



REPORT

To: Chair and Directors

Report Number: DS-BRD-159

From: Kathy Suggitt, General Manager of Development Services

Date: June 10, 2021

Subject: Zoning Amendment Bylaw No. 2434, 2021; PRRD File No. 21-002-ZN

RECOMMENDATION #1: [Corporate Unweighted]

That the Regional Board give Zoning Amendment Bylaw No. 2434, 2021 third reading, to rezone a ± 0.06 hectare portion of the property identified as PID 004-384-105 from R-1 (Residential 1 Zone) to M-1 (Service Industrial Zone).

RECOMMENDATION #2: [Corporate Unweighted – 2/3 Majority]

That the Regional Board adopt Zoning Amendment Bylaw No. 2434, 2021.

BACKGROUND/RATIONALE:

Proposal

To rezone a ± 0.06 ha portion of the subject property from R-1 (Residential 1 Zone) to M-1 (Service Industrial Zone). The applicant intends to build a machine shop, and will be acquiring a building permit.

File Details

Owner: Kane Clay
Agent: Ryan Neilson
Area: Electoral Area D
Location: Rolla
Legal: Parcel B (T18682) Block 1 Section 32 Township 79 Range 14 West of the 6th Meridian
Peace River District Plan 10648
PID: 004-384-105
Civic Address: 5209 Rolla Road
Lot Size: 0.12 ha (0.30 ac)

Site Context

The subject property is located in the Rolla community and has direct access to Rolla Road. It is surrounded by residential land uses to the north and west, service industrial in the south, and agricultural in the east.

Summary of Procedure

Zoning Amendment Bylaw No. 2434, 2021 was read for a first and second time on March 25, 2021. The following activities have occurred since then:

May 4, 2021	Public notification mailed to landowners within notification area
May 6 & 13, 2021	Notice of Public Hearing advertised in the Dawson Creek Mirror
May 18, 2021	Virtual Public Hearing held

Comments Received from the Public

A public hearing was held on May 18, 2021, in accordance with the *Local Government Act*. The Minutes are attached to this report. There were no comments received from the public either before or during the Public Hearing.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse to give Zoning Amendment Bylaw No. 2434, 2021, third reading to rezone a ±0.06 hectare portion of the property identified as PID 004-384-105 from R-1 (Residential 1 Zone) to M-1 (Service Industrial Zone) in the PRRD Zoning Bylaw No. 479, 1986.
2. That the Regional Board refuse to adopt Zoning Amendment Bylaw No. 2434, 2021.
3. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- ☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

None at this time.

COMMUNICATIONS CONSIDERATION(S):

The Regional Board's decision will be communicated to the applicant.

OTHER CONSIDERATION(S):

None at this time.

Attachments:

1. Zoning Amendment Bylaw No. 2434, 2021
2. Minutes of Public Hearing – May 18, 2021

External Links:

1. [Report – Zoning Amendment Bylaw No. 2434, 2021, PRRD File No. 21-002ZN – March 25, 2021](#)
2. [Agenda – Public Hearing for Zoning Amendment Bylaw No. 2434, 2021, PRRD File No. 21-002ZN – May 18, 2021](#)

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2434, 2021

A bylaw to amend "Dawson Creek Rural Area Zoning
Bylaw No. 479, 1986"

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt "Dawson Creek Rural Area Zoning Bylaw No. 479, 1986";

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

1. This bylaw may be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2434, 2021."
2. Schedule B – Map 15 (Rolla) of "Dawson Creek Rural Area District Zoning Bylaw No. 479, 1986" is hereby amended by rezoning a 0.06 ha (0.15 acre) portion Parcel B (T18682), Block 1, Section 32, Township 79, Range 14, W6M, PRD, Plan 10648, from R-1 "Residential Zone" to M-1 "Service Industrial Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS 25th day of March , 2021.

READ A SECOND TIME THIS 25th day of March , 2021.

Public Notification on the 6th and 13th day of May , 2021.

Public Hearing held on the 18th day of May , 2021.

READ A THIRD TIME THIS _____ day of _____ , 2021.

ADOPTED THIS _____ day of _____ , 2021.

Chair

(Corporate Seal has been affixed to the original bylaw)

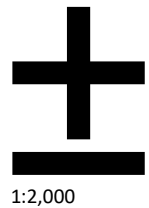
Corporate Officer

I hereby certify this to be a true and correct copy of
"PRRD Zoning Amendment Bylaw No. 2434, 2021,
as adopted by the Peace River Regional District
Board on _____, 20____.

Corporate Officer

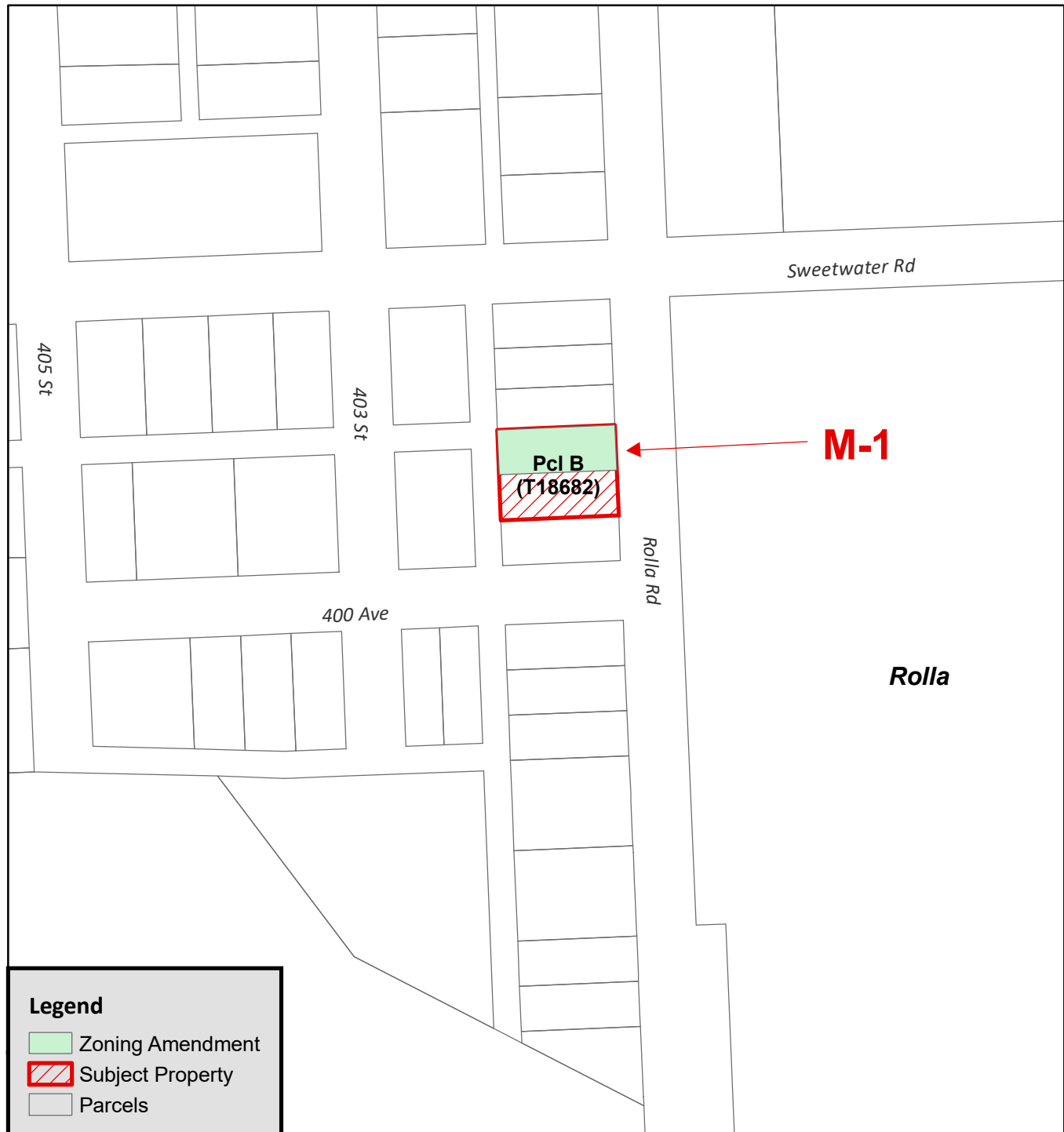


Peace River Regional District
Bylaw No. 2434, 2021
SCHEDULE "A"



1:2,000

Schedule B - Map 15 (Rolla) of "Dawson Creek Rural Area District Zoning Bylaw No. 479, 1986" is hereby amended by rezoning a 0.06 ha (0.15 acres) portion of Parcel B (T18682), Block 1, Section 32, Township 79, Range 14, W6M, PRD, Plan 10648, **from** R-1 "Residential Zone" **to** M-1 "Service Industrial Zone" as shown on the drawing below:





PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES
Proposed Zoning Amendment Bylaw No. 2434, 2021
May 18, 2021 @ 6:00 p.m.
Via Zoom Audio/Video call

ATTENDANCE:

Peace River Regional District: Leonard Hiebert, Director of Electoral Area D (Chair)
Anmol Anand, Junior Planner (Moderator)
Jack Irving-Peckham, South Peace Land Use Planner (Recorder)
Kathy Suggitt, General Manager of Development Services

Proposed Zoning Amendment Bylaw No. 2434, 2021

Public: No members of the public were in attendance

Agent for Applicant: Ryan Neilson

1. CALL TO ORDER

The Chair called the Public Hearing to order at 6:00 pm for proposed Zoning Amendment Bylaw No. 2434, 2021 as written in the agenda.

2. STATEMENT OF PUBLIC HEARING

2.1 PUBLIC HEARING PROCESS STATEMENT

The Chair stated the procedural rules in place to govern the conduct of the public hearing for proposed Zoning Amendment Bylaw No. 2434, 2021 as written in the agenda.

3. INTRODUCTION TO PROPOSAL

3.1. SUMMARY OF PROPOSED ZONING AMENDMENT

Staff provided those in attendance with a summary of proposed Zoning Amendment Bylaw No. 2434, 2021 for the property legally described as Parcel B (T18682) Block 1 Section 32 Township 79 Range 14 West of the 6th Meridian Peace River District Plan 10648.

4. SUMMARY OF APPLICATION PROCEDURE

4.1. SUMMARY OF APPLICATION- TIMELINE

Staff provided a summary of the application procedure and timeline as outlined in the agenda for those in attendance at the hearing.

5. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

Staff read the comments received from agencies and municipalities as attached in the agenda including Ministry of Transportation and Infrastructure, Northern Health and

Agriculture Land Commission.

6. WRITTEN COMMENTS RECEIVED FROM PUBLIC

Staff stated that as of 4:00 pm on May 18, 2021 the Peace River Regional District had received no written comments from the public regarding proposed Zoning Amendment Bylaw No. 2434, 2021.

7. COMMENTS FROM THE APPLICANT

The Chair invited the applicant to make any comments in support of the application.

Ryan Neilson, agent for the applicant provided the following remarks in support of the application. The building has already been removed and cleared in a manner that mitigated all hazards and in accordance with all regulations. Plans to build in the same building envelope. The applicant reached out to the Ministry of Transportation and Infrastructure regarding their [Resource and Industrial access permit] and they may be waiving the permit requirement. Based on the interactions with the members of public, everyone seems to be positive towards the development.

8. COMMENTS FROM PUBLIC HEARING ATTENDEES

The Chair asked the members of the public in attendance if they had any comments related to the proposed bylaw. None were offered.

The Chair called a second time for comments from members of the public in attendance. None were offered.

The Chair called a final time for comments from members of the public in attendance. None were offered.

9. FINAL COMMENTS FROM APPLICANT

The Chair invited the applicant to make any final comments. None were offered.

10. ADJOURN PUBLIC HEARING

The Chair concluded the Public Hearing at 6:12 pm for the proposed Zoning Amendment Bylaw No. 2434, 2021.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed Zoning Amendment Bylaw No. 2434, 2021 held on Tuesday, May 18, 2021.

Original Signed By:

Director Leonard Hiebert, Chair
Anmol Anand, Moderator