



PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES

Proposed OCP & Zoning Amendment Bylaw No. 2297 & 2298 (Rat Race Contracting), 2018

May 16, 2018 @ 7:00 p.m.

Chetwynd and District Rec. Centre, 4552 North Access Road, Chetwynd, B.C.

ATTENDEES

Peace River Regional District:	Dan Rose, Director of Electoral Area 'E', (meeting Chair) Christina Hovey, Land Use Planner
Applicant:	Jody Watson (agent)
Public:	One member of the public

1. CALL TO ORDER

The Chair called the meeting to order at 7:05pm.

2. STATEMENT OF PUBLIC HEARING (Read by the Chair)

This public hearing is convened pursuant to Section 465 of the *Local Government Act* to allow the public to make representations to the Board respecting matters contained in proposed **Official Community Plan Amendment Bylaw No. 2297 and Zoning Amendment Bylaw No. 2298, 2018.**

Every one of you present who believes that your interest is affected by the proposed bylaw shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaw. None of you will be discouraged or prevented from making your views known. However, it is important that you restrict your remarks to matters contained in the proposed bylaw.

When speaking please commence your remarks by clearly stating your name and address.

Members of the Board may, if they so wish, ask questions of you following your presentation. However, the function of the Board at this public hearing is to listen to you rather than to debate the merits of the proposed bylaw.

After this public hearing has concluded, the Board may, without further notice, give whatever effect the Board believes proper to the representations made at this hearing.

3. INTRODUCTION TO PROPOSAL

Christina Hovey read the proposal.

LANDOWNER: **Rat Race Contracting Ltd., Inc. No. BC0938777**

AGENT: **Skye Blue Solutions Inc.**

LEGAL DESC: **Block A, District Lot 1561, PRD**

PROPOSAL: To amend the permitted land use on a 16 ha (39.5 ac) portion of the subject

property by amending the OCP designation from 'Resource-Agriculture' to 'Industrial', and by amending the zoning from A-2 (Large Agricultural Holdings Zone) to I-1 (Light Industrial Zone).

4. SUMMARY OF APPLICATION PROCEDURE

Christina Hovey briefly reviewed the application process to date.

May. 23, 2017	→ PRRD receives application
December 8, 2017	→ ALC approves ALC Exclusion application.
February 5, 2018	→ Application and proposed bylaw referred to municipalities and provincial agencies
March 22, 2018	→ PRRD Board gives bylaws 1 st & 2 nd Reading and authorizes a public Hearing meeting to be held,
April 26, 2018	→ Public Hearing notification mailed to landowners
May 3 & 10, 2018	→ Public notification advertised in <i>The Mirror</i>
May 2 to May 17, 2018	→ Public notification advertised in <i>Energetic City</i>
May 11, 2018	→ Public notification advertised in the <i>Northern Horizon</i>
May 16, 2018	→ Public hearing meeting takes place at the Chetwynd & District Rec. Centre, BC

5. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

Christina Hovey briefly reviewed the comments received.

CITY OF DAWSON CREEK: Interests unaffected by bylaw.

CITY OF FORT. ST. JOHN: Interests unaffected by bylaw.

DISTRICT OF TAYLOR: There are no comments from the District of Taylor.

OIL & GAS COMMISSION There appears to be an abandoned well on or near to the subject property's northwest corner (difficult to determine exact location), but this will have no impact from the proposed amendment. No further activities are located within 1.5 km of the subject property. Interests unaffected by bylaw.

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE: Section 52 of the Transportation Act applies and therefore, requires a signature from the Ministry of Transportation and Infrastructure.

The Ministry of Transportation and Infrastructure (MoTI) has concerns over the access location and requires a Traffic Impact Study (TIS) to be conducted prior to final sign off. The TIS is to assess and identify any localized improvements required to the Highway corridor driven by the potential development of BK A DL 1561 PEACE RIVER. Please contact the Development Approvals team to set up a scope development meeting to establish the Terms of Reference for the TIS at your earliest convenience.

It should also be noted that no storm drainage shall be directed towards Hudson the John Hart Highway (Rte 97 NB) for all proposed developments. This would include, but is not limited to collection/run-off of the internal road system or development run-off. All surface and subsurface drainage/storm water from the development is to be dealt with on site.

Once we have received the information noted above, we will be able to review the bylaw for approval signature.

NORTHERN HEALTH:

Approval recommended subject to conditions below:

All activities conducted on this lot must be done in accordance with the provisions of:

- Public Health Act [SBC 2008] Ch. 28 and all Regulations made under it including but not limited to:
 - Sewerage System Regulation B.C. Reg. 209/2010;
- Drinking Water Protection Act [SBC 2001] Ch. 9; and
- Drinking Water Protection Regulation B.C. Reg. 200/2003;

Please also review the following comments from Northern Health Resource Development:

Ideally, Northern Health would like to see industrial areas separated from residential and other sensitive land uses. Bylaws that mitigate for dust, light, noise, odour, industrial waste disposal, etc., will help address eventual conflicts when they arise. Please also see [Develop with Care 2014 Section 2.6 \(Guidelines for Air Quality\)](#) for more information and setback suggestions. It is our experience that dust (from road dust, industry, etc) can pose a large challenge for maintaining good air quality in our northeast communities. For more information on the health effects of dust and wood smoke please visit [Particulate Matter and Outdoor Air Pollution](#).

Director Rose read the letter of support provided to the applicant by the District of Chetwynd.*

*Note: The letter from the District of Chetwynd was not sent directly to PRRD through the formal referral process, it was provided to the PRRD by the applicant. The letter is attached.

6. WRITTEN COMMENTS RECEIVED FROM PUBLIC

- None.

7. COMMENTS FROM APPLICANT

Jody Watson (agent):

- We have met with MoTI to work on the Traffic Impact Study and potentially construct a left turn lane on the highway.
- We have received positive feedback on this proposal from people.

8. COMMENTS FROM PUBLIC

Randy Herman, PO Box 871, Chetwynd:

- This is not good agricultural land and should be open to this type of development.
- I cleared the land on the property for the development. Even the nicest areas of the property are only borderline in terms of agricultural capability. There are too many rocks to grow any type of crop.

9. FINAL COMMENTS FROM APPLICANT

Jody Watson (agent):

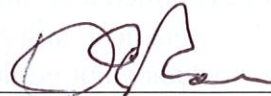
- The ALC has permitted only this portion of the property for development. We will ask them for more land once this part is fully developed.

10. TERMINATION OF PUBLIC HEARING

The Chair terminated the public hearing at 7:20pm.



Christina Hovey, Recorder



Director Dan Rose, Chair

List of Attachments:

- A. Public Notification for PRRD OCP & Zoning Amendment Bylaws No. 2297 & 2298 (Rat Race Contracting), 2018
- B. Letter from the District of Chetwynd (January 25, 2017)

**Attachment A: Public Notification for PRRD Official Community Plan and Zoning
Amendment Bylaws No. 2297 & 2298 (Rat Race Contracting), 2018**



PEACE RIVER REGIONAL DISTRICT

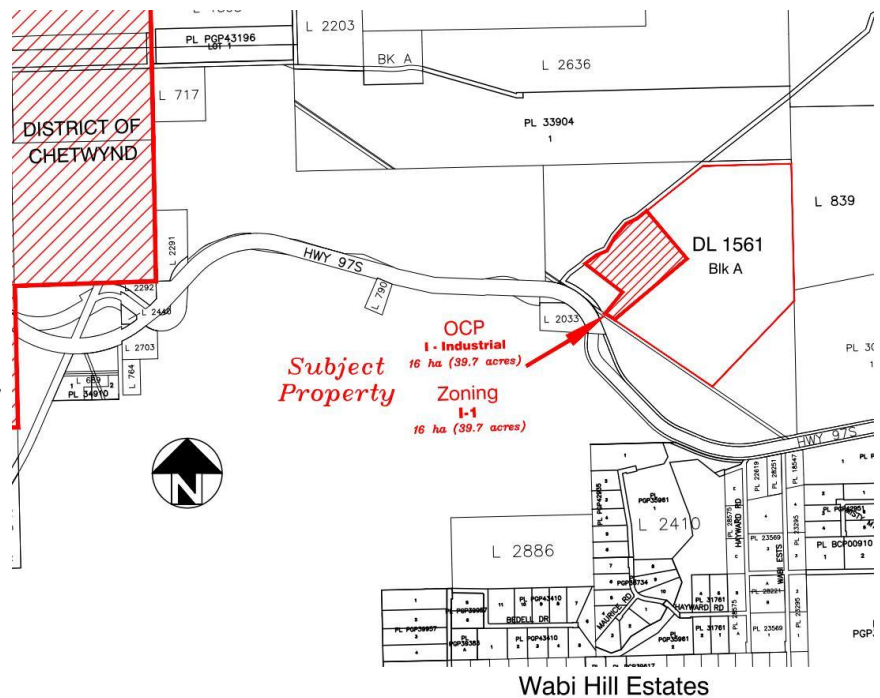
NOTICE OF PUBLIC HEARING FOR PROPOSED OCP & ZONING AMENDMENT BYLAW NO 2297 & 2298, 2018

Block A, District Lot 1561, PRD
Wabi Hill, east of the District of Chetwynd

Applicant:

Rat Race Contracting Ltd., Inc.
No. BC0938777

Proposal: To amend the permitted land use on a 16 ha (39.5 ac) portion of the subject property by amending the OCP designation from 'Resource-Agriculture' to 'Industrial', and by amending the zoning from A-2 (Large Agricultural Holdings Zone) to I-1 (Light Industrial Zone).



This notice is in general form only. Relevant background documents may be inspected from Monday through Friday, excluding holidays, between the hours of 8:30am – 4:30pm at the PRRD Dawson Creek office (1981 Alaska Avenue, Dawson Creek, BC) or 8:30am – Noon and 1:00pm – 4:30pm at the PRRD Fort St. John office (9505-100th Street, Fort St. John, BC). Written comments or concerns accepted.

When:

Wednesday, May. 16, 2018 at 7 pm

Where:

Chetwynd and District Rec. Centre
4552 North Access Road, Chetwynd, BC



www.prrd.bc.ca

Chris Cvik, Chief Administrative Officer

For more information:

Development Services Department

Tel: 250-784-3200

Fax: 250-784-3201

Toll Free: 1-800-670-7773

Email: prrd.dc@prrd.bc.ca

diverse. vast. abundant.

Attachment B: Letter from the District of Chetwynd (January 25, 2017)

Jody Watson

From: Ellen McAvany <EMcAvany@gochetwynd.com>
Sent: January 25, 2017 9:37 AM
To: Jody Watson
Cc: ratrace@eastlink.ca
Subject: RE: Request - Wabi Heights Development (Rat Race Contracting)
Attachments: Chetwynd Industrial Park Available Land.pdf

Follow Up Flag: FollowUp
Due By: January 25, 2017 10:00 AM
Flag Status: Flagged

Attached is an updated assessment of available properties in the Industrial Park. We also at this time had investigate properties within the area (PRRD that could be for sale, which none were listed). The lot sizes are smaller than the ones you have indicated that you would have with Rat Race Construction. Currently we are not developing more lots ourselves. There are few available and this development will enhance the opportunities outside with options for larger operations.

Currently the global economy in all sectors other than pulp are reasonably stable. In our area we have all sectors of industry, we just recently did an accommodations assessment and found that we are filling and selling up spaces within the residential and commercial, which is sign of all the activity in the region. The pulse with Coal is up and has started to impact the area with more traffic and business opportunities. Timing for available land options for use for contractors doing work or needing storage is increased with calls of enquires, but again this changes due to contracts being awarded in each sector. For 2017 planning we know we have inquires for pipelines, oil and gas turnaround and maintenance increase in coal and increase in rail. The sawmills are running at full capacity and the pellet plant and bio energy plant are both running as expected, both plants are advertising for trades and workers.

The option to include that area that Rat Race is developing into municipal boundaries could be a discussion in the future but we do already offer fire protection within close vicinity to the town.

If there is anything else I can assist with please let us know and good luck with your application process this would be a great addition to the area businesses.

Ellen McAvany, Economic Development Officer
District of Chetwynd
250-401-4113 (Direct Line)
250-788-5823 (cell)

From: Jody Watson [mailto:Jody@skyblue.ca]
Sent: January-19-17 2:13 PM
To: Ellen McAvany
Cc: ratrace@eastlink.ca
Subject: Request - Wabi Heights Development (Rat Race Contracting)

Hi Ellen,

Further to my call, Rat Race Contracting would like to respectfully request assistance from the District of Chetwynd in compiling information requested from the Agricultural Land Commission (ALC), as was identified during their review of our Wabi Heights Industrial Area exclusion proposal.

As a general overview, Wabi Heights Industrial Area will be located at the crest of Wabi Hill (behind the current Rat Race shop) and is anticipated to be developed in up to three phases. During each phase of development, up to ten, 2ha (5acre) lots will be subdivided for sale for industrial/commercial use. We anticipate the lots would be primarily utilized as laydown areas. For more details/maps, please refer to our website wabiheights.ca.

During the review of our application for an Exclusion, the ALC Commission noted that there was insufficient information provided to demonstrate the potential for local economic benefit from the development; ie. that there is limited availability of similar industrial lots within the District of Chetwynd and surrounding area, and the demand for these types of lots is high. While we did receive a 'Letter of Support' from the Chetwynd Council in July 2016, it was very brief and did not include any further details pertaining to the need for this type of development.

We are hopeful that the District may be able to provide further information on:

- the current status of industrial land availability (within and around Chetwynd),
- any other land the District is considering for development as industrial lots (or lack thereof),
- indications of the current or projected demand for these lots based on economic trends/industry requests, and
- any potential for Wabi Heights to be incorporated into the District boundaries in the future.

I have included the request from the ALC, below, for your reference. I sincerely appreciate your time and attention to this request, and appreciate your offer to meet with the ALC Committee when they visit the site in April.

Please let me know if there is anything further I can provide or assist with.

Best regards,
Jody

JODY WATSON, PRINCIPAL

SKYE BLUE SOLUTIONS INC.

JODY@SKYEBLUE.CA | (250) 556-5639

WWW.SKYEBLUE.CA

From: Daniels, Jessica ALC:EX [<mailto:Jessica.Daniels@gov.bc.ca>]

Sent: December 15, 2016 3:20 PM

To: Jody Watson <Jody@skyblue.ca>

Cc: Wallace, Ron ALC:EX <Ron.Wallace@gov.bc.ca>

Subject: Agricultural Land Commission ALC Application 55001 (Rat Race) Scheduling of Site Visit

SCHEDULING OF SITE VISIT

Dear Ms. Watson,

Thank you for discussing the Application via teleconference on December 14th 2016. The North Panel has requested further information regarding the exclusion application. Specifically, the Panel requires responses to the following information:

- Rationale regarding the community need for the proposed use of the Property
- Information regarding other properties/land currently available in Chetwynd to address the expressed need of the proposed use
- Any potential plans to incorporate the property within the municipal boundaries

You may wish to gather this information in collaboration with your local government.

After discussion, the North Panel has determined that they would like to conduct a site visit of the Property in the Spring of 2017. The date of the site visit will be approximately April 1st, 2017. A staff member will be in touch at a later date to confirm the date and time.

The site visit gives the North Panel an opportunity to view the property and ask you any questions they may have about the Application.

The site visit will be conducted in accordance with the ALC [Policy Regarding Site Visits In Application To The Agricultural Land Commission](#) which includes reference to the ALC's [Policy Statement Concerning The Role Of Elected Officials In Applications to the ALC](#).

Please be advised that all file material is available for review in the [ALC Online Application Portal](#).

Pursuant to Ministerial Order M027, the ALC endeavors to communicate the majority of application decisions within 60 business days of receipt of a complete application. Please note that in accordance with [ALC Application Process Timelines](#), the 60 business day timeline is now "paused" until the day the Panel conducts the site visit.

If you have any comments/questions, **please contact Ron Wallace who will assume the position of Planner of the north region after December 16th, 2016**

Warm regards,

Jess Daniels | Planner | Agricultural Land Commission

133 - 4940 Canada Way, Burnaby, BC, V5G 4K6 | T 604.660.7016 | F 604.660.7033

Jessica.Daniels@gov.bc.ca | www.alc.gov.bc.ca

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