



REPORT

To: Chair and Directors

Report Number: DS-BRD-312

From: Ashley Murphey, RPP, MCIP, GM of Development Services

Date: June 29, 2023

Subject: Zoning Amendment Bylaw No. 2518, 2023, PRRD File No. 23-004 ZN; 3rd and Adoption

RECOMMENDATION #1: [Corporate Unweighted – excluding Pouce Coupe]

That the Regional Board give Peace River Regional District Zoning Amendment Bylaw No. 2518, 2023, to rezone a ±1.92 ha property identified as PID: 013-228-960 from Residential 3 Zone (R-3) to Light Industrial Zone (I-1), third reading.

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

That the Regional Board adopt Peace River Regional District Zoning Amendment Bylaw No. 2518, 2023.

BACKGROUND/RATIONALE:**Proposal**

To amend the zoning on the subject property from Residential 3 Zone (R-3) to Light Service Industrial (I-1) within Peace River Regional District Zoning Bylaw 1343, 2001, to align with the Official Community Plan designation of Light Service Industrial.

File Details

Owner: Nancy Desjarlais and Daniel Desjarlais
Area: Electoral Area C
Location: Fort St John
Legal: Lot 3 Section 33 Township 83 Range 18 West of the 6th Meridian Peace River District Plan 19327
PID: 013-228-960
Civic Address: 9842 259 Rd
Lot Size: 1.92 ha (4.74 ac)

Site Context

The subject parcel is located approximately 550m east of the City of Fort St John along the 259 Rd and 3kms north of the Alaska Highway (Highway 97 North). The parcel is adjacent to Light Industrial (I-1) zoned parcels to the north and west, and Residential 3 Zoned (R-3) parcels to the south and across the 259 Rd to the east. All surrounding parcels in the area including the subject parcel are designated as Light Service Industrial within North Peace Fringe Area Official Community Plan 2460, 2023 (NPFA OCP).

Summary of Procedure

Peace River Regional District Zoning Amendment Bylaw No. 2518, 2023 was read for a first and second time on April 20, 2023. The following activities have occurred since then:

May 24, 2023	Public notification mailed to landowners within notification area
June 1 and 8, 2023	Notice of public hearing advertised in the Alaska Highway Newspaper
June 13, 2023	Public hearing held in Fort St John

Comments Received from the Public

A public hearing was held on June 13, 2023, in accordance with the *Local Government Act*. The Minutes are attached to this report.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse to give Peace River Regional District Zoning Amendment Bylaw No. 2518, 2023, to rezone a ±1.92 ha property identified as PID: 013-228-960 from Residential 3 Zone (R-3) to Light Industrial Zone (I-1), third reading.
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. Peace River Regional District Zoning Amendment Bylaw No. 2518, 2023
2. Public Notification for Peace River Regional District Zoning Amendment Bylaw No. 2518, 2023
3. Minutes, Public Hearing for PRRD Zoning Amendment Bylaw No. 2518, 2023

External Links:

1. Report – [Peace River Regional District Zoning Amendment Bylaw No. 2518, 2023, PRRD File No. 23-004 ZN](#) – April 20, 2023
2. Agenda – [Public Hearing for Peace River Regional District Zoning Amendment Bylaw No. 2518, 2023, PRRD File No. 23-004 ZN](#) – June 13, 2023



PEACE RIVER REGIONAL DISTRICT



RESIDENTIAL



FARM USE



INDUSTRY



RECREATION

Notice of Public Hearing

Zoning Bylaw Amendment NO. 2518, 2023

FILE NO. 23-004 ZN

When:

Tuesday, June 13,
2023 at 6:00pm

Where:

North Peace Leisure
Pool Meeting Room

9505 100 St
Fort St. John, B.C

For More Information:

Contact:

Development
Services

250-784-3200

Toll Free:

1-800-670-7773

Email:

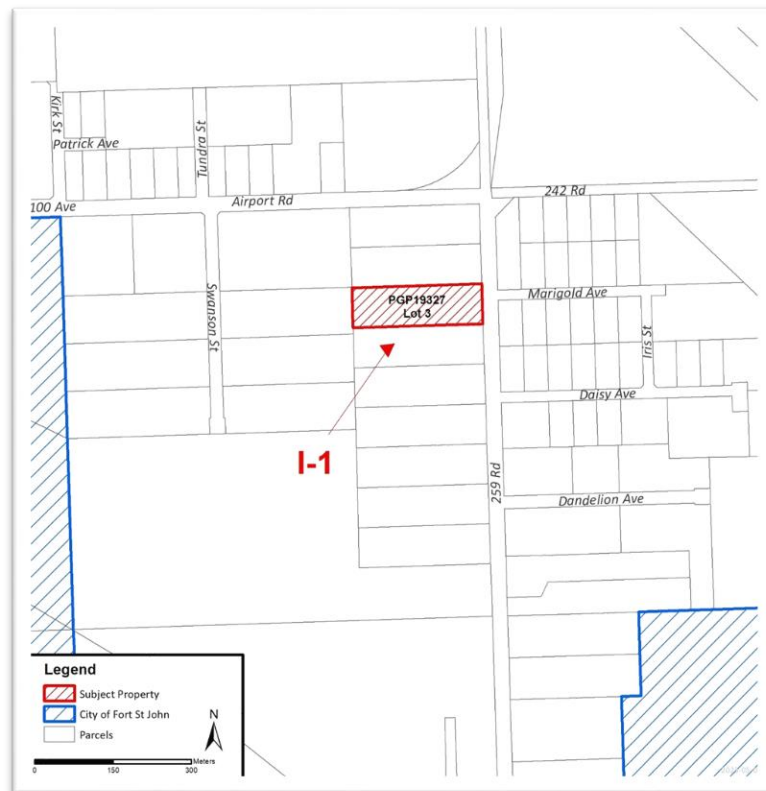
planning@prrd.bc.ca

Fort St. John Rural Area

LOT 3 SECTION 33 TOWNSHIP 83 RANGE 18 WEST OF THE
MERIDIAN PEACE RIVER DISTRICT PLAN 19327

The Peace River Regional District is hosting a meeting to
discuss the proposed Zoning Amendment.

Proposal: To rezone the subject property from Residential 3
Zone (R-3) to Light Industrial Zone (I-1) to align with the
North Peace Fringe Area Official Community Plan
designation of Light Service Industrial.



Written comments or concerns accepted until 4:00 pm June 13, 2023
Documents may be viewed Monday-Friday, 8:30 am - 4:30 pm at 1981
Alaska Avenue Dawson Creek, BC, V1G 4H8

This public hearing has been delegated to the Director of Electoral Area C.

diverse. vast. abundant.

View applications at:

www.prrd.bc.ca

f Peace River Regional
District Official Page

t @prrdistrict



PEACE RIVER REGIONAL DISTRICT

**PEACE RIVER REGIONAL DISTRICT
PUBLIC HEARING – MINUTES
Proposed Zoning Amendment Bylaw No. 2518, 2023**

June 13, 2023, 6:00pm
9842 259 Road, Fort St. John area

ATTENDANCE:

Peace River Regional District:	Brad Sperling, Director Electoral Area C Ashley Murphey, Planning Services Manager Erin Powers, Planner 2 Joshua Raposo, Planner 1 Ellen Watters. Planner 1
Applicant/Owner:	Daniel and Nancy Desjarlais
Public:	Seven (7) members of the public

1. CALL TO ORDER

The Chair called the meeting to order at 6:00 pm.

2. STATEMENT OF PUBLIC HEARING

The Chair stated the procedural rules in place to govern the conduct of the public hearing as written in the agenda.

3. INTRODUCTION TO PROPOSAL

Staff provided those in attendance with a summary of proposed Zoning Amendment Bylaw No. 2518, 2023 for the property legally described as Lot 3 Section 33 Township 83 Range 18 West of the 6th Meridian Peace River Regional District Plan 19327.

Staff summarized the proposal to the public.

4. SUMMARY OF APPLICATION PROCEDURE

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

5. COMMENTS FROM AGENCIES AND MUNICIPALITIES RECEIVED

Staff read aloud and summarized the comments received from agencies and municipalities as outlined in the agenda.

diverse. vast. abundant.

6. WRITTEN COMMENTS RECEIVED FROM PUBLIC

Staff stated that no written comments were received by the public at this time.

7. COMMENTS FROM APPLICANT(S)

Nancy Desjarlais described features present on property that may aid firefighting and reduce the visual impact for surrounding residences.

8. COMMENTS FROM PUBLIC

Shelley Donally inquired why more I-1 is being zoned for when there is existing I-1 zoned land, and voiced concern that the rezoning of Mrs. Dejarlais land will further encroach industrial activities closer to the surrounding residences.

Barb McMillan stated that she lives near the proposed development. Mrs. McMillan voiced concern with future properties being rezoned to I-1, and that industrial activities will further encroach onto surrounding residential properties in the area.

9. FINAL COMMENTS FROM APPLICANT(S)

No final comments from the applicant were given at this time.

10. TERMINATION OF PUBLIC HEARING

The Chair adjourned the Public Hearing at 6:14pm.

Certified to be a fair and accurate summary of the nature of the representations respecting proposed Zoning Amendment Bylaw No. 2518, 2023 held on June 14th, 2023.

Original signed by:

Ellen Watters, Recorder

Director Brad Sperling, Chair

Joshua Raposo, Recorder

Ashley Murphey, RPP, MCIP
General Manager of Development Services

Erin Powers, Recorder

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2518, 2023

A bylaw to amend "Peace River Regional District
Zoning Bylaw No. 1343, 2001."

WHEREAS the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt "Peace River Regional District Zoning Bylaw No. 1343, 2001";

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

1. This bylaw shall be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2518, 2023."
2. Schedule A— Map 14 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning Lot 3, Section 33, Township 83, Range 18, W6M, PRD, Plan 19327, from R-3 "Residential 3 Zone" to I-1 "Light Industrial Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS 20th day of April , 2023.

READ A SECOND TIME THIS 20th day of April , 2023.

Public Notice mailed 24th day of May , 2023.

Public Notice published on the 1st and 8th day of June , 2023.

Public Hearing held on the 13th day of June , 2023.

READ A THIRD TIME THIS _____ day of _____ , 2023.

ADOPTED THIS _____ day of _____ , 2023.

Leonard Hiebert, Chair

(Corporate Seal has been affixed to the original bylaw)

Tyra Henderson,
Corporate Officer

I hereby certify this to be a true and correct copy of "PRRD
Zoning Amendment Bylaw No. 2518, 2023", as adopted by the
Peace River Regional District Board on _____, 2023.

Tyra Henderson, Corporate Officer

Schedule A

