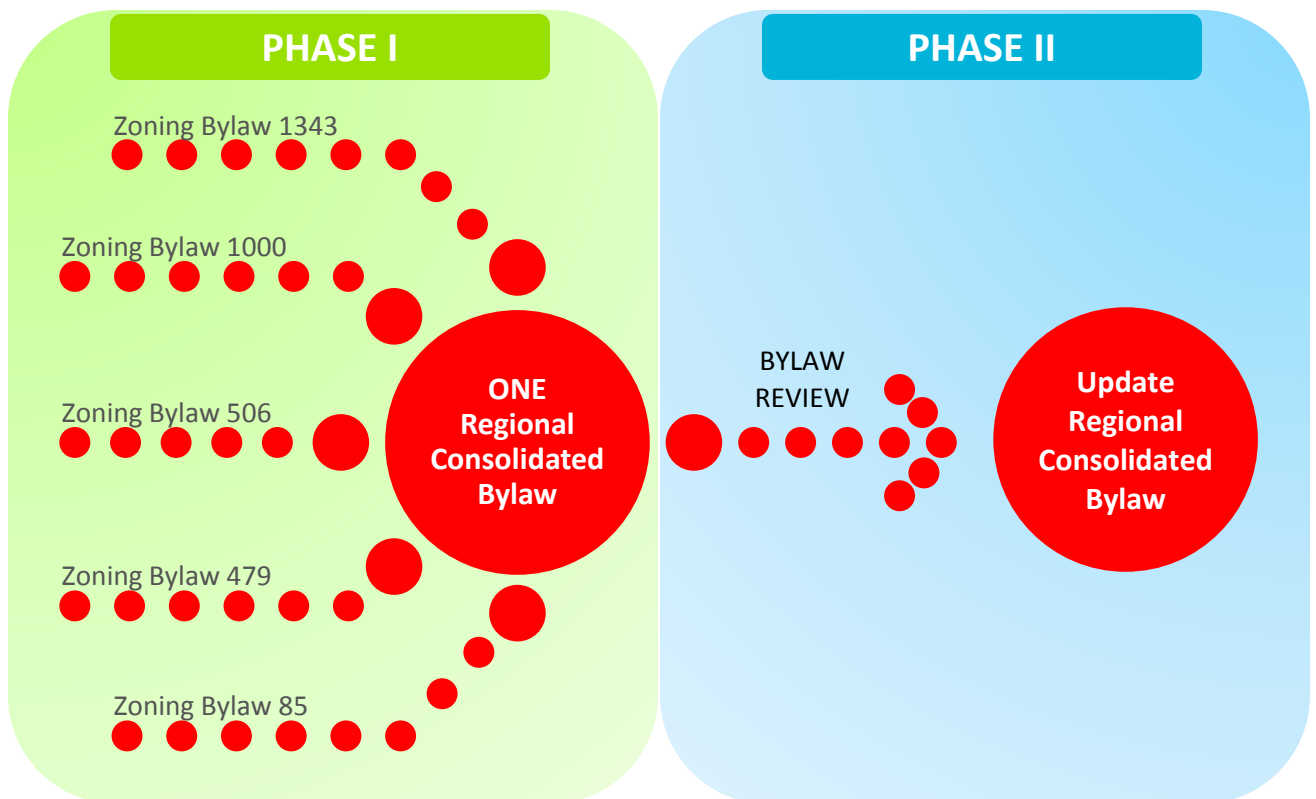
## Project Purpose

- To simplify regulations we use to process applications;
- To streamline application review; and,
- To make bylaws more accessible to all users.



## Project Process

The process proposed for this project is presented in two phases. The first phase will simply consolidate the five existing Zoning Bylaws into one complete document. This will allow for the simplified use of one single document moving forward. The second phase of the proposed process is to undergo a review and update of the consolidated Zoning Bylaw. This will ensure that our regulations are appropriate, up-to-date, and do not contradict other local and provincial regulations.





## Phase I: Zoning Bylaws Consolidation Procedure

The consolidation of all the active Zoning Bylaws will act to simplify the regulatory framework in the PRRD. Creating one regional regulatory document will eliminate confusion for users and increase its accessibility to the public.

### Step 1: Incorporate the Existing Zoning Bylaws

The consolidation of the existing bylaws is to combine them into one regional regulatory framework and edit. Combining the existing bylaws so that they are effective is more than simply removing lines between boundaries of existing bylaws. This process would involve:

1. Develop a template for Zoning Bylaw using examples from other jurisdictions.
2. Grouping similar zones based on permitted uses.
3. Reviewing permitted uses within the zone groups.
4. Reviewing definitions in conjunction with the assessment of permitted uses.
5. Comparing zoning regulations for zones to be consolidated.

### Step 2: Implement Zoning through a Single Bylaw

The consolidated Zoning Bylaw should be reviewed to ensure accuracy to be assured that there are no overlaps or gaps in the consolidated Zoning Bylaw. The mapping will be reviewed to ensure no overlap and to allow for updates if needed.

### Step 3: Ensuring Consistency with Current Official Community Plans

The Zoning Bylaw is the regulatory mechanism by which the Board implements the Official Community Plans. Ensuring that the sections within the Zoning Bylaw support the policies adopted within the OCPs is crucial for the success of both the OCPs and Zoning Bylaw. However, ensuring consistency with the OCP policies does not mean that the zoning maps must be amended to align with the OCP designation maps ('prezoning'). Prezoning could have serious implications for taxation and removes the ability of the PRRD to consider the merits and impacts of each individual application. As such, prezoning is not advised.



## Phase II: Regional Zoning Bylaw Review and Update Procedure

Identifying specific areas of concern allow for the unique needs of the Regional District to be addressed. For example, other jurisdictions have listed minimizing 'red tape', identification of employment zones, and updating general provisions to be reflective of today's best practices as identified areas of concern. Specific areas of concern will become evident through the previous four steps and possibly through the proceeding harmonization and public consultation steps. An example of a possible area of concern for the Peace River Regional District is updating the definitions section of the bylaw, removing outdated definitions, multiple definitions, addressing permitted uses and technical terms found within the bylaw but are not defined, or uses which are defined but not permitted in any zone.

### Step 1: Review Relevant Documents

Reviewing relevant documents establishes a starting point, a base understanding of the policies and regulations that are currently in effect. Relevant documents include the current Zoning Bylaws and official community plans, the Draft Regional Agriculture Plan, the Climate Action & Community Energy Plan, the Solid Waste Management Plan, and the Economic Development Plan. Reviewing relevant documents helps to strengthen ties to adopted plans, keeps development cohesive, reduces confusion, and increases simplicity for the user.

Step 1 Goals: Develop understanding of current regulatory environment

Step 1 Concerns: None

Step 1 Deliverables: Condensed report outlining policies from relevant documents pertaining to zoning.

### Step 2: Review Bylaw Infraction History, Development Variance Permits, and Temporary Use Permits

#### A) Bylaw Infraction History

The bylaw infraction history has the potential to indicate problems with the general understanding and interpretation of the Zoning Bylaws. Infraction history will be organized by infraction type: use, setback, accessory building size, etc. By reviewing bylaw infraction history and frequency, particularly any patterns that emerge and mapping the locations of the infractions, PRRD staff can be alerted to any issues with the zoning. Examples of indication include: lack of clarity in specific definitions that cause unfounded complaints, lack of clarity in specific definitions that cause repeated infractions, or repeated infractions based on one or more specific zoning regulations that may no longer be relevant.



**B) Development Variance Permit History**

Development variance permits are used to allow minor variations from the existing Zoning Bylaw regulations, so long as density and use are not altered. Development variance permit history may reveal specific zoning regulations that do not meet the needs of the public. By organizing DVPs by type and by mapping their locations, patterns may emerge that indicate issues with the existing zoning regulations. Examples of DVP issues that emerge may include: setbacks that are too large, accessory floor space maximums that are too small, or maximum building height that is too short.

**C) Temporary Use Permit History**

Temporary use permits are used for single uses that do not fit the zoning and, as the name suggests, are temporary. They can be a solution to bylaw infractions and are a way to determine if zoning regulations are not meeting the needs of the public. By organizing TUPs by allowed use types (industrial, commercial, residential, etc.) and mapping the locations of the TUPs, patterns may emerge that indicate problems with existing zoning regulations.

Step 2 Goals: Identify user problems with existing regulatory bylaws.

Step 2 Concerns: None.

Step 2 Deliverables: Document showing patterns of infraction history, DVP, and TUP applications along with locational mapping. These patterns can be used as part of the overall analysis of the existing Zoning Bylaw regulations.

**Step 3: Review Surrounding Municipalities' Zoning Standards**

In order to facilitate a more seamless transition between local municipalities and the PRRD, consideration should be given to existing regulatory policy at the boundaries of bordering municipalities. Through consultation with bordering municipalities, PRRD staff may be better able to select zones that work best surrounding bordering municipalities.

Step 3 Goals: Create smooth transition between urban and rural areas

Step 3 Concerns: Too much deference given to municipal regulatory policies and not enough concern for needs and wants of the PRRD

Step 3 Deliverables: Alternative zoning map showing which zones work best on the borders of municipalities





#### Step 4: Best Practices Review of Persistent and Emerging Issues

A best practices review involves examining policies and regulations from other jurisdictions that have consistently shown results superior, or more beneficial to the public, than those achieved by other means, and are often used as benchmarks. The intent is to examine similar jurisdictions in terms of size, developmental pressures, and existing economic drivers for a fair and useful comparison. Focussing best practice research on persistent and emerging issues such as homebased business, work camps, and definitions will aid the PRRD in developing regulations that address these issues in proven ways. Examples of similar jurisdictions include the Regional Municipality of Wood Buffalo, County of Grande Prairie No. 1, Regional District of Fraser-Fort George, Cariboo Regional District, Regional District of Bulkley-Nechako, and the Regional District of Northern Rockies.

Step 4 Goals: Ensure that relevant documents from similar jurisdictions are considered.

Step 4 Concerns: Adoption of policies or regulations that do not have the anticipated effect.

Step 4 Deliverables: Document outlying policies and regulations that are successful in similar jurisdictions, highlighting those that are most likely to be successful in the PRRD focussing on persistent and emerging issues.

#### Step 5: Review Research and Develop Draft

Once all of the research is complete, it is important to review the findings to ensure their applicability to the PRRD. From there, amendments to the Zoning Bylaw will be made to reflect the findings of the research, including new formatting and layout to ensure usability and accessibility. This step will use the template developed during the consolidation process.

Step 5 Goals: Review all research findings and determine what is relevant

Step 5 Concerns: None.

Step 5 Deliverables: Working draft of Zoning Bylaw (written portion only)

#### Step 6: Update Mapping

Mapping is crucial as it visually represents the zoning of parcels within the bylaw area. It is the simplest way for the public to understand the Zoning Bylaw and, as such, it is important that the zoning mapping be accurate and clear. Planning staff will work with GIS staff to develop accurate, useable maps.

Step 6 Goals: High quality, accurate, user-friendly maps.

Step 6 Concerns: None.



Step 6 Deliverables: Complete Draft Maps.

### Step 7: Review

The review stage is an administrative exercise in reviewing, editing, and creating a single draft document that includes all regulations and mapping.

Step 7 Goals: Expedient review and editing off draft Zoning Bylaw.

Step 7 Concerns: None.

Step 7 Deliverables: Complete updated draft of Zoning Bylaw.



## Consultation Strategy

Consultation is a regulatory process by which the public's input on matters affecting them is sought. As the Zoning Bylaw is the regulatory mechanism that governs use of land, the public is directly impacted by any changes made to the Zoning Bylaw. In order to maintain transparency in the process of updating the bylaw and in order to keep citizens informed of important projects happening within the PRRD, early and ongoing consultation is important.

### Step 1: Public Open House

Early in the project, a public open house should be scheduled. The goal of the open house is simply to educate the public about zoning: what it is, how it works, why it's important. This open house will inform the public that the PRRD is starting a process to update the Zoning Bylaw, why it's important to update it, and what the next steps in terms of public participation will be.

### Step 2: Stakeholder Consultation

Once a complete draft of the updated Zoning Bylaw is complete, stakeholders should be directly consulted to ensure that zoning that is intended to enable and protect does not have the unintended effect of hampering them. Local stakeholders would include First Nations, farmers, local business owners, and residents.

### Step 3: Public Open House

Once a complete draft of the updated Zoning Bylaw is complete, a second public open house should be held to allow the public to review the proposed amendments to the bylaw. The intent is to gain public feedback from the key amendments, however, it should still include earlier information about Zoning Bylaws, what they are, and why they are important.

### Step 4: Public Hearing

This is a legislative step required by the *Local Government Act*, however, it is a crucial step to ensure that the public has bought into the updated zoning amendment, as the plan directly affects them. This will occur after first and second reading have been given to the updated zoning amendment bylaw.



## Approval Process

### Step 1: Complete Draft Bylaw Referred to Affected Agencies

There are a number of agencies that may be affected by a change in the PRRD Zoning Bylaw. As such, it is important to gain input from these agencies. Referring the draft amendments to the affected agencies for their comment will help to ensure smooth transition between jurisdictions.

### Step 2: Refer to Electoral Area Directors Committee

The electoral area directors must have an opportunity to review and comment on the draft harmonized Zoning Bylaw. They may also wish to refer the draft harmonized Zoning Bylaw to the public for their ongoing input. Staff will review and incorporate comments received from the Electoral Area Directors' Committee.

### Step 3: Present Draft Harmonized Zoning Bylaw to Board of Directors for 1<sup>st</sup> and 2<sup>nd</sup> Reading

The Board of Directors may wish to receive the draft bylaw at a committee of the whole to facilitate a more fulsome discussion of the draft bylaw. Staff will review and incorporate comments received from the Board of Directors.

### Step 4: Legal Review

Having legal representation review the final draft harmonized Zoning Bylaw prior to adoption would be prudent. This process strengthens the bylaw and avoids potential problems.

### Step 5: Public Hearings

Please see 'Consultation Strategy' for information about Public Hearings.

### Step 6: Present Draft Harmonized Zoning Bylaw to Board of Directors for 3<sup>rd</sup> Reading

The Board of Directors may wish to host subsequent Public Hearings depending on the comments received from the public. Should significant issues be brought to the attention of Staff and the Board, changes and additional public meetings may be necessary.

### Step 7: Bylaw Submitted to MoTI for Sign-Off

In order to adopt amendments to the Zoning Bylaw, the Ministry of Transportation and Infrastructure must sign-off on the amendments.



Step 8: Present Draft Updated Zoning Bylaw to Board of Directors for Adoption

The Board of Directors adopts the harmonized Zoning Bylaw.

# PRRD Zoning Bylaw Consolidation 2017 – Timeline **R-1**

		<u>Q1</u>	<u>Q2</u>	<u>Q3</u>	<u>Q4</u>	<u>Q1</u>	<u>Q2</u>	<u>Q3</u>	<u>Q4</u>
<b>Review</b>									
Step 1	Review Relevant Documents								
Step 2	Review Bylaw Infraction History								
Step 3	Review Surrounding Municipalities' Zoning Standards								
Step 4	Best practices Review								
Step 5	Identify Specific Areas of Concern								
Step 6	Consult with Local Stakeholders								
<b>Harmonization</b>									
Step 1	Incorporate the Existing Zoning Bylaws								
Step 2	Incorporate New Regulations to Modernize Bylaw								
Step 3	Implement Zoning Through Single Bylaw								
Step 4	Ensuring Consistency with Current OCPs								
<b>Administrative Process</b>									
Step 1	Refer to Electoral Area Directors Committee								
Step 2	Present Draft Zoning Bylaw for 1 <sup>st</sup> Reading								
Step 3	Public Open House (Optional)								
Step 4	Present Draft Zoning Bylaw for 2 <sup>nd</sup> Reading								
Step 5	Public Hearings								
Step 6	Present Draft Zoning Bylaw for 3 <sup>rd</sup> Reading								
Step 7	Legal Review								
Step 8	Board of Directors Repeal Existing Zoning Bylaws								
Step 9	Present Draft Zoning Bylaw for Adoption								

**August 17, 2017**

Primary Uses					
Bylaw 1343	Bylaw 1000	Bylaw 506	Bylaw 479	Consolidation	Description/Reasoning
Agriculture; Agriculture -Intensive; Agriculture -Domestic;	Agriculture; Limited agriculture; Intensive agriculture; Intensive livestock operations;	Agriculture; Livestock range;	Agriculture, including intensive agriculture; Livestock range;	Agriculture; Agriculture - Intensive; Agriculture - Domestic; Agri-Tourism; Livestock range;	New list of uses may be smaller based on new definitions  (Example: Livestock Range will likely be included within the Agriculture definition, so it won't be a listed use but it will still be permitted)
Airstrip;	Airstrip;	Airstrip;	Airstrip;	Airstrip;	
Dwelling Units;	Dwelling unit or dwelling units;	Two family dwelling; Farm dwelling; Single family dwelling;	Two family dwelling; Farm dwelling; Single family dwelling;	Dwelling Units;	Number and type are listed in another section
Kennel;	Kennel;	Kennel;	Kennel;	Kennel;	
Oil and gas wells, Pipelines; Production Facilities;	Oil and gas activities;	Oil and gas production, storage, transmission or explorations;	Oil or gas production, processing, storage, transmission and exploration;	Oil and gas wells, Pipelines; Production Facilities;	
Mining, including gravel extraction and processing;	Gravel extraction and processing;	Mining, including gravel extraction and processing facilities;	Mining, including gravel extraction and processing facilities;	Mining, including gravel extraction and processing;	
Wood harvesting and forestry;	Wood harvesting and forestry;	Wood harvesting and forestry;	Wood harvesting and forestry;	Wood harvesting and forestry;	
Trapping, hunting, guiding, outfitting establishments;	Trapping, hunting, guiding, outfitting establishments; Guest ranch;	Trapping, hunting, guiding, outfitting, guest ranch and ancillary accommodation;	Trapping, hunting, guiding, outfitting, guest ranch and ancillary accommodation;	Trapping, hunting, guiding, outfitting, guest ranch and ancillary accommodation;	
Equestrian Facility;	Equestrian centre Gymkhana grounds;	-	-	Equestrian Facility; Equestrian Sports and Related Grounds;	
Work camps occupied for less than six months, with less than 30 people;	Temporary worker camps of not more than 30 people;	-	-	Work camps occupied for less than six months, with less than 30 people;	
Land Treatment Facility, Non-Commercial;	-	-	-	Land Treatment Facility, Non-Commercial;	
Asphalt plant;	-	-	-	-	Not appropriate for an agriculture zone, will be moved to a heavy industrial zone ONLY
-	-	Fish and wildlife habitat; Watershed protection and erosion control;	Fish and wildlife habitat; Watershed protection and erosion control;	-	This is not a 'use', and does not need to be listed
-	-	Public use;	Public use;	-	Will be permitted in all zones, will not need to be listed in each zone.
-	-	Bed and breakfast accommodations;	Bed and breakfast accommodations; [Bylaw No. 1710, 2007]	-	Listed as an Accessory Use
-	-	Home occupation;	Home occupation;	-	Listed as an Accessory Use
-	-	Home industry including storage yard.	Home industry including storage yard.	-	Listed as an Accessory Use

Accessory Uses					
Bylaw 1343	Bylaw 1000	Bylaw 506	Bylaw 479	Consolidation	Description/Reasoning
Accessory buildings and Accessory structure;	-	Accessory building	Accessory building	Accessory buildings and structures;	
Bed and breakfast accommodation;	Bed and breakfast accommodation;	-	-	Bed and breakfast accommodation;	
Home Based Business;	Home occupation or home industry;	-	-	Home Based Business;	
Agri-Tourism activity;	-	-	-	-	Moved to be a primary use
Secondary Suite;	-	-	-	Secondary Suite;	
Temporary Additional Dwelling;	-	-	-	Temporary Additional Dwelling;	
-	Private aircraft landing strips	-	-	-	Use is contained within the ‘Airstrip’ use, permitted as a primary use in this zone

Minimum Size					
Bylaw 1343	Bylaw 1000	Bylaw 506	Bylaw 479	Consolidation	Description/Reasoning
63 ha (155 acres)	63 ha (155 acres)	63 Ha (155 acres)	63 ha (155 acres)	57 ha (142 acres)	Size of a quarter section with 20m wide roads removed from all four sides
50 ha (124 acres) for subdivision along railway, highway, watercourse		1.8 ha (4.5 acres) for: Oil and gas production, storage, transmission Remainder parcel after subdivision for intensive agriculture use Subdivision along railway, highway, or watercourse	No Minimum for oil and gas production, storage, transmission or exploration 40 ha (100 acres) for remainders after rezoning No Minimum for subdivision along railway, highway, or watercourse 50 ha (124 acres) for Quarter Section remainders	No Minimum for subdivision along railway, highway, or watercourse	The railway, highway, or watercourse has created two separately functioning lots, so the size or the parcels has already been determined

Number of Dwellings					
Bylaw 1343	Bylaw 1000	Bylaw 506	Bylaw 479	Consolidation	Description/Reasoning
1 single family on <3.6 ha (9 acres) 2 single or 1 two family on >3.6 ha	2 single or 1 two family	2 single or 1 two family Plus: 1 farm dwelling for agricultural uses; 3 additional dwelling units for trapping, hunting, guiding or guest ranch uses; Additional units permitted for oil and gas production, processing, storage or transmission uses	2 single or 1 two family Plus: 1 farm dwelling for agricultural uses; 3 additional dwelling units for trapping, hunting, guiding or guest ranch uses;	1 single family on <3.2 ha (8 acres) 2 single or 1 two family on >3.2 ha Plus on parcels >3.2 ha (8 acres): 1 farm dwelling for agricultural uses; 3 additional dwelling units for trapping, hunting, guiding or guest ranch uses;	



Setbacks					
Bylaw 1343	Bylaw 1000	Bylaw 506	Bylaw 479	Consolidation	Description/Reasoning
Primary Setbacks	Primary Setbacks	Primary Setbacks	Primary Setbacks	Primary Setbacks	
Front 7 metres (23 ft.)	Front 7 metres (23 ft.)	Front 7 metres (23 ft.)	Front 7 metres (23 ft.)	Front 7 metres (23 ft.)	
Interior Side 3 metres (10 ft.)	Interior Side 3 metres (10 ft.)	Interior Side 3 metres (10 ft.)	Interior Side 3 metres (10 ft.)	Interior Side 3 metres (10 ft.)	
Exterior Side 5 metres (17 ft.)	Exterior Side 5 metres (17 ft.)	Exterior Side 5 metres (17 ft.)	Exterior Side 5 metres (17 ft.)	Exterior Side 5 metres (17 ft.)	
Rear 7 metres (23 ft.)	Rear 7 metres (23 ft.)	Rear 7 metres (23 ft.)	Rear 7 metres (23 ft.)	Rear 7 metres (23 ft.)	
Accessory Setbacks	Accessory Setbacks	Accessory Setbacks	Accessory Setbacks	Accessory Setbacks	
Front 7 metres (23 ft.)	Front 7 metres (23 ft.)	Front 7 metres (23 ft.)	Front 7 metres (23 ft.)	Front 7 metres (23 ft.)	
Interior Side 3 metres (10 ft.)	Interior Side 3 metres (10 ft.)	Interior Side 3 metres (10 ft.)	Interior Side 3 metres (10 ft.)	Interior Side 3 metres (10 ft.)	
Exterior Side 5 metres (17 ft.)	Exterior Side 5 metres (17 ft.)	Exterior Side 5 metres (17 ft.)	Exterior Side 5 metres (17 ft.)	Exterior Side 5 metres (17 ft.)	
Rear 7 metres (23 ft.)	Rear 7 metres (23 ft.)	Rear 3 metres (10 ft.)	Rear 3 metres (10 ft.)	Rear 3 metres (10 ft.)	



# Peace River Regional District REPORT

## R-2

To: Electoral Area Directors Committee

Date: August 10, 2017

From: Claire Negrin, Planning Services Manager

**Subject: Update – West Peace Fringe Area Official Community Plan**

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### **RECOMMENDATION(S):**

That the Electoral Area directors Committee receive the report for information.

### **BACKGROUND/RATIONALE:**

The West Peace Fringe Area Official Community Plan (WPFA OCP) update process has been ongoing since 2014. In 2015, the Director of Area 'E' asked that a Community Advisory Committee be struck to review the draft and provide more in-depth input, as the public participation during the previous engagement process was lacking.

Since December, 2015, the Community Advisory Committee has met eight times, and has provided invaluable input into the draft WPFA OCP. Based on their guidance, the following alterations and additions have been made:

- A focus on economic development goals within the plan
- A focus on advocacy goals within the plan
- A focus on clarity and transparency
- Prioritizing flexibility of land use designations, with a preference towards location criteria rather than specific OCP designations
- Land Use designations which more closely follow the existing OCP. Land use designations within the proposed plan area consist of the following:
  - o Agriculture Resource
  - o Settlement
  - o Moberly Lake Settlement
  - o Industrial
  - o Parks and Open Spaces
- Removal of Moberly Lake Development Permit Area until a more thorough, community-led process is completed

These are the key changes that have occurred. The next steps in the process are to go out to the broader public within the plan area for input. As such, a series of public meetings will be held, as follows:

- Open House at Moberly Lake, held at Spencer Tuck Regional Park  
Saturday, Aug. 19, 2014, 11am - 6pm
- Open House at the Chetwynd Rec Centre  
Friday, Aug. 25, 2017, 3pm-9pm
- Booth at the Chetwynd Harvest Festival,  
Saturday, Sept. 9, 2017

Staff Initials:

A stylized handwritten signature in black ink.

Dept. Head:

A handwritten signature in black ink, appearing to read 'Bruce Simard'.

CAO:

A handwritten signature in black ink, appearing to read 'Chetwynd'.

Page 1 of 2

- Open House at the Jackfish Community Hall,  
Tuesday, Sept. 12, 2017, 5pm – 9pm
- Public Meeting at the Chetwynd Rec Centre,  
Tuesday, Sept. 19, 2017, 7pm - 9pm

Following these events, staff will summarize the input received from the public and present that input to the Community Advisory Committee and EADC, along with recommendations for changes to the plan.

**OPTIONS:**

That the Electoral Area directors Committee receive the report for information.

**STRATEGIC PLAN RELEVANCE:**

**FINANCIAL CONSIDERATION(S):**

**COMMUNICATIONS CONSIDERATION(S):**

**OTHER CONSIDERATION(S):**

Attachments:

Draft West Peace Fringe Area Official Community Plan (text only)  
Event Poster



PEACE RIVER REGIONAL DISTRICT

# West Peace Fringe Area Official Community Plan **DRAFT**



diverse. vast. abundant.

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## CONTENTS

1	Introduction .....	2
1.1	West Peace Fringe Area .....	2
1.2	Context .....	2
2	Goals, Objectives, Policies .....	4
2.1	Overall Goals .....	4
2.2	Overall Objectives .....	4
2.3	Overall Policies .....	6
3	Land Use Designations .....	8
3.1	Agriculture Resource (AG) .....	8
3.2	Settlement (S) .....	11
3.3	Moberly Lake Settlement (MLS) .....	13
3.4	Industrial (I) .....	15
3.5	Parks and Open Spaces (P) .....	16
4	Infrastructure and Services .....	17
4.1	Infrastructure and Services Objectives .....	17
4.2	Infrastructure and Services Policies .....	17
5	Inter-Agency Cooperation .....	19
5.1	General Policies .....	19
5.2	District of Chetwynd .....	19
5.3	Northern Health Authority .....	19
5.4	Agricultural Land Commission .....	20
5.5	Ministry of Transportation and Infrastructure .....	20
6	Management of Development .....	21
6.1	Temporary Uses .....	21
6.2	Preservation Areas .....	22
7	Implementation .....	23
7.1	Official Community Plan Consistency .....	23
7.2	Bylaw Enforcement .....	23
7.3	Public Consultation .....	23
7.4	Future Work Plan .....	23
8	Appendix I .....	24
8.1	Acronyms .....	24
8.2	Definitions .....	24

# 1 Introduction

*An Official Community Plan is a statement of goals, objectives, and policies used to guide decisions on planning, land use management, and community development within a designated area.*

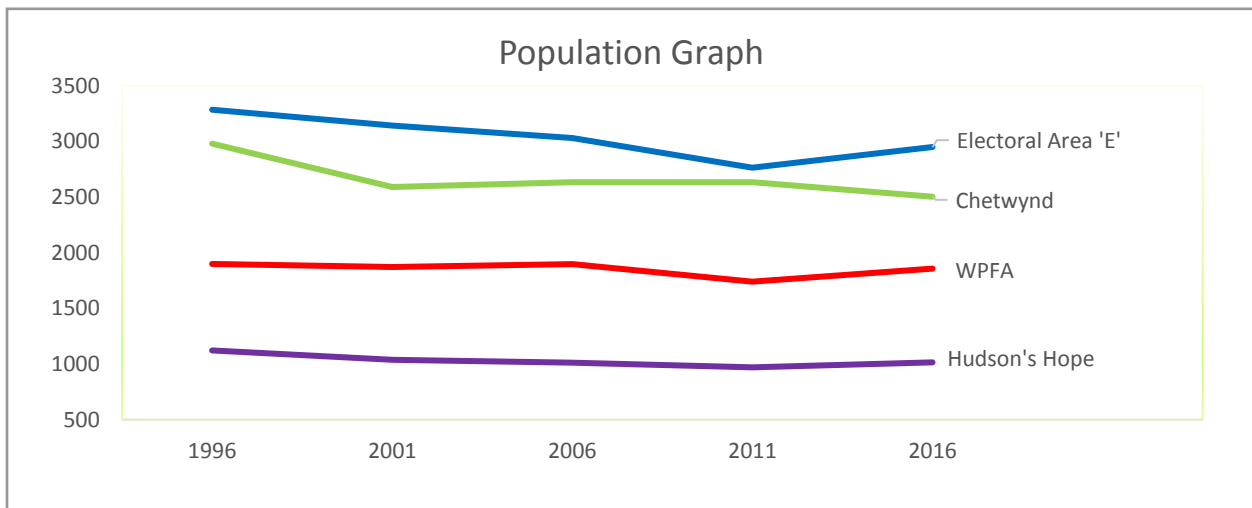
## 1.1 West Peace Fringe Area

The West Peace Fringe Area Official Community Plan (WPFA OCP) covers approximately 90,736 hectares (224,213 acres) within Electoral Area 'E' of the Peace River Regional District (PRRD). The area overlaps with the rural fire protection and building inspection areas, shares boundaries with the District of Chetwynd and the District of Hudson's Hope, as well as the Saulteau First Nation and West Moberly First Nation reserves. The area includes the rural communities of Moberly Lake, Jackfish Lake, Dokie, Wabi Hill, as well as rural subdivisions west and south of Chetwynd.

## 1.2 Context

### 1.2.1 Demographics

The latest census (2016) recorded 1,856 people permanently residing in this plan area, up 6.7% from the 2011 census. This increase amounts to about 1.34% annually over that five year period. During that same time period, the population of the PRRD as a whole increased by 4.8%, and the population of the District of Chetwynd declined by 5%.



The most prominent factors in this population decline in the West Peace Fringe Area have been:

- 12% decrease in 'married couples with children living at home' (2001-2011)\*, and
- A reduction in the average number of children living in each household, from 1.4 in 2001 to 1.0 in 2011\*.

Other significant trends include:

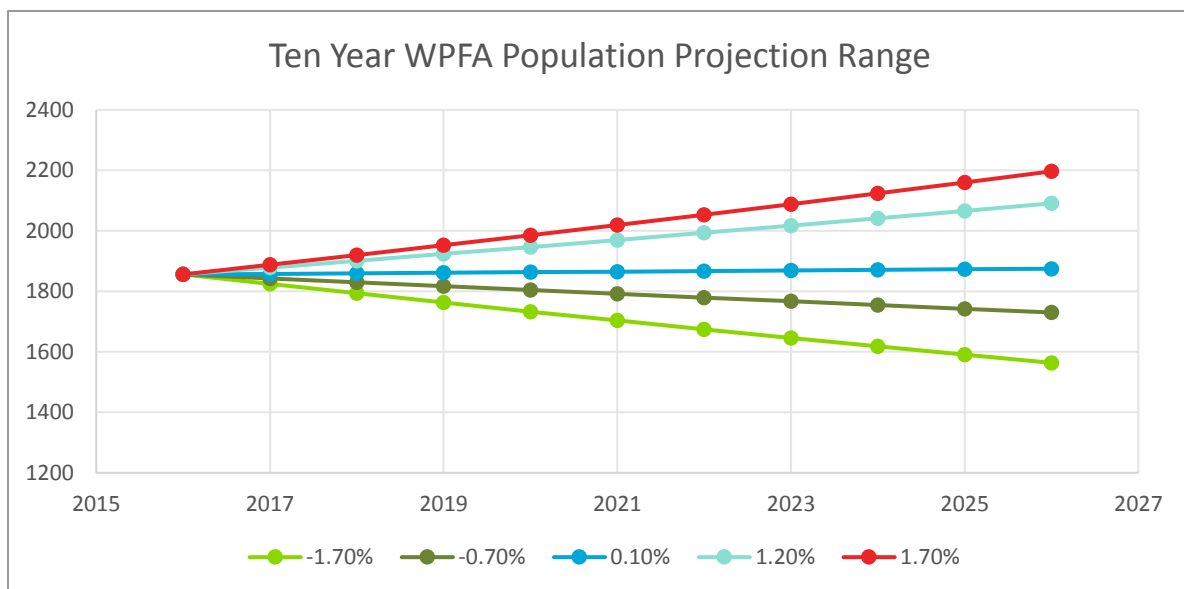
- 12% increase in the percent of the population aged 45-64 in the WPFA (2006-2016)
- A median age of 41 years old in Electoral Area 'E', compared to 35 years old in the District of Chetwynd and 36 in the PRRD (2016 census)
- 30% of households in the WPFA have moved to new residences in the last 5 years, compared to 43% of households in the PRRD and in BC (2011 census)\*

\* Data has not been released by Stats Can to update numbers with 2016 census data.

Despite some population growth, these statistics suggest that the WPFA has been experiencing a demographic shift as a result of growing children moving out, aging parents remaining in place, as well as fewer and smaller families moving in.

### 1.2.2 Projections

Various levels of population change are depicted in the figure below. These estimates show 2026 population estimates between 1,564 (at -1.7% growth) and 2,197 (at 1.7% growth).



### 1.2.3 Housing

Housing in the West Peace Fringe Area is generally either 'single-detached' or 'moveable' dwellings. Higher density housing forms (duplexes, row houses, apartments), are not generally located outside the municipalities. Non-permanent housing, such as worker camps, are located within the region but these populations are not captured in the census.

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## 2 Goals, Objectives, Policies

**Goal** = “Why”; the result, aim, or end.

**Objective** = “What”; the target you are trying to achieve.

**Policy** = “How”; the course of action.

### 2.1 Overall Goals

The overall goals of this Official Community Plan are:

<b>Rural Lifestyles:</b>	Protect and enhance the rural community lifestyle of the area.
<b>Economy:</b>	Support diverse economic opportunities that benefit rural areas.
<b>Agriculture:</b>	Land use and development ensures the continued viability of agriculture and is supportive of the agricultural community and its industry.
<b>Environment:</b>	Recognize the importance of living sustainably with the environment.
<b>Water Resources:</b>	Recognize surface and ground water sources as critical resources.
<b>Advocacy:</b>	Maintain effective levels of communication and collaboration with all levels of government, agencies, and the public in order to advocate for rural issues.

### 2.2 Overall Objectives

#### 2.2.1 Rural Lifestyles Objectives

**Goal: Protect and enhance the rural community lifestyle of the area.**

**Objectives:**

- A. Promote development that is in keeping with the surrounding development and natural environment.
- B. Provide for the continuance and enhancement of the lifestyle enjoyed by rural residents and provide for the availability of this lifestyle to future residents.
- C. Recognize that characteristics such as peace, privacy, friendliness, enjoyment of open spaces, and quiet enjoyment of land contribute to a desirable rural way of life.
- D. Recognize the importance of public participation in the development process and encourage it in land use planning affecting the rural areas.
- E. Assist community organizations, residents, and applicable agencies in maintaining the quality of rural life and the viability and access to urban and community facilities.
- F. Respond to written complaints in a timely manner regarding land use conflict.
- G. Encourage a clustered development pattern in non-agricultural areas.



### 2.2.2 Economy Objectives

**Goal: Maintain diverse economic opportunities that benefit rural residents and industries.**

**Objectives:**

- A. Achieve a working balance that protects the well-being, health, and safety of area residents, while ensuring a sustainable level of resource and economic development.
- B. Promote income diversification by providing opportunities for home based businesses within the farming and residential areas, as it is increasingly difficult to make a living as a farmer without another income source.
- C. Participate in the process to establish guidelines to manage the form and character of commercial and industrial development areas to mitigate potential conflicts between existing land uses, such as residential, agriculture and industrial areas for the Economic wellbeing of the area.
- D. Designate a sufficient supply of land whose development could be affordable and flexible to meet prevailing economic opportunities.
- E. Recognize the social and economic contributions made by the major resource sectors, such as agriculture, forestry, tourism, petroleum development and others.

### 2.2.3 Agriculture Objectives

**Goal: Land use and development ensures the continued viability of agriculture and is supportive of the agricultural community and its industry.**

**Objectives:**

- A. Protect valuable agricultural land in order to promote a variety of agricultural pursuits.
- B. Encourage preservation and enhancement of the agricultural sector.
- C. Support the longevity of the agricultural industry through encouragement of farm diversification initiatives, allowing for uses that do not undermine the agricultural capability of the land, and generally support family and corporate farms.
- D. Protect the agricultural land base with emphasis on soils capable and suitable for agriculture.

### 2.2.4 Environment Objectives

**Goal: Recognize the importance of living sustainably with the environment.**

**Objectives:**

- A. Conserve the various unique and sensitive parts of the environment and to safeguard development from natural and man-made hazards.
- B. Help prevent and remove invasive plants.
- C. Identify areas which are subject to hazardous conditions.
- D. Protect the region's ecosystems and biodiversity.
- E. Promote sustainable forms of land use and economic development.
- F. Support relevant agencies in establishing parks and recreational facilities.

---

### 2.2.5 Water Resources Objectives

**Goal: Recognize surface and ground water sources as critical resources.**

**Objectives:**

- A. Advocate for the protection of lakes, river corridors, lakes, and waterways in the plan area.
- B. Prioritize water rights to put the needs of rural residents ahead of industry, private industry and corporations.
- C. Maintain or enhance water quality in the three main watersheds (Moberly Lake, Pine River, Sukunka River) which impact the drinking water supply of the District of Chetwynd and its surrounding rural residents.
- D. In the resource extraction industries, encourage water use that does not diminish the quality or quantity of waterways or waterbodies to work with the Ministry of Environment to meet the local needs of rural residents.
- E. Recognize the importance of riparian areas for maintaining ecosystem function and water quality.

### 2.2.6 Advocacy Objectives

**Goal: Maintain effective levels of communication and collaboration with all levels of government, agencies, and the public in order to advocate for rural issues.**

**Objectives:**

- A. Ensure the activities, actions, and priorities of the Regional Board of the PRRD within the West Peace Fringe Area represent the needs and wants of the area residents. Any establishment of a new service must be by petition or request of area residents.
- B. Work with the Ministry of Transportation and Infrastructure to improve, upgrade and maintain transportation networks.
- C. Work with First Nations to build more engaged and open relations.
- D. Work with surrounding municipalities to deliver services that benefit rural residents.
- E. Ensure PRRD policies meet the requirements of senior levels of government.

## 2.3 Overall Policies

### 2.3.1 Housing Policies

- 1. Encourage a variety of housing development including affordable housing, rental housing, age-friendly housing, and special needs housing.
- 2. Recognize conventional, manufactured, mobile homes, and secondary suites as a permitted and affordable type of housing.
- 3. Permit one secondary suite within a single family dwelling throughout the plan area, subject to zoning regulations.
- 4. Permit a density range of 1 – 2 dwellings per parcel, subject to zoning and Northern Health regulations. Exceptions may be considered for:
  - a. farm help;
  - b. temporary dwellings for family members; and,
  - c. affordable housing for people with disabilities or for seniors.
- 5. The typical housing form supported is single family dwellings.

### 2.3.2 Climate Action Policies

1. As a signatory to the BC Climate Action Charter, the Regional District share the Charter's common goals, and aspires to implement the PRRD Corporate and Community Energy Plans.
2. Strive to implement the actions recommended in the PRRD Corporate and Community Energy Plans, as timing and funding permits.
3. Collaborate with other organizations or government agencies to raise awareness and propose options for residents and businesses to reduce energy costs and emissions.
4. Encourage building improvements that are resource-efficient, including retrofits to older structures and green building designs in new structures.
5. Broadly support the development and use of alternative energy sources, such as solar, wind, and geothermal. Individual developments may be subject to zoning regulations.

### 2.3.3 Recreation, Parks, Heritage Policies

1. Permit parks, trails, ecological reserves, fish and wildlife habitat areas throughout the plan area.
2. Work in collaboration with the general public, provincial agencies, community groups, or other organizations to promote, enhance, or otherwise support recreational and sporting opportunities.
3. Encourage the Province to manage recreation sites and trails for the benefit of residents and visitors.
4. With the assistance of the public, committees, societies, First Nations, member municipalities, provincial agencies, or other organizations, identify and protect features and sites of scenic, cultural, historical, paleontological, or archaeological significance within the plan area.
5. Explore the creation of a Heritage Register to recognize structures and sites of historic meaning.

### 2.3.4 Environmental and Water Protection Policies

1. Encourage development to follow the PRRD Lakeshore Development Guidelines, where applicable, when developing within 300 metres of the high water mark of a lake.
2. Collaborate with public or private initiatives and organizations that perform work which results in environmental or water protection.
3. Encourage and support efforts at studying, conserving, preserving, or improving the integrity of soil, watersheds, water quality and quantity, air quality, wildlife connectivity, valued ecosystem components or ecosystems in general.
4. Encourage retention of natural vegetative cover in riparian zones along rivers lakes, and streams to maintain sediment and runoff control and to minimize impacts on water quality from bank erosion and channel disturbance.
5. Prohibit nuclear waste dump sites within the plan area.

## 3 Land Use Designations

The Land Use Designations are shown on the Schedule B maps. There are five (5) land use designations within the West Peace Fringe Area:

- **Agriculture Resource (AG)**
- **Settlement (S)**
- **Moberly Lake Settlement (MLS)**
- **Industrial (I)**
- **Parks and Open Spaces (P)**

### 3.1 Agriculture Resource (AG)

The Agriculture Resource (AG) designation signifies that the predominant use of land is agriculture or resource extraction.

#### 3.1.1 Agriculture Resource Objectives

- A. Support agricultural use of land.
- B. Cooperate with other government agencies in the management and transfer of public land.
- C. Work with government, public, industry, and other stakeholder agencies to reduce conflict caused by resource extraction activities and to lessen the impacts of industrialization of the land base.

#### 3.1.2 General Agriculture Resource Policies

1. The primary use of land will generally be limited to agriculture and uses directly complementary to agriculture such as grain elevators and fertilizer distribution; agri-tourism; residential use; home-based business; kennels; airstrip; trapping, hunting, and outfitting establishments; ecological reserves and works that support ecological protection or restoration; resource extraction; and, transportation.
2. In reviewing subdivisions, non-farm uses, or temporary use permits within the Agriculture Resource designation, the Regional District may consider factors including, but not limited to:
  - a. physical characteristics of the land, including topography and vegetation;
  - b. the agricultural capability of the land, including the Canada Land Inventory soil rating and history of production;
  - c. impacts of the development on neighbouring uses, including direct and indirect impacts;
  - d. the extent to which the proposal would create or contribute to encroaching land uses that may interfere with agriculture and/or other nearby established land uses;
  - e. public opinion as received through a public consultation process; and,
  - f. other issues that may be relevant to the subject property or specific proposal.
3. Crown grants may be considered under the Agriculture Resource designation where parcel is dedicated to intensive agricultural use.

4. Development proposed on lands with a Canada Land Inventory soil rating of Class 1, 2, 3, or 4 should strive to disrupt as little agriculturally productive land as possible and take measures to minimize, eliminate, and/or off-set impacts to the soil and agriculture.

### 3.1.3 Agriculture Policies

1. Land located within the Agricultural Land Reserve are subject to the Agricultural Land Commission Act or Regulations thereunder, shall be subject to the orders or approval of the Agricultural Land Commission.
2. Encourage economic development activities that complement or enhance agriculture, including, but not limited to:
  - a. Home Based Business;
  - b. Farm Bed and Breakfast;
  - c. Agri-tourism Activities; and,
  - d. Guest Cabins.
3. Explore the process of a mass ALR exclusion for the WPFA for existing ALR lands unsuitable for agriculture development.

### 3.1.4 Resource Policies

1. Acknowledge that resource extraction activities are regulated by provincial and federal legislation.
2. Request the provincial government consider the impact of resource extraction on surrounding land uses and direct such activities away from settlement areas.
3. Participate in Environmental Assessment reviews for proposed resource development projects.
4. Strongly encourage the provincial government to seek community support before Crown land is utilized for resource development.
5. Request that the provincial government notify the Regional District and adjoining landowners of primary resource projects and to encourage public meetings where projects involve resource extraction in the vicinity of residential development.
6. Require that all extraction, processing and transportation of primary resources shall meet provincial and federal standards applicable to environmental protection and special care is taken to ensure the protection of the local air sheds, and surface and ground water sources.

#### 3.1.4.1 FORESTRY POLICIES

1. Support timber production harvesting, silviculture, and agro-forestry production within the Plan area while working towards meaningful solutions with industry and government to mitigate conflict with rural residents.
2. Recognize forestry as a permitted use within the ALR, however some ancillary uses related to this resource activity, may be subject to provincial and zoning regulations.
3. Encourage best management practices that mitigate impacts to watersheds and viewsapes.

#### 3.1.4.2 MINERAL POLICIES

1. Recognize that all sand and gravel deposits are within the provincial jurisdiction, under various pieces of legislation.
2. Work with the provincial government to identify future sand and gravel sources suitable for extraction, recognizing this as an essential resource for construction and transportation.
3. Identify the approximate location of sand and gravel deposits suitable for gravel extraction as described and illustrated on Schedule B.
4. Recognize that some accessory uses to mineral extraction, such as asphalt plants and processing facilities, may be subject to provincial and zoning regulations.

#### 3.1.4.3 PETROLEUM POLICIES

1. Advocate more proactive management strategies by working with other authorities to address public concern regarding petroleum activities and facilities that impact the environment, agriculture and residents within this Plan area.
2. Work with the provincial government to establish a set of standards when locating oil and gas production and processing facilities near residents, public developments, or community facilities, such as schools or community halls. This will include principles:
  - a. based on best industrial practices and scientific knowledge for the protection of the environment and the public's health and safety;
  - b. that encourage multi-use and sharing facilities, pipelines, rights-of-way, and access to minimize the cumulative impacts of development, while using the least amount of land;
  - c. for regular evaluation, enforcement and updates to the guidelines in a timely fashion which keep pace to changes within the industry.
3. Work collaboratively with provincial and federal governments and stakeholders to research and identify the establishment and management of shared utility corridors.
4. Work collaboratively with the Province to maintain the intent of the OCP land use designations when considering the disposition of petroleum and natural gas rights and that a joint effort to identify various levels of critical to low concern areas relating to future land use development when reviewing these rights in the pre-tenuring referral process.
5. Recognize that pipeline rights-of-way traverse through the plan area that may impact adjacent land use or alter development plans subject to provincial or federal regulations. For detail on rights-of-way contact Oil and Gas Commission or the National Energy Board, directly.

### 3.2 Settlement (S)

The settlement designation is intended to provide a full mix of land uses to allow for rural communities with opportunities to live, work, and play. Permitted uses within the Settlement designation are residential, commercial, institutional, and services/business industrial uses.

There are several distinct settlements in this plan area, including numerous subdivisions west of Chetwynd, up Jackfish Lake Road, on Wabi Hill, and around Moberly Lake. These settlements offer different values, such as larger or smaller parcel sizes, and rural, agricultural, lake, or natural settings.

#### 3.2.1 Settlement Objectives

- A. Support the enhancement and protection of residential areas which allow residents to use and enjoy property for residential purposes.
- B. Consider new subdivisions in residential areas which maintain or enhance the rural way of life and have the support of the neighbours.
- C. Accommodate a range of commercial uses which serve the needs of residents and visitors, including home based business.
- D. Minimize the negative impacts of commercial uses on residential and agricultural properties.
- E. Permit lighter industrial activities that are more service-oriented and do not produce excessive disruptive emissions, including noise, air, and light pollution.
- F. Accommodate employment-generating light industrial development in a manner which minimizes potential conflicts with residential and agricultural properties.
- G. Support the efforts of community groups and public agencies in providing community services.

#### 3.2.2 General Settlement Policies

1. Within the settlement designation, the principal use of land will be limited to residential, commercial, institutional, and limited light industrial uses.
2. In reviewing applications for subdivision, non-farm uses, or temporary use permits within the Settlement designation, the Regional Board may consider factors including but not limited to:
  - a. physical characteristics of the subject property, including topography and vegetation;
  - b. the subject property's access to infrastructure and utilities;
  - c. direct and indirect impacts of the development on neighbouring properties;
  - d. public opinion as received through any applicable public consultation process;
  - e. other issues that may be relevant to the subject property or specific proposal.

#### 3.2.3 Residential Policies

1. Infilling within existing settlement areas is encouraged prior to supporting new subdivisions.
2. Home-based businesses are permitted in all settlement areas, subject to zoning regulations.
3. The appearance of home-based businesses should be secondary to the residential use of a property in order to maintain the residential character of an area.
4. Home-based businesses should not negatively impact neighbouring residents through the generation of disruptive fumes, odors, noise, light, or traffic.

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#### 3.2.4 Commercial Policies

1. Proposed commercial development should demonstrate the following:
  - a. located along a major road or highway in order to minimize disruption to established residential areas;
  - b. siting, orientation, and layout of proposed structures that minimize or eliminate potential conflicts with surrounding residential, agriculture, and other existing uses;
  - c. plans for vehicle parking and circulation on the property; and,
  - d. layout of proposed development and activities.
2. Commercial uses should provide sufficient off-street parking to accommodate the activity.

#### 3.2.5 Service Industrial Policies

1. Within the Settlement designation, light industrial uses may be permitted that are service in nature, are conducted primarily indoors, and do not require outdoor storage, subject to zoning and other regulations.
2. Industrial development is directed away from area where the development would cause damage to water bodies or valued ecosystem components.
3. With the goal of eliminating or minimizing negative impacts on nearby residents and adjacent land uses, proposals for industrial subdivision and development will identify:
  - a. located along a major road or highway in order to minimize disruption to established residential areas;
  - b. the siting, orientation and layout of proposed buildings and structures;
  - c. reduction or elimination of light, noise, dust, and air emissions;
  - d. adequate onsite drainage;
  - e. vehicle access and circulation on the property including adequate on-site parking, loading and unloading space.
  - f. adequate buffering by the use of berms, screens, fences, or trees shall be provided where any industrial use is adjacent to any primary or secondary highway or residential area.
  - g. any other issues that may be relevant to the specific proposal.

#### 3.2.6 Institutional Policies

1. Institutional uses are permitted within the Settlement designation, subject to the following location criteria:
  - a. siting, orientation, and layout of proposed structures should minimize or eliminate potential conflicts with surrounding residential, agriculture, and other existing uses;
  - b. the subject property should accommodate vehicle parking and circulation on site.
2. Work in collaboration with the general public, community groups or other organizations to assess the feasibility of new community facilities, such as halls and recreation facilities.
3. Public facilities should include universal-design features so that they are age-friendly and accessible to everyone.



### 3.3 Moberly Lake Settlement (MLS)

The Moberly Lake Settlement designation covers a unique location within the West Peace Fringe Area, featuring both permanent and seasonal residents, as well as two first nation reserves, West Moberly First Nation and Sauteau First Nation. Featured along Moberly Lake are numerous parks and campgrounds, community facilities, institutional uses, and commercial developments.

A Development Permit Area was proposed during the development of this Official Community Plan in response to the development pressure around Moberly Lake, but during the review process it was determined that further and more in depth discussions with the Moberly Lake community would be needed prior to the implementation of such regulations.

#### 3.3.1 Moberly Lake Settlement Policies

1. Through consultation, seek consensus from the Moberly Lake community and other stakeholders regarding the creation of a Moberly Lake Development Permit Area.
2. Parcels along Moberly Lake should have a minimum lake frontage of 55 metres (180 feet).
3. When applicable, encourage development within the Moberly Lake Settlement designation to follow the PRRD Lakeshore Development Guidelines.
4. Seek to educate current and future residents, realtors, developers, and others on the PRRD Lakeshore Development Guidelines.
5. Within the Moberly Lake Settlement designation, the principal use of land will be limited to residential, commercial, and institutional uses.
6. In reviewing applications for subdivision or temporary use permits within the Moberly Lake Settlement designation, the Regional Board may consider factors including but not limited to:
  - a. physical characteristics of the subject property, including topography and vegetation;
  - b. the subject property's access to infrastructure and utilities;
  - c. impacts on neighbouring properties, which may include direct and indirect impacts;
  - d. public opinion as received through any applicable public consultation process;
  - e. other issues that may be relevant to the subject property or specific proposal.

#### 3.3.2 Moberly Lake Residential Policies

1. Home-based businesses are permitted in all Moberly Lake Settlement areas, subject to zoning regulations.
2. The appearance of home-based businesses should be secondary to the residential use of a property in order to maintain the residential character of an area.
3. Home-based businesses should not negatively impact neighbouring residents through the generation of disruptive fumes, odors, noise, light, or traffic.

#### 3.3.3 Moberly Lake Commercial Policies

1. Proposed commercial development should demonstrate the following:
  - a. located along a major road or highway in order to minimize disruption to established residential areas;
  - b. siting, orientation, and layout of proposed structures that minimize or eliminate potential conflicts with surrounding residential, agriculture, and other existing uses;

- c. plans for vehicle parking and circulation on the property; and,
  - d. layout of proposed development and activities.
- 2. Commercial developments should provide sufficient off-street parking for the proposed use.

#### 3.3.4 Moberly Lake Institutional Policies

- 1. Institutional uses are permitted within the Moberly Lake Settlement designation, subject to the following location criteria:
  - a. siting, orientation, and layout of proposed structures should minimize or eliminate potential conflicts with surrounding residential, agriculture, and other existing uses;
  - b. the subject property should accommodate vehicle parking and circulation on site.
- 2. Work in collaboration with the general public, community groups or other organizations to assess the feasibility of new community facilities, such as halls and recreation facilities.
- 3. Public facilities should include universal-design features so that they are age-friendly and accessible to everyone.

#### 3.3.5 Moberly Lake Communication Policies

- 1. Ensure that all permanent and seasonal residents are provided thorough and reasonable communication on Regional District matters.
- 2. Ensure that all permanent and seasonal residents are provided opportunity to participate in projects affecting Moberly Lake.
- 3. Engage with permanent and seasonal residents, stakeholders, agencies, and community groups on matters affecting Moberly Lake.

### 3.4 Industrial (I)

Strong, resilient economies have diversified industrial bases that provide employment income to residents. The lighter industrial activities are more service-oriented and do not necessarily produce excessive disruptive emissions. Heavier or more intense industrial activities often include extraction and processing of natural resources, such as wood, gravel, coal, oil and gas.

#### 3.4.1 Industrial Objectives

- A. To accommodate employment-generating industrial development in a manner which minimizes potential conflicts with residential and agricultural properties.

#### 3.4.2 Industrial Policies

1. Industrial development is directed away from water bodies, such as Moberly Lake, such that the proposal will not negatively impact neighbours or nearby residents, agricultural uses, or interfere with water bodies or environmentally sensitive areas.
2. With the goal of eliminating or minimizing negative impacts on neighbours, nearby residents, and adjacent land uses, proposals for industrial subdivision and development will identify:
  - a. the siting, orientation and layout of proposed buildings and structures;
  - b. location and containment of outdoor storage;
  - c. light, noise, dust, and air emissions;
  - d. drainage;
  - e. vehicle access and circulation on the property; and,
  - f. any other issues that may be relevant to the specific proposal.
3. Industrial development is directed away from area where the development would cause damage to water bodies or valued ecosystem components.

### 3.5 Parks and Open Spaces (P)

Land that is retained in its natural state contributes to a healthy environment. Parks and natural open spaces can provide areas for outdoor recreation and education.

#### 3.5.1 Objectives

- A. To support community groups and other organizations in identifying culturally and ecologically valuable features and to help provide for their protection.
- B. To help provide recreational destinations for the public.

#### 3.5.2 Parks and Open Spaces Policies

- 1. The Parks and Open Spaces designation includes the following types of areas: Provincial parks, Regional Parks, private parks, campgrounds, and open spaces.
- 2. Provincial Parks within the plan area include: Moberly Lake Provincial Park; East Pine Breaks Provincial Park.
- 3. Regional Parks within the plan area include: Spencer Tuck Park; Sundance Lake Regional Park.
- 4. Open Spaces within the plan area include: Big Lake, Long Lake, Halfmoon Lake, South Cameron Lake, Jackfish Lake, and Sundance Lakes. These areas have been identified as open spaces on un-surveyed crown land where existing regional or provincial parks do not exist in order to establish potential future interest in the preservation and/or recreational use of the surrounding lands.
- 5. Within the Parks and Open Spaces designation the principal use of land will generally include outdoor recreation, campgrounds, public parks, ecological reserves, work that supports ecological protection or conservation or restoration, and structures for interpretative purposes, cultural and heritage sites.
- 6. Work in collaboration with the general public, not-for-profit groups, government agencies, First Nations and other organizations to identify and help protect environmentally sensitive areas from development, sites that contain valued ecosystem components, sites of paleontological or archaeological significance, or sites that are otherwise desirable for protection.

## 4 Infrastructure and Services

Because the region covers such a large geographic area, extending the utilities and services to each property is challenging. Yet, it is important to strive to bring these services to residents when the need is identified as they can improve quality-of-life factors.

### 4.1 Infrastructure and Services Objectives

- A. Ensure that infrastructure, utilities, transportation, and public services requirements meet the present and future needs of residents of the plan area.

### 4.2 Infrastructure and Services Policies

#### 4.2.1 Fire Protection Policies

1. Support the existing Moberly Lake and Chetwynd rural fire protection service areas.

#### 4.2.2 Solid Waste Policies

The PRRD Solid Waste Management Plan guides the solid waste management function. It has been developed for a coordinated approach to handling the area's solid waste issues. It works toward enhancing the services and addressing the requirements of area residents with timely plan reviews and evaluations.

1. Permit public solid waste landfills and transfer sites throughout the Plan area. The locations of existing sites are delineated on the Public Facilities Map in Schedule B.
2. Encourage rural residents and businesses to:
  - a. reduce, re-use, and recycle, in order to limit the volume of solid waste; and,
  - b. dispose of solid waste efficiently at the approved facilities.

#### 4.2.3 Sewer and Water Policies

1. Work with residents or local organizations to assess the feasibility of new or expanded community sewage systems or water systems as opportunity and mutual benefit are identified.
2. The Regional Board may consider pursuing Public-Private Partnerships for the provision of services.

#### 4.2.4 Utilities Policies

1. Permit Public Utility Uses throughout the Plan area.
2. Not require a minimum parcel size for a Public Utility Use, other than an office building or works yard which are subject to zoning regulations.
3. Encourage the cooperation and coordination of utility companies in utilizing existing corridors for multiple uses.

#### 4.2.5 Transportation Policies

1. Support requirements by the Ministry of Transportation and Infrastructure for traffic impact analysis when considering major development proposals.
2. Encourage the Ministry of Transportation and Infrastructure to maintain public rights-of-way as safe and efficient transportation corridors.
3. Collaborate with the Ministry of Transportation and Infrastructure in identifying and enhancing the maintenance and upgrading of area roads, which may include dust control.
4. Encourage the Provincial Ministry of Transportation and Infrastructure to undertake necessary improvements to local area roads that will facilitate the safety of road users, such as the use of turning lanes, acceleration and deceleration lanes at key intersections, passing lanes, rest stops, highway pedestrian crossings, street lights, or additional signage where deemed appropriate.
5. Encourage the Ministry of Transportation and Infrastructure to work with industry in constructing roads to the standards of the Ministry of Transportation and Infrastructure with a view towards future public use.

## 5 Inter-Agency Cooperation

The Peace River Regional District works with a number of external agencies and organizations on a daily basis to plan and deliver services to residents of the region. As such, it is important to recognize the importance of open, direct dialogue with these agencies and organizations to maintain effective working relationships now and in the future.

### 5.1 General Policies

1. Work in conjunction with various levels of government, community groups, organizations, and other stakeholders towards the realization of the goals, objectives, and policies of this Official Community Plan.
2. Respond to referrals submitted by other agencies in a timely manner.
3. Referrals submitted by other agencies will be checked for consistency with this plan and other Regional District Plans, Bylaws, Policies, and Guidelines as they apply to the proposal.

### 5.2 District of Chetwynd

The District of Chetwynd shares a number of borders within and around the West Peace Fringe Area. The majority of rural residents also use the District of Chetwynd as their main service centre. As such, planning within the fringe directly affects the District, and necessitates the need for coordinated and collaborative planning processes.

1. When necessary, work with the District of Chetwynd on the creation of a Comprehensive Development Plan to determine future growth needs for the District, as well as future joint planning areas.
2. Explore the creation of a Joint Planning Area with the District of Chetwynd, to establish a defined area for the District to opt into regional planning subject to Section 381 of the *Local Government Act* "Cost sharing for services under Part 14 [Planning and Land Use Management]"

### 5.3 Northern Health Authority

The enforcement of the Public Health Act provisions for on-site sewage disposal, by the Northern Health Authority, is important for the maintenance of public health in the rural area. The management of sewage system locations away from watercourses and ground water is a priority for the maintenance of healthy environmental conditions of the region's water resource.

#### 5.3.1 On-site Sewage Policies

1. Collaborate with the Northern Health Authority and the Ministry of Transportation and Infrastructure to identify opportunities and barriers for compact development related to rural sewage disposal challenges in the Plan area.

## 5.4 Agricultural Land Commission

The Provincial Agricultural Land Commission (ALC) is an independent administrative body dedicated to preserving agricultural land and encouraging farming in British Columbia. The ALC is responsible for the administration of the Agricultural Land Reserve (ALR), which makes up approximately 25,433 hectares (28%) of the West Peace Fringe Area.

### 5.4.1 Agriculture Land Commission Policies

1. Despite any of the policies contained in this Plan, land within the ALR is subject to the orders and approval of the ALC, pursuant to the ALC Act and its Regulations.
2. Consider land use proposals in the ALR based on the following:
  - a. direction contained within this Plan; and,
  - b. the potential impact on agricultural viability of the land and surrounding area.
3. Land use proposals within the ALR remain subject to the policies and regulations of the Regional District.
4. The Regional Board may consider entering into a delegation agreement with the ALC to further enhance local decision making and timely review of applications. Such an agreement shall only be considered through a public review process.

## 5.5 Ministry of Transportation and Infrastructure

### 5.5.1 Subdivision Policies

1. Where a proposed subdivision, rezoning, or temporary use permit may be permitted by this OCP, the Regional Board, in reviewing the subdivision application referred to the Regional District by the Approving Officer or a rezoning or temporary use permit application submitted to the Regional District by the applicant, may consider factors including but not limited to the following:
  - (a) physical characteristics of the subject property, including topography and vegetation;
  - (b) the agricultural capability of the land, including the Canada Land Inventory soil rating and history of production;
  - (c) the subject property's access to infrastructure and utilities;
  - (d) the projected impact on the transportation network;
  - (e) impacts of the development on neighbouring properties, which may include direct and indirect impacts;
  - (f) the extent to which the proposal would create or contribute to encroaching land uses that may interfere with agriculture and/or other nearby established land uses;
  - (g) public opinion as received through any applicable public consultation process;
  - (h) other issues that may be relevant to the subject property or specific proposal.
2. For development within 300 metres of a lake, the Regional Board should also consider the guidelines of the PRRD Lakeshore Development Guidelines (July 2000).



## 6 Management of Development

### 6.1 Temporary Uses

Economic opportunities sometimes arise that are temporary in nature for which permanent development is not desirable. If a use is temporary in nature, the Regional District can issue a Temporary Use Permit for that use, subject to the provisions of the *Local Government Act*. Temporary use permits can cover a wide range of activities including weekend events, worker camps, storage, and many other land uses.

#### 6.1.1 Temporary Use Objectives

- A. To permit flexibility and diversity in employment and economic opportunities.

#### 6.1.2 Temporary Use Designations

1. All regions within the Plan area may be utilized for temporary commercial use purposes. In reviewing a commercial temporary use permit application, the following conditions should be considered:
  - a. The site is adjacent to a major road or railway track.
  - b. The impacts to agricultural land and settlement areas are kept to a minimum.
2. All regions within the Plan area may be utilized for temporary industrial use purposes. In reviewing an industrial temporary use permit application, the following conditions should be considered:
  - a. The site is adjacent to a major road or railway track.
  - b. The impacts to agricultural land and settlement areas are kept to a minimum.
  - c. All the other policies for the industrial land use designation have been met, as outlined in Section 3.4 of this OCP.

#### 6.1.3 Temporary Use Policies

1. Require a public meeting be held, at the discretion of the Regional Board, concerning an application for a temporary use permit, in addition to public notification requirements.
2. Where applicable, refer an application for a temporary use to relevant agencies for comment.
3. Not approve a temporary use permit for a use located adjacent to a Controlled Access Highway or other major roads where the Ministry of Transportation and Infrastructure indicates that it has an objection to the proposed use with reference to traffic safety.
4. Applications for temporary use permits should identify:
  - a. plans for vehicle access, parking and circulation on the property;
  - b. the siting, orientation, and layout of proposed structures and activities; and,
  - c. arrangements for the dismantling or removal of any buildings or structures that are part of the proposed use, and not otherwise permitted by zoning regulations.

## 6.2 Preservation Areas

The preservation designation means the area should be preserved in its natural state. The predominant land use should be of a passive pursuit that works with the natural environment, as opposed to dominating or decimating it.

### 6.2.1 Preservation Areas Objectives

- A. To help protect people and development from hazardous conditions.

### 6.2.2 Preservation Areas Policies

1. Direct development away from known and verified hazardous areas, or manage development in a manner that reduces risk to life or damage to property.
2. The location and extent of areas identified as 'Preservation Area', that may be subject to hazardous conditions are delineated on the Preservation Area Map in Schedule B.
  - a. Based on local knowledge and experience and in the absence of more detailed and site specific information, this data is considered as an indicator of potential hazard. Boundary lines delineated on the plan maps as 'Preservation Areas' are approximate only.
3. In reviewing a subdivision application referred to the Regional District by the Approving Officer, or a building permit or rezoning application submitted to the Regional District by the applicant, for new subdivision or development in areas identified as 'Preservation Area', the Regional District may consider factors including, but not limited to, the following:
  - a. potential impact of the proposed development on natural drainage systems;
  - b. potential instability of soils subject to subsidence;
  - c. steepness of topography, when considering road access and on-site sewage disposal; or
  - d. susceptibility of the site to periodic or permanent flooding.
4. Where floodable lands are proposed for development, the construction and siting of buildings, structures, and manufactured homes to be used for habitation, business, or the storage of goods damageable by floodwater are to be flood proofed or located to those standards specified by the Ministry of Environment.
5. Work with the province to reduce the risk of wildfire hazard including efforts to develop physical fireguards, to protect populated areas from wildfire.
6. The clearing of steep slopes, lakeshores, or river banks should be discouraged if such clearing would have a detrimental effect related to soil erosion and the siltation of watercourses.

## 7 Implementation

The OCP is a guide for land uses activities within the Plan area. It is implemented through the Zoning Bylaw and other implementation bylaws, through collaborative efforts with other agencies and actions of the Regional Board.

### 7.1 Official Community Plan Consistency

1. Ensure that all bylaws enacted within the Plan area are consistent with this OCP, including all maps and schedules. Where a project or proposal requires an amendment to this OCP, a public hearing will be held in accordance with the provisions of the *Local Government Act*.

### 7.2 Bylaw Enforcement

1. Work towards resolving any acts in violation of this bylaw in accordance with the established PRRD Bylaw Enforcement Policy.

### 7.3 Public Consultation

1. Throughout the WPFA, all new proposals for development should conduct public consultation, whether or not the proposal requires an OCP amendment, in order to determine the level of community support for a project and whether a proposal fits within the context of the area.

### 7.4 Future Work Plan

	Work	Bylaw Section	Time Line
1.	Update the Zoning Bylaw(s) that cover the plan area and ensure consistency with the OCP.	All sections	Short
2.	Amend home-based business regulations to better manage businesses in rural areas.	3.1 & 3.2	Short
3.	Participate with residents and relevant agencies to explore the creation of a Moberly Lake Development Permit Area.	3.3	Short
4.	Creation of a new Service Industrial zone.	3.2.5	Short
5.	Review of outdoor storage regulations in the zoning bylaws.	3.2	Short
6.	Consider conducting an ALR boundary review.	3.1.3	Medium
7.	Identify Joint Planning Areas where Municipalities should participate in land use planning decisions.	5.1	Medium
8.	Map flood risk levels along Moberly Lake.	3.3	Medium
9.	Consider conducting a preliminary geotechnical study to investigate potential for a development permit area for the protection of development from hazardous conditions.	6.2	Medium
10.	Recognize heritage, cultural, archaeological, or other such special sites.	3.5.2	Long

## 8 Appendix I

### 8.1 Acronyms

ALC	Agricultural Land Commission
ALR	Agricultural Land Reserve
MoTI	Ministry of Transportation and Infrastructure
OCP	Official Community Plan
PRRD	Peace River Regional District
WPFA	West Peace Fringe Area

### 8.2 Definitions

Abattoir	Means a building or structure specifically designed to accommodate the penning and slaughtering of live animals and the preliminary processing of animal carcasses and may include the packing, treating, storing and sale of the product on the premises.
Agriculture	Means the use of land, buildings, or structures for agricultural purposes, including farming, dairying, pasturage, apiculture, horticulture, and animal and poultry husbandry and the necessary accessory uses for packing, treating, storing, or selling the produce; provided however, that the operation of any such accessory uses shall be secondary to that of the normal agricultural activities. Does not include an abattoir.
Agri-Tourism	Means tourist activities accessory to an agricultural use having farm assessment classification and without limitations may include farm tours, special events with an agricultural theme, promotional events for farm products and on farm tourist accommodations, guest ranches, farm inns, bed and breakfast and campsites.
Community Sewage System	Means a common system of sewerage and sewage disposal, which serves two (2) or more parcels.
Home-Based Business	Means an occupation or profession which is carried out entirely within a dwelling or accessory building or both, by the residents of the dwelling. Means any occupation, trade, profession, or craft operated by an occupant of a Dwelling Unit as a use accessory to the residential use of the premises and which may involve limited retail sales and outdoor storage, subject to zoning.
Institutional Use	Means the use of land, buildings or structures for a public or non-profit purpose including such uses as schools, places of worship, indoor recreation facilities, community centres, public hospitals, and government buildings.
Gas Processing Plant *	Means an industrial facility for the extraction from gas of hydrogen sulphide, carbon dioxide, helium ethane, natural gas liquids or other substances, but does not include a production facility.
Manufactured Home Park	Means a parcel on which three (3) or more manufactured homes are installed or intended to be installed for the use as dwellings, and is subject to "Peace River Regional District Manufactured Home Park Bylaw No. 816, 1992".

Manufactured Home	Means any structure containing one single family dwelling whether ordinarily equipped with wheels or not, that is designed, constructed, or manufactured to be moved from one place to another by being towed or carried, but does not include travel trailers, campers, or other vehicles which are exempt from the provisions of the Manufactured Home Act.
Production facility * (oil and gas)	Includes a battery, oil treater, pumping station, compressor station, dehydrator, gas injection station, line heater, water disposal facility, waste processing facility, water injection station, or upon designation of an authorized officer of the division, any other system of vessels and equipment designed to accommodate production or disposal or both production and disposal of well effluent products and by-products, but does not include a Gas Processing Plant. * Source of Oil and Gas definitions derived from Oil and Gas Handbook, Vol. 2, Activity Sections (4-9), Ministry of Employment and Investment.
Principal Use	Means the predominant and primary use of land, building or structure.
Public Utility Use	Means the use of land, buildings, or structures providing for the servicing of community water, community sewer, solid waste disposal transfer stations, drainage, telecommunications, natural gas distribution, air navigation, generation and distribution of electricity, transportation, and similar services where such use is established by a municipality, the Regional District, an Improvement District, or a utility company regulated by government legislation.
Regional Board	Means the Board of Directors of the Peace River Regional District;
Resource Extraction	Means any activity required to extract natural resources from the earth's surface or sub-surface. Depending upon the activity and market conditions some semi-processing may take place on site before it is shipped to another area for final processing.
Universal-design features**	Means product, environment, building design and construction that aims to accommodate the functional needs of everyone; including children, adults and seniors, with or without disabilities. **As defined in the British Columbia Annotated Bibliography on Universal Design, Ministry of Municipal Affairs and Housing (1998).
Valued Ecosystem Component***	Means an environmental element of an ecosystem that is identified as having scientific, social, cultural, economic, historical, archaeological or aesthetic importance. The value of an ecosystem component may be determined on the basis of cultural ideals or scientific concern. ***As defined in the Canadian Environmental Assessment Act.
Watercourse	Means a naturally formed or man-made body of water that perennially or intermittently contains surface water, including a lake, pond, reservoir, river, stream, creek, spring, ravine, swamp, but does not include a constructed ditch or surface drain.



PEACE RIVER REGIONAL DISTRICT

# Public Meetings

## Meeting Dates:

Saturday, Aug. 19, 2014

11am - 6pm

Open House

Spencer Tuck Regional Park  
(Moberly Lake)

Friday, Aug. 25, 2017

3pm-9pm

Open House

Chetwynd Rec Centre

Saturday, Sept. 9, 2017

Chetwynd Harvest Festival

Tuesday, Sept. 12, 2017

5pm – 9pm

Open House

Jackfish Community Hall

Tuesday, Sept. 19, 2017

7pm - 9pm

Public Meeting

Chetwynd Rec Centre

## DRAFT West Peace Fringe Area Official Community Plan (OCP)

The PRRD is updating the OCP and would like your input!

An OCP guides how the Regional District will make decisions, including where houses, businesses, industry, and agriculture are allowed to be located.

If you live or work in the area surrounding Chetwynd (Dokie, Wildmare, Wabi, Jackfish, Twidwell, Moberly Lake, Big Lake), please visit us at one of these events.

OPEN HOUSES: Stop by any time during the open house

HARVEST FESTIVAL: Visit our booth!

PUBLIC MEETING: This will be a presentation style event, beginning at 7pm


Have a photo of the West Peace Fringe Area?

Submit it for a chance for it to be featured in the OCP!

## For More Information:

Call Claire Negrin 250-784-3200

Visit [www.prrd.bc.ca](http://www.prrd.bc.ca)

Visit  Peace River Regional  
District Official Page | Facebook



# Peace River Regional District REPORT

R-3

To: Electoral Area Directors Committee

Date: August 10, 2017

From: Bruce Simard, General Manager of Development Services

Subject: **Municipal Participation in Planning: Draft Presentation(s)**

---

## **RECOMMENDATION(S):**

**THAT EADC recommend approval of the presentation packages for Electoral Area Directors' presentation to Municipal Councils regarding participation in electoral area planning;**

**AND THAT staff be authorized to coordinate and schedule presentation dates with each municipality.**

## **BACKGROUND/RATIONALE:**

At the August 10, 2017 meeting the Regional Board approved the following EADC recommendation:

"That staff prepare four packages for each Electoral Area, for presentation to all of the Municipal Councils within the region on option for participating in and voting on the Electoral Area Planning Function."

## **OPTIONS:**

## **STRATEGIC PLAN RELEVANCE:**

## **FINANCIAL CONSIDERATION(S):**

## **COMMUNICATIONS CONSIDERATION(S):**

## **OTHER CONSIDERATION(S):**

Attachments:

Presentation packages

**August 17, 2017**

Staff Initials:

Dept. Head:

*Bruce Simard*

CAO:

Page 1 of 1

DRAFT



PEACE RIVER REGIONAL DISTRICT

# Cost Sharing for Part 14 Services (Planning & Land Use Management)

diverse. vast. abundant.

August 17, 2017





# City of Dawson Creek

## AGENDA

- LGA s.381
- Participation History
- Current Situation
- Option #1: Full Opt-in
- Option #2: Partial = 75%
- Option#3: Partial = 50%
- Option#4: Opt-out
- Q & A



## LGA s.381

### Municipal Participation in Electoral Area Planning

- Official Community Plans
  - Zoning Bylaws
  - Public Hearings & Public Notifications
  - Advisory Planning Commission
  - Development Approval Procedures
  - Board of Variance
  - Housing Agreements
  - Parking & Loading Regulations
  - Run-off Control
  - Regulation of Signs
  - Screening & Landscaping Regulations
  - Farm Bylaws
  - Development Permit Areas
  - Development Variance Permits
  - Temporary Industrial & Commercial Permits
  - Tree Cutting Permits
  - Application & Inspection Fees
  - Development Cost Charges
  - Development Works Agreements
  - School Site Acquisition Charges
  - Subdivision Servicing Regulations
  - Site Profile Assessments
- Brief History
    - Automatic Opt-in Unless Otherwise Notified by Municipality
    - Opting out - annually
    - Annual contracts only by Aug 31
  - Bill 14, August, 2000
    - Greater flexibility with multi-year contracts
    - Clarify options for cost apportionment
    - Contract start anytime
    - Clarify rules for opting-out



# Municipal Participation in Electoral Area Planning

## Participation 1999 – current

- Cost Sharing Options
  - Opt-in
  - By contract requisition model
    - 50% option
    - 75% option
  - By contract per capita model (only available for 100% participation)
  - Opt-out
  - Summary Charts 1999-2017



## Municipal Participation in Electoral Area Planning

	Opt-in (no contract)
	100% participation (per capita contract)
	75% participation (portion of requisition)
	50% participation (portion of requisition)
	Opt-out

Municipality	1999	2000	2001	2002	2003	2004	2005	2006
Chetwynd	\$6,706	\$6,705	\$6,705	\$6,705	\$5,830	\$5,830	\$5,904	\$6,662
	100%	100%	100%	100%	100%	100%	100%	100%
Dawson Creek	\$9,368	\$9,247	18,751	25,031	22,688	22,599	23,786	24,442
	50%	50%	100%	100%	100%	100%	100%	100%
Fort St John	\$23,044	\$25,052	33,797	33,797	36,086	36,086	38,863	42,764
	75%	75%	100%	100%	100%	100%	100%	100%
Hudson's Hope	\$2,524	\$2,524	2,524	2,524	2,338	2,338	2,492	2,782
	100%	100%	100%	100%	100%	100%	100%	100%
Pouce Coupe	\$1,206	\$892	879	1,106	961	863	903	998
	Opt-in	Opt-in	Opt-in	Opt-in	Opt-in	Opt-in	Opt-in	Opt-in
Taylor	\$2,320	\$2,320	2,320	2,320	2,572	2,572	2,924	3,237
	100%	100%	100%	100%	100%	100%	100%	100%
Tumbler Ridge	0	0	0	0	0	0	0	0



## Municipal Participation in Electoral Area Planning

	Opt-in (no contract)
	100% participation (per capita contract)
	75% participation (portion of requisition)
	50% participation (portion of requisition)
	Opt-out

Municipality	2007	2008	2009	2010	2011	2012	2013	2014
Chetwynd	Opt-in	Opt-in	Opt-in	Opt-in	Opt-in	Opt-in	Opt-in	Opt-in
Dawson Creek	Opt-in	Opt-in	Opt-in	Opt-in	Opt-in	Opt-in	Opt-in	Opt-in
Fort St John	Opt-in	Opt-in	Opt-in	Opt-in	Opt-in	Opt-in	Opt-in	Opt-in
Hudson's Hope	Opt-in	Opt-in	Opt-in	Opt-in	Opt-in	Opt-in	Opt-in	Opt-in
Pouce Coupe	Opt-in	Opt-in	Opt-in	Opt-in	Opt-in	Opt-in	Opt-in	Opt-in
Taylor	\$2,320	\$4,544	\$4,772	\$3,177	Opt-in	Opt-in	Opt-in	Opt-in
	100%	50%	50%	50%				
Tumbler Ridge	0	0	0	0	0	0	0	0



## Municipal Participation in Electoral Area Planning

	Opt-in (no contract)
	100% participation (per capita contract)
	75% participation (portion of requisition)
	50% participation (portion of requisition)
	Opt-out

Municipality	2015	2016	2017
Chetwynd	Opt-in	Opt-in	Opt-in
Dawson Creek	Opt-in	Opt-in	Opt-in
Fort St John	Opt-in	Opt-in	Opt-in
Hudson's Hope	Opt-in	Opt-in	Opt-in
Pouce Coupe	Opt-in	Opt-in	Opt-in
Taylor	Opt-in	Opt-in	Opt-in
Tumbler Ridge	Opt-in	Opt-in	Opt-in



## Participation Options

2017 Requisition	Participation Level			
\$765,012.00	Opt-in			Opt-out
	100%	75%	50%	
Chetwynd	\$16,316.00	\$12,237.00	\$8,158.00	0
Dawson Creek	\$65,519.00	\$49,139.25	\$32,759.00	0
Fort St John	\$142,450.00	\$106,837.50	\$71,225.00	0
Hudson's Hope	\$9,933.00	\$7,449.75	\$4,966.50	0
Pouce Coupe	\$2,926.00	\$2,194.50	\$1,463.00	0
Taylor	\$11,050.00	\$8,287.50	\$5,525.00	0
Tumbler Ridge	\$19,989.00	\$14,991.75	\$9,994.50	0
<i>Municipal Total</i>	<i>\$268,183.00</i>	<i>\$201,137.25</i>	<i>\$134,094.50</i>	<i>0</i>
Electoral Areas	\$496,829.00	\$563,874.75	\$630,920.50	\$765,012.00

	Opt-in (no contract)
	75% of requisition (contract)
	50% of requisition (contract)
	Opt-out



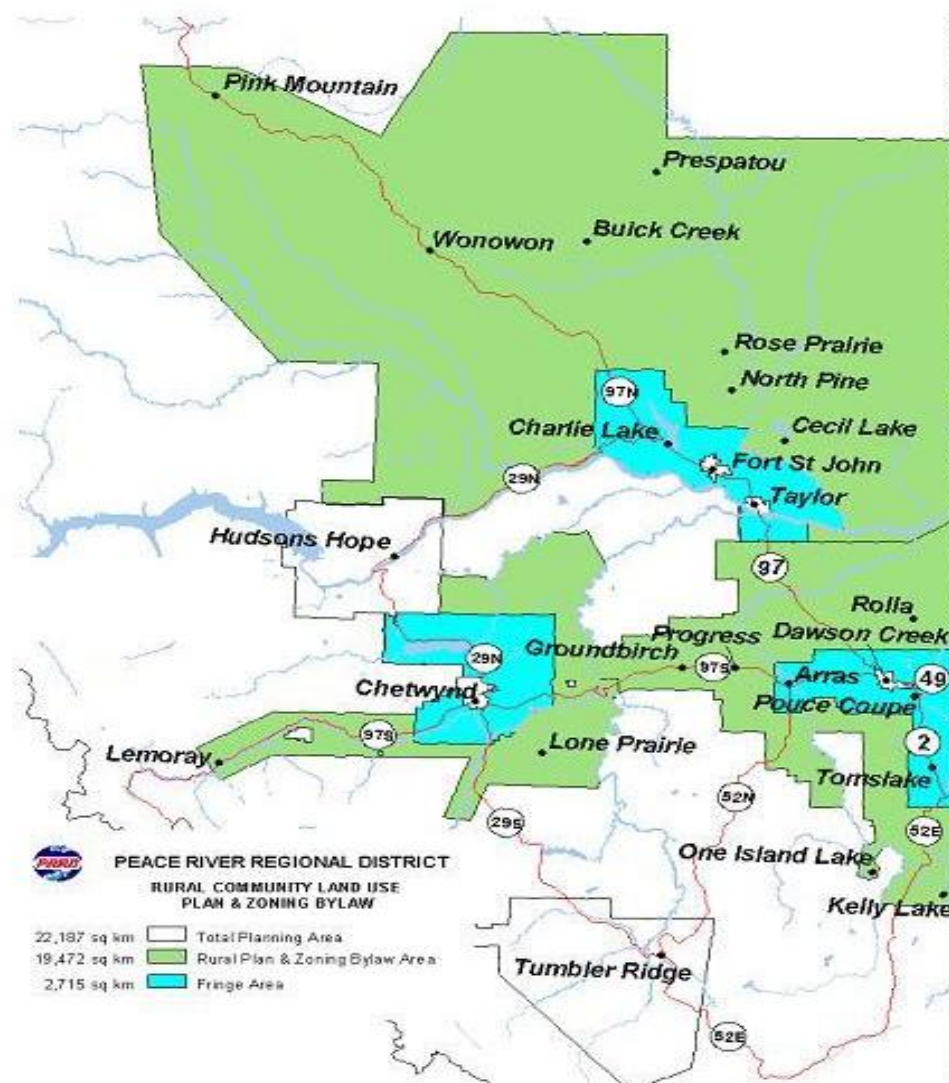
## Planning Areas

### Official Community Plans

- Rural OCP
- North Peace OCP
- South Peace OCP
- West Peace OCP

### Zoning Bylaws

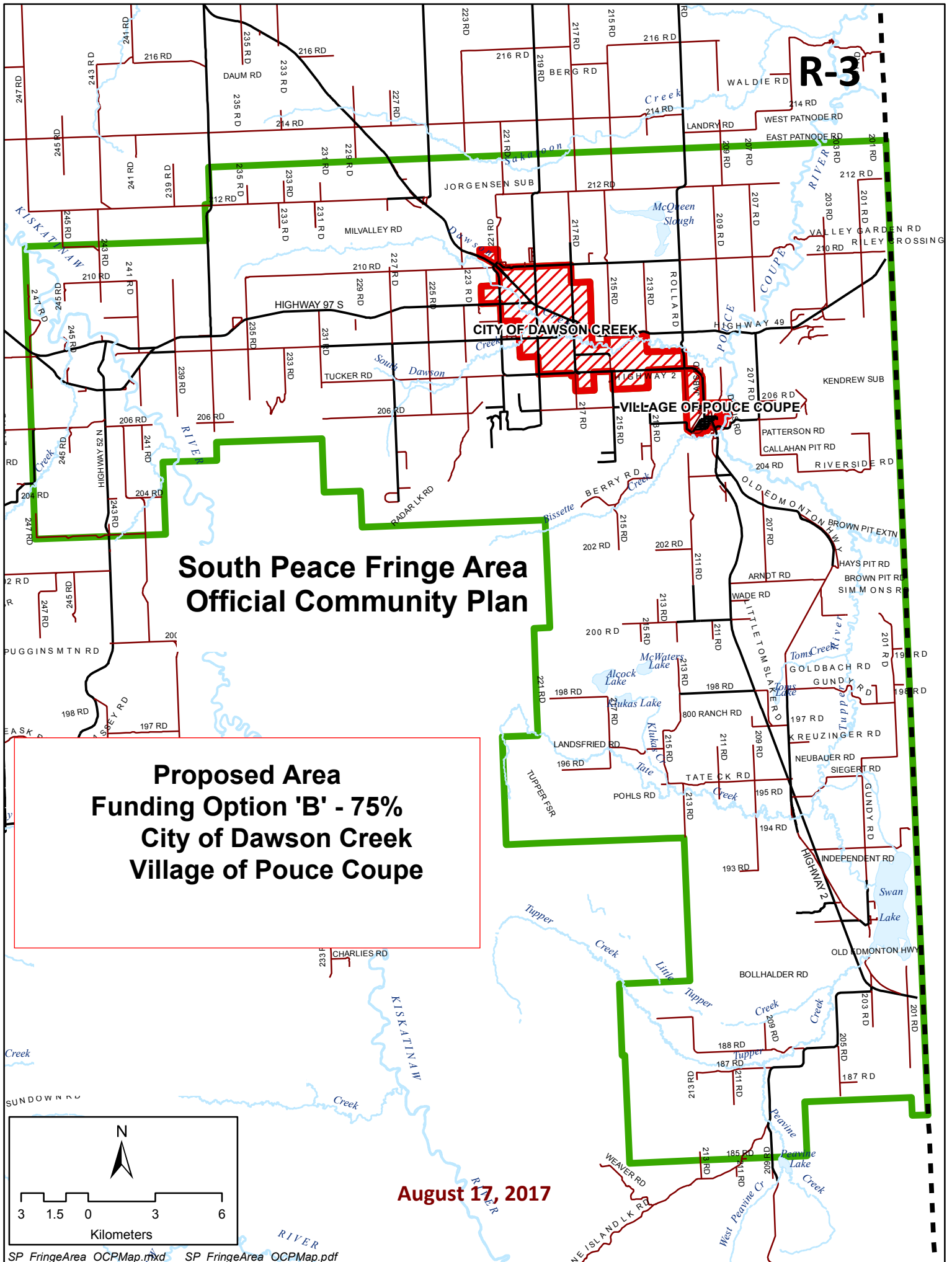
- Regional Zoning Bylaw 1343
- North Peace Zoning Bylaw 1000
- Dawson Creek Rural Zoning Bylaw 479
- Chetwynd Rural Zoning Bylaw 506
- Proposed Consolidated Regional Zoning Bylaw





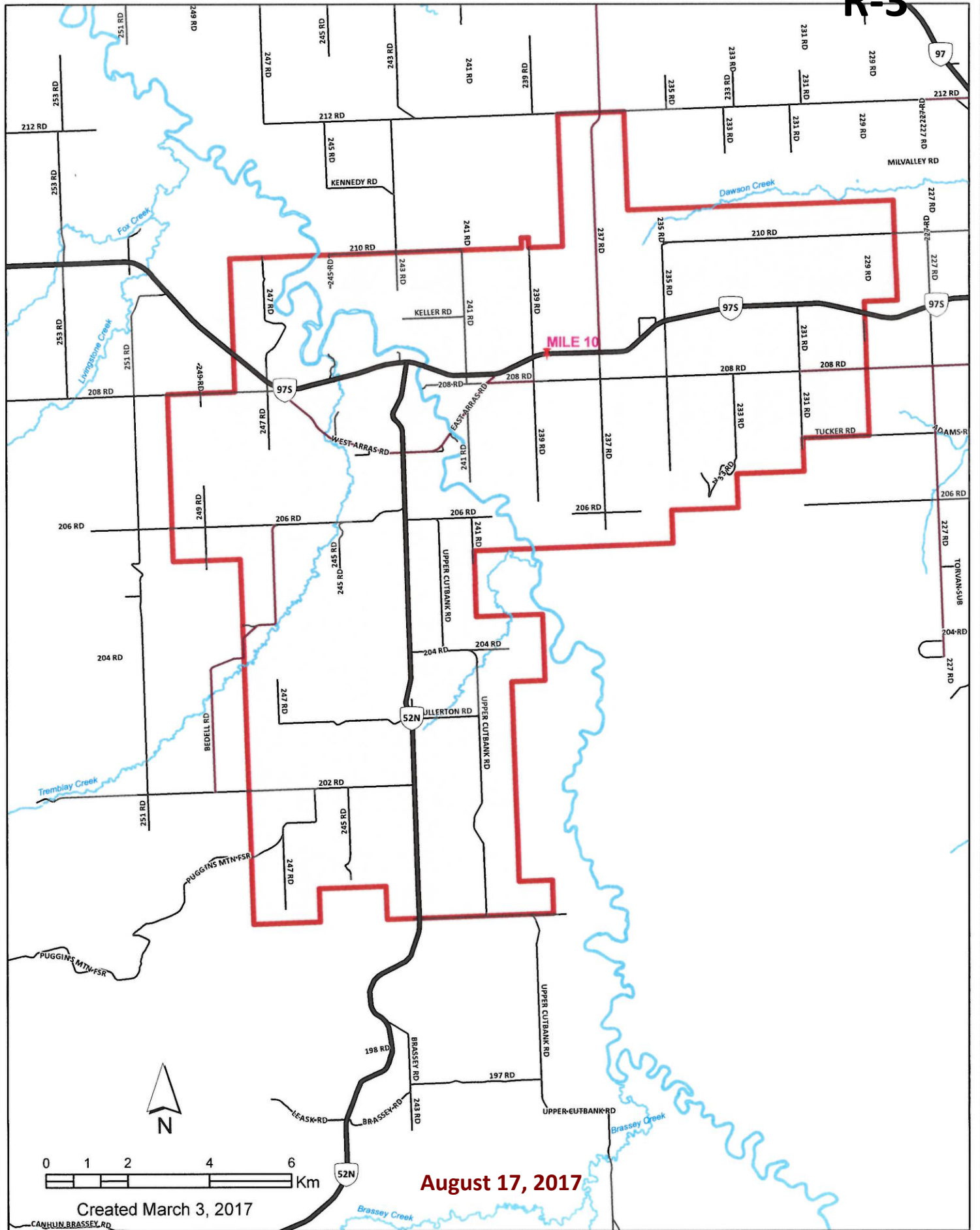
**CITY OF DAWSON CREEK  
&  
VILLAGE of POUCE COUPE**

**August 17, 2017**



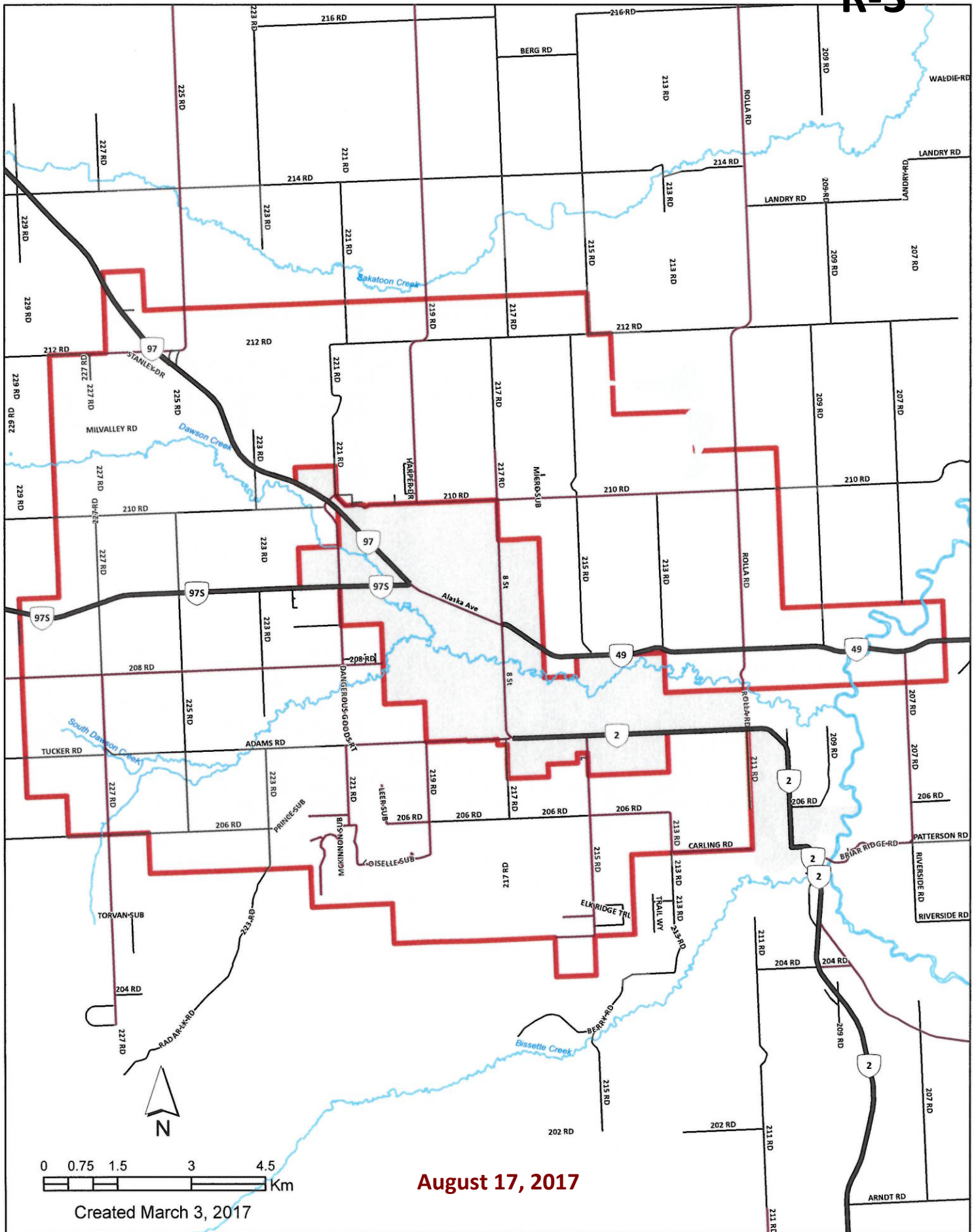
# Arras Fire Protection Area

R-3



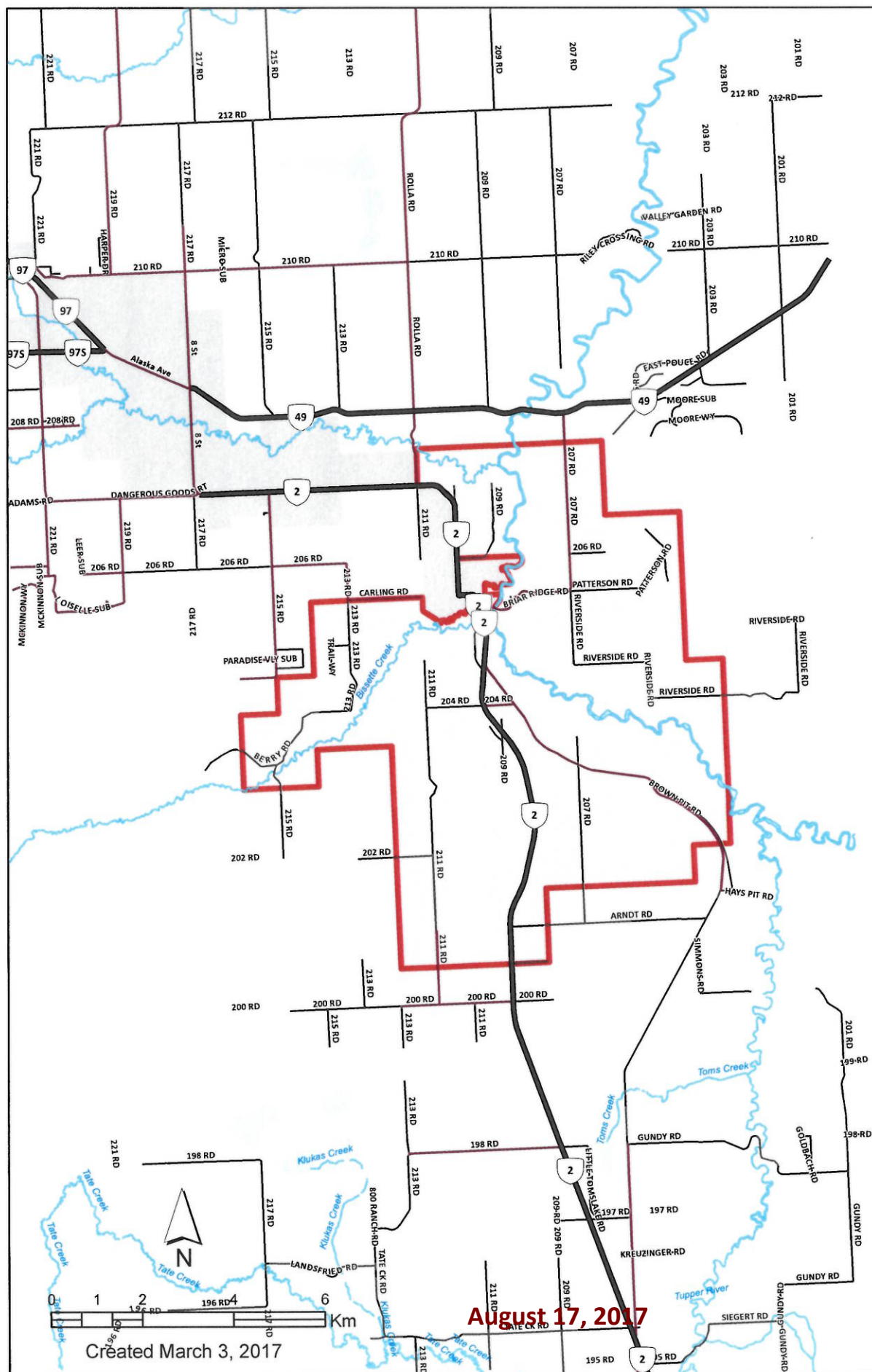
# Dawson Creek Rural Fire Protection Area

R-3





**R-3**

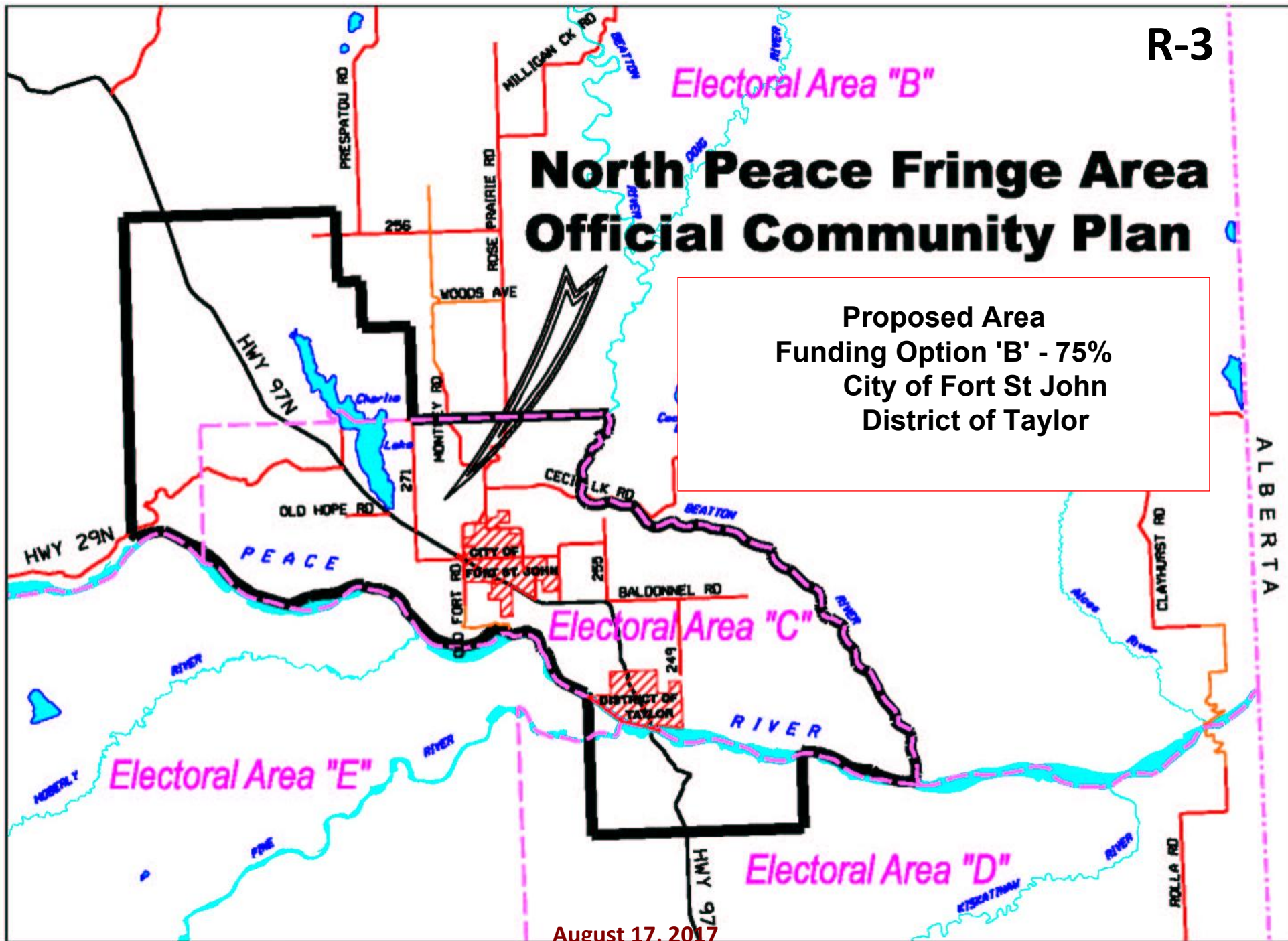


**CITY OF FORT ST JOHN**

**August 17, 2017**

# North Peace Fringe Area Official Community Plan

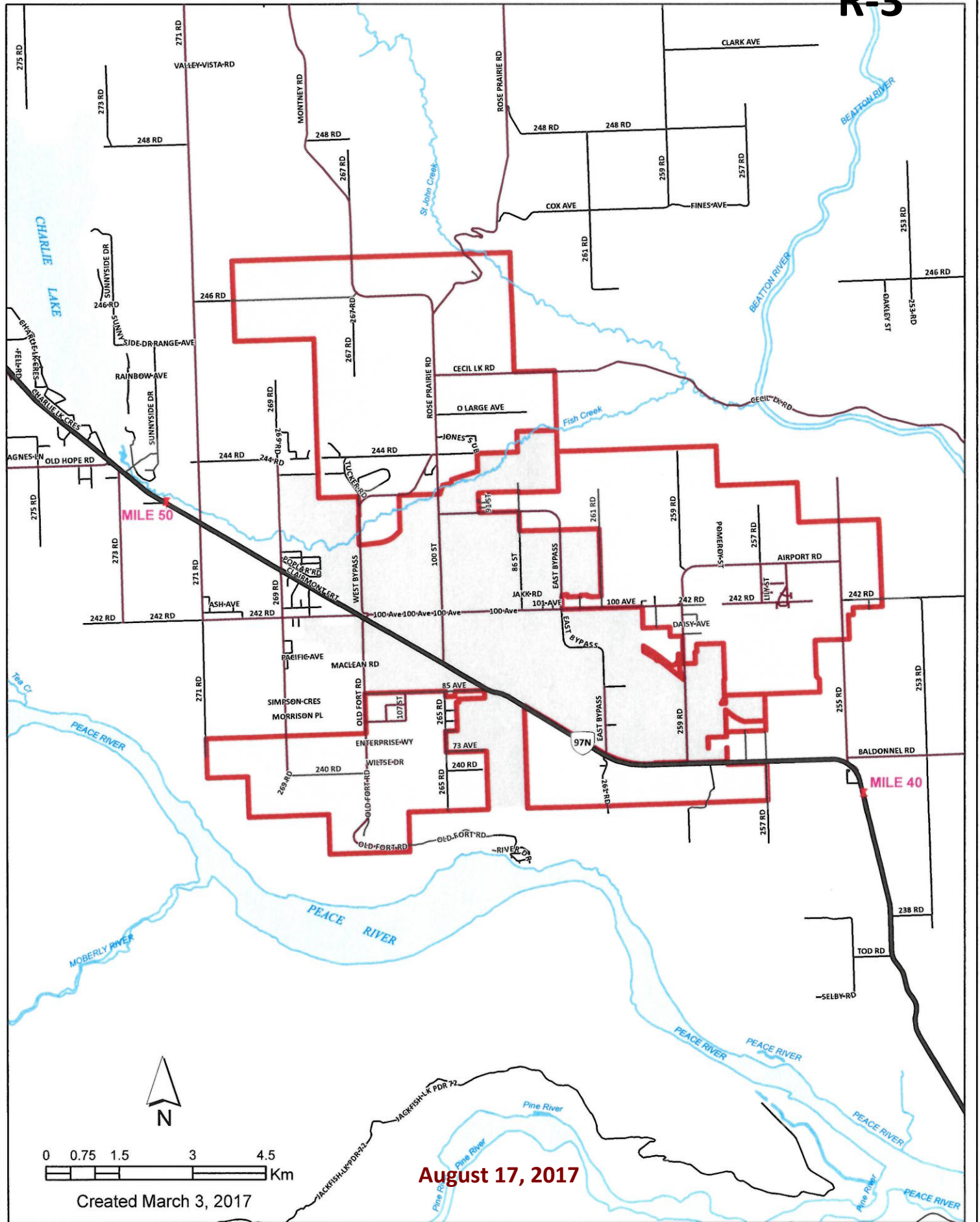
Proposed Area  
Funding Option 'B' - 75%  
City of Fort St John  
District of Taylor



August 17, 2017

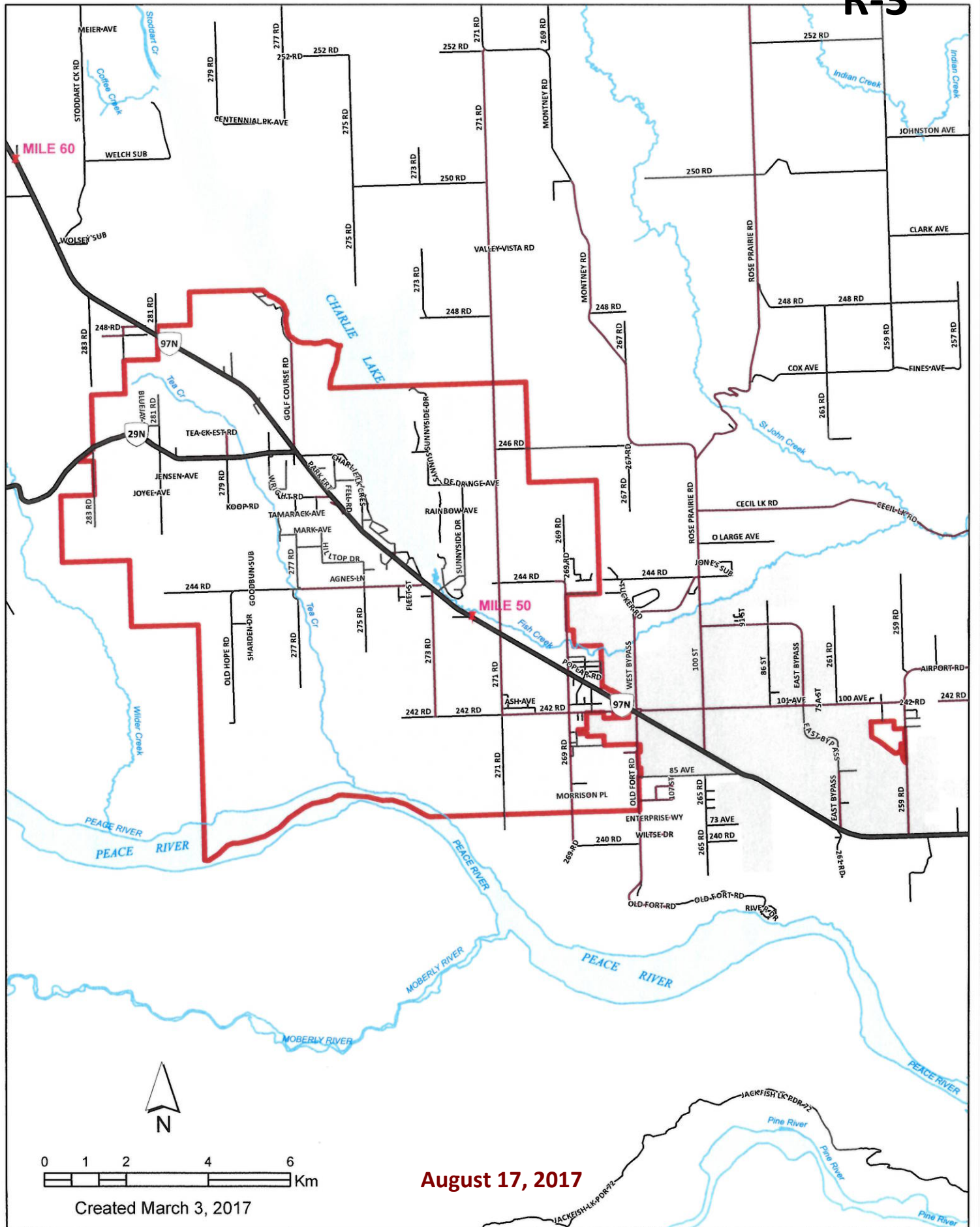


**R-3**





**R-3**



**August 17, 2017**

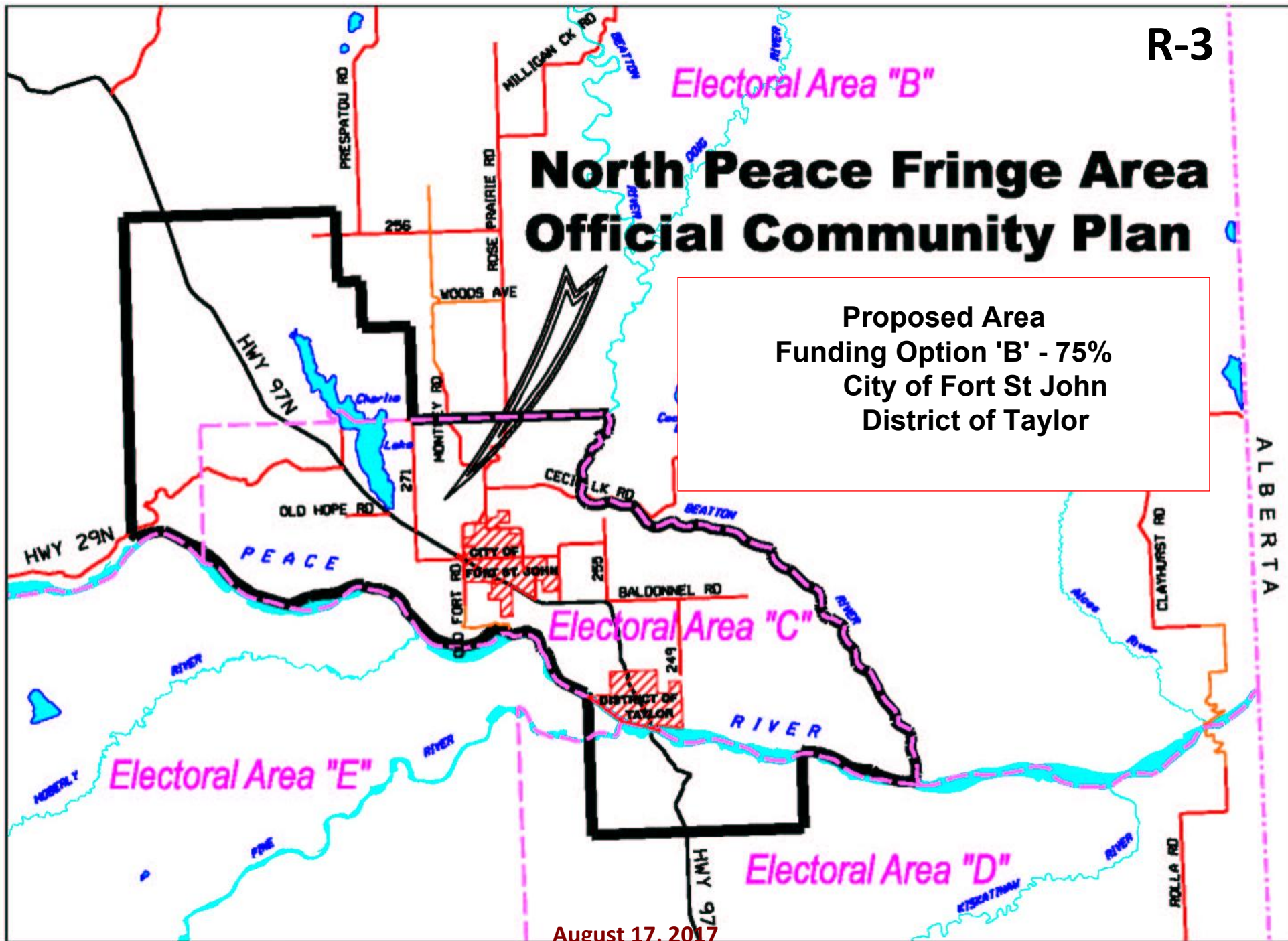
Created March 3, 2017

**DISTRICT OF TAYLOR**

**August 17, 2017**

# North Peace Fringe Area Official Community Plan

Proposed Area  
Funding Option 'B' - 75%  
City of Fort St John  
District of Taylor

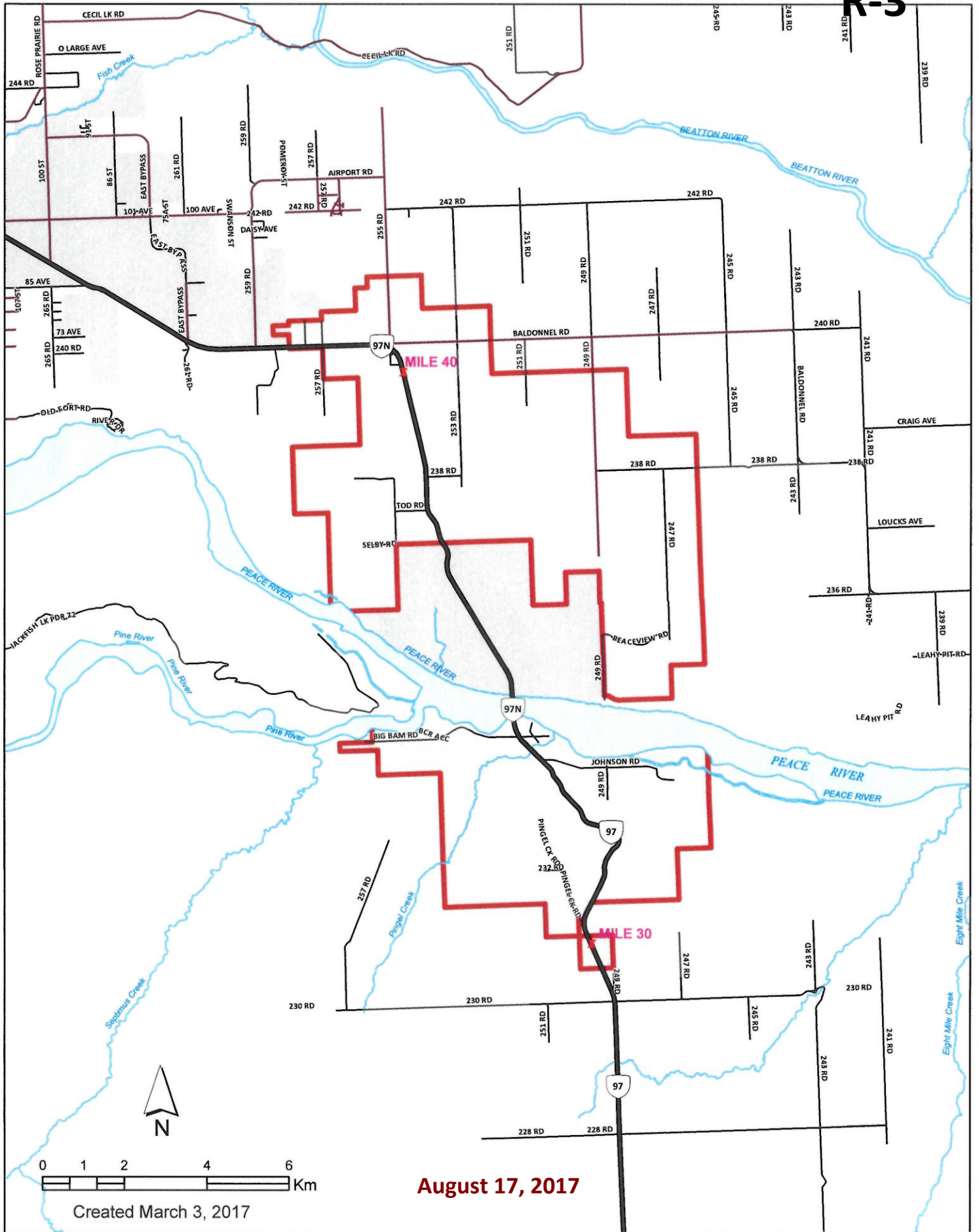


August 17, 2017

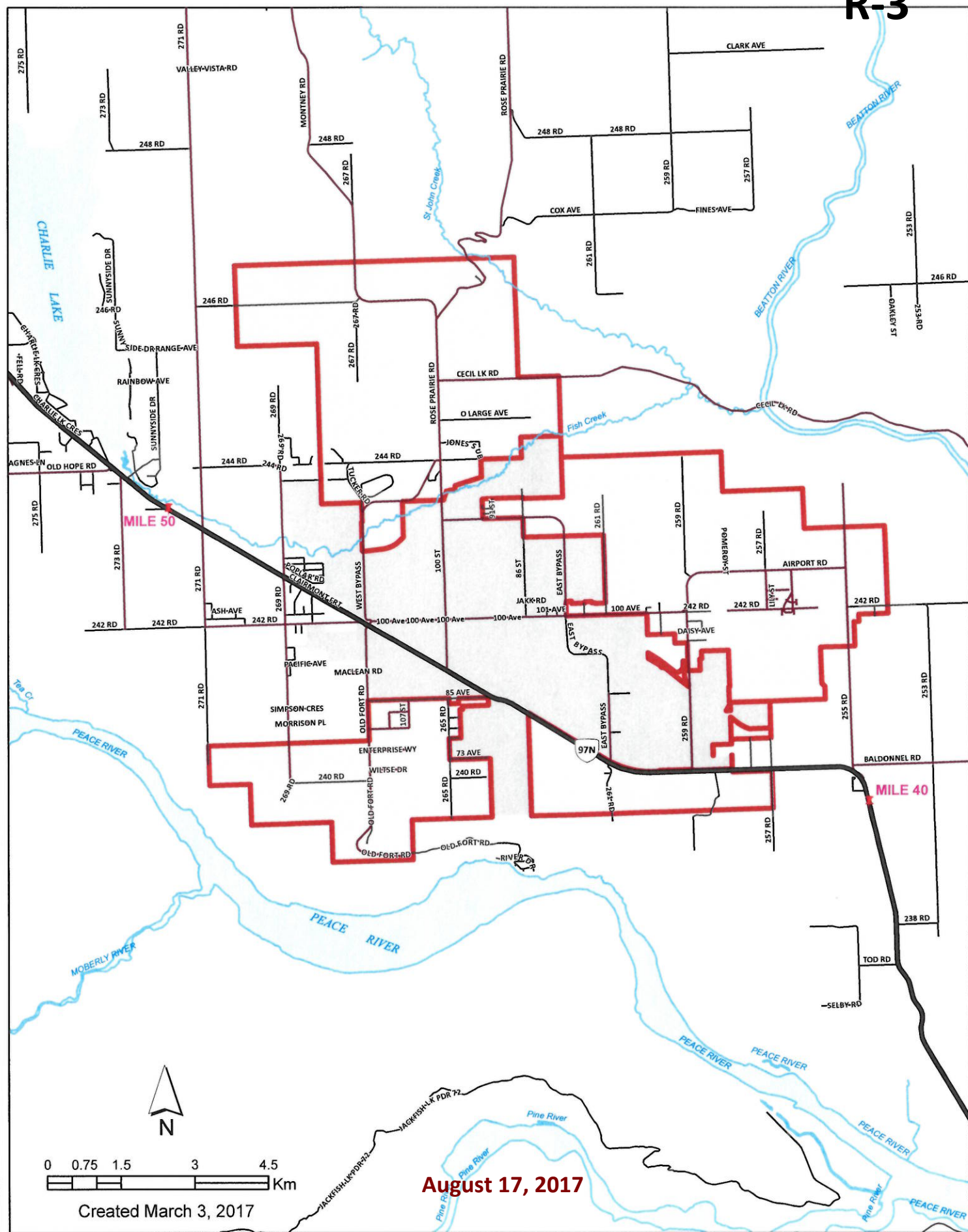


# Taylor Rural Fire Protection Area

R-3



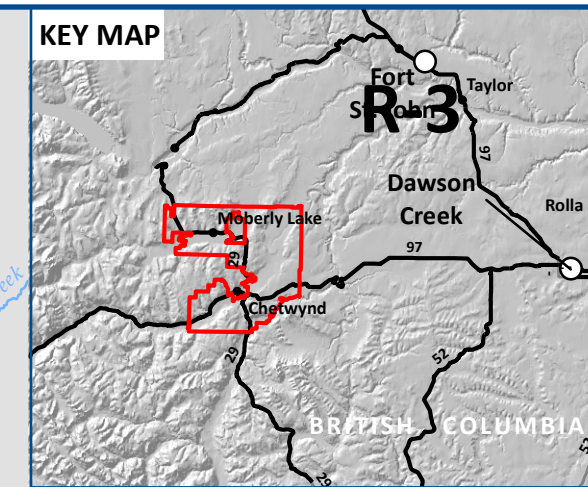
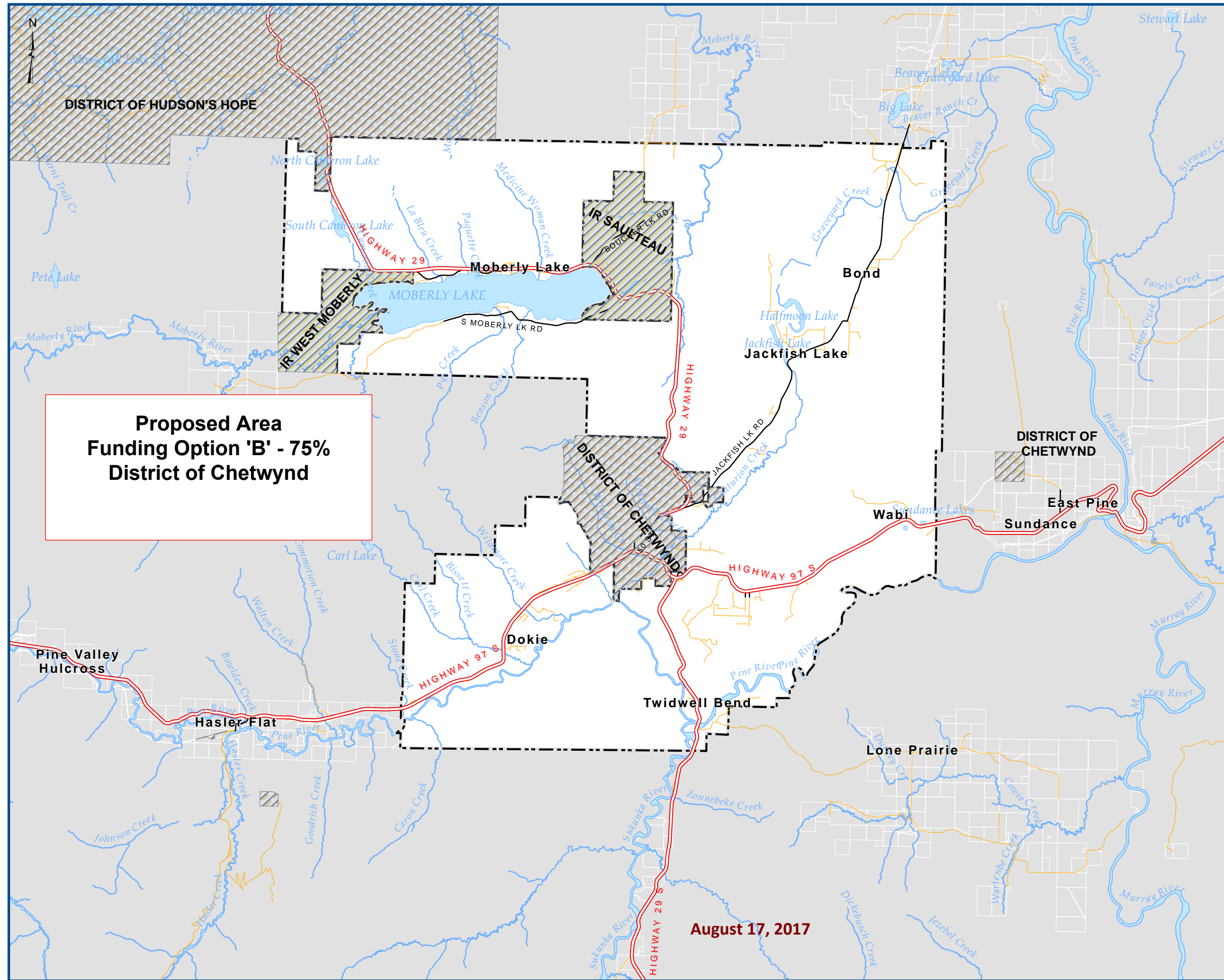
**R-3**



**DISTRICT OF CHETWYND**

**August 17, 2017**





- LEGEND**
- West Peace Fringe Area
  - Agriculture
  - Municipal
  - First Nations
  - Lakes
  - Rivers
  - Highway
  - Roads
  - Gravel Roads

Data Source: Peace River Regional District  
1:200,000 0 1,250 2,500 5,000 7,500 10,000 Meters

**WEST PEACE FRINGE AREA**

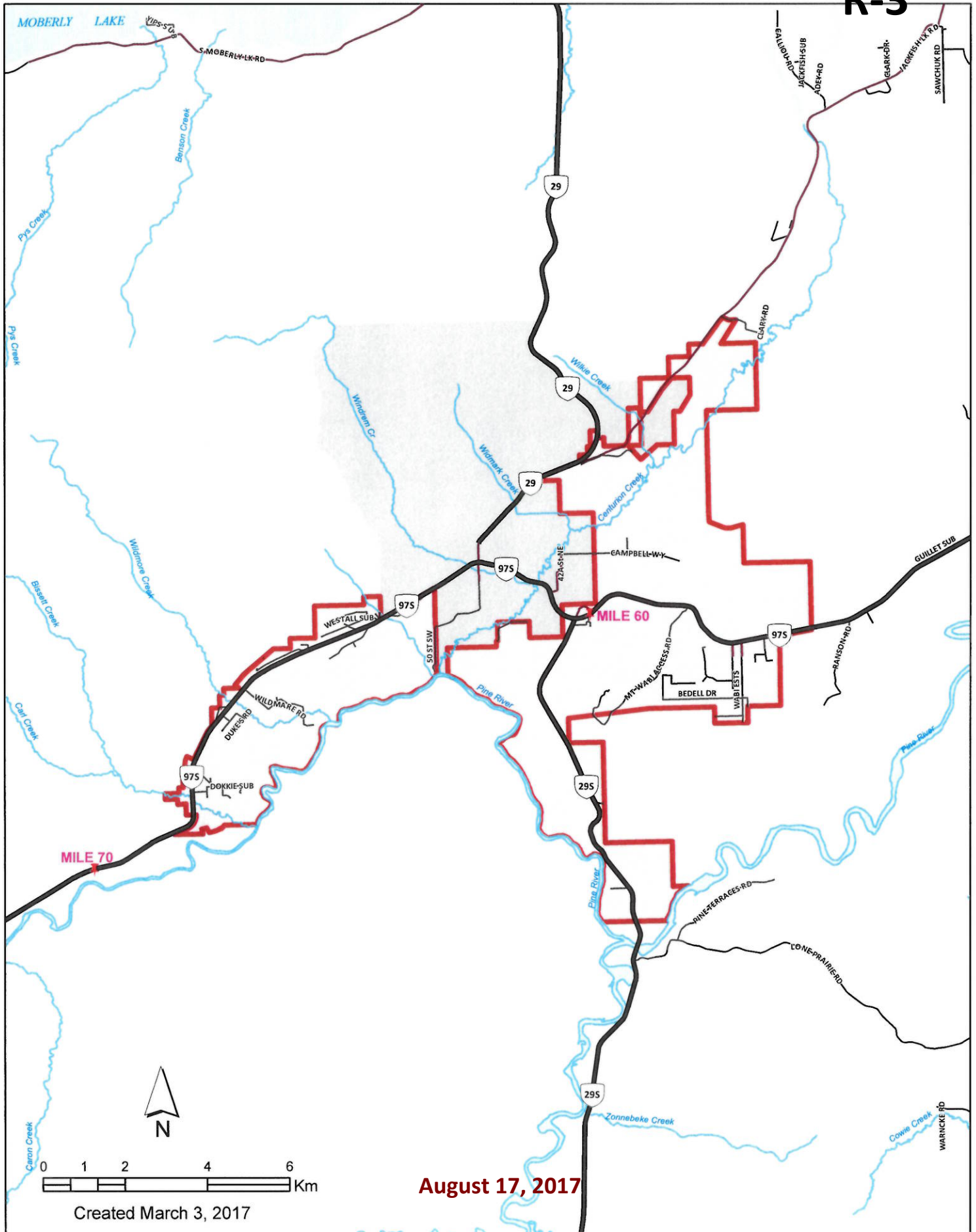
Date: Feb,06,2013; Drawn By:



August 17, 2017

# Chetwynd Rural Fire Protection Area

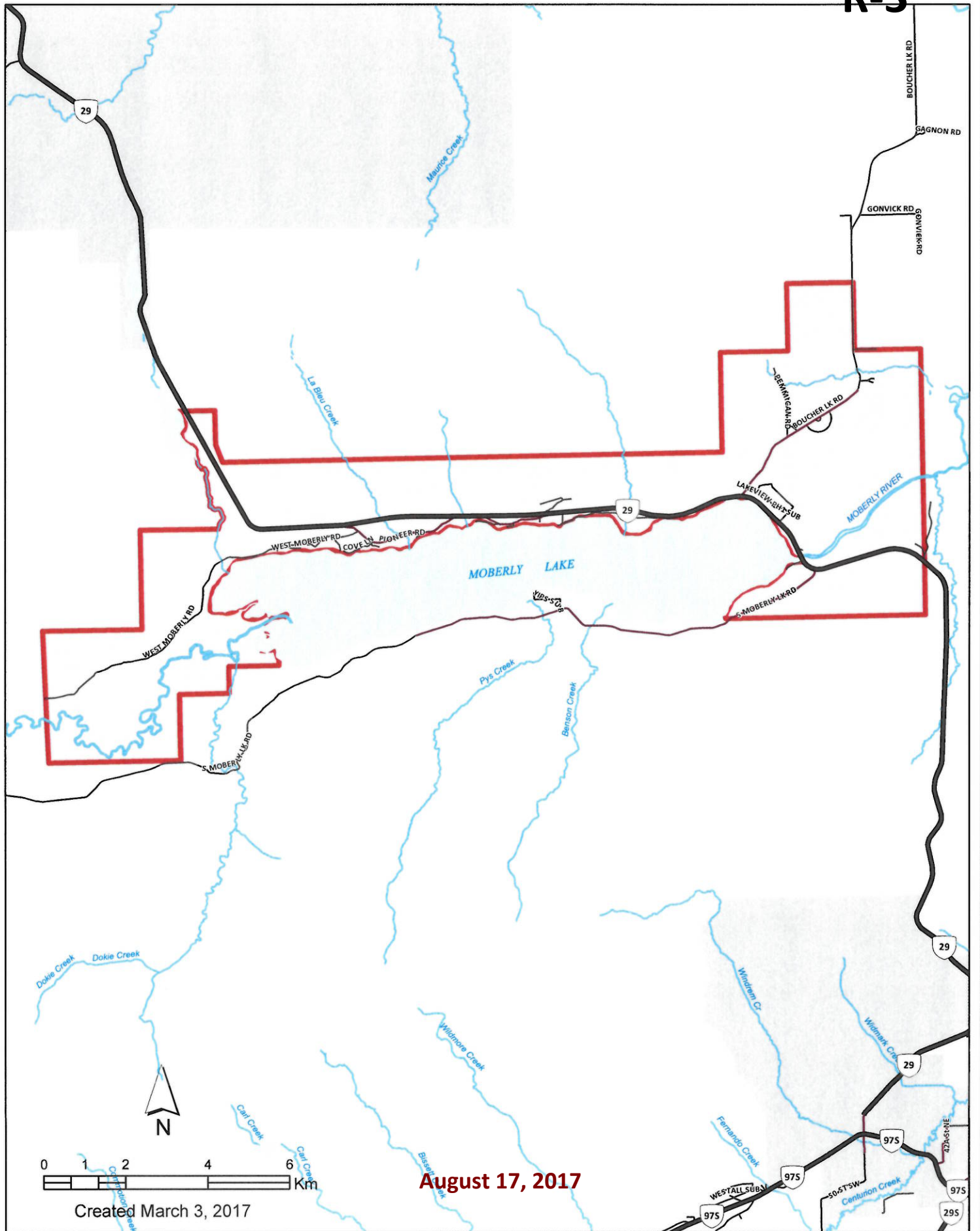
R-3





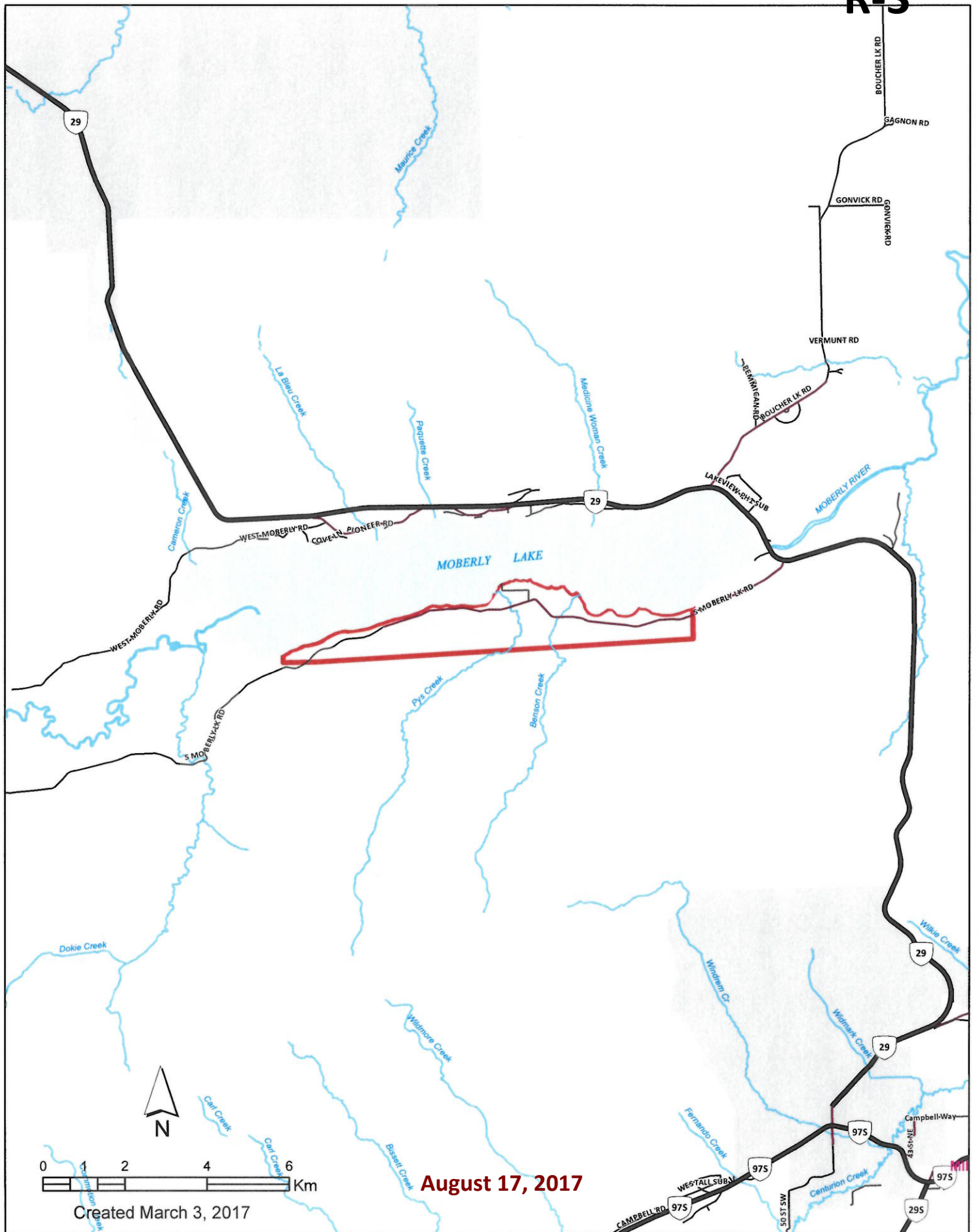
# Moberly Lake Fire Protection Area

R-3



# South Moberly Lake Fire Protection Area

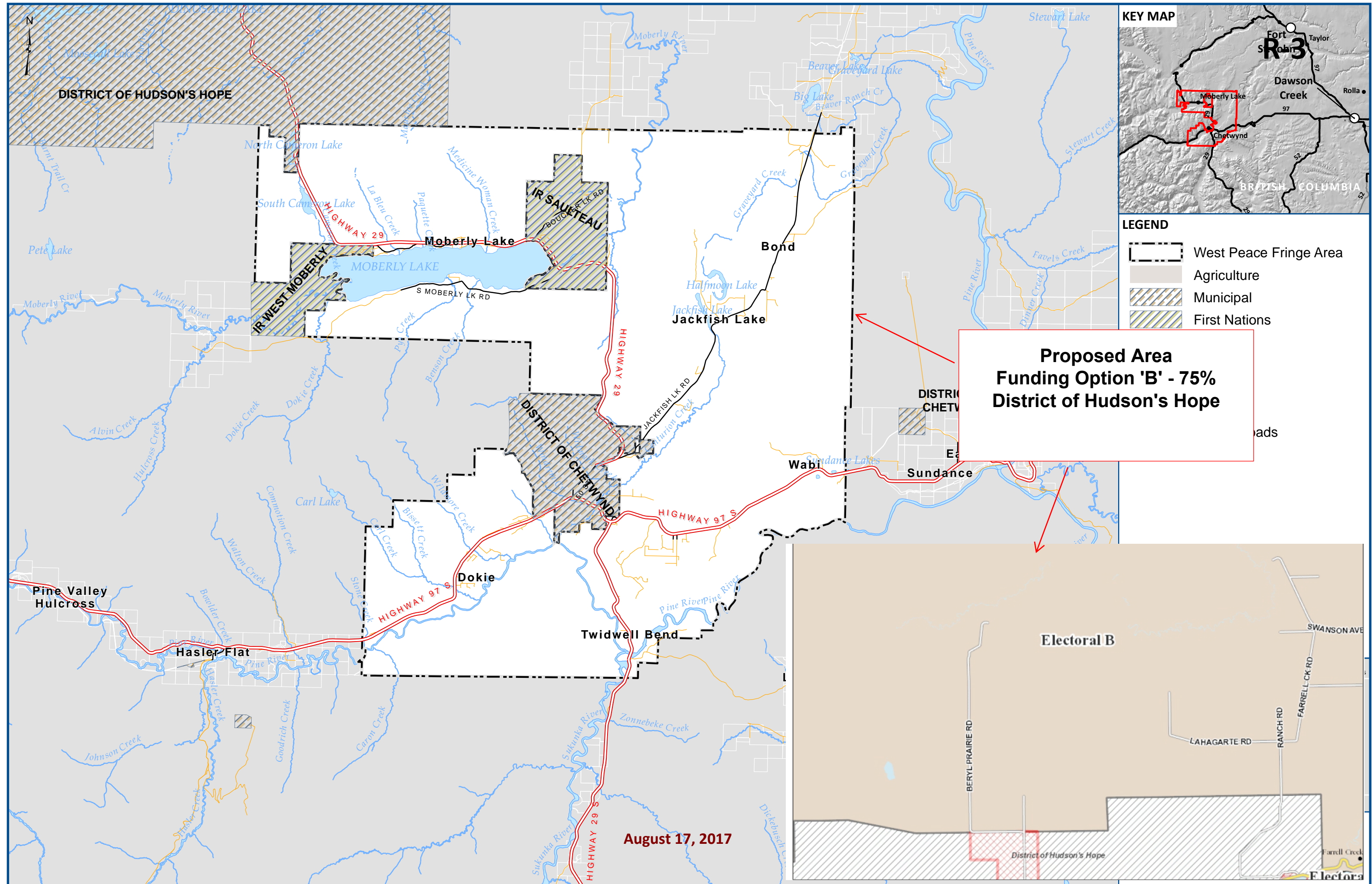
R-3



**DISTRICT OF HUDSONS HOPE**

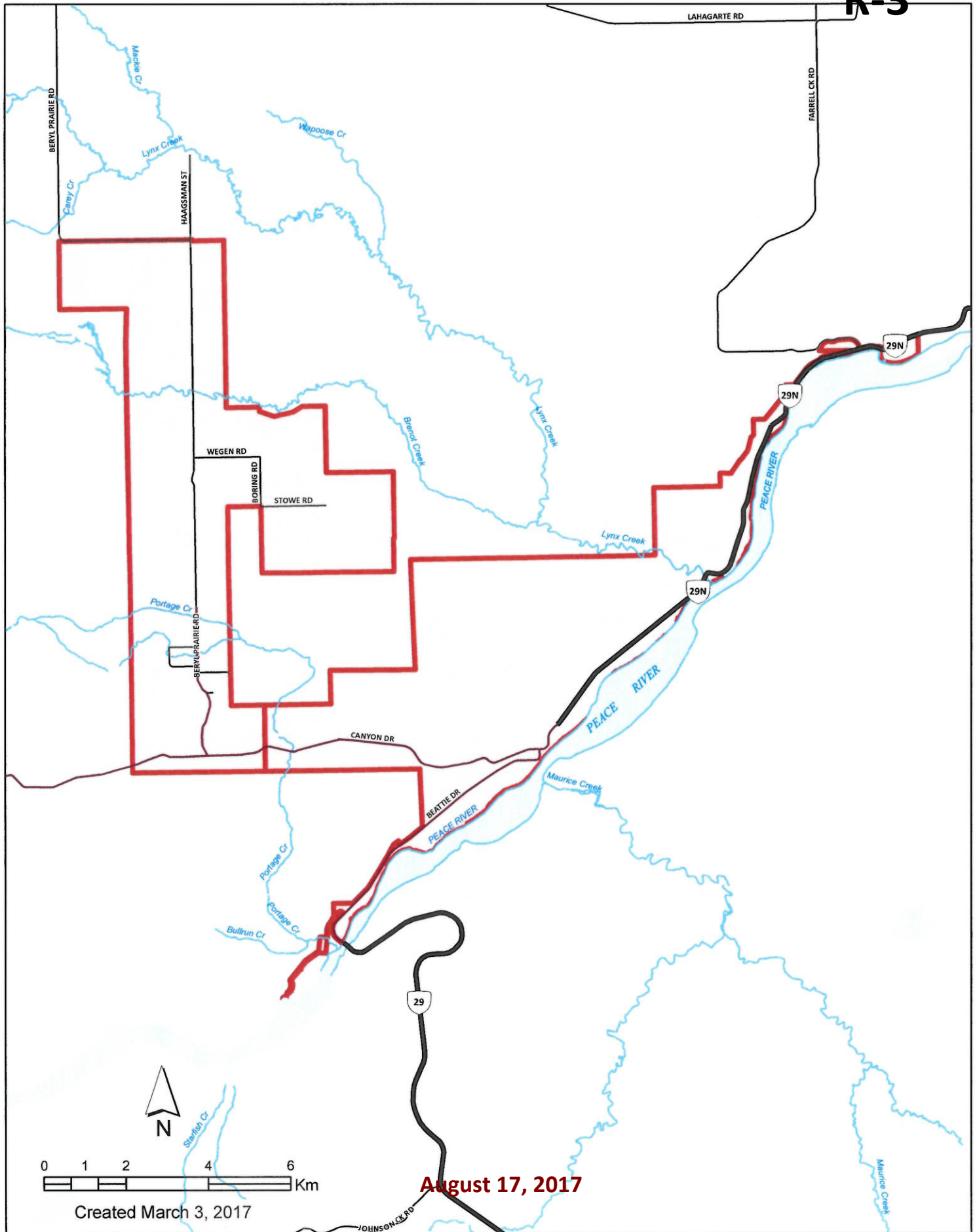
**August 17, 2017**





'HH - Beryl Prairie, HH - Downtown, and HH - Peace Canyon Fire Protection Areas

**R-3**



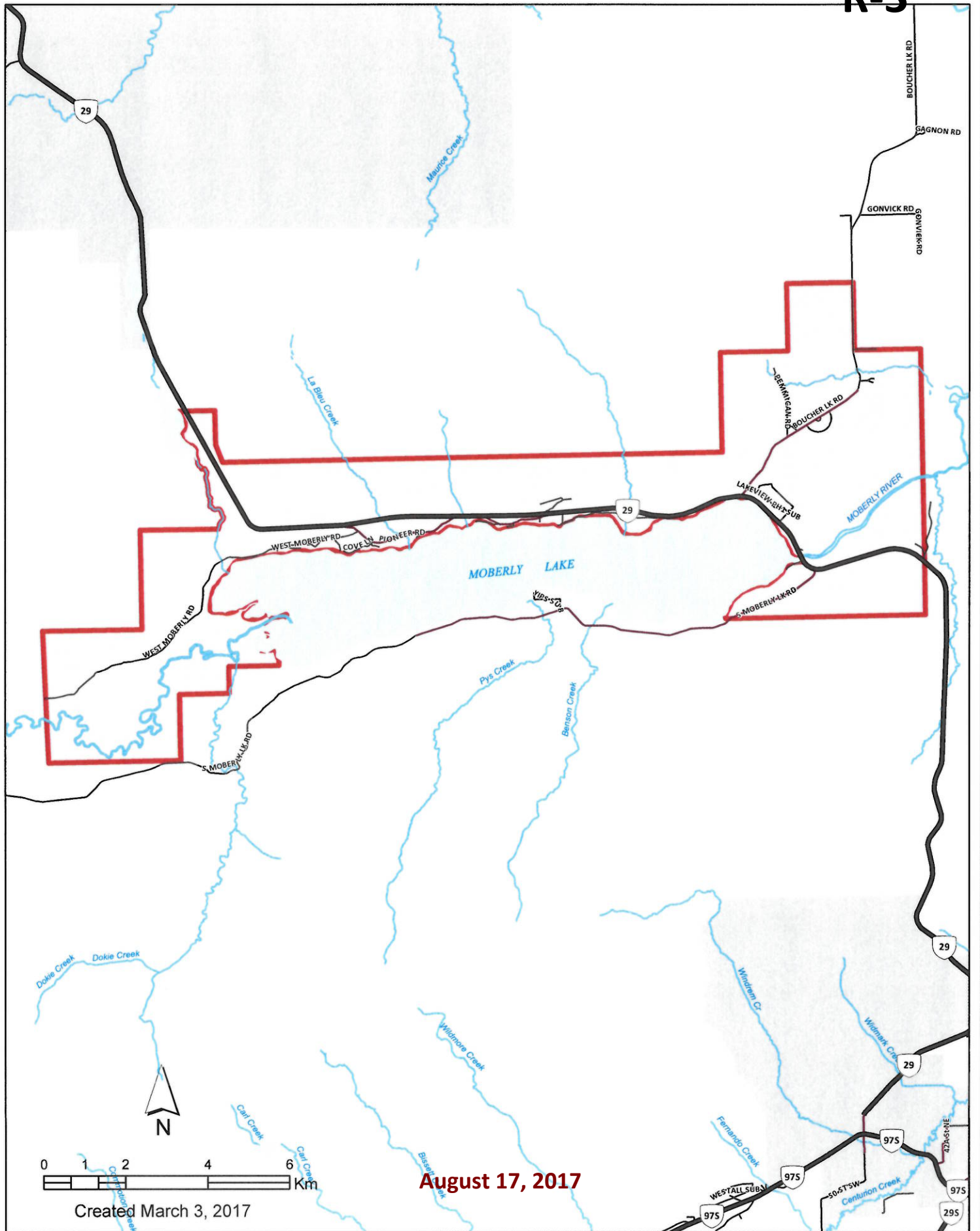


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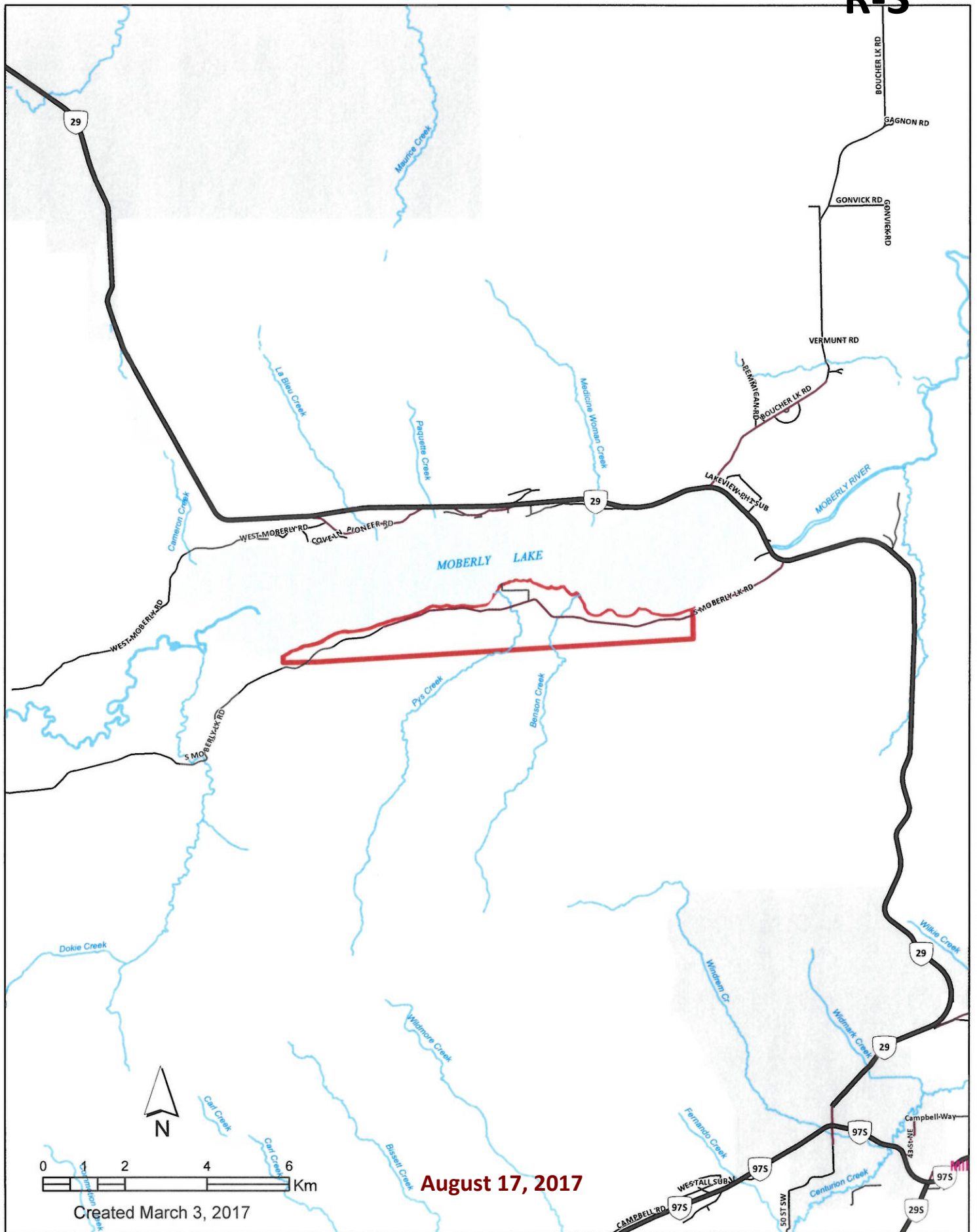
# Moberly Lake Fire Protection Area

R-3



# South Moberly Lake Fire Protection Area

R-3



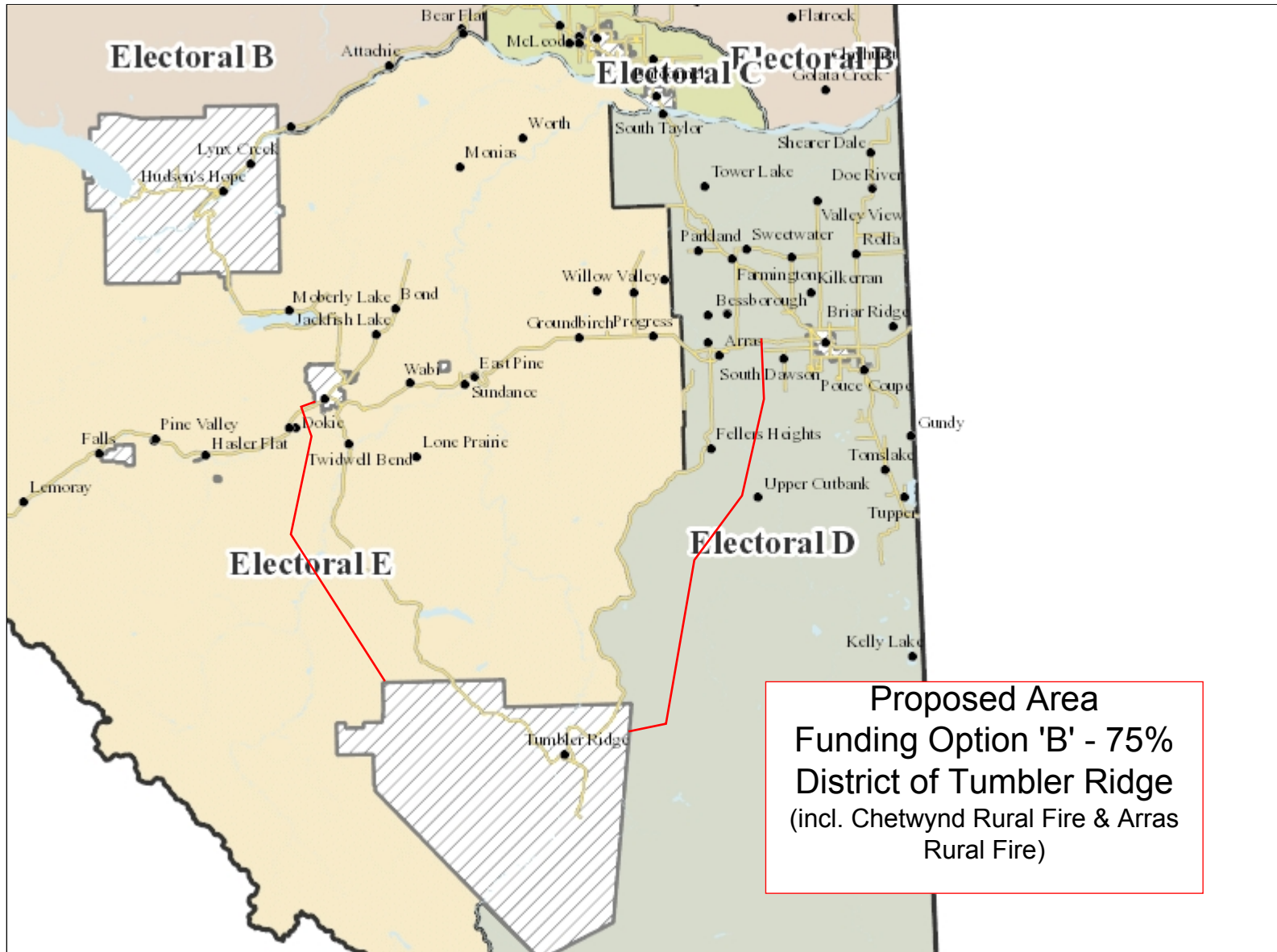
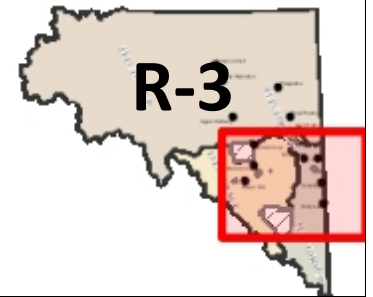


**DISTRICT OF TUMBLER RIDGE**

**August 17, 2017**



# Peace River Regional District



## Legend

- Rural Community
- Main Roads (< 1:1000000)
- Water Bodies
- Regional District Boundary
- ▨ Municipal Boundaries
- Electoral Area Boundaries
  - Electoral B
  - Electoral C
  - Electoral D
  - Electoral E

**Proposed Area  
Funding Option 'B' - 75%  
District of Tumbler Ridge  
(incl. Chetwynd Rural Fire & Arras  
Rural Fire)**

1:1,068,005



54,254.7 0 27,127.33 54,254.7 Meters

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

**August 17, 2017**

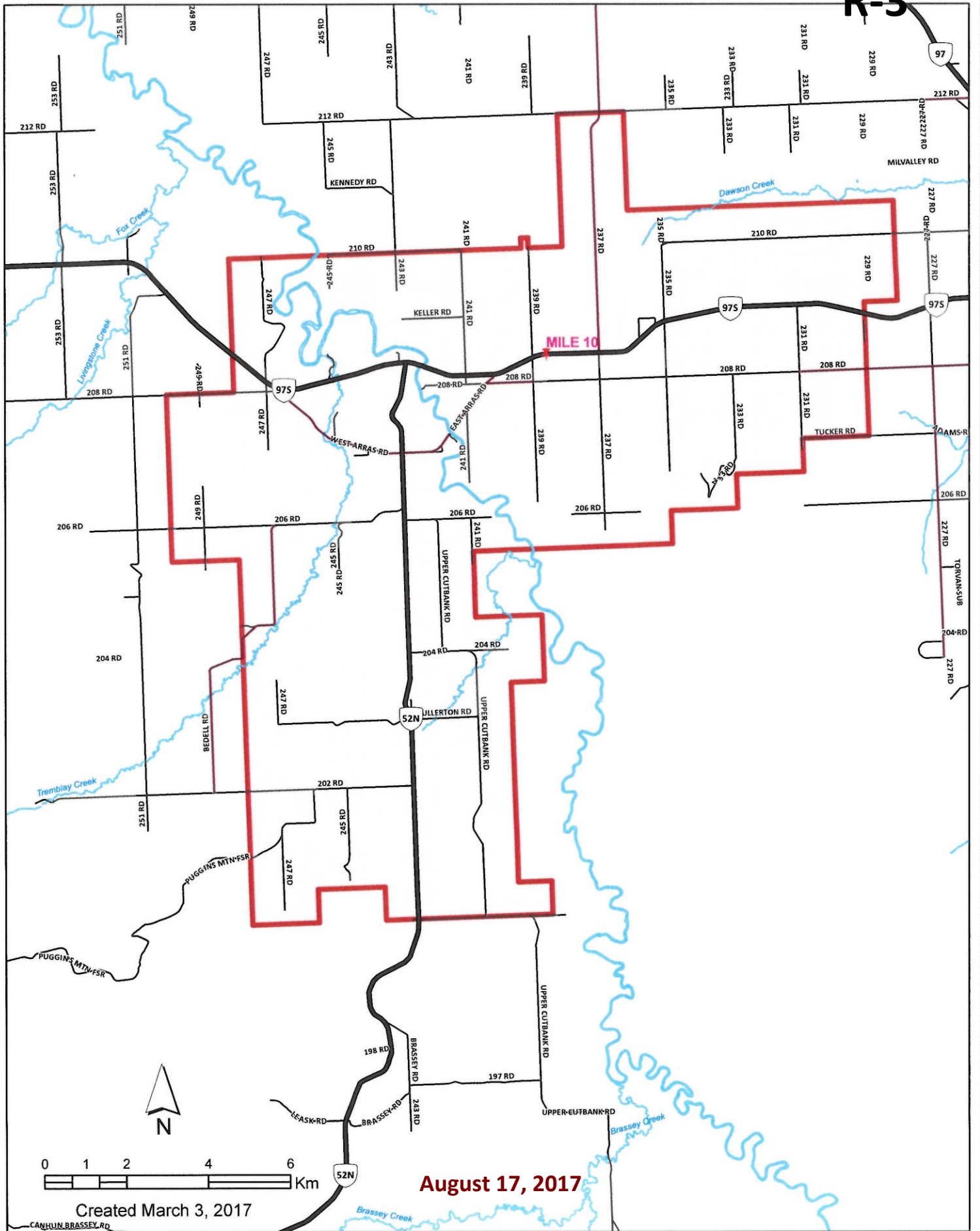
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Notes

# Arras Fire Protection Area

R-3



**R-3**





## PEACE RIVER REGIONAL DISTRICT

### HEAD OFFICE

Box 810 1981 Alaska Avenue  
Dawson Creek, BC  
V1G 4HB

Tel: 250-784-3200

Toll Free: 250-670-7773

Fax: 250-784-3201

Email: [prrd.dc@prrd.bc.ca](mailto:prrd.dc@prrd.bc.ca)

### BRANCH OFFICE

9505 100 Street  
Fort St. John, BC  
V1J 4N4

Tel: 250-785-8084

Toll Free: 250-670-7773

Fax: 250-785-1125

Email: [prrd.fsj@prrd.bc.ca](mailto:prrd.fsj@prrd.bc.ca)

### WEBSITE

[www.prrd.bc.ca](http://www.prrd.bc.ca)



Peace River Regional District office Page | Facebook





# Peace River Regional District REPORT

R-4

To: Electoral Area Directors' Committee

Date: August 10, 2017

From: Crystal Brown, Electoral Area Manager

Subject: Recommendations from the Agriculture Advisory Committee

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## BACKGROUND/RATIONALE:

The following recommendations from the Agriculture Committee were referred by the Board on August 10, 2017 to the EADC for further discussion.

### **RECOMMENDATION No. 2 – [All Directors – Corporate Unweighted]**

That the Regional District advocate, with the Ministry of Forests, Lands, Natural Resource Operations, and Rural Development, for implementation of fire prevention and mitigation measures, such as prescribed burning, ditch and road right-of-way maintenance as proactive solutions to reduce wildfires in the Province.

### **RECOMMENDATION No. 3 – [All Directors – Corporate Unweighted]**

That the Regional Board considers allowing the Agriculture Advisory Committee to provide recommendations on non-farm use ALR applications to the Rural Directors, via the General Manager of Development Services or designate, via electronic means within a given time frame.

## OPTIONS:

1. That the Directors provide further direction to staff.

**STRATEGIC PLAN RELEVANCE:** None

**FINANCIAL CONSIDERATION(S):** None

**COMMUNICATIONS CONSIDERATION(S):** None

**OTHER CONSIDERATION(S):** None

Attachments:

**August 17, 2017**

Staff Initials: CB

Dept. Head:

*J. Morgan*

CAO:

*Chibrik*

Page 1 of 1

Updated: June 15, 2017

## ELECTORAL AREA DIRECTORS' COMMITTEE

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### DIARY ITEMS

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<u>Item</u>	<u>Status</u>	<u>Notes</u>	<u>Diarized</u>
1.			