



PEACE RIVER REGIONAL DISTRICT

West Peace Fringe Area

Official Community Plan

Bylaw No. 2312, 2018

Peace River Regional District
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Schedule A

West Peace Fringe Area

Official Community Plan Text

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1 Introduction

An Official Community Plan is a statement of objectives and policies to guide decisions on planning and land use management within a designated area.

1.1 West Peace Fringe Area

The West Peace Fringe Area Official Community Plan covers approximately 90,736 hectares (224,213 acres) within Electoral Area 'E' of the Peace River Regional District and is delineated on the index map of Schedule B. The area overlaps the Chetwynd Rural Fire Protection Area, the Moberly Lake Fire Protection Area, and Peace River Regional District building inspection areas. This Official Community Plan also shares boundaries with the District of Chetwynd and the District of Hudson's Hope, as well as the Saulteau First Nations and West Moberly First Nations reserves. The area includes the rural communities of Bond, Dokkie, Jackfish Lake, Moberly Lake, Wildmare, Wabi Hill, Twidwell Bend, as well as rural subdivisions west and south of Chetwynd.

1.2 Context

1.2.1 Demographics

The 2016 Census of Population completed by Statistics Canada recorded 1,856 people permanently residing in the West Peace Fringe 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 Peace River Regional District as a whole increased by 4.8%, while the population of the District of Chetwynd declined by 5%.

Table 1: Population Data

	2016	2011	2006	2001	1996
Peace River Regional District	62,942	60,082	58,264	55,080	56,477
Electoral Area 'E'	2,949	2,764	3,031	3,142	3,285
West Peace Fringe Area	1,856	1,740	1,898	1,872	1,899
Chetwynd	2,503	2,635	2,633	2,591	2,980
Hudson's Hope	1,015	970	1,012	1,039	1,122

Other significant trends for Electoral Area 'E', which applies to this Official Community Plan, include:

- Average household size is 2.4 persons per household
- 12% increase in the percent of the population aged 45-64 (2006-2016)
- Median age of 41 years, compared to 35 years in the District of Chetwynd, and 36 in the Peace River Regional District
- 79% of the population is 3rd generation resident, 14% is 2nd generation, and 7% is 1st generation

These statistics suggest that the West Peace Fringe Area 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

The population size of the West Peace Fringe Area poses challenges in accurately forecasting future population projections from 2016 to 2026. To understand potential future population within this Official Community Plan, a variety of data sources from surrounding and adjacent jurisdictions were used to provide a range of projected population scenarios. These estimates show 2026 population estimates between 1,564 (at -1.7% growth) and 2,197 (at 1.7% growth). The various projected levels of population change are depicted in *Figure 1* below.

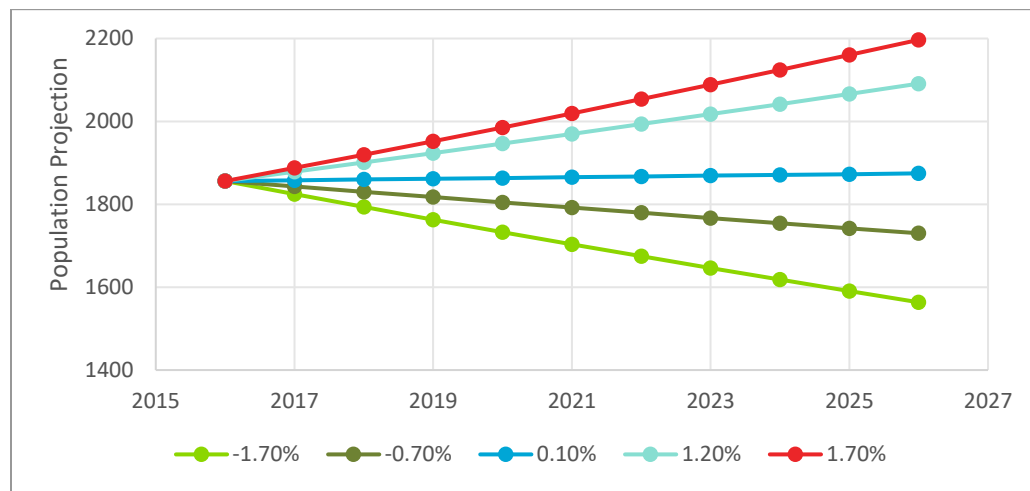


Figure 1: Ten Year West Peace Fringe Area Population Projection Range

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 of the municipalities. Non-permanent housing, such as worker camps, are located within the area but these populations are not captured in the census.

2 Goals, Objectives, Policies

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

Objective = “What”; the target you are trying to achieve in order to reach the goals.

Policy = “How”; the course of action needed in order to meet the objectives.

2.1 Overall Goals

The overall goals of this Official Community Plan are:

Rural Lifestyles: Protect and enhance the rural community lifestyle of the area.

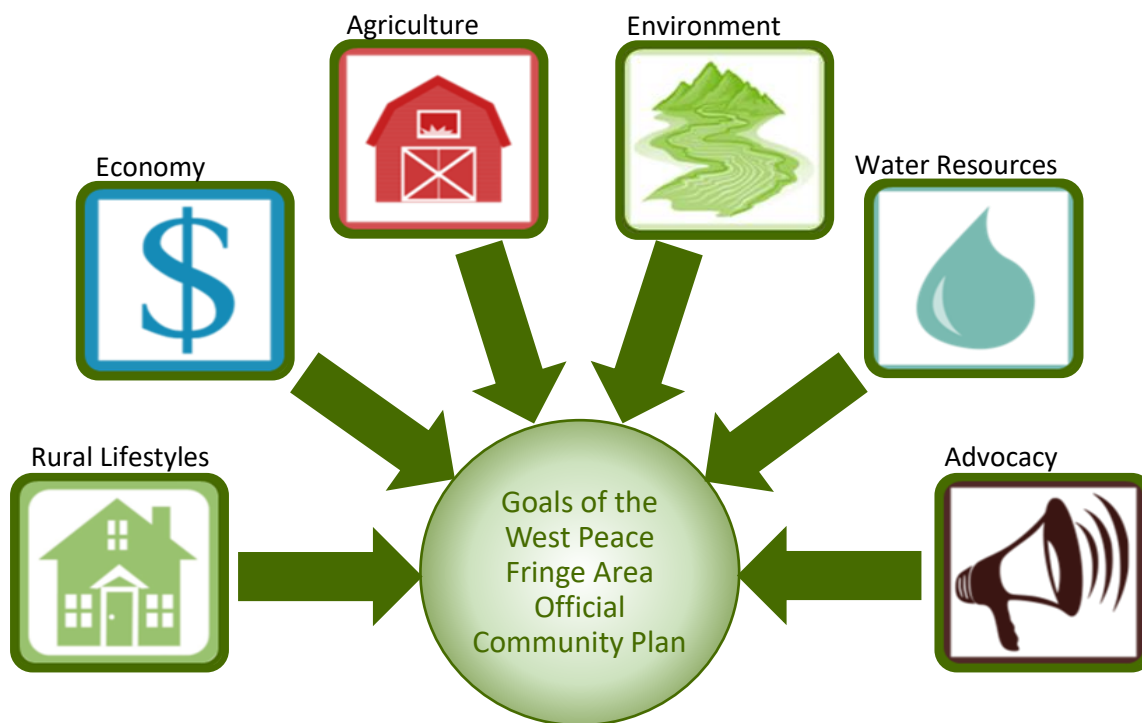
Economy: Maintain diverse economic opportunities that benefit rural residents and businesses.

Agriculture: Recognize the importance of land use that supports, protects, enhances, and ensures the continued viability of the agricultural community and its sector.

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

Water Resources: Recognize surface and ground water sources as critical resources.

Environment: Recognize the importance of living sustainably with the environment.



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 consistent with the surrounding built and natural environments.
- 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 land development process and encourage it in land use planning affecting the rural areas.
- E. Assist community organizations, residents, other levels of government and applicable agencies in maintaining the quality of rural life and the viability and access to urban and community facilities.
- F. Respond to written correspondence regarding land use matters in a timely manner.
- 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 businesses.

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 allowing home-based businesses, as it is increasingly difficult to make a living as a farmer without another income source.
- C. Establish guidelines to manage the form and character of commercial and industrial development areas to minimize potential conflicts between land uses, such as residential, agriculture, and industrial areas for the economic well-being of the area.
- D. Designate a sufficient supply of land to meet emerging 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: Recognize the importance of land use that supports, protects, enhances, and ensures the continued viability of the agricultural community and its sector.

Objectives:



- A. Protect agricultural land in order to promote a variety of agricultural uses.
- B. Encourage preservation and enhancement of the agricultural sector.
- C. Protect the agricultural land base emphasising soil capability and suitability, including but not limited to terrain and location, for agriculture land lying outside of the Agricultural Land Reserve.
- D. Support the longevity of the agricultural industry through encouraging more diversified farming practices that generally support family and corporate farms while enhancing the capability of agricultural lands.

2.2.4 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 Peace River Regional District within this Official Community Plan 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 area First Nations to build more engaged and open relations.
- D. Work with neighbouring municipalities to deliver services that benefit rural residents.
- E. Ensure Peace River Regional District policies meet the requirements of senior levels of government.

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, and waterways in this Official Community Plan.
- B. Advocate for the water access needs of rural residents with special attention to the water needs of rural residents and agriculture before industry, private industry, and corporations.
- C. Maintain or enhance water quality in the three main watersheds (Moberly Lake, Pine River, and Sukunka River) which affect the drinking water for the area.

- D. In the resource extraction industries, work with the Ministry of Environment and Climate Change Strategy to encourage water use that does not diminish the quality or quantity of waterways or waterbodies in order 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 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 human-made hazards.
- B. Help prevent and remove invasive plants.
- C. Recognize that areas within this Official Community Plan may be subject to hazardous conditions.
- D. Protect the area's ecosystems and biodiversity.
- E. Promote sustainable forms of land use and economic development.
- F. Support relevant agencies in establishing parks and recreational facilities.

2.3 Overall Policies

2.3.1 Housing Policies

1. Encourage a variety of housing developments including affordable housing, rental housing, age-friendly housing, and accessible housing.
2. Recognize conventional, manufactured, and mobile homes, as well as secondary suites as permitted and affordable forms of housing.
3. One secondary suite within a single detached dwelling is contemplated throughout this West Peace Fringe Area. Additional suites shall be considered, subject to Agricultural Land Reserve regulations, for:
 - a. farm help;
 - b. temporary dwellings for family members; and,
 - c. affordable housing for people with disabilities or for seniors.
4. A density range of 1 – 2 dwellings per parcel is contemplated, subject to Northern Health regulations and Agricultural Land Reserve regulations. Additional dwellings shall 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 detached dwellings.

2.3.2 Climate Action Policies

1. As a signatory to the BC Climate Action Charter, the Peace River Regional District shares the Charter's common goals, and aspires to implement the Peace River Regional District Corporate and Community Energy Plans.
2. The Peace River Regional District aspires to maintain carbon neutrality in respect of its corporate operations.
3. Continue to take action to reduce the Peace River Regional District's energy consumption and greenhouse gas emissions and encourage residents and local businesses to do likewise.
4. Work toward reducing the amount of greenhouse gas emissions by 40% by 2030 (from 2007 levels) and, as timing and funding permits, strive to implement the actions recommended in the Peace River Regional District Corporate and Community Energy Plans.
5. Collaborate with other organizations or government agencies to raise awareness and propose options for residents and businesses to reduce energy costs, greenhouse gas emissions, and particulate matter.
6. Encourage building improvements that are resource-efficient, including retrofits to older structures and green building designs in new structures.
7. Support the development and use of alternative energy sources, such as solar, wind, and geothermal.
8. Promote working collaboratively with stakeholders and other government agencies on climate mitigation strategies, climate change risks, and adaptation strategies.

2.3.3 Recreation, Parks, Heritage Policies

1. Parks, trails, nature reserves, and fish and wildlife habitat areas may be located throughout this Official Community Plan and are subject to the *Agricultural Land Commission Act* and Agricultural Land Reserve Regulations if located within the Agricultural Land Reserve.
2. Work in collaboration with the public, local governments, First Nations, provincial agencies, community groups, and 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 this Official Community Plan .
5. Consider the inclusion of the grave sites on Graveyard Creek, near the intersections Kolosky Road, Bremner Road, and Old Jackfish Road, on the Peace River Regional District Heritage Register.

2.3.4 Environmental and Water Protection Policies

1. Encourage development to follow the Peace River Regional District's Lakeshore Development Guidelines, where applicable, when developing within 300 metres of the high water mark of a lake.
2. Update the Lakeshore Development Guidelines in order to ensure that the guidelines are relevant and meet current best practices.
3. Consider collaborating with public or private initiatives and organizations that perform work which results in environmental or water protection.
4. 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.
5. Encourage retention of natural vegetative cover in riparian zones along rivers, lakes, and streams to maintain sediment and runoff control and to minimize affects on water quality from bank erosion and channel disturbance.
6. Prohibit nuclear waste dump sites within this Official Community Plan area.

3 Land Use Designations

The land use designations are shown on the Schedule B maps. There are seven (7) land use designations within this Official Community Plan :

- Agriculture Resource (within the Agricultural Land Reserve) – Ag
- Agriculture Resource (outside the Agricultural Land Reserve) – AgR
- Settlement – S
- Moberly Lake Settlement – MLS
- Industrial – I
- Parks – P
- Open Space – OS

3.1 Agriculture (Ag) and Agriculture Resource (AgR)

The Agriculture (Ag) and Agriculture Resource (AgR) designations signifies that the predominant use of land is agricultural or resource extraction.

3.1.1 Agriculture (Ag) and Agriculture Resource (AgR) 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 affects of industrialization of the land base.
- D. Reserve lands within the Agricultural Land Reserve for agricultural and related uses as permitted by the *Agricultural Land Commission Act* and Agricultural Land Reserve Regulations.

3.1.2 Agriculture (Ag) Policies

1. Within the Agriculture (Ag) designation, the principal use of land will generally be limited to agriculture, including horticulture, 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. Lands located within this land use designation are located within the Agricultural Land Reserve and are subject to the *Agricultural Land Commission Act*, Agricultural Land Reserve Regulations, and any orders of the Agricultural Land Commission.
3. In reviewing subdivisions, non-farm uses, exclusions, non-adhering residential uses, fill placement/soil removal, or temporary use permits within the Agriculture Resource designation, the Peace River Regional District will consider factors including, but not limited to:
 - a. the agricultural capability of the land, including the Canada Land Inventory soil rating and history of production;

- b. 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;
 - c. physical characteristics of the land, including topography and vegetation;
 - d. affects of the development on neighbouring uses, including direct and indirect affects;
 - e. public opinion as received through a public consultation process; and,
 - f. whether or not the proposal is located in the Agricultural Land Reserve and other matters that may be relevant to the subject property or specific proposal.
4. Development proposed on lands outside of the Agricultural Land Reserve with a Canada Land Inventory soil ratings 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 offset negative effects to the soil and agriculture.
5. Encourage economic development activities that complement or enhance agriculture, or that do not unduly detract from agriculture, including, but not limited to:
 - a. home-based business;
 - b. farm bed and breakfast;
 - c. agri-tourism activities; and,
 - d. guest cabins.
6. Explore the process of a block Agricultural Land Reserve exclusion for this Official Community Plan for existing Agricultural Land Reserve lands unsuitable for agriculture development.
7. The Peace River Regional District acknowledges cannabis is licenced by Health Canada and is regulated by provincial and federal agencies, including the Agricultural Land Commission for lands located within the Agricultural Land Reserve.

3.1.3 Agriculture Resource (AgR) Policies

1. Acknowledge that resource extraction activities are regulated by provincial and federal legislation.
2. Request the provincial government to 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 Province notify the Peace River Regional District and adjoining landowners of resource extraction projects and hold public meetings where projects are near residential development.
6. Require that all extraction, processing and transportation of primary resources shall meet provincial and federal standards applicable to environmental protection. Encourage special care is taken to protect the local air sheds, and surface and ground water sources.
7. Encourage best management practices that minimize impacts to watersheds and viewsapes.

3.1.3.1 FORESTRY POLICIES

1. Support timber production harvesting, silviculture, and agro-forestry production within this Official Community Plan while working towards meaningful solutions with industry and government to minimize conflict with rural residents.
2. Recognize forestry as a farm use permitted within the Agricultural Land Reserve pursuant to the *Agricultural Land Commission Act* and subject to Agricultural Land Reserve Regulations; however some ancillary uses may also be subject to additional zoning regulations.

3.1.3.2 MINERAL POLICIES

1. Recognize that all sand and gravel deposits are within the provincial jurisdiction, under various pieces of legislation, including the *Agricultural Land Commission Act* and Agricultural Land Reserve Regulations for lands located in the Agricultural Land Reserve.
2. Work with the provincial government to identify additional future sand and gravel sources suitable for extraction, recognizing this as an essential resource for construction and transportation.
3. The approximate location and area of known sand and gravel deposits suitable for extraction are described and illustrated on Schedule B.
4. Recognize that some uses accessory to mineral extraction, such as asphalt plants and processing facilities, may be subject to zoning regulations.

3.1.3.3 PETROLEUM POLICIES

1. Advocate proactive management strategies by working with other authorities to address public concern regarding petroleum activities and facilities that affect the environment, agriculture, and the health and well-being of residents.
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 effects of development, while using the least amount of land; and,
 - c. for regular evaluation, enforcement, and timely updates to the guidelines 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 land use designations contained within this Official Community Plan when considering the disposition of petroleum and natural gas rights and that a joint effort to identify various areas of critical to low concern relating to future land use development when reviewing these rights in the pre-tenure referral process.

5. Recognize that pipeline rights-of-way traverse the West Peace Fringe Area that may affect adjacent land use or alter development plans subject to provincial or federal regulations. For detail on rights-of-way contact the BC 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. 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 affects of commercial uses on residential and agricultural properties.
- E. Support 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 small agricultural holdings, residential, commercial, institutional, and limited service industrial uses.
2. In reviewing applications for subdivision, non-farm uses, or temporary use permits within the Settlement designation, the Regional Board will 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; and,
 - 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 supported in all settlement areas.
3. The presence 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 affect neighbouring residents. Potential affects of a home-based business, including fumes, odors, noise, light, or traffic should be minimized.

3.2.4 Commercial Policies

1. With the goal of eliminating or minimizing negative impacts on nearby residents and adjacent land uses, proposals for commercial subdivision and development will identify:
 - a. location along a major road in order to minimize traffic disruption to established residential areas;
 - b. siting, orientation, and layout of proposed structures and site activities;
 - c. measures to adequately buffer through the use of screens, fences, or landscaping where any commercial use is adjacent to existing residential or agricultural uses; and,
 - d. plans for vehicle access to and from the property and circulation on the property, including adequate on-site parking, loading and unloading space.

3.2.5 Service Industrial Policies

1. Within the Settlement designation, industrial uses may be permitted that are service in nature, are conducted primarily indoors, and do not require outdoor storage.
2. Industrial development should be directed away from areas where the development would cause damage to water bodies or valued ecosystem components.
3. Industrial development should be directed away from areas where the development would cause negative impacts to surrounding uses.
4. 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. location 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. measures to reduce or eliminate light, noise, dust, and air emissions;
 - d. adequate onsite drainage;
 - e. plans for vehicle access to and from the property and circulation on the property, including adequate on-site parking, loading and unloading space;
 - f. measures to adequately buffer through the use of berms, screens, fences, or trees where any industrial use is adjacent to any primary or secondary highway or residential area; and,
 - g. any other issues that may be relevant to the specific proposal.

3.2.6 Institutional Policies

1. Institutional uses are anticipated within the Settlement designation, subject to the following:
 - a. siting, orientation, and layout of proposed structures should minimize or eliminate potential conflicts with surrounding residential, agriculture, and other existing uses; and,
 - b. the subject property should accommodate vehicle parking and circulation on site.
2. Work in collaboration with the 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.
4. Acknowledge the potential of new public facilities or existing retrofitted public facilities to serve as clean air shelters or heat shelters during severe weather or wildfire smoke events occur.
5. In consultation with Northern Health, review smoking-related bylaws.

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 West Moberly First Nations and Saulteau First Nations. 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 General Moberly Lake Settlement Policies

1. Within the Moberly Lake Settlement designation, the principal use of land will be limited to residential, commercial, institutional, and parks and recreation.
2. When applicable, encourage development within the Moberly Lake Settlement designation to follow the Peace River Regional District's Lakeshore Development Guidelines.
3. Seek to educate current and future residents, realtors, developers, and others on the Peace River Regional District's Lakeshore Development Guidelines.
4. Through consultation, seek consensus from the Moberly Lake community and other stakeholders regarding the creation of a Moberly Lake Development Permit Area.
5. Explore the establishment of water, sewer, and natural gas services for Moberly Lake.
6. Explore the opportunity for improvements to the existing Peace River Regional District boat launch on Moberly Lake.

7. In reviewing applications for subdivision or temporary use permits within the Moberly Lake Settlement designation, the Regional Board will 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. affects on neighbouring properties, which may include direct and indirect affects;
 - d. public opinion as received through any applicable public consultation process; and,
 - e. other issues that may be relevant to the subject property or specific proposal.

3.3.2 Moberly Lake Communication Policies

1. Ensure that all permanent and seasonal residents are provided thorough and reasonable communication on Peace River 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.

3.3.3 Moberly Lake Residential Policies

1. Home-based businesses are supported in all Moberly Lake Settlement areas.
2. The presence 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 affect neighbouring residents. Potential affects of a home-based business, including fumes, odors, noise, light, or traffic should be minimized.

3.3.4 Moberly Lake Commercial Policies

1. With the goal of eliminating or minimizing negative impacts on nearby residents and adjacent land uses, proposals for commercial subdivision and development will identify:
 - a. location along a major road in order to minimize traffic disruption to established residential areas;
 - b. siting, orientation, and layout of proposed structures and site activities;
 - c. measures to ensure that the development does not visually detract from the natural setting of the lake;
 - d. measures to adequately buffer through the use of screens, fences, or landscaping where any commercial use is adjacent to existing residential or agricultural uses; and,
 - e. plans for vehicle access to and from the property and circulation on the property, including adequate on-site parking, loading and unloading space.

3.3.5 Moberly Lake Parks and Institutional Policies

1. Park uses are permitted within the Moberly Lake Settlement designation, when those uses are minor and do not warrant a rezoning.
2. Institutional uses are anticipated 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. development should not visually detract from the natural setting of the lake; and,
 - c. the subject property should accommodate vehicle parking and circulation on site.
3. Work in collaboration with the public, community groups or other organizations to assess the feasibility of new community facilities, such as halls and recreation facilities.
4. Public facilities should include universal-design features so that they are age-friendly and accessible to everyone.
5. Acknowledge the potential of new public facilities or existing retrofitted public facilities to serve as clean air shelters or heat shelters during severe weather or wildfire smoke events occur.
6. Support the community if it pursues the development of a local cemetery.

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 General Industrial Policies

1. Industrial development is directed away from water bodies, such as Moberly Lake, such that the proposal will not negatively affect the health and well-being of neighbours or nearby residents, agricultural uses, or interfere with water bodies or environmentally sensitive areas.
2. With the goal of eliminating or minimizing negative affects 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;

- f. additional buffers, screening, and landscaping to separate proposed industrial uses from existing non-industrial uses; and,
 - g. 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.
- 4. Consider completing an industrial land strategy in order to determine industrial land needs in the area, including the amount, size, and location of future industrial development.
- 5. Consider supporting new industrial development for locations with the following attributes:
 - a. where supporting infrastructure exists, such as access to roads, rail, water, sewer, and power;
 - b. where the proposed development will not negatively impact existing non-industrial uses; and,
 - c. where prevailing winds will not cause the development to negatively impact existing downwind uses.

3.5 Parks (P) and Open Space (OS)

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 General Parks (P) and Open Spaces (OS) Policies

1. The Parks (P) and Open Space (OS) designations includes the following types of areas: Provincial parks, Regional Parks, private parks, campgrounds, protected areas, watersheds and natural open spaces. These areas are delineated separately on Schedules B and D in order to differentiate the purposes of the areas:
 - a. within the Parks (P) designation, the principal use of land will generally include outdoor recreation, campgrounds, public parks, and cultural and heritage sites; and,
 - b. within the Open Space (OS) designations areas, the principal use of land will generally include ecological reserves, work that supports ecological protection or conservation or restoration, and structures for interpretative purposes.
2. Provincial Parks within the West Peace Fringe Area include: Moberly Lake Provincial Park and Pine River Breaks Provincial Park.
3. Regional Parks within the West Peace Fringe Area include: Spencer Tuck Park Regional Park and Sundance Lake Regional Park.
4. Open Spaces within the West Peace Fringe 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. Existing grazing leases are recognized as permitted uses within the Parks (P) and Open Space (OS) designations.
6. Work in collaboration with the 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.
7. Support the thoughtful designation of parks and open spaces throughout the West Peace Fringe Area.

4 Infrastructure and Services

Because the West Peace Fringe Area Official Community Plan 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 West Peace Fringe Area.

4.2 Infrastructure and Services Policies

4.2.1 Transportation Policies

Due to the rurality of the area covered by this Official Community Plan, there are no plans in place for future phasing of major road expansions by the Peace River Regional District as roads fall within the jurisdiction of the Ministry of Transportation and Infrastructure. The Peace River Regional District's Transportation Policies focus on support, advocacy, collaboration, and encouragement to maintain and enhance local roads.

1. Support requirements by the Ministry of Transportation and Infrastructure for traffic impact analyses 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 and/or run-off control.
4. Encourage the Ministry of Transportation and Infrastructure to undertake necessary improvements to all roads that will facilitate the safety of all road users – including cyclists and pedestrians – 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.
6. Acknowledge that proposed transportation corridors located within the Agricultural Land Reserve may require Agricultural Land Commission approval and that the Peace River Regional District will work with the Agricultural Land Commission to determine when Agricultural Land Commission approval may be required.

4.2.2 Solid Waste Policies

The Peace River Regional District Solid Waste Management Plan guides the solid waste management function, including the Peace River Regional District managed Chetwynd landfill. It has been developed for a coordinated approach to handling the region's solid waste issues and works toward enhancing the services and addressing the requirements of area residents with timely plan reviews and evaluations. The Solid Waste Management Plan does not include the expansion or reduction of solid waste sites within the West Peace Fringe Area.

1. Permit public solid waste landfills and transfer sites throughout the West Peace Fringe Area, excluding nuclear waste. The locations of existing sites are delineated on the Public Facilities map in Schedule E.
2. Acknowledge that public solid waste landfills and transfer sites are not permitted in the Agricultural Land Reserve unless approved by way of an Agricultural Land Commission application and an Order of the Agricultural Land Commission.
3. Maintain the Chetwynd landfill and explore opportunities for expanding waste-reduction services.
4. Encourage rural residents and businesses to rethink, reduce, re-use, and recycle, in order to limit the volume of solid waste and to dispose of solid waste efficiently at the approved facilities.

4.2.3 Sewer and Water Policies

The West Peace Fringe Area does not have community sewerage; residents use on-site septic systems and lagoons. Water systems are also not in place in the West Peace Fringe Area; properties access water from private wells or water hauled from permitted community water systems. No formal plans for developing community sewerage or water systems are in place within this Official Community Plan other than assessing and considering systems as described herein.

1. Work with residents, local organizations and Northern Health to assess the feasibility of introducing community sewage systems or water systems as opportunities arise.
2. The Regional Board will consider pursuing public-private partnerships for the provision of services.

4.2.4 Utilities Policies

1. Permit utility uses throughout the West Peace Fringe Area.
2. Not require a minimum parcel size for a utility use, other than an office building or works yard.
3. Encourage the cooperation and coordination of utility companies in using existing corridors for multiple uses.
4. Acknowledge that proposed utility corridors located within the Agricultural Land Reserve may require Agricultural Land Commission approval and that the Peace River Regional District will work with the Agricultural Land Commission to determine when this approval may be required.

4.2.5 Fire Protection Policies

1. Support the existing Moberly Lake and Chetwynd Rural Fire Protection Areas.

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 area. 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. Despite any of the policies contained in this Official Community Plan, land within the Agricultural Land Reserve is subject to the orders and approval of the Agricultural Land Commission, pursuant to the *Agricultural Land Commission Act*, Agricultural Land Reserve Regulations, and any orders of the Agricultural Land Commission.
2. Land use proposals approved by an Agricultural Land Commission application and/or Order of the Agricultural Land Commission remain subject to the policies and regulations of the Regional District.

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

The enforcement of the *Public Health Act* provisions for on-site sewage disposal, by the Northern Health, 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 area's water resources.

5.3.1 On-site Sewage Policies

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

5.4 Agricultural Land Commission

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

5.4.1 Agriculture Land Commission Policies

1. The Regional Board will explore establishing a delegation agreement with the Agricultural Land Commission 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. In reviewing a subdivision application referred to the Peace River Regional District by the Ministry of Transportation and Infrastructure Approving Officer, the following factors, among others, will be considered:
 - d. physical characteristics of the subject property, including topography and vegetation;
 - e. the agricultural capability of the land, including the Canada Land Inventory soil rating and history of production;
 - f. the subject property's access to infrastructure and utilities;
 - g. the projected impact on the transportation network;
 - h. affects of the development on neighbouring properties, which may include direct and indirect affects;
 - i. 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;
 - j. public opinion as received through any applicable public consultation process; and,
 - k. other issues that may be relevant to the subject property or specific proposal.
2. Rezoning or temporary use permit applications submitted to the Peace River Regional District by the applicant will be referred to the Ministry of Transportation and Infrastructure for comment.
3. For development within 300 metres of a lake, the Peace River Regional District will also consider the recommendations of the Peace River Regional District's Lakeshore Development Guidelines.

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 Peace River 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. Temporary use permits will be considered throughout the area covered by this Official Community Plan. In reviewing a temporary use permit application, the following conditions will be considered:
 - a. whether site remediation will be required;
 - b. whether on-site servicing can be achieved;
 - c. whether the site is adjacent to a major road or railway track;
 - d. whether the impacts to existing agricultural land and settlement areas will be kept to a minimum;
 - e. whether landscaping and buffering will be required in order to minimize affects to surrounding lands;
 - f. whether all the policies for the proposed land use have been met based on the relevant designation, as outlined in this Official Community Plan and,
 - g. whether the use is truly temporary in nature.

6.1.3 Temporary Use Policies

1. Pursuant to Section 492 of the *Local Government Act* the entire West Peace Fringe Area is designated as an area where temporary use permits will be considered.
2. At the discretion of the Regional Board, a public meeting may be required, concerning an application for a temporary use permit, in addition to public notification requirements.
3. Where applicable, an application for a temporary use permit will be referred to relevant agencies for comment.
4. A temporary use permit for a use located adjacent to a Controlled Access Highway or other major roads may not be approved by the Regional Board where the Ministry of Transportation and Infrastructure indicates that it has an objection to the proposed use with reference to traffic safety.

5. An approved temporary use may continue in accordance with the provisions specified in the permit until the date the permit expires, or three years after the permit was issued, whichever occurs first.
6. Temporary use permits may be renewed only once and should be discouraged from re-application in favour of being considered through a re-zoning amendment process.
7. 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 area identifies lands that should be preserved in their 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 to 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 F.
3. Based on local knowledge and experience and in the absence of more detailed and site specific information, preservation area data is considered as an indicator of potential hazard. Boundary lines delineated on the West Peace Fringe Area Official Community Plan maps as 'Preservation Areas' are approximate only.
4. Where floodable lands are proposed for development, the construction and siting of buildings and structures to be used for habitation, business, or the storage of goods damageable by floodwater are encouraged to be flood proofed or located to those standards specified by the Ministry of Environment and Climate Change Strategy.
5. In connection with a rezoning, the Peace River Regional District may impose restrictions on the use of land that is subject to hazardous conditions with respect to relating to a 'Preservation Area' and the Peace River Regional District will 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;
 - d. susceptibility of the site to periodic or permanent flooding; and
 - e. applicable provincial guidelines and regulations respecting flooding.
6. Work with the province to reduce the risk of wildfire hazard including efforts to develop physical fireguards, to protect populated areas from wildfire.
 7. The clearing of steep slopes, lakeshores, or river banks should be discouraged if such clearing would have a detrimental effect related to terrain stability, soil erosion and the siltation of watercourses.

7 Implementation

This Official Community Plan is a guide for land use activities within the West Peace Fringe Area. It is implemented through the Zoning Bylaw and other 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 West Peace Fringe Area are consistent with this Official Community Plan, including all maps and schedules. Where a project or proposal requires an amendment to this Official Community Plan, a public hearing will be held in accordance with the provisions of the *Local Government Act*.

7.2 Public Consultation

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

7.3 Future Work Plan

1. Future work items identified in this Official Community Plan have been listed here for convenience. The time line identifies priorities, where immediate items should be completed within 1-2 years of adoption of this Official Community Plan, short term within 3-5 years, medium term within 5-7 years, and long term items are ongoing.

Table 2: Future Work Plan

Work	West Peace Fringe Area Official Community Plan Section	Approximate Time Line
Update the Zoning Bylaw(s) that covers the West Peace Fringe Area and ensure consistency of updated elements with the Official Community Plan.	All sections	Immediate
Recognize heritage, cultural, archaeological, or other special sites.	2.3.3, 3.5	Long
Update the Peace River Regional District Lakeshore Development Guidelines.	2.3.4	Short
Identify whether specific policies related to the production of cannabis are required.	3.1	Immediate

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Amend home-based business regulations to better manage businesses in rural areas.	3.2 & 3.3	Immediate
Work with the Agricultural Land Commission in conducting an Agricultural Land Reserve boundary review.	3.1.3	Medium
Review of outdoor storage regulations in the zoning bylaws.	3.2, 3.4, 6.2	Immediate
In consultation with Northern Health, review smoking-related bylaws.	3.2	Medium
Creation of a new Service Industrial zone.	3.2.5	Immediate
Participate with residents and relevant agencies to explore the creation of a Moberly Lake Development Permit Area.	3.3	Short
Map flood risk levels along Moberly Lake.	3.3	Medium
Complete a Comprehensive Development Plan/Industrial Land Strategy with the District of Chetwynd, to identify amount, size, and location of future industrial land.	3.4, 5.2	Immediate
Identify Joint Planning Areas where Municipalities should participate in land use planning decisions.	5.1	Short
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

8 Definitions

Table 3: 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 but not limited to farming, dairying, pasturage, apiculture, horticulture, and animal and poultry husbandry and accessory uses such as packing, treating, storing, or selling of the products produced, provided that the operation of any such accessory uses shall be secondary to that of the primary agricultural activities. Does not include an abattoir.
Agri-Tourism	Means tourist activities accessory to an agricultural use located on a property with farm assessment classification and may include, with limitations, 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 any occupation, trade, profession, or craft which may involve retail sales and limited outdoor storage operated by an occupant of a dwelling as a use accessory to the residential use of the premises (property and buildings). For lands located within the Agricultural Land Reserve, home-based businesses are further regulated by the <i>Agricultural Land Commission Act</i> and related Agricultural Land Reserve Regulations.
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, hospitals, and government buildings.
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 <i>Manufactured Home Act</i> .
Principal Use	Means the predominant and primary use of land, building, or structure.
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.

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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 Peace River 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.
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 <i>Canadian Environmental Assessment Act</i> .
Watercourse	Means a naturally formed or human-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.



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