



REPORT

To: Chair and Directors

Report Number: DS-BRD-183

From: Kathy Suggitt, RPP, General Manager of Development Services

Date: September 9, 2021

Subject: Development Variance Permit No. 21-006

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board authorize issuance of Development Variance Permit No. 21-006, to allow a reduction in the front parcel line setback for the property identified as PID 012-955-213 as follows:

- a) From 7 metres to 3.77 metres on the northeast corner of the existing building;
- b) From 7 metres to 3.50 metres at the southeast corner of the existing building; and
- c) From 7 metres to 3.42 metres on the southeast corner of the addition

within PRRD Zoning Bylaw No. 1343, 2001.

BACKGROUND/RATIONALE:

The applicant is seeking permission for a reduction in the front parcel line setback to permit a $\pm 224.8\text{m}^2$ ($\pm 2,420\text{ft}^2$) addition to the existing planer mill building on the property, for the purposes of adding equipment used by the Canfor facility.

Upon review of the applicant's Development Permit Application, which is required before obtaining a Building Permit, it was determined that the existing building is not in compliance with the current Zoning Bylaw's setback regulations. As such, this variance is required in order to bring the existing building into compliance with the Zoning Bylaw and facilitate the construction of the proposed addition. The existing original building has been in place since the 1970's with the existing addition that encroaches into the required front parcel line setback having been constructed in 2005. There are no complaints on file in relation to the setback of the building. Therefore this application is recommended for support.

File Details

Owner: Canadian Forest Products Ltd.
Area: Electoral Area C
Location: Fort St. John
Legal: The South 1/2 of Section 33 Township 83 Range 18 West of the 6th Meridian Peace River District Except Plans 33226, H660, BCP 16491, BCP 39566 and BCP 39567
Civic Address: 9312 259 Rd
PID: 012-955-213
Lot Size: 22.19 ha (54.84 ac)

Site Context

The subject property is located in an area consisting of industrial and residentially zoned parcels on the fringe of the City of Fort St. John, west of the airport. The property is fronting on 259 Road.

Site FeaturesLand

Based on information provided by the applicant and PRRD aerial imagery, the subject property is level and structures on the property consist of a sawmill, planer mill, log yard, weigh-scales, lumber storage, a shipping facility, and administrative offices.

Structures

The subject property consists of multiple buildings that house machinery and offices.

Access

The subject property is accessed by the 259 Road. The CN rail line is located along the southern side of the subject property.

Comments & ObservationsApplicant

The proposal is to expand the southeast corner of the existing planer mill building by approximately 16.77m (55 feet) to the south. The addition will be flush with the existing building to the western (front) parcel line. The building materials will conform to those of the existing building. This addition is needed to house equipment upgrades which will connect to the existing production line. The existing building encroaches into the required front parcel line setback and therefore the addition will as well, hence this variance is necessary.

Agricultural Land Reserve

The subject property is outside of the Agricultural Land Reserve.

Official Community Plan

Pursuant to the North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, the subject property is designated Heavy Industrial (HI). Within this designation, the principal use of land will generally be those permitted in Light/Service Industrial Section No. 8.3.1, and those heavy or large resource industrial uses such as processing facilities, stockyards, and commercial land treatment facilities. The Official Community Plan does not address setbacks.

Land Use Zoning

Pursuant to the PRRD Zoning Bylaw No. 1343, 2001, the subject property is zoned I-2 (General Industrial Zone). Section 46 states that a manufacturing, fabricating and processing facility is a permitted principal use within this zone. Section 46 (w) states that no structure shall be located within 7 m (23 ft.) of a front parcel line setback.

The existing building is only setback 3.77 m in the northeast corner and 3.5 m in the southeast corner from the front parcel line. In order to keep the proposed addition flush with the existing building, the addition will end up having a setback of 3.42 m from the front parcel line. The bylaw requires a minimum setback of 7 m from the front parcel line so this proposed variance represents a 51% reduction to the front parcel line setback requirement.

This Development Variance Permit is required in order to bring the existing building into compliance with the zoning bylaw as well as facilitate the development of the proposed addition prior to the issuance of a Development Permit and Building Permit.

Fire Protection Area

The subject property is in the Charlie Lake Fire Protection Area.

Mandatory Building Permit Area

The subject property is within the Mandatory Building Permit Area.

Development Permit Area

The subject property is within the Industrial Development Permit Area. A Development Permit application has been submitted and will be considered should this variance application be approved.

Development Cost Charge Area

The subject property is outside of the Development Cost Charge Area.

School District 60 School Site Acquisition Area

The subject property is in the School District 60 School Site Acquisition Area, however, this fee is not applicable since a new residential lot or dwelling are not being proposed.

Impact Analysis

Context

The reduction in the front parcel line setback is not anticipated to impact the surrounding area as it is an expansion of an existing business. The subject property is within the PRRD and adjacent to the City of Fort St. John. PRRD parcels to the north of the subject property are general industry, and to the east are residential and light industry. City of Fort St. John parcels to the east are agricultural, and to the south and west are heavy industrial.

Population & Traffic

There is no population attributed to an expansion of the planer mill building, and traffic is not anticipated to be impacted by the expansion of the building that requires the front parcel line setback variance, as it is intended to house equipment upgrades related to the existing business.

Sewage & Water

The existing sewage and water supply to the property/building will not be impacted by the reduction of the front parcel line setback.

Comments Received from Municipalities & Provincial Agencies

City of Fort St. John

Interests of the City of Fort St. John are not affected by this proposal.

City of Fort St. John Fire Rescue

No concerns as this proposal is not in the Fort St. John Rural Fire Protection Area.

Charlie Lake Fire Department

No concerns.

ALTERNATIVE OPTIONS:

1. That the Regional Board refuse Development Variance Permit No. 21-006, to allow a reduction in the front parcel line setback for the property identified as PID 012-955-213 as follows:

- a) From 7 metres to 3.77 metres on the northeast corner of the existing building;
- b) From 7 metres to 3.50 metres at the southeast corner of the existing building; and
- c) From 7 metres to 3.42 metres on the southeast corner of the addition

within PRRD Zoning Bylaw No. 1343, 2001.

2. 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.

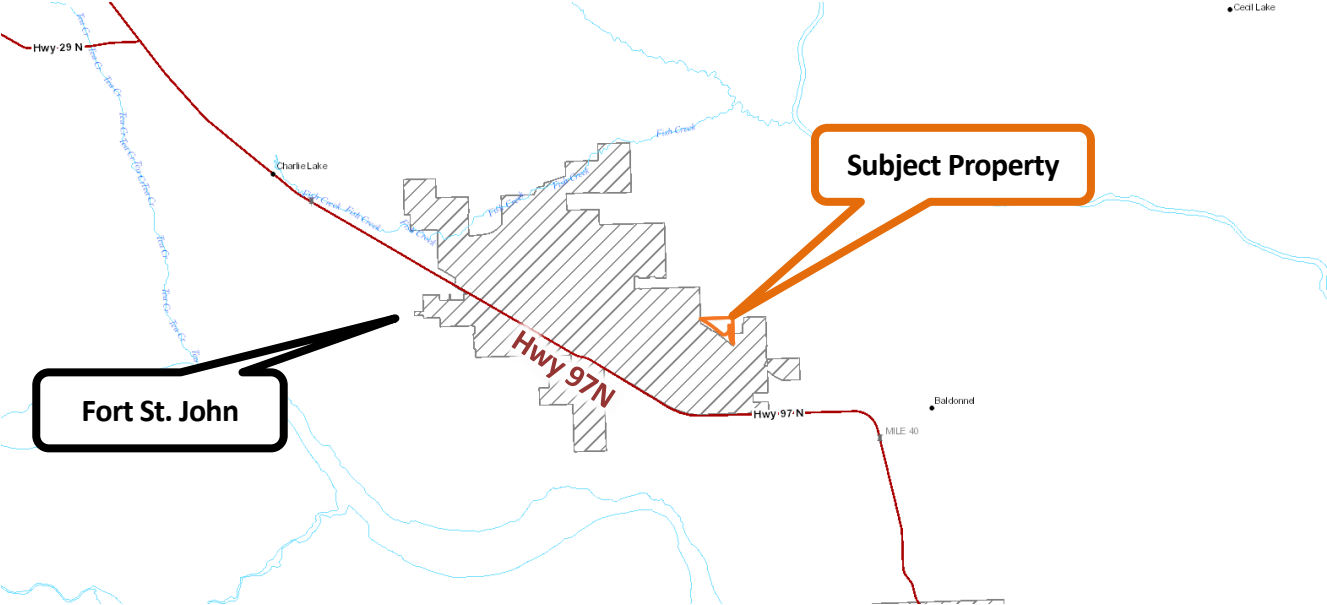
OTHER CONSIDERATION(S):

None at this time.

Attachments:

1. Maps (21-006 DVP)
2. 21-006 DVP Application
3. Referral responses from External Agencies and Electoral Area Director C (PRRD File No. 21-006)
4. DVP 21-006 Permit

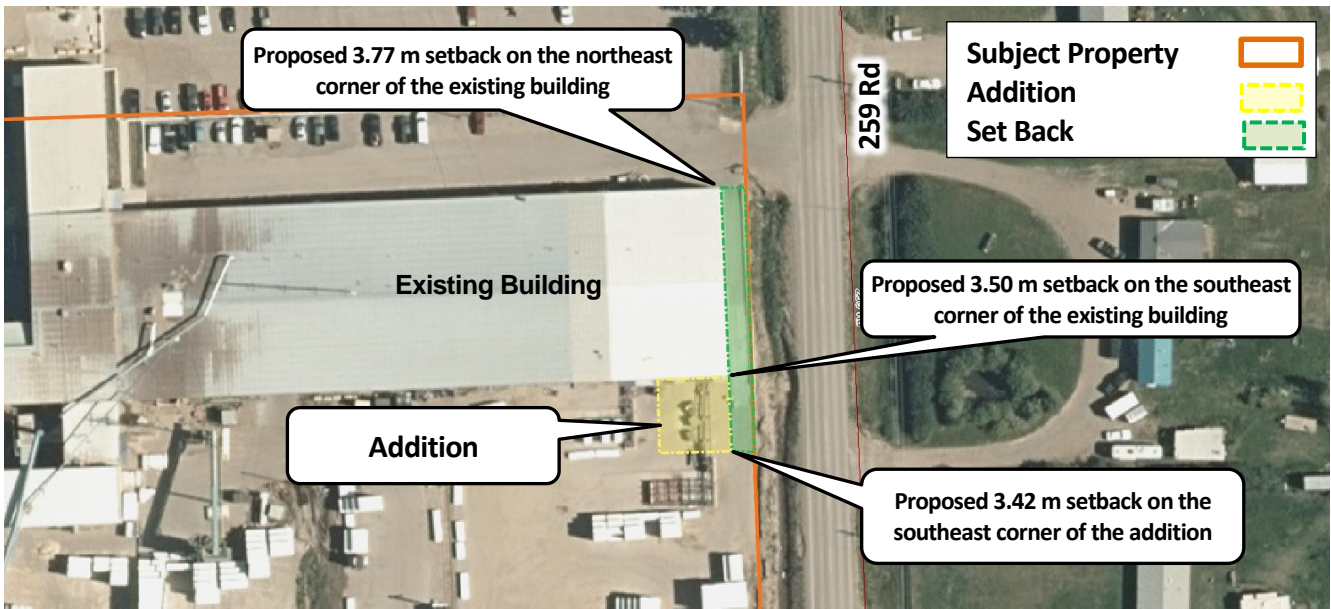
Location: Fort St. John



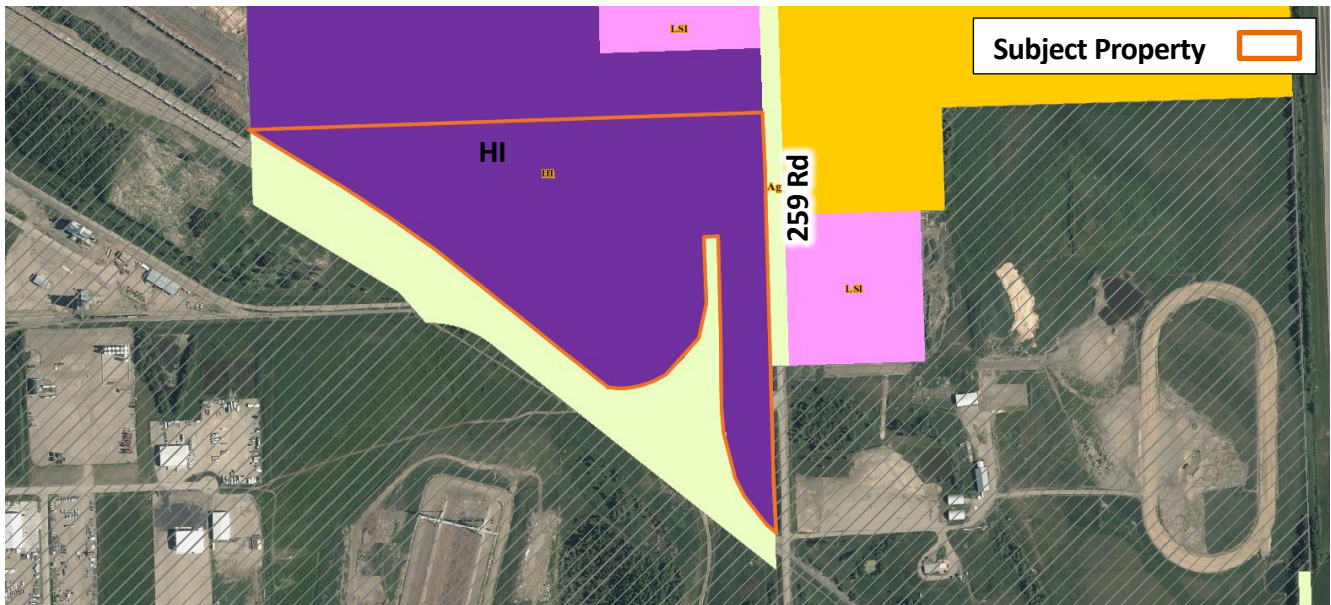
Aerial imagery



Proposal



PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009: Heavy Industrial (HI)



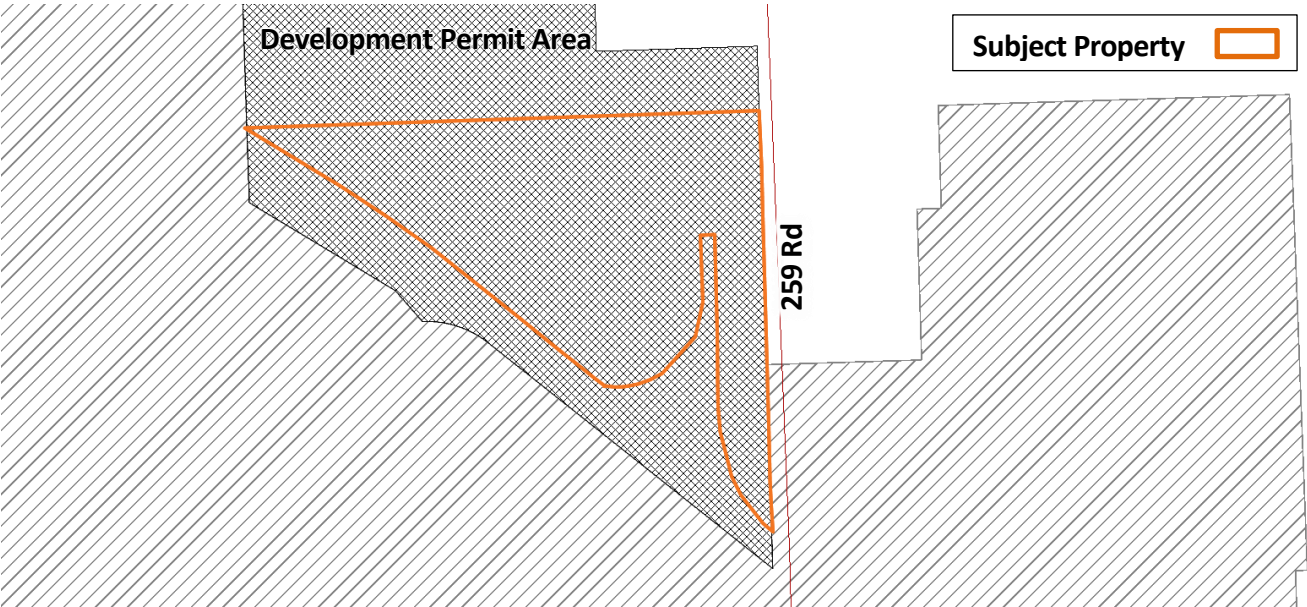
PRRD Zoning Bylaw No. 1343, 2001: General Industrial (1-2) Zone



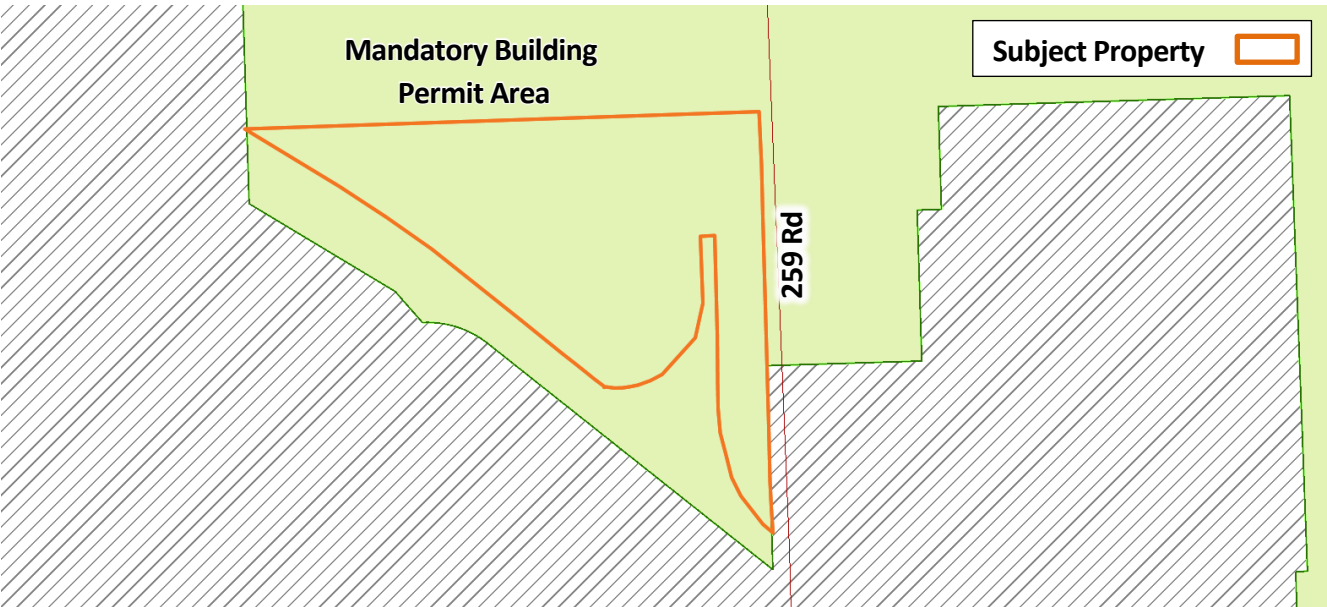
Agricultural Land Reserve: Outside



Industrial Development Permit Area: Within



PRRD Mandatory Building Permit Area: Within





PEACE RIVER REGIONAL DISTRICT

Dawson Creek | Box 810, 1981 Alaska Avenue BC, V1G 4H8
(T): (250) 784-3200 prrd.dc@prrd.bc.ca

Fort St. John | 9505 100 Street BC, V1J 4N4
(T): (250) 785-8084 prrd.fs@prrd.bc.ca

For Office Use:
Receipt # _____
Date Received _____
File No. _____
Sign Issued: Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>

Application for Development

1. TYPE OF APPLICATION

	FEE
<input type="checkbox"/> Official Community Plan Bylaw Amendment*	\$ 1,150.00
<input type="checkbox"/> Zoning Bylaw Amendment* #	\$ 800.00
<input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined* #	\$ 1,200.00
<input type="checkbox"/> Temporary Use Permit*	\$ 500.00
<input type="checkbox"/> Temporary Use Permit Renewal	\$ 350.00
<input type="checkbox"/> Development Permit #	\$ 165.00
<input checked="" type="checkbox"/> Development Variance Permit	\$ 165.00

* Sign is required for this application type.

Sign provided by the PRRD and posted pursuant to Section 6 of Bylaw No. 2449, 2021, attached.

Contaminated Site Declaration Form required for this application type.

<input type="checkbox"/> Exclusion from the Agricultural Land Reserve (Applicant responsible for additional costs associated with the advertisements, signage, and facility rental, if applicable)	\$ 1,500.00
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2. PLEASE PRINT

Property Owner's Name Canfor Forest Products Ltd.	Authorized Agent of Owner (if applicable) Mike Adams, Plant Manager
Address of Owner	Address of Agent
City/Town/Village:	City/Town/Village:
Postal Code:	Postal Code:
Telephone Number:	Telephone Number:
E-mail:	E-mail:

Notice of collection of personal information:

Personal information on this form is collected for the purpose of processing this application. The personal information is collected under the authority of the *Local Government Act* and the bylaws of the PRRD. Documentation/Information submitted in support of this application can be made available for public inspection pursuant to the *Freedom of Information and Protection of Privacy Act*.

3. PROPERTY DESCRIPTION

Full legal description and PID of each property under application	Area of each lot	
Part 1 S Section 33 Township 83 Range 18 Meridian Land District 44 Except Plan		ha./acres
PGP33226 & EXC PL H660 BCP16491 BCP39566 & BCP39567 PID: 012-955-213	54.86	ha./acres
		ha./acres
	TOTAL AREA	54.86 ha./acres

4. Civic Address or location of property: 9312 259 Road Fort St John BC

5. PARTICULARS OF PROPOSED AMENDMENT

Please check the box(es) that apply to your application type:

Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: _____

Proposed OCP designation: _____

Text amendment: _____

Zoning Bylaw amendment:

Existing zone: _____

Proposed zone: _____

Text amendment: _____

Development Variance Permit – describe proposed variance request:

To build a building extension flush off a preexisting building, which encroaches within the 7M setback from the property line.

(see drawings for exact measurements)

Temporary Use Permit – describe proposed use:

Development Permit: Bylaw No. 1870, 2009 Section No. 13

6. Describe the existing use and buildings on the subject property:

Functioning sawmill operation with logyard, weigh-scales, sawmill, planer mill, lumber storage, shipping facility
and administrative offices.

7. Describe the existing land use and buildings on all lots adjacent to and surrounding the subject property:

(a) North Continuation of Canfor sawmill operation, owned by Canfor.

(b) East Series of residential and commercial lots, including small acreages mixed with trucking outfits.

(c) South CN owned rail line, then LP OSB plant.

(d) West Continuation of Canfor logyard, owned by Canfor.

8. Describe your proposal. Attach a separate sheet if necessary:

Expanding the south east corner of the existing planer mill building. Expanding 55' south off of the southern facing wall, flush with the western facing wall. The expansion will extend 44' wide, flush with the existing building. The building extension will be 3' taller to account for snow/rain drainage. The building materials will conform with those of the existing building.

9. Reasons and comments in support of the application. Attach a separate sheet if necessary:

The extension is needed to house equipment upgrades. The extension is needed in exactly that spot, so the equipment can connect to the existing production line with necessary clearance. This committed \$5Million improvement project is pivotal to Canfor's Fort St John division's ability to remain competitive in the industry.

10. Describe the proposed and/or existing means of sewage disposal for the property:

There will be no need for sewage disposal in this section of the building.
The existing building runs in part by lagoon and in part by a septic system which requires a sewage truck for disposal.

11. Describe the proposed and/or existing means of water supply for the property:

Water is supplied by existing wells, which services the rest of the mill.
The additional emergency sprinklers would be tied into the existing well water supply.


THE FOLLOWING INFORMATION IS REQUIRED DEPENDING ON THE PROPOSAL/APPLICATION:

12. Proof of ownership of the subject property or properties. (For example: Certificate of State of Title, BC Land Title Office Property Title Search or recent Property Tax Notice.)
13. A Sketch Plan of the subject property or properties, showing the following:
- (a) the legal boundaries and dimensions of the subject property;
 - (b) boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
 - (c) the location and size of existing buildings and structures on the subject property, with distances to property lines;
 - (d) the location and size of any proposed buildings, structures, or additions thereto, with distances to property lines;
 - (e) the location of any existing sewage disposal systems;
 - (f) the location of any existing or proposed water source.

ADDITIONAL OR MORE DETAILED INFORMATION MAY BE REQUESTED BY THE PEACE RIVER REGIONAL DISTRICT FOLLOWING REVIEW OF YOUR APPLICATION.

If it is necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a survey plan prepared by a British Columbia Land Surveyor may be required.

15. I / We the undersigned hereby declare that the information provided in this application is complete and is, to the best of my / our knowledge, a true statement of the facts related to this application.



Signature of Owner

July 22 2021

Date signed

Signature of Owner

Date signed

16. **AGENT'S AUTHORIZATION**

If you have an agent act on your behalf in submission of this application, the following authorization **MUST** be signed by **ALL** property owners.

I / We _____ and _____ hereby authorize (name of landowner) (name of landowner)	
_____ to act on my/our behalf regarding this application. (name of agent)	
Signature of Owner:	Date:
Signature of Owner:	Date:

Tp83

Rge18

W6M

**BC LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE
 SHOWING PROPOSED BUILDING ADDITION
 THE SOUTH 1/2 OF SECTION 33 TOWNSHIP 83 RANGE 18
 W6M PEACE RIVER DISTRICT EXCEPT PLANS 33226, H660,
 BCP16491, BCP39566 AND BCP39567**

LOT 1
PLAN 21552

SEC 33

SEC 34

LOT 1
PLAN 11543

CIVIC ADDRESS:
 9375 291 ROAD
PRRD, BC
PID: 012-955-213


PARCEL MAY BE AFFECTED BY THE FOLLOWING
 CHARGES APPEARING ON THE CERTIFICATE OF TITLE:
 LEGAL NOTATION
 ZONING REGULATION AND PLAN UNDER THE AERONAUTICS ACT

ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF, AND ARE
 DERIVED FROM BCP16491

ALL BUILDING DIMENSIONS ARE TO EXTERIOR WALLS.
 THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED
 STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF
 THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED
 TO DEFINE PROPERTY LINES OR CORNERS.

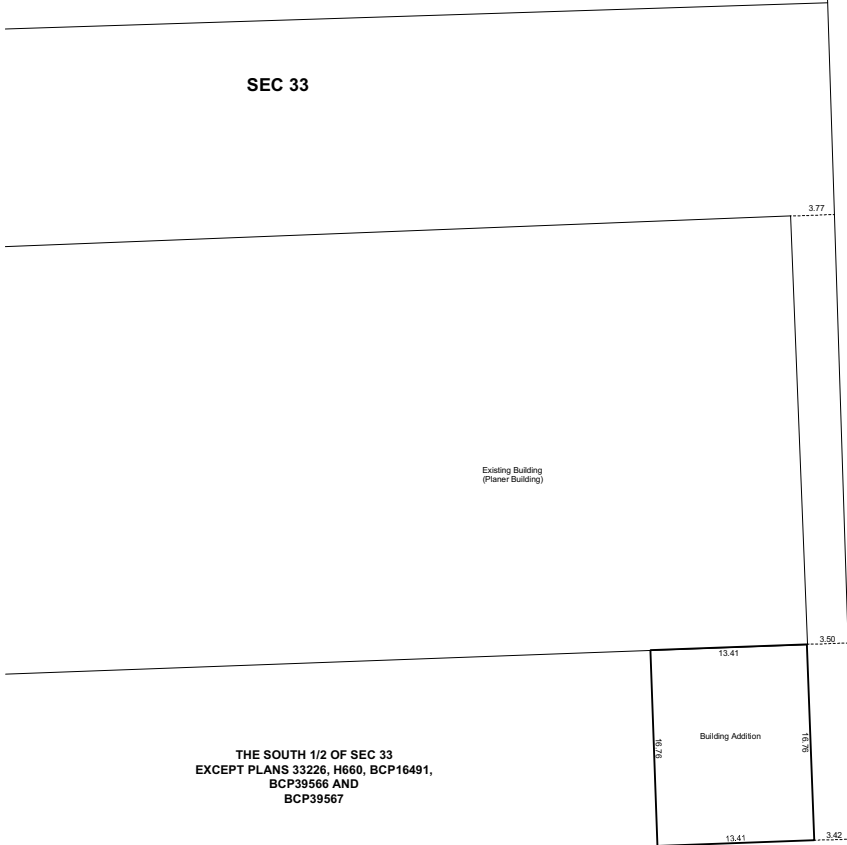
THIS PLAN WAS PREPARED FOR MUNICIPAL PURPOSES AND
 IS FOR THE EXCLUSIVE USE OF OUR CLIENT.
 NO PERSON MAY COPY OR ALTER THIS CERTIFICATE WITHOUT PRIOR
 CONSENT OF McEIHANNEY GEOMATICS.
 © THIS PLAN IS PROTECTED BY COPYRIGHT.

THIS BUILDING CERTIFICATE IS CERTIFIED CORRECT ACCORDING TO
 LAND TITLE AND SURVEY AUTHORITY RECORDS AND FIELD SURVEYS.
 UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED
 THIS 20th DAY OF JULY, 2021.

 #AO BCLS #882
 THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY
 DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF
 ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

SCALE 1:250



THE SOUTH 1/2 OF SEC 33
 EXCEPT PLANS 33226, H660, BCP16491,
 BCP39566 AND
 BCP39567

JOB: 3111-26740

DD/MM/YY: 20/07/21

DRAFTED BY:
 SURVEYED BY: AC
 CHECKED BY: EH
 REVISION: 0

McEiHanney Associates
 Land Surveying Ltd.
 8808 - Northern Lights Drive
 Fort St. John, BC
 Phone: (250) 787-0366



Jacqueline Burton

From: Chair Brad Sperling
Sent: Friday, July 30, 2021 9:16 AM
To: Planning Department
Cc: PRRD_Internal
Subject: Re: 21-006 DVP Director Referral Package

Please proceed

From: Planning Department
Sent: Friday, July 30, 2021 9:11:27 AM
To: Chair Brad Sperling
Cc: PRRD_Internal
Subject: 21-006 DVP Director Referral Package

Good morning,
Please see the attached referral for a Development Variance Permit in your area,
Thank you,

Jacqueline Burton | Development Services Coordinator

Direct: **250-784-4844** | Jacqueline.Burton@prrd.bc.ca

PEACE RIVER REGIONAL DISTRICT | Box 810, 1981 Alaska Highway Avenue, Dawson Creek, BC V1G 4H8

Toll Free: (24 hrs): **1-800-670-7773** | Office: **250-784-3200** | Fax: **250-784-3201** | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



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Jacqueline Burton

From: Charlene Jackson <CJackson@fortstjohn.ca>
Sent: Friday, August 13, 2021 2:05 PM
To: Planning Department; Renée Jamurat; Fire (redirect)
Cc: Jacqueline Burton
Subject: RE: Referral for DP and DVP Canfor

CAUTION: This email originated from outside of the organization.

Good Afternoon Jacqueline,

The interests of the City of Fort St. John are not affected by Development Variance Permit PRRD File No. 21-006 DVP.

The interests of the City of Fort St. John are not affected by Development Permit PRRD File No. 21-010 DP.

Kind regards,

Charlene Jackson
Planning Technologist

Direct 250 787 8188

Beaton Building | 10003 110 Avenue | Fort St. John, BC | V1J 6M7



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Ashley Murphey

From: Robert Norton <RNorton@fortstjohn.ca>
Sent: Thursday, August 26, 2021 11:28 AM
To: Ashley Murphey
Subject: Canfor Addition

CAUTION: This email originated from outside of the organization.

Hi Ashley,

I have spoken to the Fire Chief who sent the reply back in my absence regarding the Canfor addition.

We have no concerns as it is outside of our boundary and is not included in our fire protection area.

Thanks for the follow up. Greatly appreciated.

Bob

Robert Norton, CD

Deputy Fire Chief - Community Safety

Direct 250 787 8003

Mobile 778-256-3865

Fort St. John Fire Department | 9312 93 Avenue | Fort St John, BC | V1J 6T4



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**PEACE RIVER REGIONAL DISTRICT
DEVELOPMENT VARIANCE PERMIT NO. 21-006**

Issued to: Canadian Forest Products Ltd.
9312-259 Rd
Fort St. John, BC
V1J 4M6

1. Property affected: The South ½ of Section 33 Township 83 Range 18 West of the 6th Meridian Peace River District except plans 33226, H660, BCP16491, BCP39566 and BCP39567
2. PID: 012-955-213
3. Official Community Plan: North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009; Heavy Industrial (HI) Designation
4. Zoning Bylaw: PRRD Zoning Bylaw No. 1343, 2001; General Industrial (I-2) Zone
5. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Regional District applicable thereto, except as specifically varied or supplemented by this Permit. The provisions of this Development Variance Permit shall prevail over any other provisions of the bylaws in the event of a conflict.
6. This Development Variance Permit allows a reduction in the required front parcel line in accordance with PRRD Zoning Bylaw No. 1343, 2001, of the subject property for the planer mill building and proposed addition only, as shown on Schedule A of this permit, as follows:
 - a) From 7 metres to 3.77 metres on the northeast corner of the existing building;
 - b) From 7 metres to 3.50 metres at the southeast corner of the existing building; and
 - c) From 7 metres to 3.42 metres on the southeast corner of the proposed addition.
7. The land described herein, shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part thereof.
8. This Permit is **NOT** a building permit.

ISSUED THIS day of , 2021.

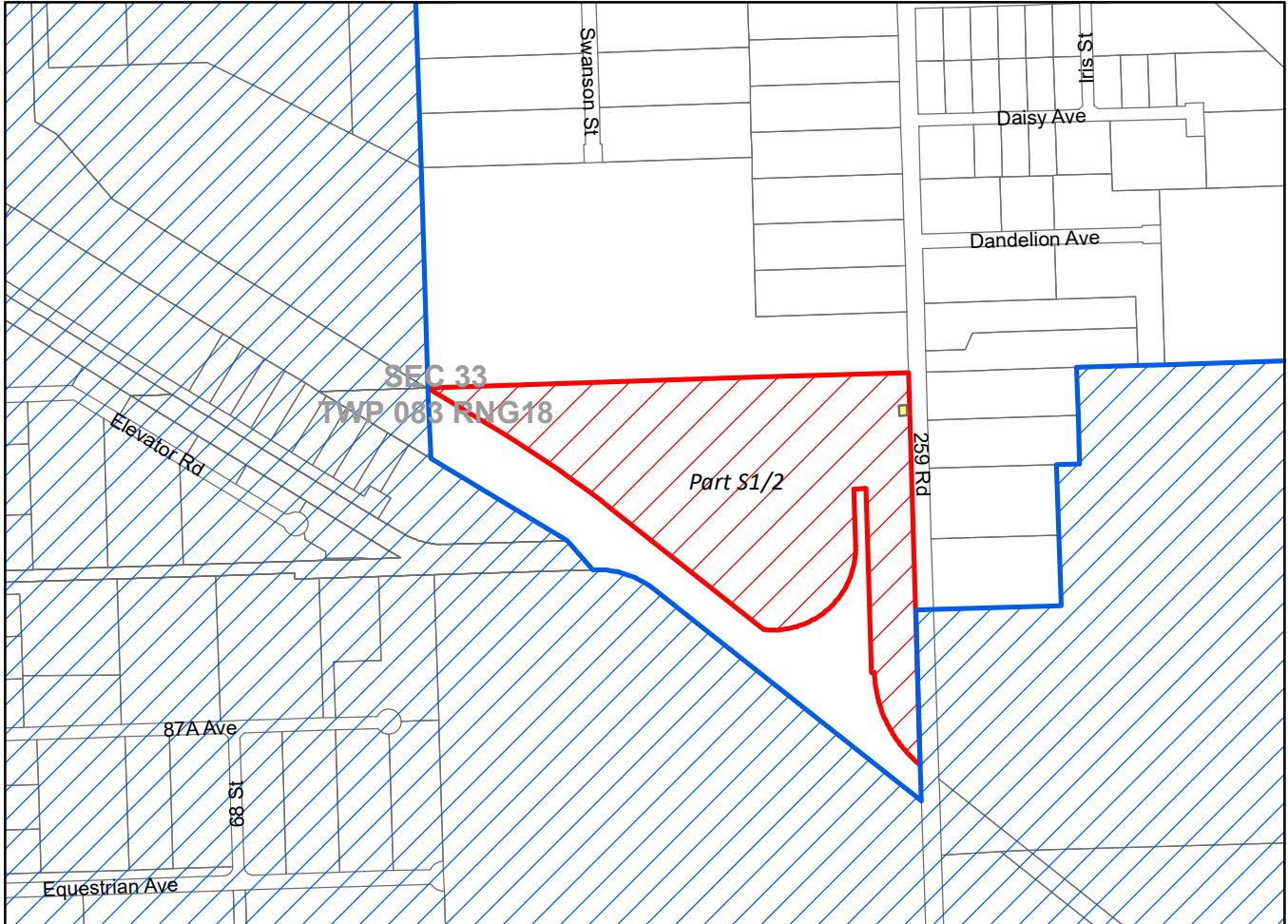
This permit is authorized by Peace River Regional District Board Resolution No. _____
passed on the _____ day of _____, 20__.

Authorized Signatory

Schedule A is attached to and forms part of this Development Variance Permit.



Peace River Regional District
SCHEDULE "A"
 Development Variance Permit
 No. 21-006



Detail Map

Legend

- Addition
- Subject Property
- City of Fort St John
- Parcels



Ashley Murphey

From: David Sturgeon
Sent: Thursday, August 26, 2021 3:01 PM
To: Planning Department
Subject: RE: Canfor Addition

Follow Up Flag: Follow up
Flag Status: Completed

Hi Ashley

The Protective Services Department has no issues with this application.

Regards

[David Sturgeon](#) | Protective Services Manager
PEACE RIVER REGIONAL DISTRICT | Direct: **250-784-3222** | Cell: **250-219-6708**
david.sturgeon@prrd.bc.ca | www.prrd.bc.ca



From: Planning Department <planning@prrd.bc.ca>
Sent: Thursday, August 26, 2021 11:50 AM
To: David Sturgeon <david.sturgeon@prrd.bc.ca>
Subject: Canfor Addition
Importance: High

Good morning David,

There was some confusion with regards to which fire protection area this file was in, so it was mistakenly sent to the City of FSJ Fire Department.

Turns out it's in the Charlie Lake Fire Protection Area, so if you could please take a look and provide a response by the end of the day tomorrow if possible that would be greatly appreciated!

We are gearing this one up for the September 9 Board meeting, hence the quick turn around time.

Sorry for the rush request!

Thanks,

Ashley Murphey, RPP, MCIP | Planning Services Manager

PEACE RIVER REGIONAL DISTRICT | Direct: **250-784-3205** | Fax: **250-784-3201**

Ashley.Murphey@prrd.bc.ca | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



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