



**PEACE RIVER REGIONAL DISTRICT  
DEVELOPMENT SERVICES  
ZONING AMENDMENT REPORT  
BY-LAW NO. 2063, 2013  
3<sup>rd</sup> Reading**

**B-3a**  
Part 26 Participants. Includes  
all except District of Tumbler  
Ridge.

**OWNER:** Roman and Frieda Kronhardt  
**AREA:** Electoral Area B  
**LEGAL:** District Lot 2087, Peace River District  
**LOT SIZE:** 1.45 ha (3.58 ac)  
**LOCATION:** Wonowon

**DATE:** September 18, 2013

**PROPOSAL**

To rezone the property to from R-2 (Residential 2 Zone) to HC (Highway Commercial Zone) to permit the operation of log cabin bed and breakfast accommodations.

**RECOMMENDATION: OPTION 1**

THAT the Regional Board read Zoning Amendment By-law No. 2063, 2013 for a Third time which rezones the property legally described as District Lot 2087, PRD from R-2 (Residential 2 Zone) to HC (Highway Commercial Zone) in PRRD Zoning By-law No. 1000, 1996; and

THAT consideration of Adoption of Zoning Amendment By-law No. 2063, 2013 be subject to the owner's registration of a restrictive covenant on the land title consistent with the requirements of the Ministry of Transportation and Infrastructure's letter of August 1, 2013.

**OPTIONS**

OPTION 1: THAT the Regional Board read Zoning Amendment By-law No. 2063, 2013 for a Third time which rezones the property legally described as District Lot 2087, PRD from R-2 (Residential 2 Zone) to HC (Highway Commercial Zone) in PRRD Zoning By-law No. 1000, 1996; and

THAT consideration of Adoption of Zoning Amendment By-law No. 2063, 2013 be subject to the owner's registration of a restrictive covenant on the land title consistent with the requirements of the Ministry of Transportation and Infrastructure's letter of August 1, 2013.

*{The owner has also provided a letter consenting to entering into a restrictive covenant in lieu of performing a traffic impact study}*

OPTION 2: THAT the Regional Board read Zoning Amendment By-law No. 2063, 2013 for a Third time which rezones the property legally described as District Lot 2087, PRD from R-2 (Residential 2 Zone) to HC (Highway Commercial Zone) in PRRD Zoning By-law No. 1000, 1996.

OPTION 3: THAT the Regional Board refuse the application as submitted.

**SITE CONTEXT**

The subject property is located in Wonowon. Adjacent to the property is a rural residential lot to the southeast and unsurveyed crown land to the northeast, northwest, and across Alaska Highway 97 N to the southwest. The property is bordered by forest on the northeast and northwest side with some trees on the southeast side and cleared land across Alaska Highway 97 N on the southwest side.

**SITE FEATURES**

*Bruce Simard*

Department Head

*John Boulton*

CAO

- LAND:** The land on the subject property has been cleared, but there are trees on the property boundary with the exception of the part fronting Alaska Highway 97 N.
- STRUCTURES:** House, sauna, small shop, shed, hen house, utility shed, and log cabins being constructed on site.
- ACCESS:** The subject property is accessible from Alaska Highway 97 N.
- SOIL:** Class 5c soils. Class 5 soils have very severe limitations that restrict their capability to producing perennial forage crops, and improvement practices are not feasible. Subclass c denotes an adverse climate.
- FIRE:** The subject property is outside of any Rural Fire Protection Area.

### COMMENTS AND OBSERVATIONS

- APPLICANT:** The applicants want to operate a bed and breakfast business and are proposing to accommodate guests in log cabins on the property.
- ALR:** The subject property is outside the ALR.
- OCP:** Pursuant to the Rural Official Community Plan By-law No. 1940, 2011, the subject property is designated Rural Community. This proposal is consistent with the Official Community Plan.
- ZONING:** The subject property is zoned R-2 (Residential 2 Zone) pursuant PRRD Zoning By-law No.1000, 1996. The proposed bed and breakfast business operating out of log cabins is inconsistent with the zoning; therefore, the applicants are applying for rezoning.

### IMPACT ANALYSIS

- AGRICULTURE:** The proposed use would have no impact on agriculture as the property is currently zoned and used for residential use.
- CONTEXT:** In the immediate proximity of the subject property there are two rural residential lots and unsurveyed crown land. There are no other developments in the immediate area and the two rural residential properties are owned by relatives of the owners of the subject property.
- POPULATION & TRAFFIC:** The proposed bed and breakfast business would result in an increase in vehicles pulling in and out of the subject property and would increase the temporary overnight population on the property.

### SUMMARY OF PROCEDURE

- |                         |   |
|-------------------------|---|
| January 24, 2013        | → PRRD receives application   |
| April 11, 2013          | → PRRD Board gives Zoning amendment by-law 1st & 2nd Reading                        |
| April 18, 2013          | → Application and proposed bylaw referred to municipalities and provincial agencies |
| September 13, 2013      | → Public notification mailed to landowners  |
| September 19 & 20, 2013 | → Public notification advertised in <i>Alaska Highway News</i>                      |

### COMMENTS RECEIVED FROM MUNICIPALITIES AND PROVINCIAL AGENCIES

- MINISTRY OF TRANSPORTATION & INFRASTRUCTURE:** Please refer to the attached letter from the Ministry of Transportaion dated August 1, 2013.
- NORTHERN HEALTH AUTHORITY:** Ensure the usage of the property meets the requirements of the Public Health Act and Regulations, Drinking Water Protection Act and Regulations, Sewerage System Regulation, and PRRD Noise by-law. Ensure NHA Drinking Water Operating permit is obtained when Bed & Breakfast business is operating, as well as food permit (if making food to public). Consult an Environmental Health Office at Fort St. John Health Unit.

Note: Any type of sewerage system must be conducted by a Registered Onsite Wastewater Practitioner (ROWP) and file with local Health Unit.  
(see <http://owrp.asttbc.org/c/finder.php> for more information).

DISTRICT OF HUDSON'S HOPE: Interests unaffected by Bylaw.

**B-3a**

### COMMENTS RECEIVED FROM THE PUBLIC

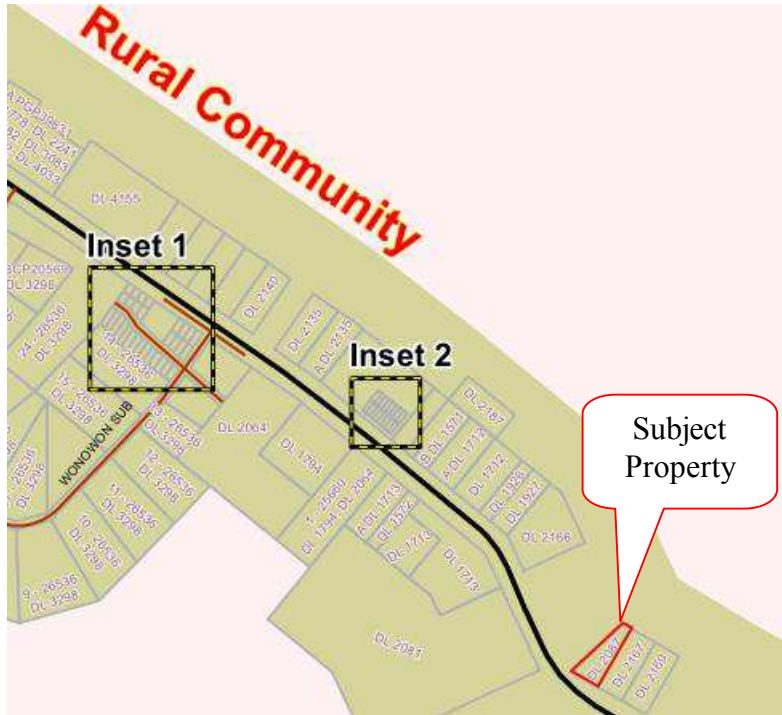
Pursuant to the *Local Government Act*, notification was mailed to landowners on September 13<sup>th</sup>, 2013, and published in the September 19<sup>th</sup> & 20<sup>th</sup>, 2013, editions of the *Alaska Highway News*. At the time of writing this report, no comments were received.

**September 26, 2013**

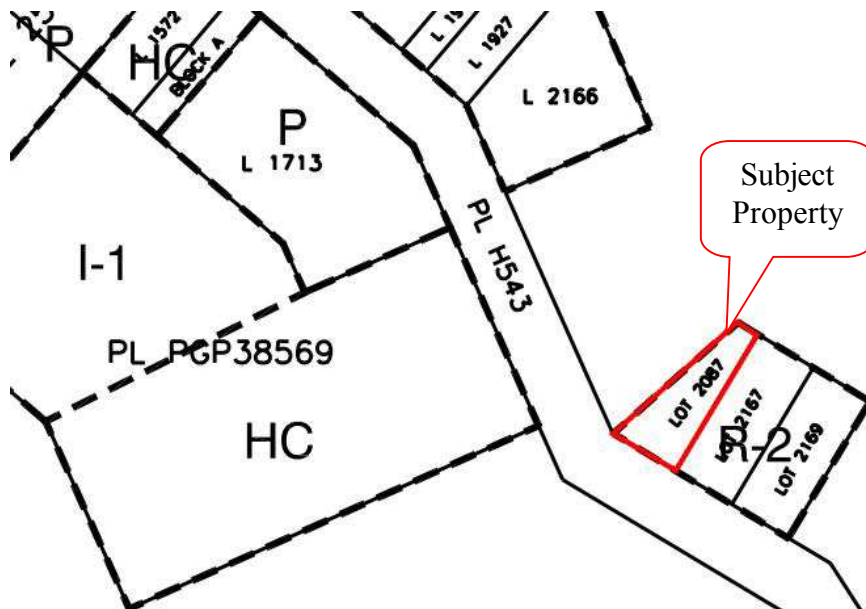


**ZONING AMENDMENT  
MAPS  
FILE NO. 010/2013**

Rural Official Community Plan By-law No. 1940, 2011 (Map 15)



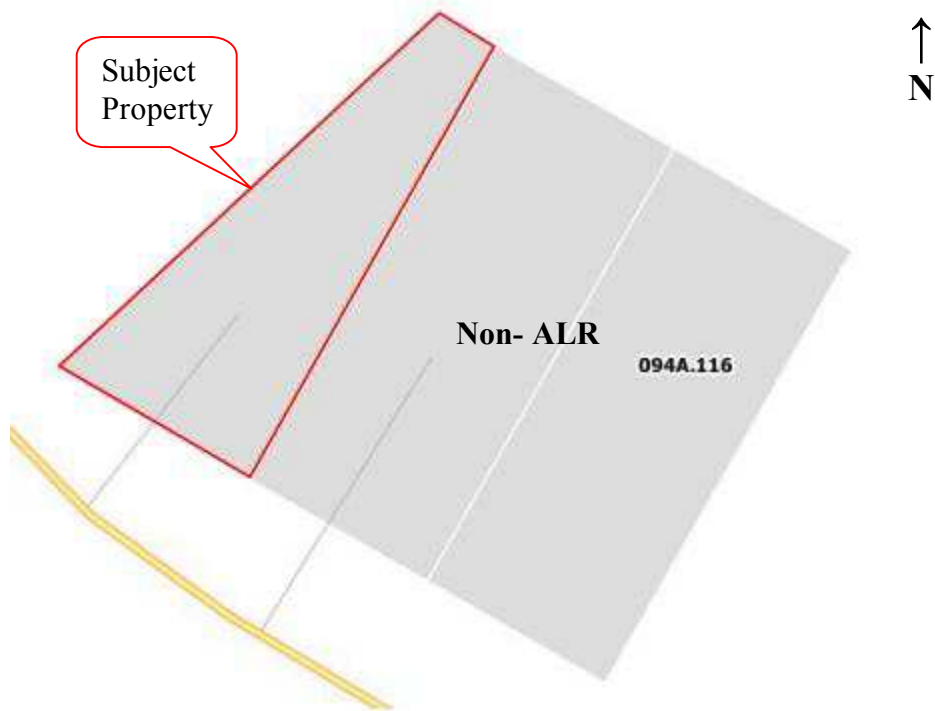
Zoning By-Law 1000, 1996 (Map 8)



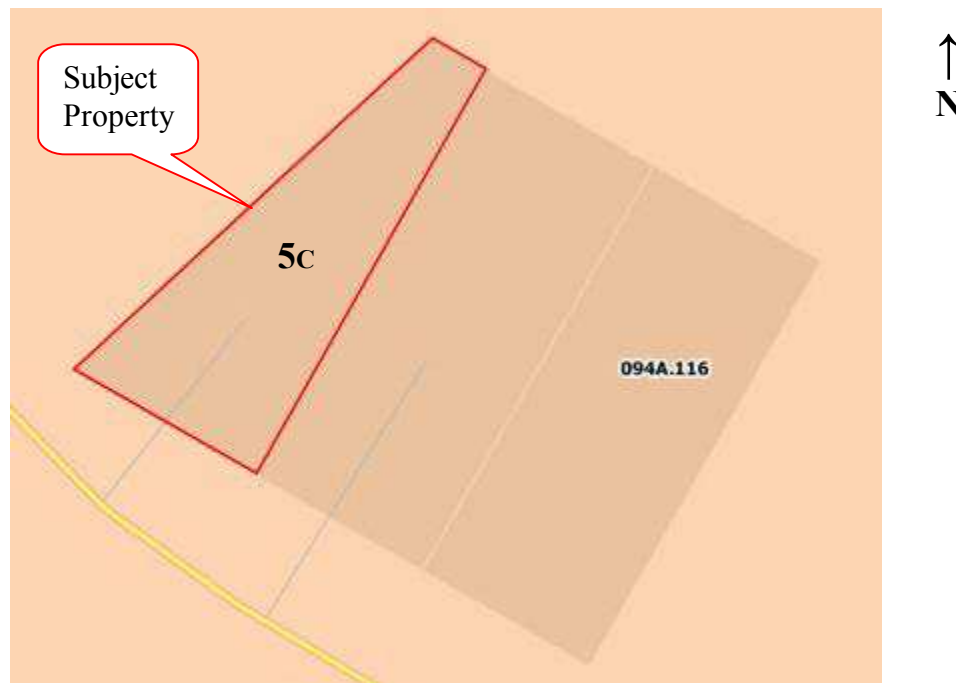


**ZONING AMENDMENT  
MAPS  
FILE NO. 010/2013**

Agricultural Land Reserve (Map #94A.072)



CLI-Soil Classification (Map #94A-12)



**September 26, 2013**



ZONING AMENDMENT  
MAPS  
FILE NO. 010/2013

File No. 010/2013  
**B-3a**

Air Photo



September 26, 2013

**SECTION 44 HC (Highway Commercial Zone)** [By-law No. 1144, 1998]

**Permitted Uses**

1. Subject to Section 26 of this by-law, the following uses and no others are permitted in a HC zone:
  - (a) hotel, motel;
  - (b) restaurant;
  - (c) automobile parts supply, service station;
  - (d) convenience store including gas bar;
  - (e) car wash establishment;
  - (f) commercial nursery;
  - (g) campground;
  - (h) religious centre;
  - (i) retail sales establishment;
  - (j) personal service establishment;
  - (k) kennels;
  - (l) liquor licensed premises;
  - (m) animal hospital;
  - (n) liquor agency store;
  - (o) a dwelling unit;
  - (p) bed and breakfast accommodations;
  - (q) home occupation; and
  - (r) *home industry*.

**Regulations**

2. On a parcel located in a HC zone:

Minimum Parcel Size

- (a) The minimum parcel size is 1.8 hectares (4.5 acres) where there is no community sewage system;
- (b) The minimum parcel size is 1000 sq. metres (0.25 acres) when the parcel is connected to a community sewage system.

Number and type of Dwelling Unit

- (c) A maximum of one single family detached dwelling unit or one private apartment unit contained within the above mentioned commercial activities is permitted, but not both.

Height

- (d) No building or structure shall exceed ten (10) metres in height.





August 1, 2013

File: 2013-01761  
Your file: 010-2013

Peace River Regional District  
9505 100 Street  
Fort St. John, BC  
V1J 4N4

Attention: Johannes Bendle

**RE: Kronhardt rezoning near Wonowon from Residential R2 to Highway Commercial Zone to permit operation of log cabin bed and breakfast accommodation (motel) on District Lot 2087, Peace River District, containing 3.58 acres and adjacent to the Alaska Highway 97N.**

Further to our email discussions, the Ministry of Transportation does not support the above noted proposed rezoning.

The Ministry has concerns regarding the proposal to rezone to Highway Commercial because of the potential traffic entering and exiting the property directly to the Alaska Highway. The Alaska Highway is a Controlled Access Highway and the safety of the travelling public on this highway is a major concern.

As we discussed, in order for the Ministry to approve the proposed rezoning, the Ministry requires the Peace River Regional District to enter into a covenant with the land owner restricting the Highway Commercial use to ONLY the following: motel/bed and breakfast, home occupation and home industry (home based business). The covenant is also to name the Ministry of Transportation and Infrastructure.

If the land owner wishes to rezone to Highway Commercial without the above covenant, the Ministry requires a traffic impact study to address the potential traffic affecting the Alaska Highway No. 97N for the proposed zoning. As the traffic generation relates to private site specific development, the cost of the study is at the land owner's expense. The study would determine intersection improvements from the site to the Alaska Highway based on the proposed use. The cost of the intersection improvements, engineering and design etc. is at the expense of the land owner.

The existing access to the property is a residential access. The Ministry requires the land owner to apply for a commercial access permit. The permit will be issued once the land owner completes either the study and improvements or the covenant is registered on title.

If you have any questions, or require further information, please call me at 250 787-3343.

Yours truly,

Yvonne Pearson  
Provincial Approving Officer

**September 26, 2013**

Ministry of  
Transportation and  
Infrastructure

Northern Region

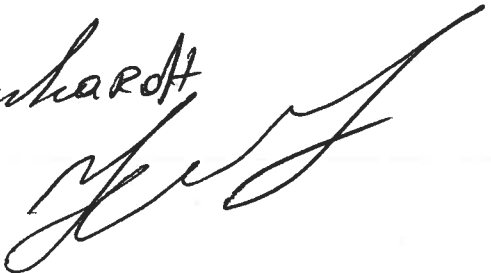
Mailing Address:  
**District Office Address:**  
#300, 10003 - 110<sup>th</sup> Avenue  
Fort St John, BC V1J 6M7  
Telephone: (250) 787-3237  
Facsimile: (250) 787-3279

**Area Office Locations:**  
1201 103 Ave, 3rd floor  
Dawson Creek, BC  
4744 - 52 Street  
Chetwynd, BC V0C 1J0



SEP 4/2013  
**B-3a**

I Roman Kronhardt  
agree to the commercial use only, motel,  
Bed Breakfast. I also agree to the covenant  
of ministry of transportation, therefore i  
would like proceed with a covenant  
with the PR RD and ministry of transportation.

Roman Kronhardt  


September 26, 2013

**PEACE RIVER REGIONAL DISTRICT  
Bylaw No. 2063, 2013**

**B-3b**

A bylaw to amend the "Peace River Regional District  
Zoning Bylaw No. 1000, 1996."

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt the "Peace River Regional District Zoning Bylaw No. 1000, 1996";

NOW THEREFORE the Regional Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

1. This by-law may be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2063, 2013."
2. The "Peace River Regional District Zoning By-Law No. 1000, 1996" is hereby amended in the following manner:
  - i) Schedule 'A' – Map 8 is hereby amended by rezoning District Lot 2087, PRD, from R-2 "Residential 2 Zone" to HC "Highway Commercial Zone", as shown shaded on Schedule "A" which is attached to and forms part of this by-law.

READ a FIRST TIME this 11<sup>th</sup> day of April, 2013.

READ a SECOND TIME this 11<sup>th</sup> day of April, 2013.

Public Notification held on the 13<sup>th</sup> day of September, 2013.

READ a THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

APPROVED by the Ministry of Transportation and Infrastructure this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
District Highways Manager

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

THE CORPORATE SEAL of the Peace River Regional District was hereto affixed in the presence of:

(seal)

\_\_\_\_\_  
Karen Goodings, Chair

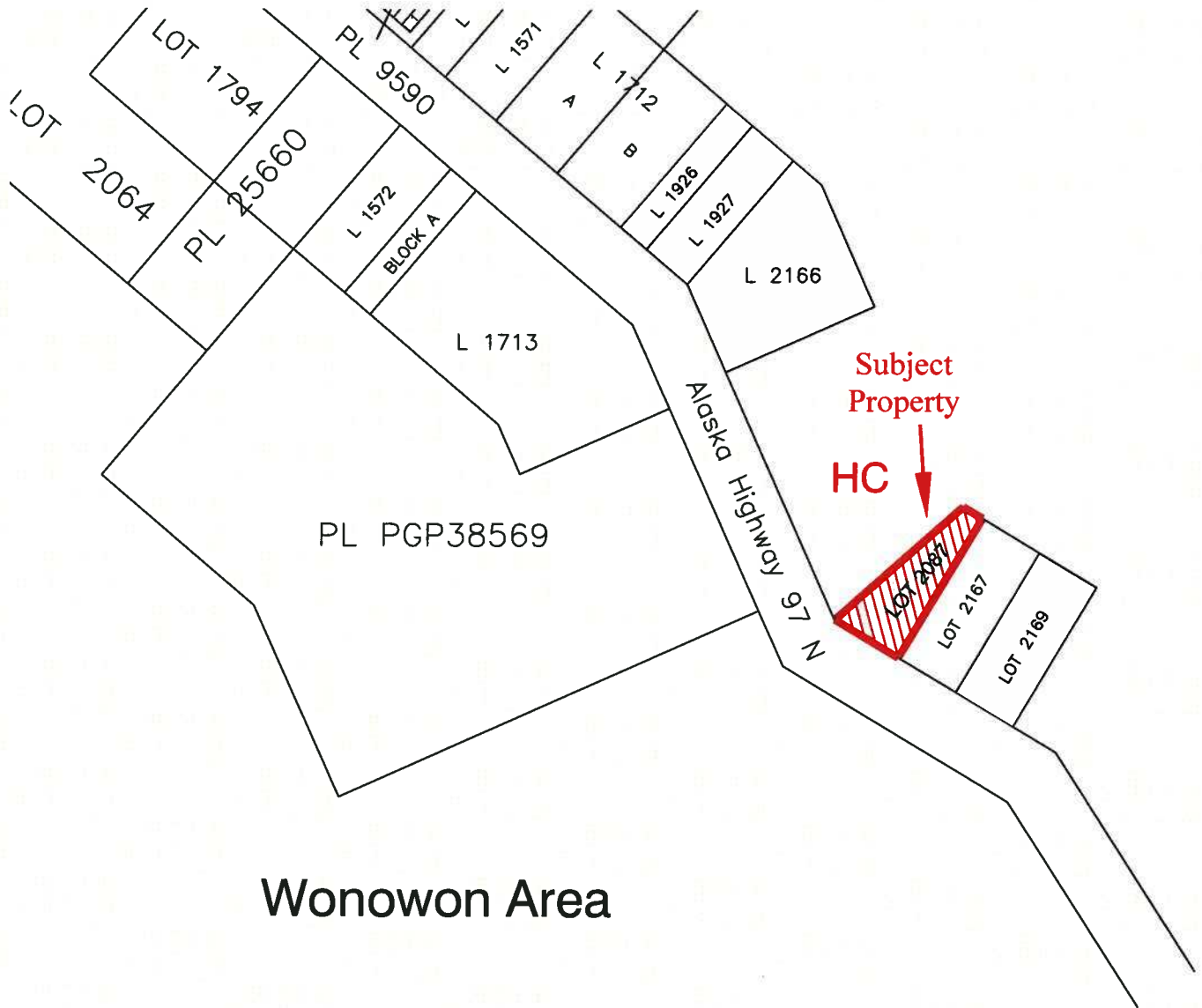
\_\_\_\_\_  
Fred Banham, Chief Administrative Officer

**September 26, 2013**

Peace River Regional District  
By-law No. 2063, 2013  
**SCHEDULE "A"**



Map. No. 8 - Schedule A of "Peace River Regional District Zoning By-Law No. 1000, 1996" is hereby amended by rezoning District Lot 2087, PRD from R-2 "Residential 2 Zone" to HC "Highway Commercial Zone" as shown shaded on the drawing below:



September 26, 2013